

Receipt (pavti)

338/16984

पावती

Original/Duplicate

Friday, October 25, 2024

दिनांक 25 10 2024

3:44 PM

Regn 19M

पावती र 18179 दिनांक 25 10 2024

गावाचे नाव गावदेवी

दस्तावेजाचा अनुक्रम क्र. कलन4-16984-2024

दस्तावेजाचा प्रकार करारनामा

गावर करणाऱ्याचे नाव तुळशिरोम नारायण सफगाळ - -

नोंदणी फी

₹ 28500 00

दस्तावेजाच्या फी

₹ 1700 00

पत्राची मर्यादा 85

एकूण

₹ 30200 00

बाणगाव मूळ दस्त, धवनेल पिट, गु.पी.२ अदाजे

4 04 PM ह्या वेळी मिळेल

Joint Sub Registrar Kalyan 1

धाजार मूल्य ₹.2839000/-

मोबदला ₹.2750000/-

भरलेले मुद्रांक शुल्क ₹ 198900/-

1) देवकाचा प्रकार DHC रकम ₹ 1700/-

टीडी/घनादेशाचा अंदाज क्रमांक 1024253403228 दिनांक 25 10/2024

वर्षाचे गाव घ पना

2) देवकाचा प्रकार eChallan रकम ₹ 28500/-

टीडी/घनादेशाचा अंदाज क्रमांक MHO10385164202425E दिनांक 25 10/2024

वर्षाचे गाव घ पना

नोंदणी फी माफि असल्यास नपशिल -

1) Fee Adjustment Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुळ वस्तुस्थिती परत मिळाला

N. Sahasrabudhe
पावतीसाठी सही

दिनांक

कलनाचा दिनांक कलनाचा

| मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव) | | | | | |
|--|---|---|---------------|-----------------|------------------|
| Valuation ID | 202110257630 | | | | |
| 25 October 2023 03:14:33 PM | | | | | |
| कलन | | | | | |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> कलन - ४ दस्त क्र १४६६०/२०२४ ३/८५ </div> | | | | | |
| मूल्यांकनाचे वर्ष | 2023 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका कल्याण | | | | |
| उप मूल्य विभाग | 728 विभाग 18A गावदेवी नव्य रेल्वेच्या पश्चिमेकट्टीन मज भाग | | | | |
| क्षेत्राचे नाव | Kalyan Dombivli Municipal Corporation सर्व्हे नंबर 18 अ क्रम.क सर्व्हे नंबर 1 | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मो.क.म. - व.क.क. |
| 21700 | 63800 | 73100 | 85200 | 73100 | वो.मीटर |
| वांधीव क्षेत्राची माहिती | | | | | |
| वाधकाम क्षेत्र (Unit (sq. ft.)) | 44 495 चौ. मीटर | मिळकतीचा वापर | निवासी सदनिका | मिळकतीचा प्रकार | वांधीव |
| वाधकामाचे वर्गीकरण. | 1-आर सी सी | मिळकतीचे दर | 63800/वर्ग | वाधकामाचा दर | 18000 |
| उद्भवानुसार मुविधा. | अहे | मजला | 18000/वर्ग | कॉर्टेज | 18000 |
| Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 07.01.2018 | | | | | |
| मजला निहाय घट/वाढ | | 100 - 00 Appls. to Rule - Rs 63800 | | | |
| घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | • वार्षिक मूल्यदर खुल्या जमिनीचा दर । • घसा यानुसार टक्केवारी । • गुल्या जमिनीचा दर । • (18000 * 21700 + (100 - 100) * 21700) • Rs 64800 | | | |
| 1) मुख्य मिळकतीचे मूल्य | | वरील प्रमाणे मूल्य दर • मिळकतीचे क्षेत्र = 63800 * 44 495 Rs 2838781 | | | |
| Applicable Rates | | 3, 9, 18, 19 | | | |
| एकत्रित अंतिम मूल्य | | मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेरेणार्डन मजला 08 मूल्य - त्याच्या मजलीस मूल्य सुती व नंबर 1 - मजलीस मूल्य - हाचे वरून तळघराचे मूल्य - सुती व नंबर 1 व नंबर 2 मूल्य - हाचे - तेव्हाचे मूल्य 3 मे 1 मूल्य - हाचे मजलीस मूल्य - काढून घ्यावे A - B + C - D - E - F - G - H - I - J 2838781 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 Rs 2838781 - - 2 अठ्ठावीस लाख अडतीस हजार सात शो एकश्याऐशी - | | | |

Home Print



क ल न - ४
दस्तावेज क्र. ७६००००/२०२४
२/२५

| Department of Stamp & Registration, Maharashtra | |
|--|-------------------|
| Receipt of Document Handling Charges | |
| PRN 1024253403228 | Date 25-10-2024 |
| Received from JOINT SUB REGISTRAR KALYAN Mobila number 9892869056, an amount of Rs 1700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S R Kalyan J of the District Thane. | |
| Payment Details | |
| Bank Name IDBL | Date 25-10-2024 |
| Bank CIN 10004152924102503052 | REF No 2024E17348 |
| This is computer generated receipt hence no signature is required | |



11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

AGREEMENT FOR SALE

7-11-8
दस्तावेज नं. १९९४०/२०२४
४-१८५

This agreement is made at Dombivli on this 25th day of Oct, 2024

Between

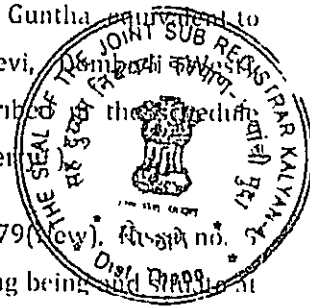
M/S. ASHAPURA BUILDTECH, PAN NO :- ABTFA4220C through its Partner 1) MR. SANJAYKUMAR MAKANJI KOTAK THAKKAR, 2) MR. DAKSH SANJAYKUMAR THAKKAR, doing a business as builders & developers and having its place of business at : 202, Rambhuvan CHS Ltd., Rajaji Road, Dombivli (East), Taluka-Kalyan, Dist.-Thane-421201, hereinafter referred to as "The Developer / Landlord / Promoter" (which expression shall unless repugnant and contrary to the context or meaning thereof be deemed to mean and include all the partners or partner for the time being of the firm, the survivors or survivor of them and their heirs, executors and administrators of the last surviving partner) of the one part.

And

MR.TULSHIRAM NARAYAN SAKPAL PAN NO:AZBPS4908II
MRS.LALITA TULSHIRAM SAKPAL PAN NO:BVPPS7139R

residing at:-2/4,Jai Ambika Niwas Chawl Society,Retibunder Cross Road,Umesh Nagar,Dombivli West-421202.(hereinafter called and referred to as "THE PURCHASER/ALLOTTEE" (which expression shall, unless repugnant to the context and meaning thereof, mean and include their/ his / her heirs, executors, administrators, and assigns) of the Other Part.

Whereas the developer is seized, possessed of & otherwise well and sufficiently entitled to and having rights, title, and interest in NA Plot of land, bearing Survey No. 161 (old) and 79(New), Hissa no. 5 admeasuring 7.30 Guntha equivalent to 730 Sq. Mtrs lying being and situate at Mouje - Gaondevi, Dombivli West, Taluka - Kalyan, Dist -Thane (more particularly described in the schedule hereunder) hereafter called and referred as "the said property"



And whereas the property Survey No. 161 (old) and 79(New), Hissa no. 5 admeasuring 7.30 Guntha equivalent to 730 Sq. Mtrs lying being

[Handwritten signatures]

T. N. Sakpal

रामाजी शंकर

7/11/2020
प्लॉट नं 98/एल/टी/२०२४
५/८५

2

Mouje - Gaondevi, Dombivli (West), Taluka - Kalyan, Dist -Thane was owned by Smt Mukta Baban Patil, Ms Shital Baban Patil, Ms. Gayatri Baban Patil, which was purchased by M/S. Ashapura Buildtech vide DEED OF CONVEYANCE(kharedi khat) registered with sub registrar of assurance Kalayn under no 7441/2020 dated 27/10/2020 Thereafter on 7/12 extract name of M/S. Ashapura Buildtech and its partners Viren Dhansukhlal Thakkar and Mr. Sanjaykumar Makanji Kotak Thakkar were recorded as owners of the land.

And whereas the by DEED OF DEVELOPMENT the land owners Smt. Mukta Baban Patil, Ms Shital Baban Patil, Ms. Gayatri Baban Patil gave the said property for development to M/s Radhika Enterprises vide document no. 991/2006. As well as the power of attorney also given to M/s Radhika Enterprises. Whereas in the year 2020 the parties have cancelled this deal and executed cancellation deed on 27/10/2020 which is registered under no 7301/2020.

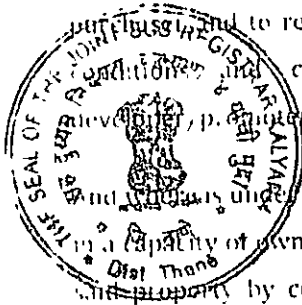
AND WHEREAS vide RELIASI DEED dated 27/09/2023 one of the partner of Viren Dhansukhlal Thakkar M/S. Ashapura Buildtech got retired from the partnership firm and has released his right from the said property. The Release deed is registered on 27/09/2023 under no KLN4-14005/2023. The new partner Mr. Daksh Sanjaykumar Thakkar has entered in to partnership firm.

AND WHEREAS developer/promoter decided to develop this land and hence he has under the name and style M/S. Ashapura Buildtech.

So far as M/S. Ashapura Buildtech being a developer/promoter decided to develop the said plot of land with a view of constructing multi storied building, consisting of Flat/Shops therein, with sole and exclusive right to sell the Flat/Shops in the proposed building and to enter into agreements with the

to receive the sale price in respect thereof upon the terms and consideration as stated therein and have put the developer/promoter in possession thereof

and authorities under the power and authorities vested in the developer/promoter in a capacity of owner, the developer/promoter herein is entitled to develop the said property by constructing thereon buildings of dwelling Flat/Shops and



[Handwritten signature]

T.N. Sakpal
मनीषा मारुती

other Flat/Shops and selling the said flats/ shops on the appropriate the sale proceeds thereof.

कार्यालय न्यायिक
दस्त क. १८८७/२०२४
६/१५

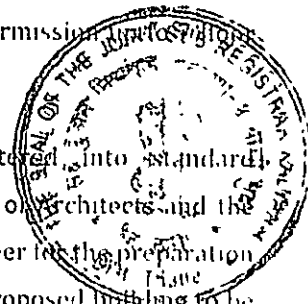
In pursuance to the above said Development Agreement of the said property, the builder/developer is entitled to and enjoyed upon to construct the building of still plus 7 upper floors known as Ashapura Gold a proposed Society /Apartment situated at (hereinafter referred to as "the said building" on the said land according to the said Deed).

And whereas the NA permission is exempted for urban land development, the builder has attached the Government Gazette to show the same And the Builder has obtained the order dated 03/12/2020 from Tahasilda, Kalyan under no. Mahasul/T-2/Jaminbab-1/Rupantarankar/SR-213/2020 regarding sale permission and conversion of use of land.

And whereas the purchaser demanded form the developer/promoter and the developer/promoter has given inspection to the purchaser of all the document of title relating to the said land, the said order, Sale Deed & plans, design and specification and of such other document specified under Maharashtra Ownership Flats (regulations of the promotion of construction, sale management & transfer) Act, 1963, hereinafter referred to as "the said act") and the rules made there under.

The Developer/promoter has obtained Construction Permission for Construction of building from Kalyan Dombivli Municipal Corporation under no KDMC/TPD/BP/ Dom/2022-23/40 dated 12/09/2022 for Stilt plus Ground plus 4 floors. The developer declares that he will obtain the permission as early as possible.

AND WHEREAS the Developers/Promoters have entered into standard agreement with an Architect registered with the Council of Architects and the Developers/ Promoters have appointed a Structural Engineer for the preparation of the plans, specifications and Structural designs of the proposed building to be constructed on the said land, and the Promoters accept the professional supervision of the said Architect and the Structural Engineer till the completion of the said building.



[Handwritten signature]

[Handwritten signature]

T. N. D. Patil
M. S. Patil

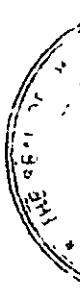
फ्लॉय - ४
दस्तावेज ७६६८४/२०२४
१६/१५

AND WHEREAS the Developer/Promoter has right to use the available FSI for the Project to purchase the TDR and use it as per requirement of present project but he has right to utilize the balance TDR in another project

AND WHEREAS the copies of the floor plan approved by the concerned local authorities have been annexed hereto as Annexure-“__”.

AND WHEREAS the Developers/Promoters have registered the project under the provisions of the Real Estate (Regulation and Development) Act 2016 with the Real Estate Regulatory Authority at Mumbai bearing No. P51700054118 the copy of the registration certificate is annexed hereto as Annexure_____.

AND WHEREAS on the demand of the purchaser ,the Developers/Promoters has given inspection of all the documents relating to its title to the said land, including copies of certificate of Title of the said land issued by Advocate of the Developers/Promoters, relevant revenue records being VII-XII Extracts and/or Property cards and/or all other relevant documents showing the nature of title of the Owners and/or the Developers/Promoters to the said land, and the plans ,designs and specifications prepared by the Architect , and approved by the competent authorities ,and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (RERA) ,and the rules made there under being The Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects ,Registration of Real Estate Projects ,Registration of Real Estate Agents, Rate of Interest And Disclosures on website) Rules 2017 (MAHARERA) (hereinafter called and referred to for the sake of brevity as The said Act & the Said Rule



AND WHEREAS the Developers/Promoters have made full and true disclosure of the nature of its title to the said land and the Purchaser after going through the entire disclosures ,the future course of development and also verifying the site of the subject and the work of construction and its progress thereof ,amenities and nature and scope thereof and after being satisfied about the same has offered to purchase/acquire and the Developers/Promoters have agreed to sell/allot a flat Long Flat No. 206 , 2nd Floor having carpet area admeasuring 28.55 sq. Mtrs along with Enclosed Balcony admeasuring 7.31 sq. Mtrs and open Balcony admeasuring 4.59 sq. Mtrs on the 2nd Floor in the project known as

[Handwritten signatures]
T. N. Sakpal
महाराष्ट्र सरकार

Ashapura Gold constructed on the said land, situated at Gaondevi, Dombivli, West, Thane 421202 and more particularly described in the Schedule hereunder written (hereinafter called and referred to for the sake of brevity as the said Flat/Shop)

| |
|--------------------|
| कलम 8 |
| दस्त क्र. 786/2024 |
| 2/23 |

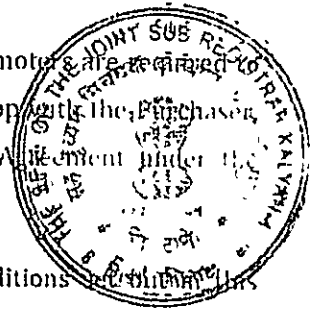
AND WHEREAS the carpet area of the said Flat is 28.35 sq. Mtrs and "carpet area" means the net usable floor area of the said Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the purchaser but includes the area covered by the internal partition walls of the Flat/Shop.

AND WHEREAS prior to the execution of these presents the purchaser has paid to the Promoter a sum of Rs.2,75,000/- (Rupees Two Lakhs Seventy Five Thousand only) being part payment of the sale consideration of the premises agreed to be sold by the promoter to the Purchaser as advance payment and the Purchaser has agreed to pay the Builder/Developer the balance of the sale consideration in the manner hereinafter appearing

AND WHEREAS, the Builder/Developer has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real state Regulatory Authority at no. P51700054118.

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

AND WHEREAS under section 13 of the said Act the promoter are required to execute a written Agreement for sale of the said Flat/Shop with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act 1908.

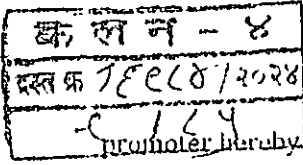


AND WHEREAS in accordance with the terms and conditions of the said Agreement and as mutually agreed upon by and between the parties, the

[Handwritten signature]

[Handwritten signature]

T. N. K. K. K.
(11-11-2024)



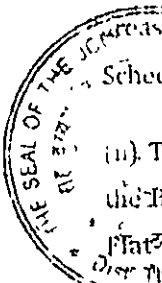
Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Flat/Shop

NOW THIS PRESENTS WITNESSED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1) The Promoter shall construct the said building/s consisting of flats and shops in Ground and 7 upper floors on the project land in accordance with the plans, designs and specifications as approved by Kalyan Dombivli Municipal Corporation and which the Purchaser has seen and approved with such variations and modifications as the Developers/Promoters and/or Architects may consider necessary or as may be required by the Kalyan Municipal Corporation to be made in them. Provided that the Builder/Developer shall agree to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the of the Purchaser except any alteration or addition required by any Government authorities or due to change in law which consent shall not be unreasonably withheld

i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser flat being Flat No. 206 , 2nd Floor having carpet area admeasuring 28.55 sq. Mtrs. along with Enclosed Balcony admeasuring 7.31 sq. Mtrs and open Balcony admeasuring 4.59 sq. Mtrs in the building Ashapura Gold (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure ___ and for the consideration of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only) including price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith

(ii) The Purchaser hereby agrees to purchase from the Builder/Developer and the Builder/Developer hereby agrees to sell to the Purchaser bearing flat being Flat No. 206, 2nd Floor having carpet area admeasuring 28.55 sq. Mtrs., along with Enclosed Balcony admeasuring 7.31 sq. Mtrs and open Balcony admeasuring 4.59 sq. Mtrs in the building Ashapura Gold being constructed in the layout for the consideration of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only)



[Signature]

T. N. Sakpal
मिनी मारुति

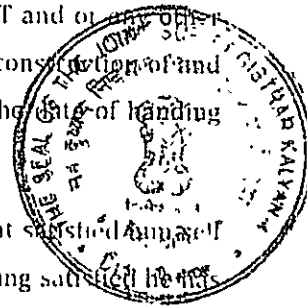
(iii) The Purchaser hereby agrees to purchase from the Promoter and the Developer/Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No _____ wing situated at _____ Basement and/or slab being _____ constructed in the layout for the consideration of Rs _____

कलन - 8
दस्तावेज क्र. 988/2028
90/29

| Sr. No. | Work | Percentage |
|---------|--|------------|
| 1. | On Booking as application fee in Advance | 10% |
| 2. | After execution of agreement | 30% |
| 3. | On Commencement of Plinth Work | 5% |
| 4. | On Commencement of First Slab | 5% |
| 5. | On Commencement of Second Slab | 5% |
| 6. | On Commencement of Third Slab | 5% |
| 7. | On Commencement of Fourth Slab | 5% |
| 8. | On Commencement of Fifth Slab | 2.5% |
| 9. | On Commencement of Sixth Slab | 2.5% |
| 10. | On completion of brick work, internal, external plaster | 5% |
| 11. | On completion of sanitary fitting /staircase of flat | 5% |
| 12. | On Completion of plumbing/tiling | 5% |
| 13. | On completion of the lifts, water pumps, electrical fittings etc | 10% |
| 14. | On Possession of the Flat /completion certificate | 5% |
| | Total | 100% |

3) The consideration mentioned hereinaabove excludes Taxes (consisting of tax paid or payable by the Developer/promoter by way of GST and of _____ and similar taxes which may be levied in connection with the construction of and carrying out the Project payable by the promoter up to the Gate of landing over the possession of the said flat /shop

4) The Purchaser has prior to the execution of this agreement _____ about the title of the promoters to the said land and on being satisfied _____ agreed to purchase said Flat/Shop in the proposed new building from the Developers /Promoters.

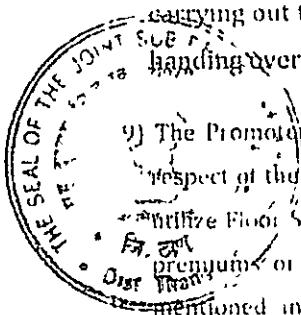


[Handwritten signature]
[Handwritten signature]

[Handwritten text]
[Handwritten text]

| |
|--------------------|
| का. प्र. प्र. - 8 |
| अ. क्र. 746/07-024 |
| 99/29 |

- 5) The payment of consideration as mentioned herein above shall be made to the Developers/Promoters by cheque /DD/Pay order/RTGS/NEFT or by any other digital transactions mode of remittance to or in favor of the Bank Account of the Developers/Promoters as shall be separately notified in writing by the Promoters from time to time.
- 6) The Purchaser authorize the Developer/promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding. If any in his name is the Developer/promoter may in its sole discretion deem fit and the purchaser undertakes not to object /demand/direct the Developer/promoter to adjust his payments in any manner
- 7) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developer/promoter undertakes and agrees that while raising a demand on the Purchaser 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 Purchaser which shall only be applicable on subsequent payments.
- 8) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar tax, which may be levied, in connection with the construction of and carrying out the Project payable by the Developer/promoter) up to the date of handing over the possession of the Flat /Shop.



9) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 730 square meters only and Promoter has planned to utilize Floor Space Index of 287 by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development

[Handwritten signature]

[Handwritten signature]

T N. Balakrishna
[Handwritten signature]

Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2.87 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartment, to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only

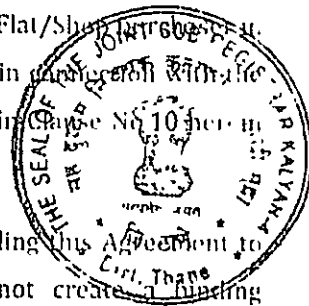
कलन - ४
दस्तावेज नं. १६६८/२०२४
१२/८५

10) If the Developers/Promoters fails to abide by the time schedule for completing the project and handing over the said premises to the purchaser the Developer/promoter agree to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the amounts paid by the purchaser, for every month of delay, till the handing over of the possession. The purchaser agrees to pay to the Developer/promoter, interest as specified in the said Rules framed by the state Government from time to time under the said Act, on all the delayed payment which become due and payable by the Purchaser to the Developer/promoter under the terms of this agreement from the date said amount is payable by the purchaser to the Developer/promoter.

11) If within a period of five years from the date of handing over the said Flat/Shop to the purchaser, the purchaser brings to the notice of the promoter any Structural defect in the said Flat/Shop or the building in which the said Flat/Shop is situated or any defects on account of workmanship, quality or provisions of service, then wherever possible such defects shall be rectified by the promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the promoters, compensation for such defect in the manner as provided under the said Act

12) Provided that the such defects if any are not caused due to willful default and/or breach and/or any act committed by any of the Flat/Shop in the said building in contravention of the stipulations, in the said building and/or the said Flat/Shop as mentioned in above

13) IT is agreed by and between the parties that forwarding this Agreement to the purchaser by the Developer/promoter does not create any binding



Handwritten signatures and initials.

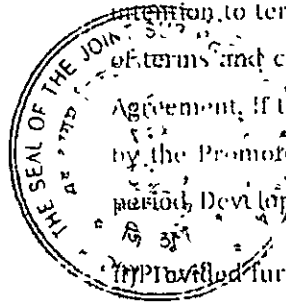
श्री. शंकर
मो. ९८२२२२२२

8
 93/124
 Obligation on the part of the Developer/promoter or the purchaser until

firstly the purchaser signs and delivers this Agreement with all the scheduled in the payment plan within 30(thirty) days from the date of the receipt by the purchaser and secondly appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer/promoter. If the purchasers fail to execute and delivered to the Developer/promoter this agreement within 30(thirty) days from the date of its receipt by the purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Developer/promoter. Then the Developer/promoter shall serve a notice to the purchaser for rectifying the default which if not rectified within 15 (fifteen) days from the date of its receipt by the purchaser, application of the purchaser shall be treated as cancelled and all sums deposited by the purchaser in connection therewith including the booking amount shall be returned to the purchaser without any interest or compensation whatsoever

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

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



Provided further that upon termination of this Agreement as aforesaid, the Developer/promoter shall refund to the Purchaser(subject to adjustment and recovery of any agreed liquidated damages or any other amount which may

[Handwritten signature]

[Handwritten signature]

T. N. Sathapal
[Handwritten signature]

be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat/Shop which may till then have been paid by the Purchaser to the Promoter.

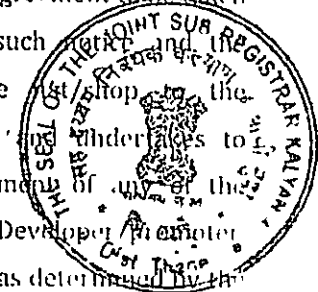
| |
|---------------------|
| कलन - 8 |
| दस्ता क्र 98EC/2028 |
| 98/4 |

15) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Developer/promoter in the said building and the Apartment as are set out in Annexure 'D', annexed hereto.

16) It is agreed between parties that the Developer/promoter shall give possession of the Flat /shop to the Purchaser on or before 31/12/2027 if the Developer/promoter fails or neglects to give possession of the flat/shop to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then Developer/promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat /shop with interest at the same rate as may mentioned in the clause 10 herein above from the date the Developer/promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of flat /shop on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

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

17) Procedure for taking possession - The Developer/promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the Flat to the Purchaser in terms of this Agreement to be taken within 3 (three months from the date of issue of such certificate) and the Developer/promoter shall give possession of the Flat/shop to the Purchaser. The Developer/promoter agrees to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer/promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the



[Handwritten signatures]

T. N. Sampal

[Handwritten signature]

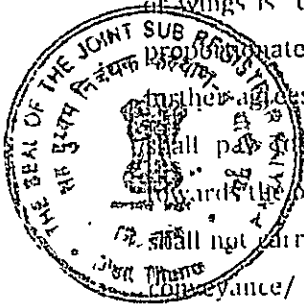
| | |
|----------|----|
| 20/11/18 | 3 |
| 20/11/18 | 28 |
| 9/1/19 | 14 |

Developer/promoter or association of Purchasers, as the case may be. The Developer/promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project. That the possession of the allottee shall not be treated as legal possession unless the possession given by the promoter in writing.

18) The Purchaser shall take possession of the flat /Shop within 15 days of the written notice from the Developer/promoter to the Purchaser intimating that the said flat/shops are ready for use and occupancy. Upon receiving a written intimation from the Developer/promoter the Purchaser shall take possession of the flat/shop from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the flat/shop to the purchaser. In case the Purchaser fails to take possession within the given period of time such Purchaser shall continue to be liable to pay maintenance charges as applicable

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

proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional yearly contribution of Rs.45,000/- towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Developer/Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favor of the society or a limited company as aforesaid. On such



[Handwritten signature]

[Handwritten signature]

T. N. Sankar
[Handwritten signature]

conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developer/Promoter to the Society or the Limited Company, as the case may be

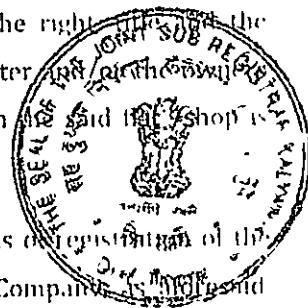
दस्तावेज संख्या १६८२४/२०२४
१६ / ८५

20) The Purchaser shall use the Flat/shop or any part thereof or permit the same to be used only for purpose of residence in case of flat and commercial in case of shop. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

21) The Purchaser along with other Purchaser/s of Flat/shops in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developer/promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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

23) The Developer/promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, cause to be transferred to the Federation/Apex body all the right, title and the



[Handwritten signature]

N. S. Akpal
मन्त्री-११-२-१५८३

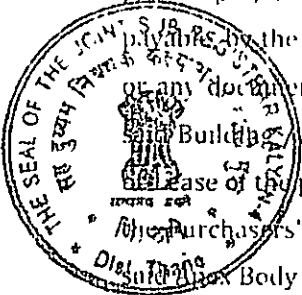
श. सं. ४
१९९८/९९

... Interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed

23) The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Developer/promoter, amounts totally comes to Rs. 25,000/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body, for formation and registration of the Society or Limited Company/Federation/ Apex body, for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body, for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body, for Deposit towards Water, electric, and other utility and services connection charges & for deposits of electrical receiving and Sub Station provided in Layout.

24) The Purchaser shall pay not paying any other amount to the Developer/promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease. The amount is included in the amount mentioned in clause (24)

25) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Builder /Developer, the Purchasers' share of stamp duty and registration charges payable by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the Building/wing of the building. At the time of registration of conveyance or lease of the project land, the Purchaser shall pay to the Builder /Developer, the Purchasers' share of stamp duty and registration charges payable, by the Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body or Federation.



[Handwritten signature]

[Handwritten signature]

T. N. Kalpal
[Handwritten signature]

| |
|-------------------|
| कलन :- ४ |
| दिनांक २६/०६/२०२३ |
| १८/८५ |

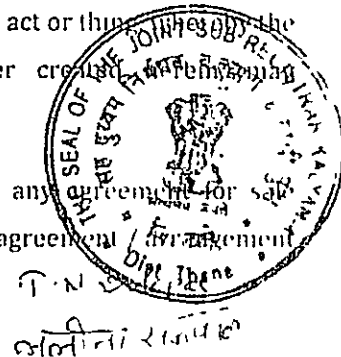
26) The Developer/promoter hereby represents and warrants to the Purchaser

as follows:

- i. The Developer/promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to the agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project.
- ii. The Developer/promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Developer/promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing which the right, title and interest of the Purchaser created by this Agreement shall be prejudicially be affected;
- vii. The Developer/promoter has not entered into any agreement for sale and/or development agreement or any other agreement for development

[Handwritten Signature]

[Handwritten Signature]

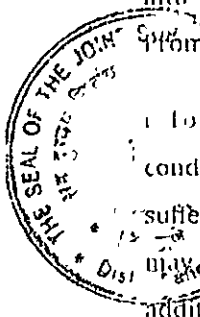


8
 2028
 2017

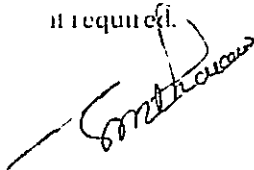
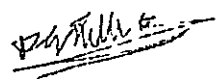
with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Purchaser under this Agreement;

- iii The Developer/promoter confirms that the Developer/promoter is not restricted in any manner whatsoever from selling the said Flat /shop to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area of the structure to the association of the purchasers;
- x The Developer/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 said project to the competent Authorities,
- xi No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report

27) The Purchaser/s or himself/themselvies with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-



1. To maintain the Flat at the his own cost in good and tenantable repair and condition from the date that of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

T.N. Seelapal
 ನಿರ್ಮಾಪಕರು

क ल न - ४

दस्तावेज क्र. ५६६/२७/२०२४

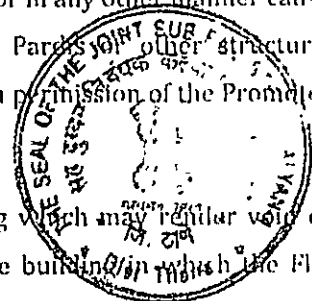
२६/१२

ii. Not to store in the Flat /Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat /Shop 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 Flat /Shop is situated, including entrances of the building in which the Flat /Shop is situated and in case any damage is caused to the building in which the Flat /Shop is situated or the Flat /Shop on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach

iii. To carry out at his own cost all internal repairs to the said Flat /Shop and maintain the Flat /Shop in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat /Shop is situated or the Flat /Shop 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 Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Flat /Shop 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 Flat /Shop or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat /Shop is situated and shall keep the portion, sewers, drains and pipes in the Flat /Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat /Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partitions or other structural members in the Flat /Shop without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat



T. N. Sab Pal

महाराष्ट्र संस्था

[Handwritten signatures]

27/07/18
Sd/-
Shop is situated

become payable in respect of the insurance

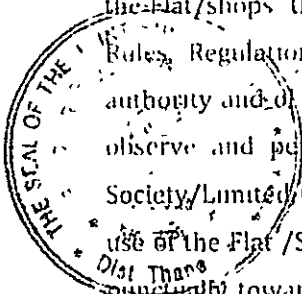
vi Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat /Shop in the compound or any portion of the project land and the building in which the Flat /Shop is situated.

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

viii To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat /Shop by the Purchaser for any purposes other than for purpose for which it is sold

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

x The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/shops 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat /Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



Smt. Harshada
Dr. P. K. Patil

D. N. Salunkhe
अभिनीत शंकरराव

xi. Till a conveyance of the structure of the building in which Flat /Shop is situated is executed in favor of Society/Limited Society, the Purchaser 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 any part thereof to view and examine the state and condition

| |
|------------|
| 8 |
| 22/02/2024 |
| 22/24 |

xii. Till a conveyance of the project land on which the building in which Flat /Shop is situated is executed in favor of Apex Body or Federation, the Purchaser 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 project land or any part thereof to view and examine the state and condition thereof.

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

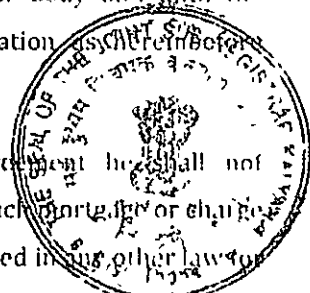
29) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/shops or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat /Shop hereby agreed to be sold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

30) After the Developer/Promoter executes this Agreement he shall not mortgage or create a charge on the flat /shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law or the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such flat /shop

31) Forwarding this Agreement to the Purchaser by the Developer/Promoter does not create a binding obligation on the part of the Purchaser until, firstly, the

Signature

N. Sankar
0107111 27/11/23



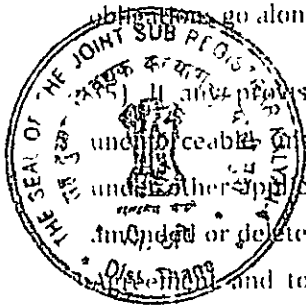
728 - 8
E E E C 8 / 2026
Purchaser signs and

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

32) This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat /Shop/plot/building, as the case may be.

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

34) 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 Purchasers of the [Flat /Shop/Plot], in case of a transfer, as the said obligations go along with the Flat /Shop for all intents and purposes.



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

[Handwritten signature]

[Handwritten signature]

T. N. Sekpal
[Handwritten signature]

remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement

36) Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the flat /shop to the total carpet area of all the flat /shop in the Project.

| |
|---------------------|
| कलन = ४ |
| दस्त क्र. १६६४/२०२४ |
| २५/६/२४ |

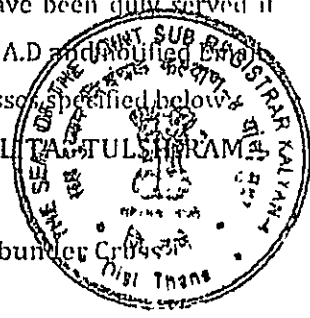
37). Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of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

38).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 Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar Kalyan Hence this Agreement shall be deemed to have been executed at Kalyan

39). The Purchaser and/or Builder/Developer shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof

40). That all notices to be served on the Purchaser and the Builder/Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and Unmodified B/D ID/Under Certificate of Posting at their respective addresses specified below

MR.TULSHIRAM NARAYAN SAKPAL And MRS.LALITA TULSHIRAM SAKPAL
residing at:- 2/4,Jai Ambika Niwas Chawl Society,Retibunder Road,Umesh Nagar,Dombivali West-421202



Tulshiram Narayan Sakpal
Lalita Tulshiram Sakpal

T. N. Sakpal
25/6/24

कल ११ - ४
वस क्र ५६६८०/२०२४
२३/१२

It shall be the duty of the Purchaser and the Developer/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 Purchaser, as the case may be.

11) In case there are Joint Purchasers all communications shall be sent by the Builder/Developer the Purchaser 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 Purchasers

12) The charges towards stamp duty and Registration of this Agreement shall be borne by the purchaser

13). That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan courts will have the jurisdiction for this Agreement.

14) If any provision of this agreement shall be determined to be void of unenforceable under the Act or rules and Regulation made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act of the rules And regulations made there under or the application law, as the case may be and the remaining provision of this Agreement shall remain valid and enforceable as application as the time of execution of this Agreement.



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

This Agreement shall always be subject to the provision of Maharashtra Ownership Flat Act.(Mah Act. No XV of 1963) and under the provision of Maharashtra Co-operative Housing Societies Act 1060, and under the rules made there under

[Handwritten signatures]

T. W. Eakpal
अभिमत शहकर्ता

SCHEDULE - II
FIRST SCHEDULE
DESCRIPTION OF THE PROPERTY

| |
|---------------------|
| क ल न - ४ |
| दस्त क्र १६८८४/२०२४ |
| २६/८५ |

All the piece and parcel of N.A. land bearing the property bearing Survey No. 161 (old) and 79(New), Hissa no. 5 admeasuring 7.30 Guntha equivalent to 730 Sq Mtrs lying being and situate at Mouje - Gaondevi, Dombivli (West), Taluka - Kalyan, Dist -Thane Ground plus 7 floor with lift within limits of Kalyan Dombivli Municipal Corporation Taluka - Kalyan, Dist- Thane, within the limits of Kalyan Dombivli Municipal Corporation together with structure thereon bearing and being bounded as follows:

On or towards the EAST :
On or towards the WEST :
On or towards the NORTH :
On or towards the SOUTH :

SECOND SCHEDULE OF THE PROPERTY

A flat being flat being Flat No. 206, 2nd Floor having carpet area admeasuring 28.55 sq. Mtrs., along with Enclosed Balcony admeasuring 7.31 sq. Mtrs and open Balcony admeasuring 4.59 sq. Mtrs in the building Ashapura Gold (proposed society), opp. Dwarka Malhar Building, Maharashtra Nagar, Dombivli (West), Taluka - Kalyan, Dist -Thane comes within the jurisdiction of Kalyan Dombivli Municipal Corporation.

[Handwritten Signature]
[Handwritten Name]

T N [Handwritten]
[Handwritten]



| |
|--------------------------|
| कलन - ४ |
| दस्तावेज क्र. ५६८८४/२०२४ |
| २८/२४ |

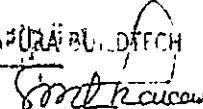
RECEIPT

Received with thanks a sum of Rs.2,75,000/- (Rupees Two Lakhs Seventy Five Thousand only) from MR.TULSHIRAM NARAYAN SAKPAL And MRS.LALITA TULSHIRAM SAKPAL as a part consideration in respect of flat being Flat No. 206, 2nd Floor having carpet area admeasuring 28.55 sq. Mtrs., along with Enclosed Balcony admeasuring 7.31 sq. Mtrs and open Balcony admeasuring 4.59 sq. Mtrs on the 2nd Floor in the building Ashapura Gold in ASHAPURA GOLD (PROPOSED SOCIETY), Maharashtra Nagar, Dombivli (West), Taluka - Kalyan, Dist -Thane .

I say received,

M/S. ASHAPURA BUILDTECH
THROUGH PARTNER

FOR ASHAPURA BUILDTECH

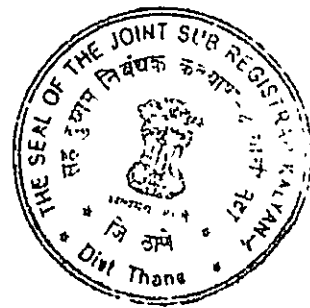

PARTNER

1. MR. SANJAYKUMAR MAKANJI KOTAK
THAKKAR

And

2. MR. DAKSH SANJAYKUMAR THAKKAR







Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[Section 5(1)]

कलन - ४
दस्तक ११६७/२०२४
२१/१५

This registration is granted under section 5 of the Act to the following project under project no. P51700054118

Project ASHAPURA GOLD Plot Bearing / CTS / Survey / (Old / New) SURVEY NO 161 (OLD) SURVEY NO 15 (NEW) HISSA NO 5 at Kalyan-Dombivli (M Corp) Kalyan, Thana, 421202

1. Ashapura Buildtech having its registered office at Plot No. 161, Ashapura, Kalyan, Thana, Dist. Thana, Pin - 421202

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

The promoter shall enter into a project agreement with the allottees.

The promoter shall execute and register a project agreement with the allottees. The allottee or the allottees 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 Agents, Registration of Real Estate Projects, Plan of Interest and Disclosures on Website) Rules, 2017.

The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that project as per sub-clause (D) of clause (j) of sub-section (2) of section 4 read with Rule 5.

OR

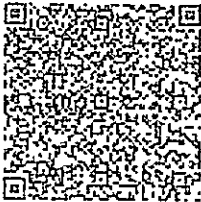
That entire of the amounts to be realized hereafter by promoter for the real estate project in the all cases from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that project, since the amount realized up to the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 12/12/2023 and ending with 31/12/2027 subject to be 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 thereunder.

That the promoter shall take all the pending applications from the allottees and allottees.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action under section 10 of the Act and the promoter shall be liable to pay the penalty as provided in section 11 of the Act.



Signature valid
Digitally Signed by
Dr. Vasant Prasad Patil
Secretary, Maharashtra
Date 27-12-2023 11:31:56

Date: 27/12/2023
Place: Mumbai

Digitally signed by Dr. Vasant Prasad Patil
Maharashtra Real Estate Regulatory Authority





Kalyan Dombivli Municipal Corporation
 APPENDIX D 1
 SANCTION OF BUILDING PERMISSION
 AND COMMENCEMENT CERTIFICATE



Application Form No. 273151
 Application No. KDMC/RB/2024/APL/00048

Permit No. KDMC/RB/2024/APL/00048
 Date 04/07/2024

- 4. All the rules framed in the environment and forest plan of the department Govt of Maharashtra letter no. 1022/10/2019 shall be followed for the construction.
- 5. The applicant shall submit the storm water drainage system plans or designed design and drawings from Service consultant for storm water drainage system to be submitted to the concerned department of the authority before commencement of the work and completion of the work. The plans in this regard shall be submitted along with the application for occupancy certificate.
- 6. The applicant shall submit the completion certificate from the service consultant for completion of the septic tank or proper sewage treatment system of the utility of sewage treatment plant (where ever necessary).

कलज - ४
 अनु. क्र. ७६९८०/२०२४
 ३१/८५

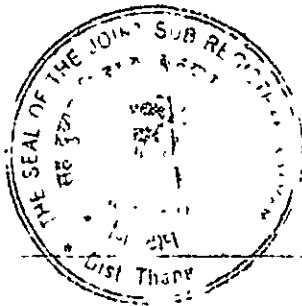


Signature valid

Digitally signed by Disha Prasad Sarant
 Date: 2024.07.04 16:43:27 UTC
 Reason: I am the author of this document
 Location: Kalyan Dombivli Municipal Corporation
 Postal Code: 421302
 Application Number: KDMC/RB/2024/APL/00048
 Original Document: 273151
 Certificate Number: KDMC/RB/2024/APL/00048

Assistant Director Town Planning,
 Kalyan Dombivli Municipal Corporation,

3. An OR code for verification of authenticity



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
M/s. Ashapura Buildtech through Mr. Viren Dhansukhlal Thakkar
Mr. Sanjaykumar M. Kotak Thakkar
Architect - Mr. Rajan Modak, Dombivali
Structural Engineer - M/s. K. B. Consultant

| |
|---------------------|
| कलन - ४४ |
| दस्तक ७६ ए. २, २०२२ |
| ३२ / १५ |

With reference to your application no. 1121112400198 dated 24/11/2021 for the grant of sanction of Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 161 (Old), S.No. 79 (New), H.No. 5, Village- Gaondevi, Situated at Dombivali (W), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

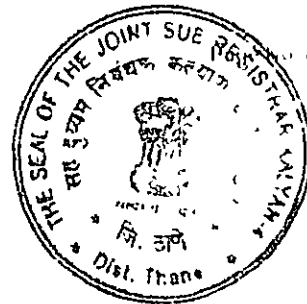
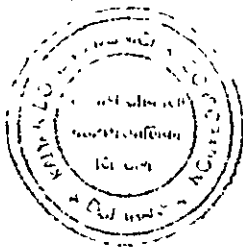
Office No. KDMC/TTPD/BP/DOM/2022-23/40

Office Stamp

Date: 12/09/2022

Yours faithfully,

For, Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan



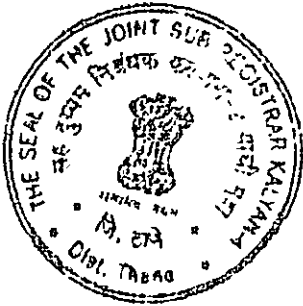
कलन - ४
 दाखल क्र. ६६७, २०२२
 ३५/१८५

| क्र.सं. | अर्ज क्र. | रक्कम | अ.क्र. | दिनांक | दाखलचा प्रकार | रिज. |
|---------|------------|-------------|----------|------------|---------------|------|
| १ | ARI 020101 | 7,91,127/- | AC 13020 | 29/07/2022 | | |
| २ | ARI 020102 | 41,837/- | AC 13586 | 04/08/2022 | | |
| ३ | ARI 020103 | 13,720/- | AC 13020 | 29/07/2022 | | |
| ४ | ARI 020104 | 10,85,000/- | AC 13020 | 29/07/2022 | | |
| ५ | ARI 020105 | | | | | |
| ६ | ARI 020106 | | | | | |
| ७ | ARI 020107 | | | | | |
| ८ | ARI 020108 | | | | | |
| ९ | ARI 020109 | | | | | |
| १० | ARI 020110 | | | | | |
| ११ | ARI 010301 | 3,55,700/- | AC 13021 | 29/07/2022 | | |
| १२ | ARI 010513 | 5,71,000/- | AC 13023 | 29/07/2022 | | |
| १३ | ARI 010513 | 7,91,127/- | AC 13023 | 29/07/2022 | | |
| १४ | ARI 020519 | | | | | |
| | TOTAL | 32,69,811/- | | | | |

१) सर्वेक्षण कर व अर्जात दिलेले तक्रार

२) प्रमाण खेती आयकरात 'अ' प्रमाण व

३) प्रमाण खेती आयकरात 'अ' प्रमाण व





K. T. JAIN

Advocate, I.L.B.

Advocate High Court

| |
|--------------------------|
| कलन - ४ |
| दस्तावेज क्र. ५६९८४/२०२४ |
| ३८/८९ |

108 & Court : 1st Floor, Swaminaj Apartment, Mainbaug Lane No. 4, Near Gurdwara, Kalyan (W) (Maha) : 4223164038
 Email - adv.ktjain@gmail.com

Ref No. :

Date : 21/11/2024

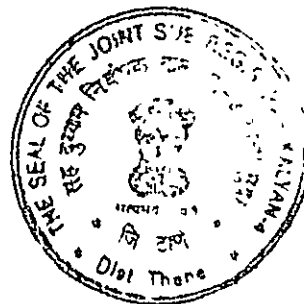
FORMAL - 25

(Circular No - 137/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extracts
2. Development Agreement dated 15.05.2006 registered in the office of Smt Registrar of Assurances, Kalyan-5 at serial no 9517/2006 on even date executed by and between Smt Eshan Bagiya Mishra as owner and M/s Raahfa Enterprises through its Partner Shri Kamlesh H Joshi as Developer
3. Deed of cancellation dated 27.10.2020, registered in the office of Smt Registrar of Assurances, Kalyan-5 at serial no 7301/2020 on even date executed by and between Smt Eshan Bagiya Mishra through her heirs Mukta Eshan Patil, Sheetal Baban Patil and Gayatri Baban Patil as owner and M/s Radhika Enterprises through its Partner Shri Kamlesh H Joshi as Developer
4. Agreement for Sale dated 27.10.2020, registered in the office of Smt Registrar of Assurances, Kalyan-5 at serial no 7303/2020 on even date executed by and between Smt Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owner/Vendor and M/s Ashapura Builders through its partners Shri Viren Dhanrajnala Chakker and Shri Sangay Chakker through their partners Hemant and Pooja Chakker
5. Power of Attorney dated 27.10.2020 registered in the office of Smt Registrar of Assurances, Kalyan-5 at serial no 7304/2020 on even date, executed by and between Smt Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners/Vendor and M/s Ashapura Builders

Handwritten signature or mark



| |
|-----------------|
| कलन - ४ |
| सं. ७८८० / २०२४ |
| ३८ / ८९ |

5. Through its partner Shri Viren Dhonstakhal Thakkar and Shri Sanjaykumar M. Katak alias Thakkar as Purchaser
 Power of Attorney dated 27.10.2020 registered in the office of Sub Registrar of Assurances, Kalyan-3 at serial no. 7304/2020 on even date, executed by and between Smt. Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owner/endor and M/s. Ashapura Builders through its partners Shri Viren Dhonstakhal Thakkar and Shri Sanjaykumar M. Katak alias Thakkar as Purchaser.
6. Conveyance Deed dated 29.10.2020 registered in the office of Sub Registrar of Assurances, Kalyan-3 at serial no. 7441/2020 on even date, executed by and between Smt. Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owner/endor and M/s. Ashapura Builders through its partners Shri Viren Dhonstakhal Thakkar and Shri Sanjaykumar M. Katak alias Thakkar as Purchaser.
7. Copy of Building permission issued by Kalyan Dombivli Municipal Corporation vide Sanction of Building permission and Commencement certificate bearing outward no. KDMP/TCD/BP/DO/M/2022-23/40, dated 2.09.2022.
8. Copy of sanctioned plan issued by Kalyan Dombivli Municipal Corporation vide Building permit no. KDMP/TCD/BP/DO/M/2022-23/40, dated 2.09.2022.
9. Copy of letter issued by Tehsil and executive Hq state K. E. bearing outward no. Malinsol/1/2/Jambub-1/conversion tax/SR-213/2020 dated 03.12.2020 for payment of conversion tax for non agricultural use.
10. Deed of transfer dated 02.05.2023 registered in the office of Sub Registrar of Assurances, Kalyan-3 at serial no. 9564/2023 on 02.05.2023 executed by and between M/s. Ashapura Builders through its partner Shri Sanjaykumar Malinsol Laxkar and Kalyan Dombivli Municipal Corporation through its Assistant Director of Town Planning.
11. Deed of Retirement from Administration dated 25th September, 2023.
12. Release Deed dated 27.09.2023, registered in the office of Sub-Registrar of Assurances, Kalyan-4 at serial no. 14007/2023 on even date, executed by and between M/s. Ashapura Builders through its partner Shri Viren





K. T. JAIN

B Com, LL B

Advocate High Court

कलन - ४
दस्तावेज संख्या: १२०२४
४०/८५

(K.T. Jain) 1st floor, Swaminarayan Temple, Kalyan - 401004, Near Garudwara, Kalyan (W) Dist. Thane
Email - adv ktjain@gmail.com

Ref No

Date

- Dhansukh Thakkar and M/s Ashapura Buildtech through its partner Shri Sanjaykumar Makraj Kotak H. J. J.
- 13 Power of Attorney dated 27/09/2019 registered in the office of Sub-Registrar of Assurances, Kalyan East serial no. 160306/023 on even date executed by Shri Viren Dhansukh Thakkar, partner of M/s Ashapura Buildtech in favour of Shri Sanjaykumar Makraj Kotak Thakkar partner of M/s Ashapura Buildtech
- 14 Search Reports issued by G.H. Jagtap dated 18/04/2023 and 05/10/2023

INVESTIGATION OF TITLE

From perusal of the title and other documents appearing that M/s Ashapura Buildtech is seized and possessed of otherwise well and sufficiently known to all that piece and parcel of land bearing Survey no. 79, Hissa no. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128,

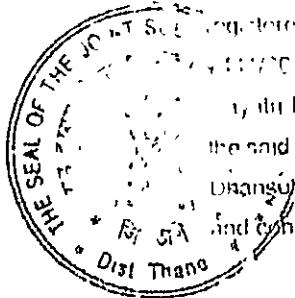
| |
|----------------|
| कल. - ४ |
| क्र. ११८१/२०२४ |
| ४९/५ |

It further appears that by and under Deed of cancellation dated 27.10.2020 registered in the office of Sub-Registrar of Assurances, Kalyan-4 at serial no. 7001/2020 on even date Shri Baban Barliya Mhatre through his LRs Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners have cancelled the Development Agreement dated 06.03.2006, registered in the office of Sub-Registrar of Assurances, Kalyan-3 at serial no. 991/2006 on 27.10.2020 executed in favor of M/S Radika Enterprises through its Partner Mr. Parvatesh H. Joshi as Director.

It further appears that by and under Agreement for Sale dated 27.10.2020, registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no. 7007/2020 on even date Smt. Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners/Vendor have agreed to sell, transfer and convey the said property unto M/s. Ashapura Buildtech through its partners Shri Viren Dhansukhlal Thakkar and Shri Sanjaykumar M. Kotak alias Thakkar as Purchasers on terms, condition and consideration mentioned therein.

It further appears that in pursuant to Agreement for Sale dated 27.10.2020, Smt. Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil have also executed Power of Attorney dated 27.10.2020 registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no. 7333/2020 on even date in favour of M/s. Ashapura Buildtech through its partners Shri Viren Dhansukhlal Thakkar and Shri Sanjaykumar M. Kotak alias Thakkar.

It further appears that by and under Conveyance Deed dated 29.10.2020 registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no. 7447/2020 on even date Smt. Mukta Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners/Vendor have sold, transferred and conveyed the said property unto M/s. Ashapura Buildtech through its partners Shri Viren Dhansukhlal Thakkar and Shri Sanjaykumar M. Kotak alias Thakkar on terms and consideration mentioned therein.



It further appears that Kalyan District Municipal Corporation has approved and sanctioned the building plans vide its sanction of Building permission and



K. T. JAIN

B.Com., LL.B.

Advocate High Court

| |
|----------------------|
| कलन - ४ |
| दस्त क्र. ५९६६४/२०२४ |
| ४२/८५ |

Office of Court: 1st Floor, Swasthraj Apartment, Stand No. 4, Near Chintawara, Kalyan (W.) Dist. Maharashtra - 415 001, India
 Email - ktjain@gmail.com

Reg. No.

Dist.

Commencement certificate bearing outward no. KDM/1/1PD/BP/DOM/2023/23/40, dated 12/09/2022

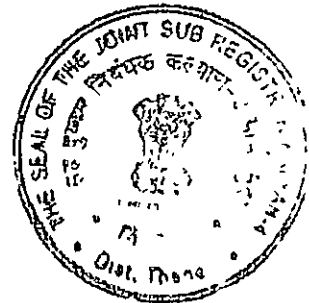
It further appears that Town Clerk and Executive Magistrate, Kalyan vide his letter bearing outward no. Mahasct/1/1/Jan/2020/1/conversion/1/21/2020 dated 03/12/2020 order of final payment of conversion fee Rs. 70950/- in respect of the said property

It further appears that by and under Deed of transfer dated 02/05/2023 registered in the office of Sub-Registrar of Assurances, Kalyan-3 at serial no. 1554/2023 on 02/05/2023, M/s. Achapura Eulkech through its partners Shri. Sangyankumar Makamp Kotak Thakkar have surrendered an area (approximately) affected by internal road and 900 sq. mtrs, vide DP road into the jurisdiction of Dombivli Municipal Corporation through its Assistant Director of Town Planning

It further appears that Vide Deed of Admission cum Retirement dated 26 September, 2023, Shri Viren Dhansukh Thakkar has retired and Shri Dhanraj Sangyankumar Thakkar has been admitted as partner in M/s. Achapura Eulkech, Dombivli

It further appears that as Shri Viren Dhansukh Thakkar have retired from the partnership firm i.e. M/s. Achapura Eulkech vide by and under Release Deed dated 27/09/2023, registered in the office of Sub-Registrar of Assurances, Kalyan-4 at serial no. 14005/2023 on even date, his released, relinquished all his rights in the said partnership firm.

It further appears that in pursuant to Release Deed dated 27/09/2023, Shri Viren Dhansukh Thakkar have also executed Power of Attorney to the





K. T. JAIN

B.Com., LL.B.

Advocate High Court

| |
|----------------------|
| क ल न - ४ |
| दस्त क्र. ५६६८७/२०२४ |
| ४४ / ८५ |

Office & Corr. : 1st Floor, [Swarnaj] Apartment, Hambaaj Lane No. 4, Near Curuowara, Kalyan (W) mobile : 9820434750
Email - advat,ktj@gmail.com

RE: 10

10/11

FORMAT - A
(Circular No - 28/2021)

To,

Maharashtra Real Estate Regulatory Authority
Mumbai

LEGAL TITLE REPORT

Sub Title clearance certificate with respect to all that piece and parcel of land bearing Survey no 79, Hissa no 5 area admeasuring 750 sq mtrs lying and being situated at Village Gaundevi Tal Kalyan, Dist Thane, within the limits of Kalyan Dombivli Municipal Corporation

I have investigated the title of the said property at the request of M/S ASHAPURA BUILDTECH through its Partner Shri Sanjaykumar Mahapatra Kotak Thakkar - The Promoters/Owner and perused following documents :-

1. 7/12 extracts
2. Development Agreement dated 06/03/2006 registered in the office of Sub Registrar of Assurances, Kalyan-3 at serial no 931/2006 on 10/03/2006 executed by and between Shri Baban Baglya Mhatre as owner and Mrs Radhika Enterprises through its Partner Shri Karanesh H Jorani as Developer
3. Deed of cancellation dated 27/10/2020, registered in the office of Sub Registrar of Assurances, Kalyan-5 at serial no 7501/2020 on even date executed by and between Shri Baban Baglya Mhatre through his sons Mukta Baban Patil, Snehal Baban Patil and Gayatri Baban Patil as owner

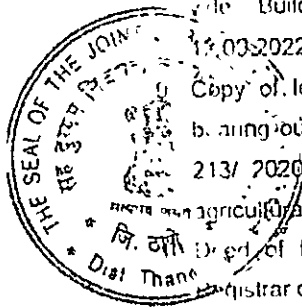
1/11



क. ल. नं. - ४
 ४५३.९६८० / २०२१
 ४५/८५

and M/s Radhika Enterprises through its Partner Shri Kamlesh H Joshi as Developer

1. Agreement for Sale dated 27.10.2020, registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no 7303/2020 on even date, executed by and between Smt. Murthi Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners/Vendor and M/s. Ashapura Buildtech through its partners Shri Viren Dhansukhlal Thakkar and Shri Sanjaykumar M. Kotak alias Thakkar as Purchasers
2. Power of Attorney dated 27.10.2020 registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no 7204/2020 on even date, executed by and between Smt. Murthi Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners/Vendor and M/s. Ashapura Buildtech through its partners Shri Viren Dhansukhlal Thakkar and Shri Sanjaykumar M. Kotak alias Thakkar as Purchasers
3. Conveyance Deed dated 29.10.2020 registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no 7441/2020 on even date, executed by and between Smt. Murthi Baban Patil, Sheetal Baban Patil and Gayatri Baban Patil as owners/Vendor and M/s. Ashapura Buildtech through its partners Shri Viren Dhansukhlal Thakkar and Shri Sanjaykumar M. Kotak alias Thakkar as Purchasers
4. Copy of Building permission issued by Kalyan Dombivli Municipal Corporation vide Sanction of Building permission and Commencement certificate bearing outward no. KDMP/EPD/BP/DOM/2022-23/40, dated 11.09.2022
5. Copy of sanctioned plan issued by Kalyan Dombivli Municipal Corporation vide Building permit no. KDMP/EPD/BP/DOM/2022-23/40, dated 11.09.2022
6. Copy of letter issued by Tehsildar and executive Magistrate, Kalyan bearing outward no. Mahasul / T 2 / Jaminbab-1 / conversion tax / SR-213/ 2020 dated 03.12.2020 for payment of conversion tax for non-agricultural use
7. Deed of transfer dated (2.05.2021) registered in the office of Sub-Registrar of Assurances, Kalyan-5 at serial no 8584/2023 on 02.06.2023, executed by and between M/s. Ashapura Buildtech through its partner





K. T. JAIN

B.Com., LL.B

Advocate High Court

| |
|-------------------------|
| कलन - ४ |
| दस्ता क्र. १६६ (४)/२०२४ |
| ४६६ / २४ |

Office & Corr. : 1st Floor, Swamiraj Apartment, Ranibaug Lane No. 9, Near Gurudwara, Kalyan (W.) (M.C.) Dist. Thane - 902000 11936
Email - advkjain@gmail.com

Rij No. :

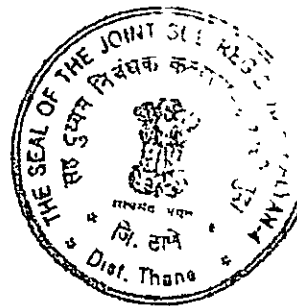
Date:

- Shri Sanjaykumar Makanji Kotak Thakkar and Kay in Dombivli Municipal Corporation through its Assistant Director of Town Planning
- 11 Deed of Retirement cum Administration dated 20th September, 2023
 - 12 Release Deed dated 27/09/2023, registered in the office of Sub-Registrar of Assurances, Kalyan-4 at serial no. 14005/2023 on even date executed by and between M/s Ashapura Buildtech through its partner Shri Viren Dhansukh Thakkar and M/s Ashapura Buildtech through its partner Shri Sanjaykumar Makanji Kotak Thakkar
 - 13 Power of Attorney dated 27/09/2023 registered in the office of Sub-Registrar of Assurances Kalyan-4 at serial no. 14006/2023 on even date executed by Shri Viren Dhansukh Thakkar, partner of M/s Ashapura Buildtech in favour of Shri Sanjaykumar Makanji Kotak Thakkar partner of M/s Ashapura Buildtech
 - 14 Search Reports issued by G.H. Jagtap dated 18/04/2023 and 05/10/2023

On perusal of the above mentioned documents and all other relevant documents relating to title of captioned property, I am of the opinion that the title of M/S ASHAPURA BUILDTECH through its Partners 1 Shri Sanjaykumar Makanji Kotak Thakkar and 2 Shri Daksh Sanjaykumar Thakkar "The Owners/Promoters/ Developers" is clear marketable and without any encumbrances and have right to and carry out construction in accordance with the permission and plan approved and sanctioned by Kalyan (W.) Municipal Corporation.

OWNERS OF LAND

M/S ASHAPURA BUILDTECH. A partnership firm



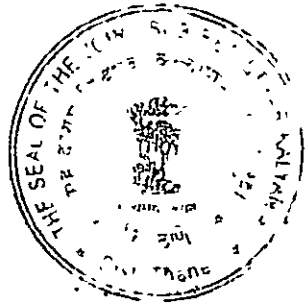
| |
|-------------------------|
| क म न - ४ |
| दस्तावेज क्र ७६६८०/२०२४ |
| ४०/८५ |

All that piece and parcel of land bearing Survey no. 79 Hissa no. 5 area adm. asuring 730 sq. mtrs. lying and being situated at Village Gaonde, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation

The report reflecting the flow of the title of M/S ASHAPURA BUILDTECH in respect of the said property is enclosed herewith as annexure

Adv. K. T. JAIN

End: Annexure



कलन - ४
 दस्तक. १६६८१/२०२४
 ४८ / ८५

11/11/24
 G. S. D. S. S.

गणेश जी गोखले
 पोस्टल बिल नं. १७१३ २६२-३०११
 पोस्टल बिल नं. १७१३ २६२-३०११
 पोस्टल बिल नं. १७१३ २६२-३०११

11/11/24
 11/11/24

(Signature)
 Joint Sub-Registrar
 District Thane

By Order of the Joint Sub-Registrar
 District Thane
 Joint Sub-Registrar
 District Thane

(Signature)
 Joint Sub-Registrar
 District Thane



कलान - ४
 दाख ७६६८२/२०२४
 ४६/८५

Department of Stamp & Registration, Maharashtra

Receipt of Document (Copy) Stamp

| | | | |
|---|------------|--------|------------|
| Doc No | 2401022361 | Date | 07/02/2024 |
| RECEIVED FROM THE JOINT SUB REGISTRAR, HADAPSAR (MUMBAI) DISTRICT, MAHARASHTRA THE DOCUMENT HANDLING CHARGE TO THE JOINT REGISTRAR, HADAPSAR (MUMBAI) DISTRICT, MAHARASHTRA TO THE JOINT REGISTRAR, HADAPSAR (MUMBAI) DISTRICT, MAHARASHTRA | | | |
| Particulars | | | |
| Doc No | 2401022283 | Date | 07/02/2024 |
| Doc No | 2401022283 | Doc No | 07/02/2024 |
| RECEIVED FROM THE JOINT REGISTRAR, HADAPSAR (MUMBAI) DISTRICT, MAHARASHTRA TO THE JOINT REGISTRAR, HADAPSAR (MUMBAI) DISTRICT, MAHARASHTRA | | | |

७६६८२ | २०२४
 ४६ | २०

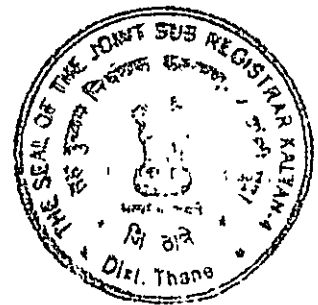
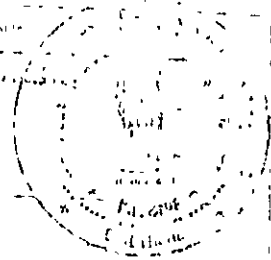


कलन - ४
 दस्ता क्र. ५६६८१३२३
 ५०/८५

CHALLAN
 RECEIPT

| | | |
|--|--|--|
| 1. Name of the person who has deposited the amount 2. Name of the person to whom the amount is deposited 3. Name of the person who has received the amount 4. Name of the person who has issued the receipt 5. Name of the person who has signed the receipt 6. Name of the person who has stamped the receipt 7. Name of the person who has witnessed the receipt 8. Name of the person who has verified the receipt 9. Name of the person who has approved the receipt 10. Name of the person who has filed the receipt | | 11. Amount 12. Date 13. Place 14. Signature 15. Stamp 16. Witness 17. Verification 18. Approval 19. Filing |
|--|--|--|

Handwritten notes and signatures in a small box.



कलन - ४
 दात क्र/एएल/२०२४
 ५९/८५

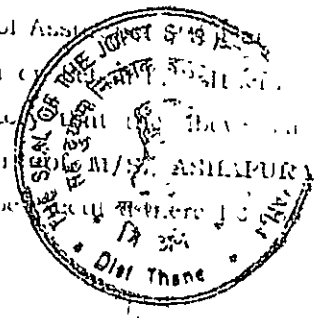
SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, 1) MR. MANJAYKUMAR MAKANJI KOTLIK THAKKAR, aged 49 years, Occupation: Business, 2) MR. DAKSHI SAHODRANOMAR THAKKAR, aged 18 years, Occupation: Business, through 1) Partner M/S. ASHAPURA BUILDTECH, Plot No. AITPA422003, Plot Area: 113.11 Sq. Mts. Cont. No. 100/100, Office No. 207, Karmaveer Residency, Rajaji Park, Road No. 1, Mahanagar Bhawan, Dombivli East, 421201, Tal. Nanyan, Dist. Thane, Maharashtra.

1) MR. MANJAYKUMAR MAKANJI KOTLIK THAKKAR, 2) MR. DAKSHI SAHODRANOMAR THAKKAR, through 1) Partner M/S. ASHAPURA BUILDTECH, Plot No. AITPA422003, Plot Area: 113.11 Sq. Mts. Cont. No. 100/100, Office No. 207, Karmaveer Residency, Rajaji Park, Road No. 1, Mahanagar Bhawan, Dombivli East, 421201, Tal. Nanyan, Dist. Thane, Maharashtra.

1) To do all the deeds of the said land, including but not limited to, purchase, sale, lease, mortgage, gift, etc. in respect of residential, commercial and other units including the building/s to be named as ASHAPURA GOLD, situated at Plot No. AITPA422003, Village: Gaondevi, Dombivli West, 421202, Tal. Nanyan, Dist. Thane, Maharashtra.

2) To do all the deeds of the said land, including but not limited to, purchase, sale, lease, mortgage, gift, etc. in respect of residential, commercial and other units including the building/s to be named as ASHAPURA GOLD, situated at Plot No. AITPA422003, Village: Gaondevi, Dombivli West, 421202, Tal. Nanyan, Dist. Thane, Maharashtra.



(Handwritten signature and date)

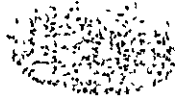
कलन - ४
 दस्तक. ७९८५/२०२४
 ५२/८५

We the Joint Debtor, propose to appoint M/s. NILESH ANANT SURVE as Joint Debtor for the period of 40 Years. Occupation : Business Reading at G, Kasabai Chawl, Nandivati East, Bhopar Road, Siddhivayal Itali, Mu. Nandivati-Panchanand, Tal. Tal. Nayan, Dondivati East, 42201, Dist. Thane, as per the following conditions:-
 1. The said Joint Debtor shall be liable to pay the amount of the loan as and when it becomes due and payable by the said Joint Debtor.



Witness the Power of Attorney on this 10th day of 11/11/2024

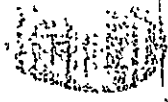
M/s. ASHLEOKA BUILDTech,
 (Joint Debtor)



Sanjaykumar



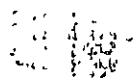
1) Mr. SANJAYKUMAR BHAUBAJI KOTKAR THAKKAR,



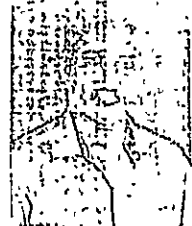
Darsh



2) Mr. DARSH SANJAYKUMAR THAKKAR,
 (Joint Debtor)



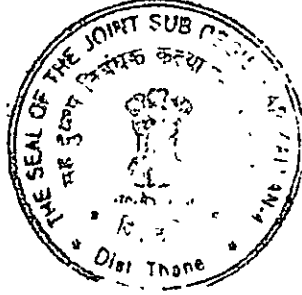
Nilesh



Mr. NILESH ANANT SURVE
 (Power of Attorney Holder)

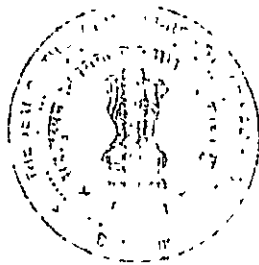
Witnessed

Sanjaykumar *Darsh*
Nilesh Anant Surve *Asst*



| |
|----------------------|
| कलन - ४ |
| दस्तावेज क्र. ४/२०२४ |
| ५४/८५ |

| |
|------------------------|
| कलन - ३ |
| दस्तावेज क्र. २५९/२०२४ |
| ६/२० |



| |
|---------------------|
| क ल न - ४ |
| दस्त क्र. ४६८४/२०२४ |
| ५५/१.६५ |



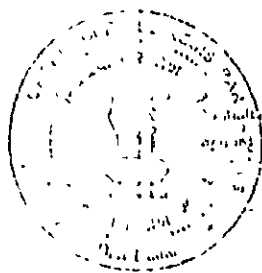
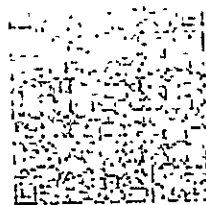
Uttarakhand Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
Form 'C'
 (Section 19)

1. Name of the project: **...**
 2. Location of the project: **...**
 3. Name of the promoter: **...**

4. The promoter has deposited the amount of Rs. **...** towards the project.
 5. The promoter has submitted the following documents to the Authority:
 (a) ...
 (b) ...
 (c) ...
 (d) ...
 (e) ...

6. The Authority is satisfied that the promoter has complied with the requirements of the Act and the Rules and has deposited the amount towards the project.
 7. The Authority hereby registers the project and issues this certificate of registration.

| |
|-----|
| ... |
| ... |
| ... |



५ - ३

| |
|------------------|
| कलन - ४ |
| सम क्र ६६८४/२०२४ |
| १६/८५ |

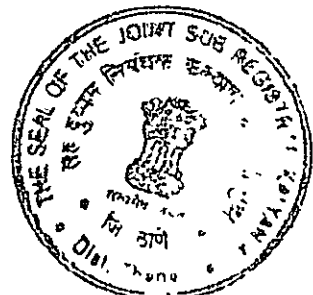
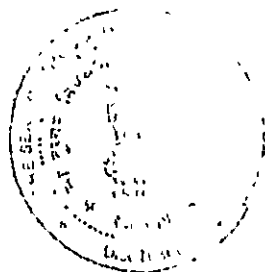
| |
|------------------|
| कलन - ३ |
| सम क्र ६६८४/२०२४ |
| १६/८५ |



कलन - ४
वस्तु क्र १८८४/२००२
५७/८५

आवक संख्या
दिनांक

२००२



६ २ ६ ६ ६

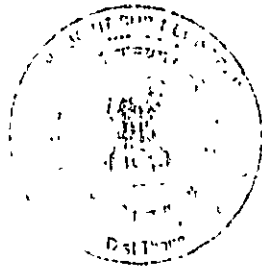
| |
|--------------------------|
| कलन - ४ |
| दस्तावेज क्र. ७६०८४/२०२४ |
| ५८/५ |

| | |
|------------------|------|
| कलन - ३ | |
| दस्तावेज क्र. १८ | २०२४ |
| १० | १० |



| |
|--------------------------|
| कलन - ४ |
| दस्तावेज क्र. ६८४ / २०२४ |
| ६० / ८५ |

| | |
|---------|----|
| कलन - ३ | |
| २०२४ | २० |



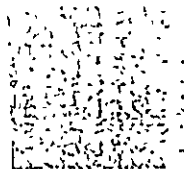


संघीय लोकसेवा आयोग
FEDERAL BUREAU OF INVESTIGATION

संघीय लोकसेवा आयोग, नया दिल्ली
Federal Bureau of Investigation, New Delhi

आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४



आदेश संख्या / Your Assignment No.

२०२१/१२११/२०२४

आदेश संख्या / Your Assignment No.

आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४



संघीय लोकसेवा आयोग

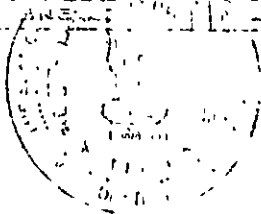
- 1. आदेश संख्या: २०२१/१२११/२०२४
- 2. आदेश संख्या: २०२१/१२११/२०२४
- 3. आदेश संख्या: २०२१/१२११/२०२४
- 4. आदेश संख्या: २०२१/१२११/२०२४
- 5. आदेश संख्या: २०२१/१२११/२०२४
- 6. आदेश संख्या: २०२१/१२११/२०२४
- 7. आदेश संख्या: २०२१/१२११/२०२४
- 8. आदेश संख्या: २०२१/१२११/२०२४
- 9. आदेश संख्या: २०२१/१२११/२०२४
- 10. आदेश संख्या: २०२१/१२११/२०२४
- 11. आदेश संख्या: २०२१/१२११/२०२४
- 12. आदेश संख्या: २०२१/१२११/२०२४
- 13. आदेश संख्या: २०२१/१२११/२०२४
- 14. आदेश संख्या: २०२१/१२११/२०२४
- 15. आदेश संख्या: २०२१/१२११/२०२४
- 16. आदेश संख्या: २०२१/१२११/२०२४
- 17. आदेश संख्या: २०२१/१२११/२०२४
- 18. आदेश संख्या: २०२१/१२११/२०२४
- 19. आदेश संख्या: २०२१/१२११/२०२४
- 20. आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४
आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४

आदेश संख्या: २०२१/१२११/२०२४




| |
|----------------------|
| क ल न - ४ |
| दस्त क्र. १८४ / २०२४ |
| ६२ / ८५ |

| |
|--------------|
| वक्र सं. - ३ |
| १८७ - १२०२४ |
| ०२४ / २० |



क ल न - ४
दस्तावेज क्र. ६८७ / २०२४
६३ / १५

विद्युत् वितरण निगम (संयुक्त राज्य)

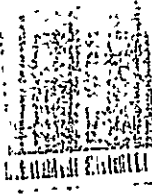


विद्युत् वितरण निगम (संयुक्त राज्य)
संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)
संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)
संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)

२०२४-२०२५

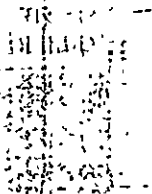
संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)

संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)



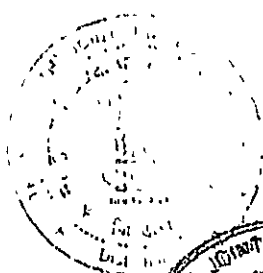
संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)

संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)



संयुक्त राज्य विद्युत् वितरण निगम (संयुक्त राज्य)

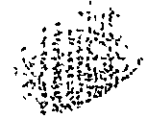
२०२४-२०२५



क ल न - ४
दस्तक. १६६८०/२०२४
६४ / ८५

आवेदन विनाम
APPLIANCE
नाम, शहर
NAME, TOWN

Handwritten signature



दस्तावेज
13 70
26 20



| |
|----------------------|
| कलन - ४ |
| वस्त क्र ५६४१ / २०२४ |
| ६५ / ६५ |

...
 ...
 ...
 ...
 ...

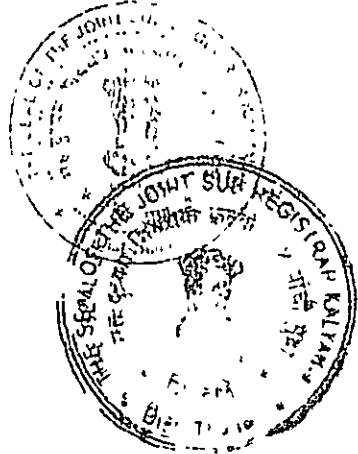
AC

...
 ...
 ...
 ...
 ...

...

JK

| | |
|-----|-----|
| ... | ... |
| ... | ... |
| 90 | 90 |



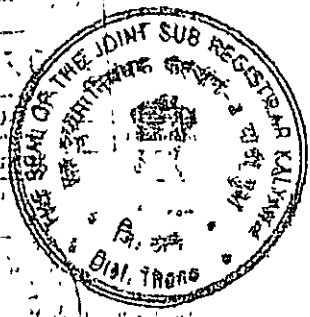
कलन - ४

दस्तावेज क्र. ७६००/२०२४

६६/२५

कलन - ४
दस्तावेज क्र. ७६००/२०२४

| क्र.सं. | विवरण | दिनांक | मूल्य | विवरण | दिनांक | मूल्य |
|---------|-------|--------|-------|-------|--------|-------|
| 1 | ... | ... | ... | ... | ... | ... |
| 2 | ... | ... | ... | ... | ... | ... |
| 3 | ... | ... | ... | ... | ... | ... |
| 4 | ... | ... | ... | ... | ... | ... |
| 5 | ... | ... | ... | ... | ... | ... |
| 6 | ... | ... | ... | ... | ... | ... |
| 7 | ... | ... | ... | ... | ... | ... |
| 8 | ... | ... | ... | ... | ... | ... |
| 9 | ... | ... | ... | ... | ... | ... |
| 10 | ... | ... | ... | ... | ... | ... |
| 11 | ... | ... | ... | ... | ... | ... |
| 12 | ... | ... | ... | ... | ... | ... |
| 13 | ... | ... | ... | ... | ... | ... |
| 14 | ... | ... | ... | ... | ... | ... |
| 15 | ... | ... | ... | ... | ... | ... |
| 16 | ... | ... | ... | ... | ... | ... |
| 17 | ... | ... | ... | ... | ... | ... |
| 18 | ... | ... | ... | ... | ... | ... |
| 19 | ... | ... | ... | ... | ... | ... |
| 20 | ... | ... | ... | ... | ... | ... |
| 21 | ... | ... | ... | ... | ... | ... |
| 22 | ... | ... | ... | ... | ... | ... |
| 23 | ... | ... | ... | ... | ... | ... |
| 24 | ... | ... | ... | ... | ... | ... |
| 25 | ... | ... | ... | ... | ... | ... |
| 26 | ... | ... | ... | ... | ... | ... |
| 27 | ... | ... | ... | ... | ... | ... |
| 28 | ... | ... | ... | ... | ... | ... |
| 29 | ... | ... | ... | ... | ... | ... |
| 30 | ... | ... | ... | ... | ... | ... |
| 31 | ... | ... | ... | ... | ... | ... |
| 32 | ... | ... | ... | ... | ... | ... |
| 33 | ... | ... | ... | ... | ... | ... |
| 34 | ... | ... | ... | ... | ... | ... |
| 35 | ... | ... | ... | ... | ... | ... |
| 36 | ... | ... | ... | ... | ... | ... |
| 37 | ... | ... | ... | ... | ... | ... |
| 38 | ... | ... | ... | ... | ... | ... |
| 39 | ... | ... | ... | ... | ... | ... |
| 40 | ... | ... | ... | ... | ... | ... |
| 41 | ... | ... | ... | ... | ... | ... |
| 42 | ... | ... | ... | ... | ... | ... |
| 43 | ... | ... | ... | ... | ... | ... |
| 44 | ... | ... | ... | ... | ... | ... |
| 45 | ... | ... | ... | ... | ... | ... |
| 46 | ... | ... | ... | ... | ... | ... |
| 47 | ... | ... | ... | ... | ... | ... |
| 48 | ... | ... | ... | ... | ... | ... |
| 49 | ... | ... | ... | ... | ... | ... |
| 50 | ... | ... | ... | ... | ... | ... |



कलन - ४

दस्तावेज क्र. १६८ (१)/२०२४

१२/६/२४/८५

दस्तावेज क्र. १६८ (१)/२०२४

१२/६/२४/८५

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

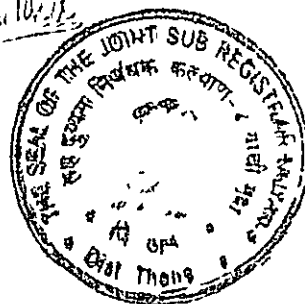
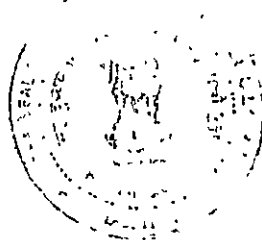
12

12

12

12

12



क ल न - ३

दस्तावेज संख्या 12025

६/६/१९

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

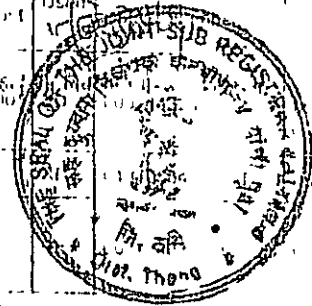
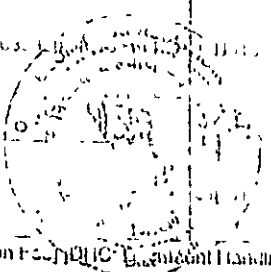
02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

02/01/2024 09:37 PM

| Sl. No. | Name of the Candidate | Registration No. | Category | Grade | Remarks |
|---------|-----------------------|------------------|----------|-------|---------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |
| 14 | | | | | |
| 15 | | | | | |
| 16 | | | | | |
| 17 | | | | | |
| 18 | | | | | |
| 19 | | | | | |
| 20 | | | | | |
| 21 | | | | | |
| 22 | | | | | |
| 23 | | | | | |
| 24 | | | | | |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | | | | | |
| 30 | | | | | |
| 31 | | | | | |
| 32 | | | | | |
| 33 | | | | | |
| 34 | | | | | |
| 35 | | | | | |
| 36 | | | | | |
| 37 | | | | | |
| 38 | | | | | |
| 39 | | | | | |
| 40 | | | | | |
| 41 | | | | | |
| 42 | | | | | |
| 43 | | | | | |
| 44 | | | | | |
| 45 | | | | | |
| 46 | | | | | |
| 47 | | | | | |
| 48 | | | | | |
| 49 | | | | | |
| 50 | | | | | |



02/01/2024 09:37 PM

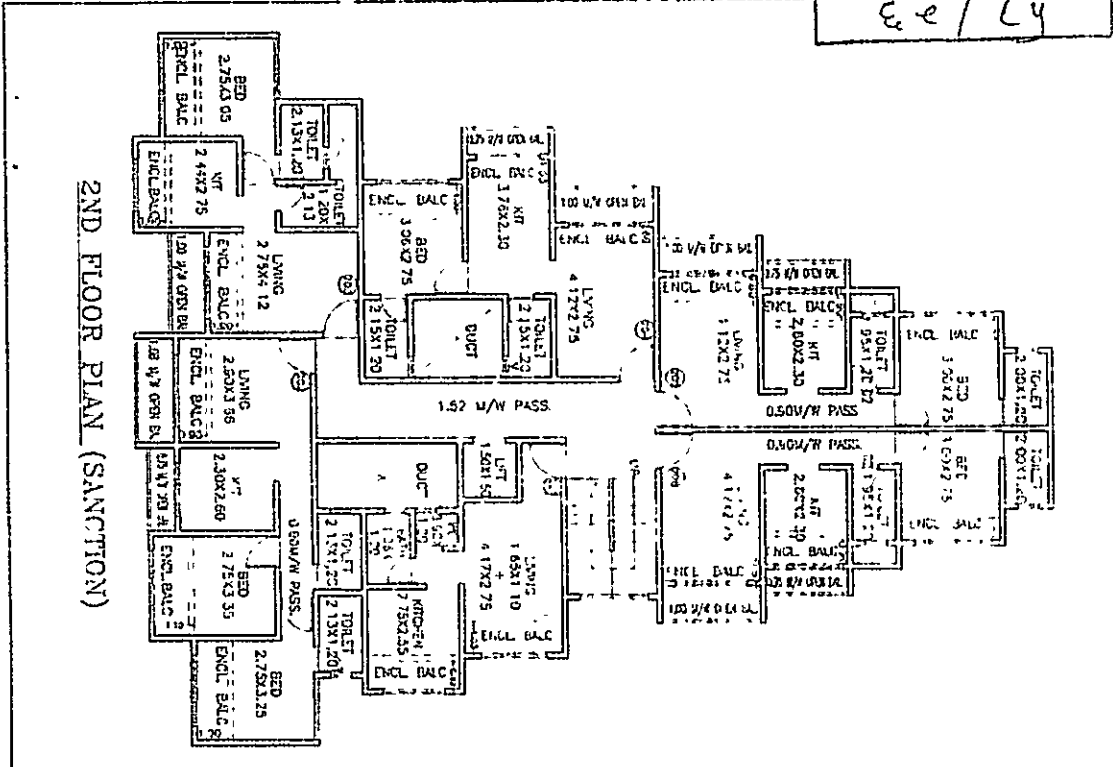
... ..
... ..
... ..

... ..

कलन - ४

दस्तावेज क्र. १९९८४/२०२४

६२/८५



2ND FLOOR PLAN (SANCTION)

DATA STATEMENT (contd.)

| FLAT NO | TYPE | CYBER EVIDENCE (SQ FT) | AREA (SQ FT) | PLANT AREA (SQ FT) | TOTAL AREA (SQ FT) |
|---------|-------|------------------------|--------------|--------------------|--------------------|
| 201 | 1 BRK | 21.77 | 5.12 | 0.00 | 26.89 |
| 202 | 2 BRK | 33.00 | 5.57 | 0.00 | 38.57 |
| 203 | 1 BRK | 20.35 | 7.70 | 0.00 | 28.05 |
| 204 | 1 BRK | 3.12 | 7.02 | 0.00 | 10.14 |
| 205 | 1 BRK | 20.55 | 7.31 | 4.59 | 32.45 |
| 206 | 1 BRK | 20.55 | 7.31 | 4.59 | 32.45 |

SITE / SURF. _____

BLDG NO. _____ FLAT NO. _____ BLDG NO. _____

FLOOR _____ UPPER AREA TOTAL _____

PURCHASER SIGNATURE _____

PROPOSERS SIGNATURE _____

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT BEARING PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT BEARING S.NO 79(NEW), 161(OLD), H NO 5 SITUATED AT NOUVE - GAONDEVI, TALUKA - KALYAN, DIST. - THANE, DORNIVALI(W)

NAME OF OWNERS & P.A. HOLDER _____

FOR, _____

M/S. ASHAPURA BUILDTECH _____

MR SANJAYKUMAR THAKKAR (OWNER) & OTHERS _____

NAME AND ADDRESS OF ARCHITECT

RACHANA SHILP _____

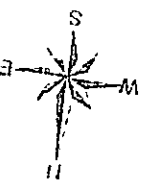
RAJESH KADAK _____

Shree 32nd Flr. _____

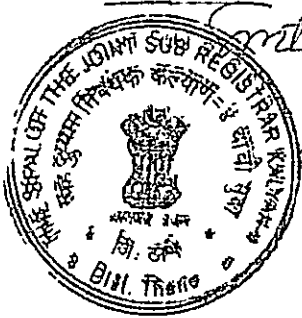
Above H.D.P. C Bank _____

Phalke, Cyber Food, _____

Dornivali (W) _____



T.N. Salegal
मलिन मलुब



| |
|-----------------------|
| क ल न - ४ |
| दस्त क्र. ५६६७ / २०२४ |
| ७० / ८५ |

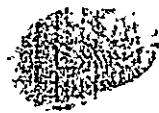
बनो
पुस्तक
Blank
Page



क ल न - ४
दस्त क्र. १६६८४/२०२४
७/५/२४


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
HANMANT YASHWANTRAO DESAI
YASHWANT BAPUSAHEB DESAI
07/05/1980
Permanant Account Number
AKOPD2571C

Handwritten signature



कलन - ४
 दस्तक १६६८७/२०२४
 ०३/१५

ललिता तुलशिराम साकपाल
 Lalita Tulshiram Sakpal
 जनम तारीख/DOB 01/06/1976
 महिला/FEMALE
 Mobile No 91 9874275




8651 1783 8151
 V.O. 160 115 27 51 49 79

मेरा आधार, मेरी पहचान

भारतीय अद्वितीय पहचान प्राधिकरण
 Unique Identification Authority of India

पता
 2/4 Jai Anubha Nivas Chawl Society,
 Rebounder Cross Road, Umesh Nagar,
 Dombivli (West), Mumbai, Maharashtra - 421227



8651 1783 8151

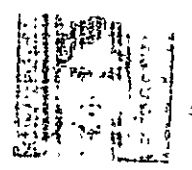
1947 | Maharashtra.gov.in | www.uidai.gov.in

ललिता तुलशिराम



आयकर विभाग
 INCOME TAX DEPARTMENT
 LALITA TULSHIRAM SAKPAL
 TUKARAM VISHRAM SHINDE
 01/06/1976
 BVPPS7139R


ललिता तुलशिराम



क ल न - ४
दस्त क्र. ५६६८७/२०२४
१०७/८५

आयकर विभाग
INCOME TAX DEPARTMENT
PALLAVI MAYUR PARAB
LOTAN MUNILAL GUPTA
30/11/2027
Form No. 1 (Form 1 number)
CUCPP0340J
Signature

भारत सरकार
GOVT. OF INDIA



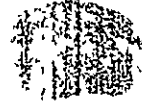
४



आपका विभाग :
REGISTRATION DEPARTMENT
NILESH A SURVE
ANANT GARAJI SURVE
19/11/1983
BJUPS3747L

दिनांक:

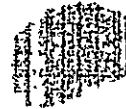
कलन - 8
दात क ७६६(१) / २०२४
७७ / ०६ / २४



आपका विभाग :
REGISTRATION DEPARTMENT
ARTFAN: 206

FOR ASHAPURA BUILDTech

DATE: 07/06/24



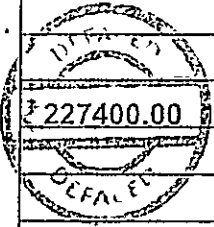
कलन - 8
 दत क्र. 988/1/2028
 06/14

CHALLAN
 MTR Form Number-6



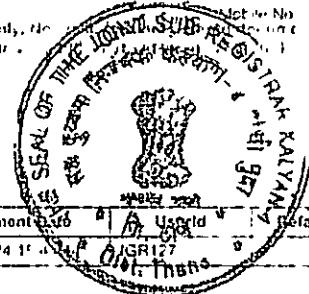
| | | | | | |
|-----------------|-------------------------------------|------------------------|------------------------------------|--|---------|
| GRN | MH010385164202425E | BARCODE | Date 25/10/2024 11:44:54 | | Form ID |
| Department | Inspector General Of Registration | | Payor Details | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | |
| Office Name | KLN3 KALYAN NO 3 JOINT SUB REGISTRA | PAN No (If Applicable) | AZHPS1966A | | |
| Location | THANE | Full Name | T JI SHIRAM NARAYAN SHIRAM | | |
| Year | 2024-2025 Onu Tuna | Flat/Block No | ASHAPURA GOLI PRIMOED SOCIETY FLAT | | |
| | | Premises/Building | NO 206 2 ND FLOOR | | |

| Account Head Details | Amount in Rs | | |
|----------------------------|------------------|--------------------|---|
| 033004640* Stamp Duty | 15960.00 | Road/Street | CAONDEVI TALLKA KALYAN DIST THANE |
| 03300330* Registration Fee | 8400.00 | Area/Locality | DOMBIVALI WEST |
| | | Town/City/District | |
| | | PIN | 4 2 2 2 |
| | | Remarks (If Any) | ... |
| | | Amount In Words | Two lakh Twenty Seven thousand Four hundred IR only |
| Total | 227400.00 | Words | Only |



| | | | |
|-------------------|-----------|---------------------------|--|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | |
| Cheque/DD Details | | Bank CIN | Ref No. 69103332024102510349 74867/054 |
| Cheque/DD No | | Bank Code | 25102024 11:03:13 |
| Name of Bank | | Bank Branch | IDBI BANK |
| Name of Branch | | Scrub No | Date Not Verified with Scrub |

Department ID
 NOTE - This challan is valid for document to be registered in Sub-Registration office only, the...



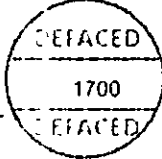
| Sr. No | Remarks | Defacement No | Defacement Date | Defacement Amount |
|--------|----------------|------------------|---------------------|-------------------|
| 1 | (IS) 338-16984 | 0005716071202429 | 25/10/2024 11:03:13 | 227400.00 |

कल न - ४
दस्तावेज क्र. १००/२०२४
२०/१५

Page:



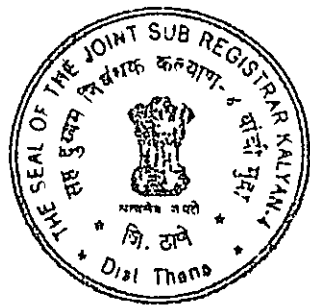
कलन - ४
दस्ता क्र. ७६९८३/२०२४
८७/८५

| D O C U M E N T H A N D L I N G C H A R G E S | |
|---|-------------------------|
| Inspector General of Registration & Stamps | |
| Receipt of Document Handling Charges | |
| PRN 1024253403228 | Receipt Date 25/10/2024 |
| Received from JOINT SUB REGISTRAR KALYAN, Mobile number 9892869056 an amount of Rs 1700/-, towards Document Handling Charges for the Document to be registered on Document No 16984 dated 25/10/2024 at the Sub Registrar office Joint S.R Kalyan of the District Thane | |
|  | |
| Payment Details | |
| Bank Name IBKL | Payment Date 25/10/2024 |
| Bank CIN 10004152024102503052 | REF No 2934617346 |
| Doface No 1024253403228D | Doface Date 25/10/2024 |
| This is computer generated receipt hence no signature is required | |



| |
|----------------------|
| क ल न - ४ |
| दस्त क्र. १६९८४/२०२४ |
| (२/८५) |

| |
|---------------|
| को पु |
| Blank Page |



338/16984
शुक्रवार, 25 ऑक्टोबर 2024 3:45 म न

दस्त गोपवाग भाग-1

कलम 4 23/14
दस्त क्रमांक 16984.2024

दस्त क्रमांक कलम 4 / 16984/2024

वातावर मूल्य रु 28,39,000/- मोबदला रु 27 50 000/-

भगवत मुद्राशुल्क रु 1 98 900/-

नादणी फी साफी अमल्याग नपशिन -

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping lack of adjusted fees

ड. नि. सह. द. नि. कलम 4 चाचे कार्यालयान

पावनी 18179

पावनी दिनांक 25/10/2024

क्र. नं 16984 वर दि 25-10-2024

मातंग राजाचे ना / तुळशिराम नारायण मरुपाळ -

मैत्री 3 42 म.न वा इतर पैसा

नादणी पं = 28500 00

दस्त शुल्काधीनी फी = 1700 00

मुद्राधीनी रुकवा 85

T.N. Sakpe

दस्त इतर वरणाचाही मैत्री

पावणी 3020 00

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार करारनामा

मुद्राक शुल्क (फक) कोषाल्याही मजानवागानिकेच्या इदीन चिवा स्थानगत अमलेच्या कोषाल्याही करर नाराच्या इदीन चिवा नपशिन (दोन) मपु नमपु न केनेल्या कोषाल्याही नामनी धेधान

दिनांक 1 25 / 10 / 2024 03 42 32 PM ची वट (मातंगीरणा)

दिनांक 2 25, 10 / 2024 03 44 00 PM ची वट (फक)

- प्रतिज्ञा पत्र -

मज दस्तवेवत मैत्री कामका १९०८ दिवस ११६१ ऑपुन
दि (मुमीरुकर नोमीस कायल विसा इहे ६१० मिन १६००
मजल दि (मपुन मजली मपुन मजली मपुन मजली मपुन मजली मपुन
दस्त वेवत मैत्री कामका १९०८ दिवस ११६१ ऑपुन
मुद्राक शुल्क (फक) कोषाल्याही मजानवागानिकेच्या इदीन चिवा स्थानगत अमलेच्या कोषाल्याही करर नाराच्या इदीन चिवा नपशिन (दोन) मपु नमपु न केनेल्या कोषाल्याही नामनी धेधान

T.N. Sakpe

दिनांक वेणार सही






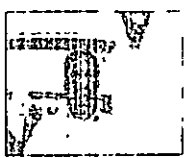

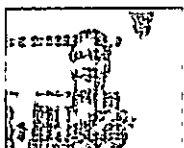
दिनांक वेणार सही

गोपनीय सवापुन



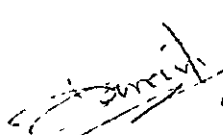
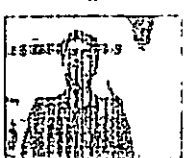


25/10/2024 4 13 32 PM

दस्तावेज क्रमांक 16984/2024
दस्तावेज प्रकार - कानूनी

| अनु क्र | पक्षधारक नाव व पत्ता | पक्षधारका पत्ता | साक्षरित्र | सं. सं. सं. |
|---------|---|---------------------------------|---|-------------|
| 1 | नाम मेसर्स आशापुरा सिव्हेस एच भारतीया न्यायप्रणाली भारतीय वॉलंटियर्स - नॉर्द क्यू मु क्लबुन निवोन अन्त मुवे पत्ता प्लॉट न - माळा न - इमारतीचे नाव गाम्बुवा नामाची सिव्हेस, ब्लॉक न 202 नॉर न राजाजी पथ राविवर्मी पथ मडारगट्ट, राण पिन नंबर ABTFA4220C | सिद्धा देवत वय 42 साक्षरि |   | |
| 2 | नाम मेसर्स आशापुरा सिव्हेस एच भारतीया वक्ष मजबुतपणा कड - वाचे नॉर्द क्यू मु क्लबुन निवोन अन्त मुवे पत्ता प्लॉट न - माळा न - इमारतीचे नाव गाम्बुवा नामाची सिव्हेस, ब्लॉक न 202, नॉर न राजाजी पथ राविवर्मी पथ मडारगट्ट, राण पिन नंबर ABTFA4220C | सिद्धा देवत वय 42 साक्षरि |   | |
| 3 | नाम नुळशिगम तानापा मधुगळ - पत्ता प्लॉट न - माळा न - इमारतीचे नाव अथ अचिपा निवान गळ, ब्लॉक न 2/4 नॉर न श्रीवदर हीन नॉर इमोन नॉर राविवर्मी प मडारगट्ट, राण पिन नंबर AZBPS4908H | सिद्धा देवत वय 55 साक्षरि |   | |
| 4 | नाम ललिता नुळशिगम मापाड - पत्ता प्लॉट न - माळा न - इमारतीचे नाव अथ अचिपा निवान गळ, ब्लॉक न 2/4 नॉर न श्रीवदर हीन नॉर इमोन नॉर राविवर्मी प मडारगट्ट, राण पिन नंबर BVPPS7139R | सिद्धा देवत वय 46 साक्षरि |   | |

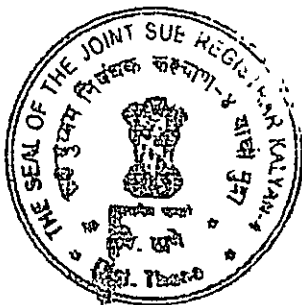
दस्तावेज परत देणार न्यायधन न्यायालय या दस्तऐवज परत दिल्याचे पत्र न
दिनांक 3 गी वेळ: 25 / 10 / 2024 04 12 05 PM

आंकड -
पार्षीय इगम प्रन नियरीत करणान ही न दस्तावेज परत देणा-पाना ब्लॉकपुनन, व म्याली आंकड पटविनन

| अनु क्र | पक्षधारक नाव व पत्ता | पक्षधारका पत्ता | साक्षरित्र | सं. सं. सं. |
|---------|---|---------------------------------|---|-------------|
| 1 | नाम ललित वनयन-न देसाई - वय 44 पत्ता राविवर्मी प पिन नंबर 421202 | सिद्धा देवत वय 46 साक्षरि |   | |
| 2 | नाम ललित वनयन - वय 34 पत्ता राविवर्मी प पिन नंबर 421201 | सिद्धा देवत वय 46 साक्षरि |   | |

शिवका क्र. 25 / 10 / 2024 04 12 37 PM

Joint Sub Registrar Kalyan 4



Payment Details

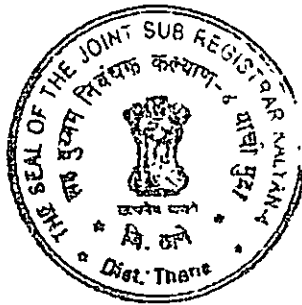
| sr | Purchase | Type | Verification no/Vendor | GRN Licence | Amount | Used At | Deface Number | Deface Date |
|----|-------------------------------|----------|------------------------|---------------------|-----------|---------|------------------|-------------|
| 1 | TULSHIRAM NARAYAN SAPPA | eChallan | 69103332024102510879 | N*H010385164202425E | 138900.00 | SD | 0005716071202425 | 25/10/2024 |
| 2 | | HC | | 1024253403228 | 1700 | RF | 1024253403228D | 25/10/2024 |
| 3 | TULSHIRAM NARAYAN SAPPA | eChallan | | N*H010385164202425E | 28500 | RF | 0005716071202425 | 25/10/2024 |

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

16984/2024

Key: Registration
 1. Go to the Joint Sub Registrar Office (e.g. Bangalore) to get the original document.
 2. Go to the Sub Registrar Office.
 For feedback, please write to us at feedback@nsd.gov.in

क ल न - ४
 दस्ता क्र १६६८४/२०२४
 ८५/८५



प्रमाणीत करण्यात येतो की सदर
 वस्तु क्र १६६८४ मध्ये ८५ पाने
 आहेत. मुस्तक नमूनांक १ वर
 नोंदवा दि. २५/१०/२०२४
 सह. दय्यम निबंधक कल्याण-४

Payment Details

| sr | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used AI | Deface Number | Deface Date |
|----|-------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | TULSIKAM NARAYAN SAKPAL | eChallan | 69103332024102510879 | MH010385164202425E | 198900.00 | SD | 0005716071202425 | 25/10/2024 |
| 2 | | DHC | | 1024253403228 | 1700 | RF | 1024253403228D | 25/10/2024 |
| 3 | TULSIKAM NARAYAN SAKPAL | eChallan | | MH010385164202425E | 28500 | RF | 0005716071202425 | 25/10/2024 |

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