

71/21259

पावती

Original/Duplicate

पृष्ठा 2

Wednesday, October 30, 2024

नोंदणी क्र.: 39M

2:26 PM

Regn.: 39M

पावती क्र.: 22800 दिनांक: 30/10/2024

गावाचे नाव: वाढेघर

दस्तऐवजाचा अनुक्रमांक: कलन2-21259-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: निलेश अमरनाथ तिवारी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1160.00

पृष्ठांची संख्या: 58

एकूण: रु. 31160.00

विभाग 8 ए.मीजे
निका क्र.205,दुसरा
1 पडझल कार पार्किंग

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

वाजार मूल्य: रु.5459200/-

मोबदला रु.7044560/-

भरलेले मुद्रांक शुल्क : रु. 493121/-

तर्फे कवुलीजबाबा
व: 402/7, कोणार्क
-ABHFM9701A

1) देयकाचा प्रकार: DHC रक्कम: रु.1160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024305201852 दिनांक: 30/10/2024

बँकेचे नाव व पत्ता:

व: ए-303, शिवदर्शन
- रोड नं: -, महाराष्ट्र,

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010464100202425E दिनांक: 30/10/2024

बँकेचे नाव व पत्ता:

Tiwari

सह. निबंधक वर्ग २,
कल्याण क्र. २
Annexed to it.

1/1



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

वस्त क्रमांक : 21259/2024

नोंदणी :

Regn:63m

10/2024

गावाचे नाव : वाडेघर

घेतलेल्याचा प्रकार	करारनामा
मोबदला	7044560
बाजारभाव(भाडेपट्ट्याच्या तैतपट्ट्याकार आकारणी देतो की पट्टेदार ते करावे)	5459200
मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: , इतर माहिती: 16/58 विभाग 8 ए,मीजे वाडेघर येथील सर्व्हे नं.40 हिस्सा नं.1,यांवरील प्लॉट नं.बी,मिड टाऊन अडम मधील सदनिका क्र.205,दुसरा मजला,क्षेत्र 55.30 चौ मी रेरा कारपेट + 4.73 चौ मी बाल्कनी + 22.08 चौ मी टेरेस + 1 पडदल कार पार्किंग((Survey Number : 40/1 ;))
क्षेत्रफळ	1) 55.30 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-मे मूनस्टार डेव्हलपर्स एल एल पी तर्फे भागीदार प्रकाश टिलुमल सञ्जानंदानी यांचे तर्फे कबुलीजवाबा करिता कु मु म्हणून शंकर पी मलानी वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402/7, कोणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABHFM9701A
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा णी न्यायालयाचा हुकुमनामा किंवा आदेश न्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश अमरनाथ तिवारी वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-303, शिवदर्शन कॉम्प्लेक्स, आधारवाडी जेल रोड, श्री कॉम्प्लेक्स जवळ, चाणक्य नगर, कल्याण , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGHPT4915G
दस्तऐवज करून दिल्याचा दिनांक	30/10/2024
दस्त नोंदणी केल्याचा दिनांक	30/10/2024
अनुक्रमांक,खंड व पृष्ठ	21259/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	493121
बाजारभावाप्रमाणे नोंदणी शुल्क	30000

शेरा

क्रमासाठी विचारात घेतलेला तपशील:-:

शुल्क आकारताना निवडलेला अनुच्छेद :-

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

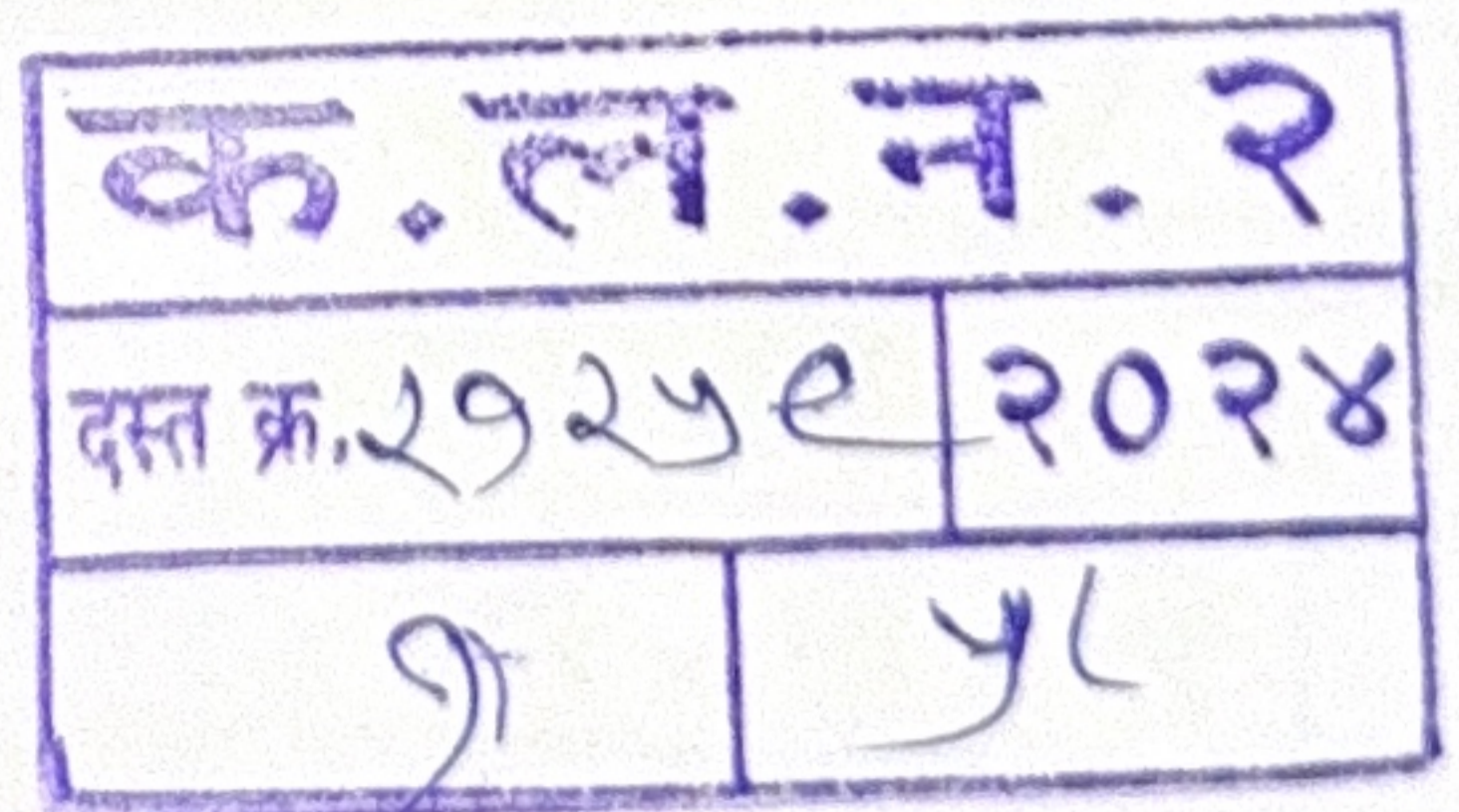
Ashu
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		29 October 2024, 01:54:47 PM	
Valuation ID	20241029611		
मूल्यांकनाचे वर्ष	2024		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका : कल्याण		
उप मूल्य विभाग	16/58-विभाग 8 0 0000000 00 00000000 0000 0000 00		
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#40
वाषिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
14000	70100	77900	87900
			औद्योगिक
			77900
			मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	60.83 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor
			मिळकतीचा प्रकार-
			बांधकामाचा दर-
			कार्पेट क्षेत्र-
			बांधीव
			Rs. 26620/-
			55.3 चौ मीटर
Sale Type -			
First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs. 70100/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर	
		= ((70100-14000) * (100 / 100)) + 14000)	
		=	
		Rs. 70100/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 70100 * 60.83	
		= Rs. 4264183/-	
E) बांधीव वाहन तळाचे क्षेत्र		13.94 चौ मीटर	
बांधीव वाहन तळाचे मूल्य		= 13.94 * (70100 * 25/100)	
		= Rs. 244298.5/-	
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र		22.08 चौ मीटर	
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य		= 22.08 * (70100 * 40/100)	
		= Rs. 619123.2/-	
I) बांधीव बाल्कनी जागेचे क्षेत्र		4.73 चौ मीटर	
बांधीव बाल्कनी जागेचे मूल्य		= 4.73 * 70100	
		= Rs. 331573/-	
Applicable Rules		= 3, 9, 18, 19, 4(i), 14, 15	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बांधीव वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधीव बाल्कनी + स्वयंचलित वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 4264183 + 0 + 0 + 0 + 244298.5 + 619123.2 + 0 + 0 + 331573 + 0	
		= Rs. 5459178/-	
		= ₹ चोपन्न लाख एकोणसाठ हजार एक शें अठ्ठाहत्तर /-	

Home

Print



CHALLAN
MTR Form Number-6



MH010464100202425E	BARCODE	Date 30/10/2024-09:51:25	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Name KLN2_KALYAN 2 JOINT SUB REGISTRAR		Full Name	NILESH AMARNATH TIWARI
Location THANE			
2024-2025 One Time		Flat/Block No.	MID TOWN ADAM
Account Head Details		Amount In Rs.	Premises/Building
46401 Stamp Duty		493121.00	Road/Street
53301 Registration Fee		30000.00	Area/Locality
			Town/City/District
		PIN	4 2 1 3 0 1
		Remarks (If Any)	SecondPartyName=MOONSTAR DEVELOPERS LLP~
		Amount In	Five Lakh Twenty Three Thousand One Hundred Twenty
		Words	One Rupees Only
Bank Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 691033320241030110012806784988
DD No.		Bank Date	RBI Date 30/10/2024-09:52:13 Not Verified with RBI
Bank		Bank-Branch	IDBI BANK
Branch		Scroll No. , Date	Not Verified with Scroll

Document ID : **9028383366**
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 न केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

Tiwar

क.ल.न.२	
दात क्र २९२५९	२०२४
२	५८

MID-TOWN ADAM RESIDENTIAL II

PROJECT NAME : "MID-TOWN ADAM"

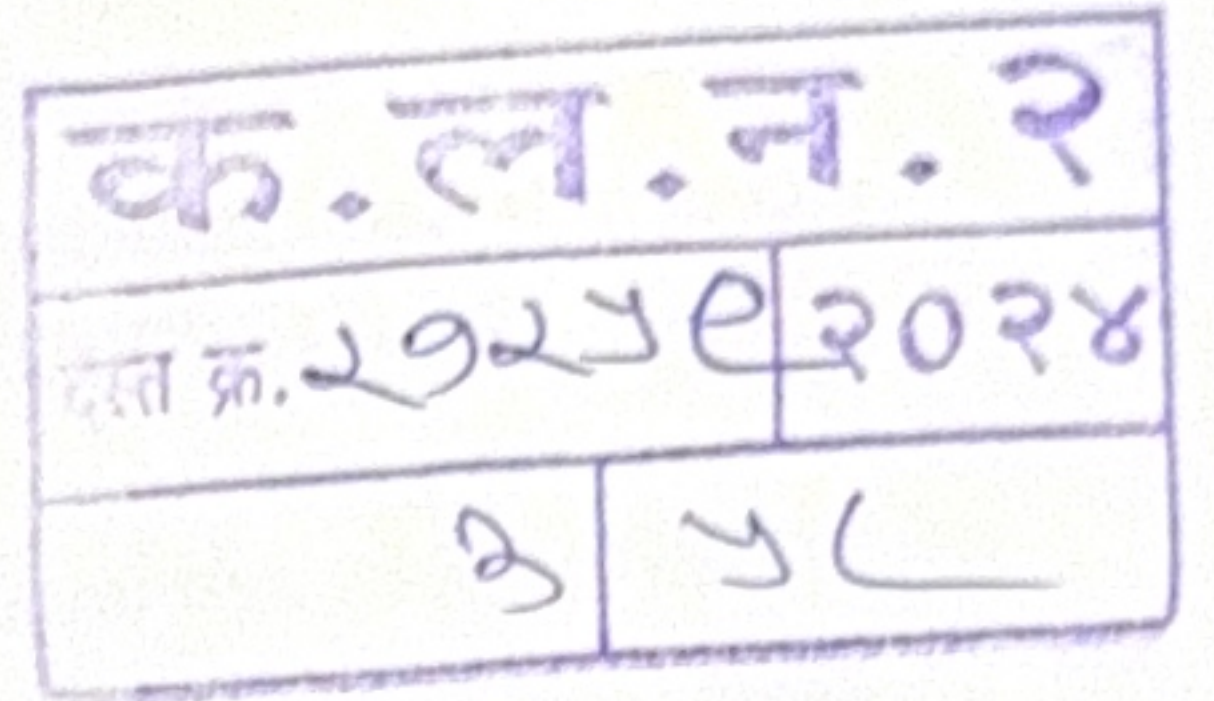
VILLAGE : Wadeghar/Kalyan (M.S.)

FLAT NO. 205 : on 2nd Floor.

Area 55.30 Sq. Metres. (Rera Carpet)

Market Value Rs. 5459200/-

Actual Value Rs. 70,44,560/-



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN
ON THIS 30th DAY OF OCTOBER 2024.

BETWEEN

M/S MOONSTAR DEVELOPERS, L.L.P., a Limited Liability Partnership Firm, having its office at C/o. ROYAL MARBLES, Opp. Radhaswami Satsang Hall, Near Follower Lane Chowk, Kalyan Ambernath Road, Ulhasnagar- 421003. Dist. Thane (M.S.) (Pan Card No. ABHFM9701A), Through Its Designated Partner MR. PRAKASH T. SACHANANDANI, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression unless it be repugnant to the context or meaning thereof shall mean and include partners constituting the said firm and their/survivors heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

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AND

MR. NILESH AMARNATH TIWARI
Pan No. : AGHPT4915G Aadhaar No: 6812 8566 2656
Email ID : nilesh.tiwari1005@gmail.com Contact No: 9004884196
Aged about 36 years, Occupation: Business / Service

Residing at : A-wing, 303, Shivdarshan Complex, Adharwadi Jail Road, Near Shree Complex, Chanakya Nagar, Kalyan, Dist. Thane Maharashtra 421301.

Hereinafter called and referred to as the PURCHASER/s/ALLOTTEE/s (Which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her/their survivors, heirs, executors, administrators and assigns) being the **PARTY OF THE SECOND PART.**

WHEREAS by and under the Deed of Conveyance dated 25.05.2021 registered at the office of Sub-Registrar of assurances at KALYAN, under Serial No. KLN-1/9905/2021, made and executed between M/s. Suchi Lifespaces LLP as the OWNERS and the Builders/Promoters herein as PURCHSER's therein, the Builders/Promoters have acquired all that piece and parcel of LAND Lying, being and situate at village Wadeghar, Taluka KALYAN, Dist. THANE (M.S.) bearing SURVEY No: 40, HISSA No. 1 admeasuring 3520 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation and this, hereinafter, is called and referred to as the "entire Property/Land".

AND WHEREAS the said entire Property/LAND admeasuring 3520 sq. metres is registered in the records of rights as evidenced by Mutation Entry No. 1673 dated 24/11/2021.

AND WHEREAS the said entire Land admeasuring 3520 sq. metres comprises of two portions of LAND, AND HEREIN, the portion of Land admeasuring 1975 Sq. metres is and shall remain under utilization of Building Project known as "MID-TOWN ADAM" comprising of SHOPS on Ground Floor, OFFICES on First Floor and FLATS on upper Floors.

AND WHEREAS the Builders/Promoters submitted the PLANS to the KALYAN DOMBIVLI MUNICIPAL CORPORATION for Sanction and approval on the portion of Land admeasuring 1975 Sq. metres forming part of entire Land. AND the KALYAN DOMBIVLI MUNICIPAL CORPORATION has granted the Building Commencement Certificate under the provisions of Unified Development Control

and Promotion Regulation bearing No: KDMC/TPD/BP/KD/2023-24/19/252 dated 06/11/2023 and KDMCC/RB/2024/APL/00082 dated 10/10/2024 respectively, for construction of Building Consisting of Ground Floor and First Floor to Twenty First Floor on the such said portion of LAND admeasuring 1975 Sq. metres hereinafter called and referred to as "Said Land Portion" for the sake of brevity and more particularly described in the SCHEDULE hereunder written:

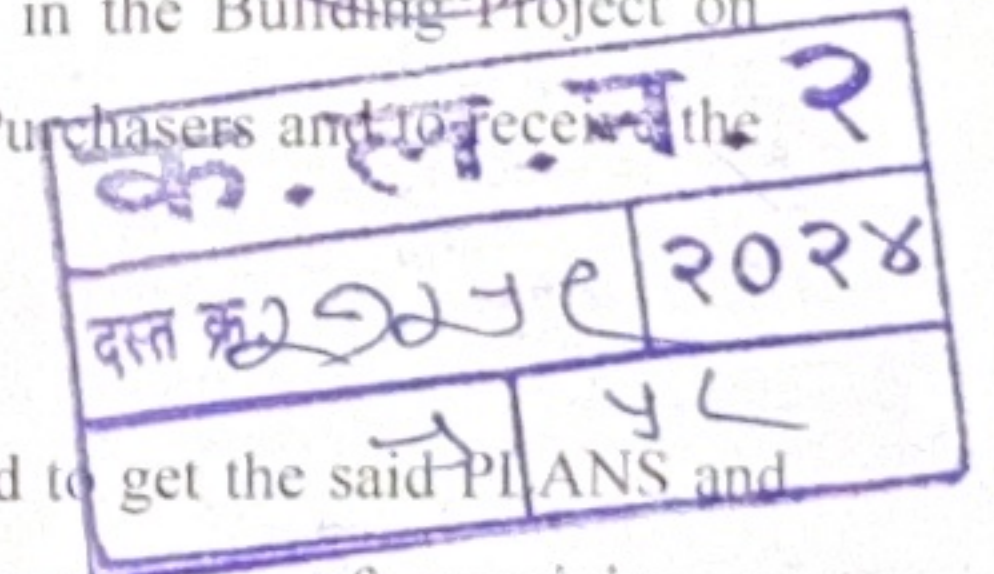
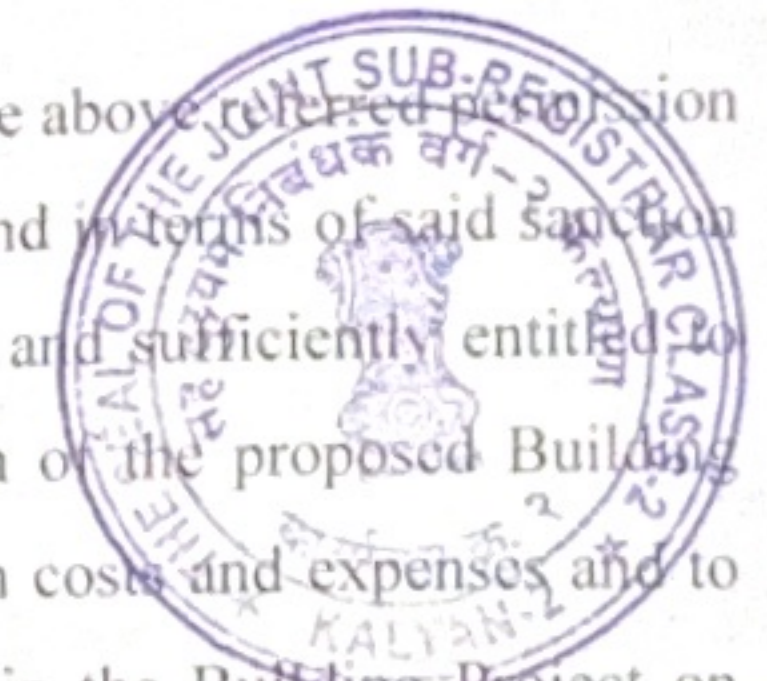
SCHEDULE OF "SAID LAND PORTION"

All that pieces and parcels of LAND lying being and situated at village Wadeghar, Tal. KALYAN, Dist. THANE (M.S.) admeasuring 3520 Sq. metres, comprising in 2 portions as Shown in the Table below, within the limits of KALYAN DOMBIVLI MUNICIPAL CORPORATION.

Survey No.	Hissa No.	Area of Land Portion (Plot No. B)	Out of Total Area of Land (in Sq. Metres)
40	1	1975 Sq. mtrs.	3520 Sq. mtrs.

AND WHEREAS the Builders/Promoters declare that the above referred portion and sanction is still subsisting and completely in force and in terms of said sanction and permission, the Builders/Promoters herein are well and sufficiently entitled to develop said property and to carry out the construction of the proposed Building Project (known as "MID-TOWN ADAM") at their own costs and expenses and to sell the SHOPS/ OFFICES/ FLATS to be constructed in the Building Project on Ownership basis and to enter into Agreement with the Purchasers and to receive the Sale Price in respect thereof.

AND WHEREAS the Builders/Promoters further intend to get the said PLANS and specifications revised, renewed and altered for consumption of remaining or additional floor space index (FSI), transfer of Development rights (TDR) and the increases and incentives in the floor space index (FSI) as may be permitted under the Provisions of Unified Development Control and Promotion Regulation to be used and utilized on the said Land Portion as may be granted by the Kalyan Dombivli Municipal Corporation and to exploit the maximum potentiality of floor space index (FSI) on the said Land Portion.



Aiwari Prakash

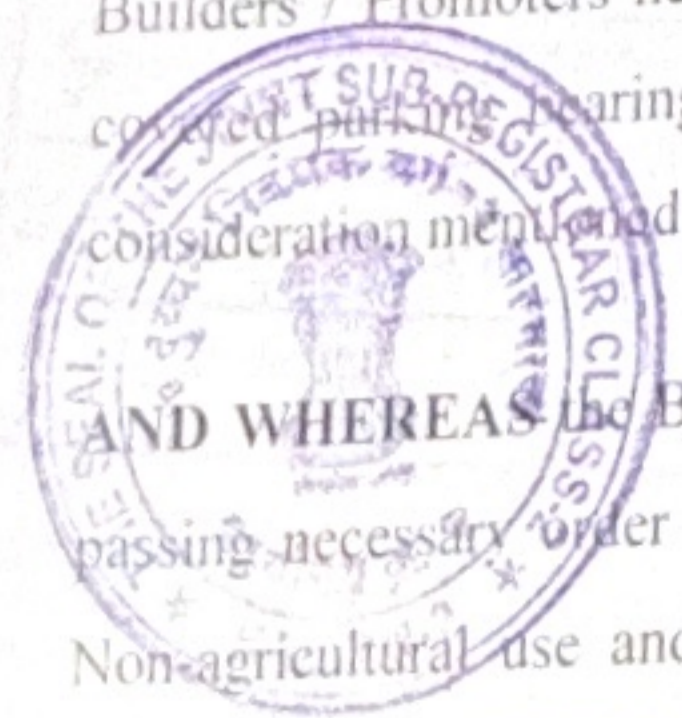
Aiwari Prakash

AND WHEREAS the Builders/Promoters are entitled to construct the Building/s on the project Land in accordance with the sanctioned Plans and permissions.

The Builder/ Promoter has disclosed the FSI of as proposed to be utilised by him on the project land in the said project and purchasers have agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Office to be carried out by promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder/ Promoter only.

AND WHEREAS the Builders/Promoters have provided all the documents of Title, copies of sanction plans as well as have disclosed the status of pending Litigation as well as their intention for further expansion, additions in the said Building of Project as per the sanction plans and permissions to the Purchasers/Allottees and the Purchasers/Allottees after going through the entire disclosures, the future course of expansion and the development to the extent of permissible floor space index (FSI) under the provisions of Unified Development Control and Promotion Regulation and also verifying the site of infrastructural and nature and scope thereof and after being satisfied about the same have agreed to acquire FLAT bearing No.: 205 on 2nd Floor, admeasuring 55.30 Sq.metres (CARPET) in the Building of the Project KNOWN as "MID-TOWN ADAM" (hereinafter referred to as the said premises) being constructed on the said Land Portion.

The Purchasers hereby agree to purchase from the Builders / Promoters and the Builders / Promoters hereby agrees to sell to the Purchasers ~~Shift / stag / puzzle /~~ covered parking bearing No. being constructed in the layout for a consideration mentioned below.



AND WHEREAS the Builders / Promoters herein, applied to Tahsildar, Kalyan for passing necessary order for payment of conversion tax for using said property for Non-agricultural use and accordingly, the Tahsildar, Kalyan has passed necessary order bearing No. Revenue/C-1/T-2/Land Matter/SANAD/SR-78/2022 Dt.

28/09/202 and accordingly Builders/ Promoters have paid conversion tax for using said property for Non-agricultural use.

AND WHEREAS Builders / Promoters herein are in possession of the said property and in terms of the said sanction and permission, the Builders/Promoters are well

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and sufficiently entitled to develop the PROJECT sanctioned on the said Portion of Land/Plot.

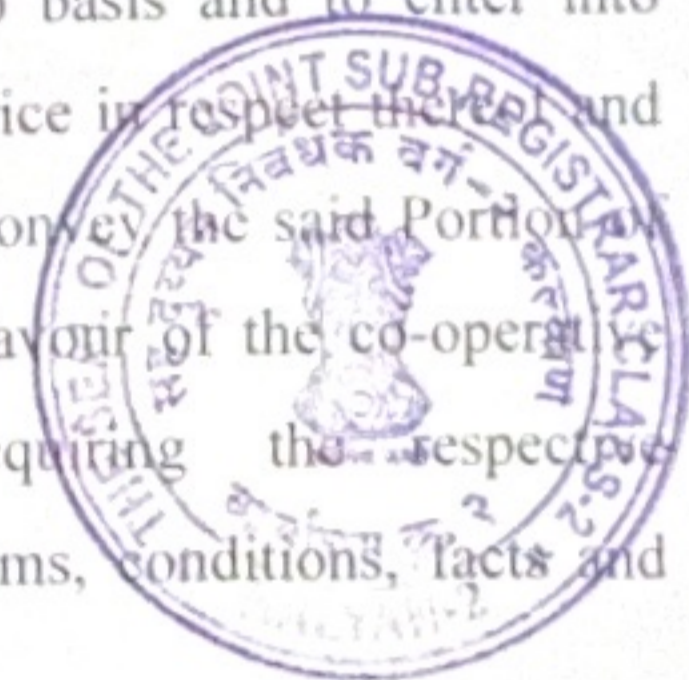
AND WHEREAS the Builders / Promoters herein, declare that the said sanction and permission is valid, subsisting and completely in force;

AND WHEREAS the Builders/Promoters have entered into a standard Agreement with an Architect Anil R. Nirgude of VITAN CONSULTANTS of Kalyan, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Builders/Promoters have appointed Mr. Anand Sawant of Pentacon Structural Consultants Private Limited, Thane, as Structural Engineers for the preparation of the structural design and drawings of the building and the Builders/Promoters, accept the professional supervision of the Architect and the structural Engineer, till the completion of the building project.

AND WHEREAS the proposed building project consist of SHOPS/ OFFICES/ FLATS:

AND WHEREAS as recited hereinabove, the Builders / Promoters are entitled to develop the said property and carry out the construction of the proposed said building at their own costs and expenses and to dispose of the SHOPS/ OFFICES/ FLATS to be constructed in the building on ownership basis and to enter into agreements with the Purchasers and to receive the sale price in respect thereof and upon such disposal of the SHOPS/OFFICES/FLATS to convey the said Portion of land together with the building constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective SHOPS/OFFICES/FLATS in the building, subject to terms, conditions, facts and circumstances in accordance with Law;



AND WHEREAS the Builders/Promoters have specifically brought to the notice of Purchasers herein that:

क.ल.न.२	
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i) The Builders/Promoters herein are going to acquire/ purchase the Transferable Development Rights (T.D.R.) and/or staircase F.S.I and /or any other F.S.I by payment of premium or otherwise, ancillary F.S.I. to be used, utilised and consumed on/in said building on the said Land Portion as may be permitted as per previous and/or as per New Development Control Rules and Regulations and accordingly building Plans will be revised in future from time to time and the floors of said building after final revisions shall be as Ground Floor plus First Floor to Twenty-

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one Floor or more upper floors as may be permitted by Kalyan Dombivli Municipal Corporation and the Builders/ Promoters herein, reserve their rights to raise the floors of building as per the municipal sanctions and permissions.

The Builder/ Promoter has disclosed the FSI of as proposed to be utilised by him on the project land in the said project and purchasers have agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Office to be carried out by promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder/ Promoter only.

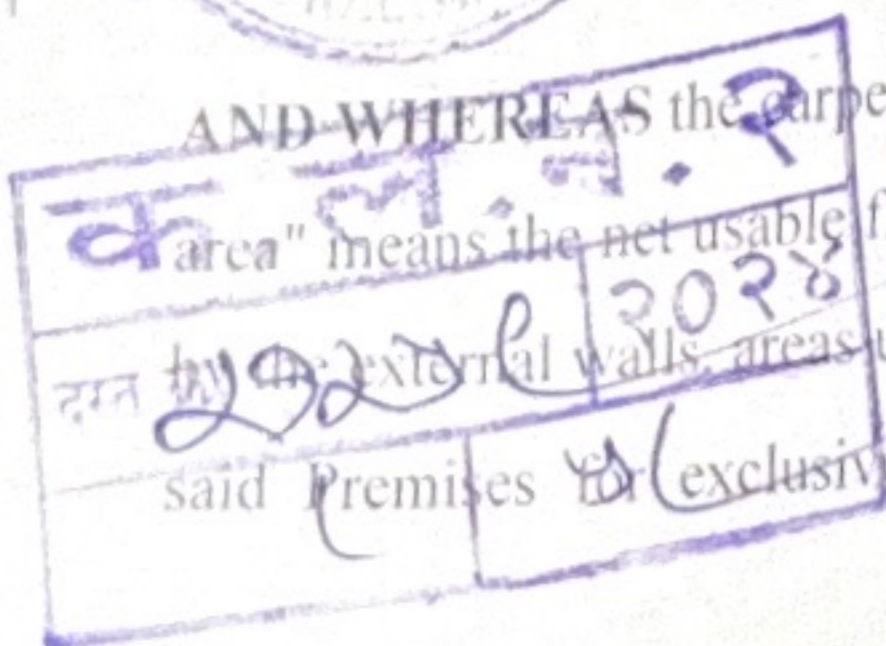
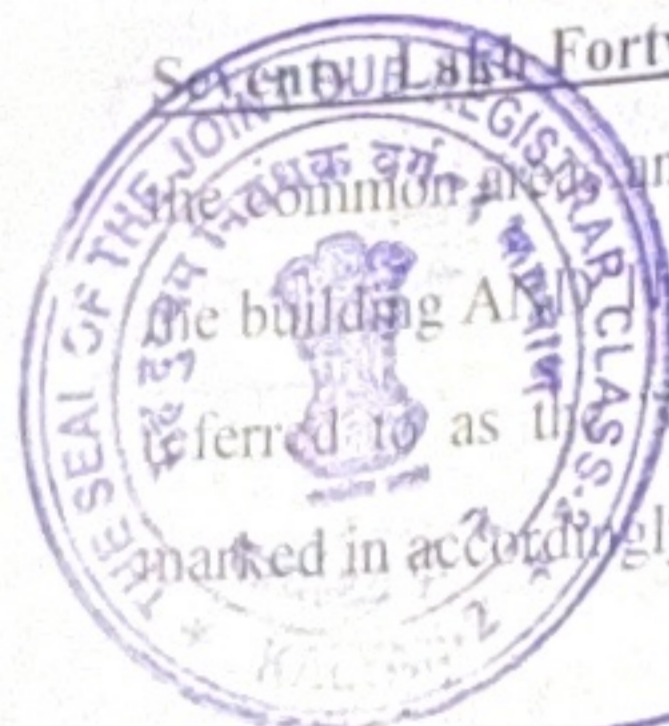
ii) That, the conveyance deed of said building/project in favour of society along with said land portion shall be executed by keeping in view the whole development on said property and subject to terms and conditions of this agreement and in accordance with Law.

AND WHEREAS the Purchasers herein have shown their willingness to purchase FLAT No. 205 on 2nd Floor in the proposed building project known as "MID-TOWN ADAM";

AND WHEREAS the purchasers herein by understanding and agreeing to above said facts / matters / things have agreed for the same and on being agreeing to other terms and conditions mentioned in this agreement and on being further agreeing not to object development of said property, the Builders/ Promoters have accepted the said offer made by the purchasers and have agreed and sold them the FLAT by allotting No. 205 on 2nd floor, admeasuring 55.30 sq. metres (Rera Carpet) in the high - rise Building of the project, known as MID-TOWN ADAM with Stilt / stag / puzzle / covered parking for the consideration of Rs. 70,44,560/- (Rupees Seventy and Forty Four Thousand Five Hundred Sixty Only) including price of

and facilities and for the Stilt / stag / puzzle / covered parking of the common area of this FLAT, here-in-after for the sake of brevity shall be called and referred to as the "Said Premises" and the same/said premises are shown and marked in accordingly on the Floor plan annexed hereto:

AND WHEREAS the carpet area of the said premises is 55.30 sq. metres and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts exclusive balcony appurtenant to the said premises for exclusive use of the Allottee/Purchaser or verandah area and

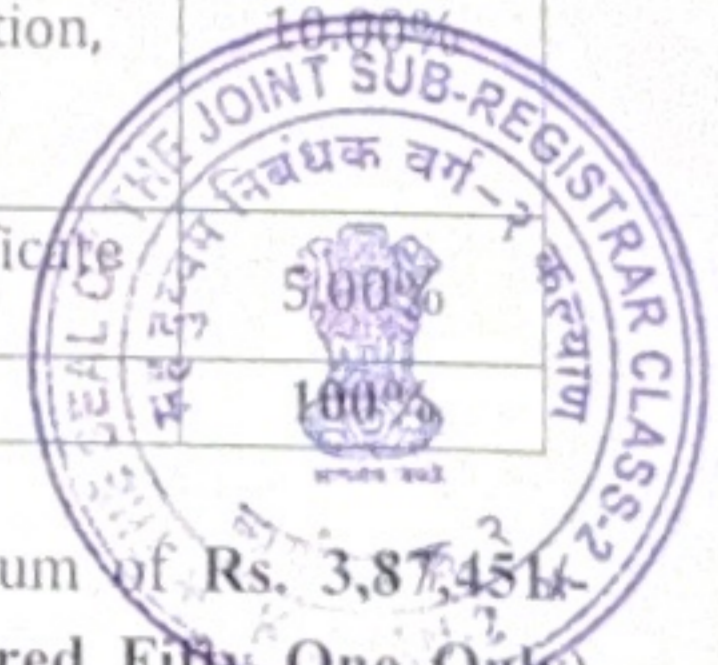


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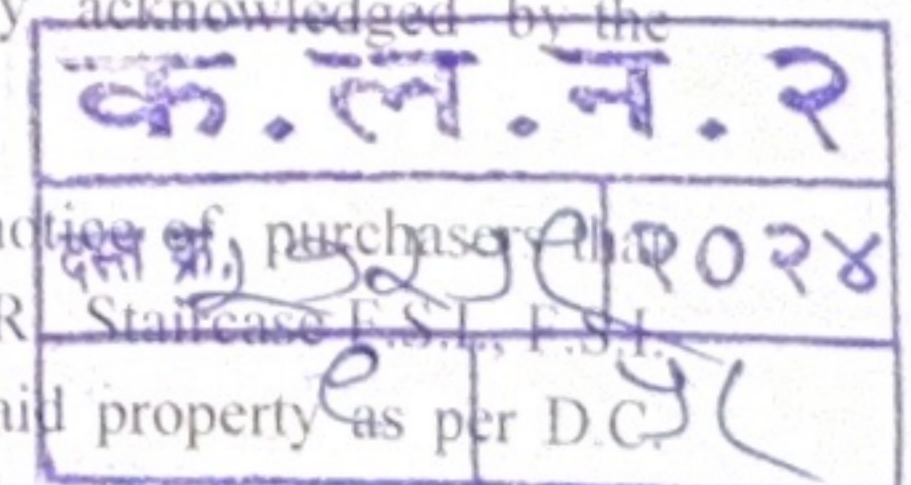
exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee/Purchaser, but includes the area covered by the internal partition walls of the premises

AND WHEREAS the purchasers have agreed to pay the saleprice / consideration in respect of said premises, to the Builders / Promoters herein, in accordance with the payment schedule and in accordance with the progress of the construction work of the said scheme;

SR. NO.	PAYMENT SCHEDULE	SLAB %
1	Earnest Money	10.00%
2	Completion of Plinth	35.00%
3	On Completion of 1st Slab	2.00%
4	On Completion of 3rd Slab	2.00%
5	On Completion of 5th Slab	2.00%
6	On Completion of 7th Slab	2.00%
7	On Completion of 9th Slab	2.00%
8	On Completion of 11th Slab	2.00%
9	On Completion of 13th Slab	2.00%
10	On Completion of 15th Slab	2.00%
11	On Completion of 17th Slab	2.00%
12	On Completion of 19th Slab	2.00%
13	On Completion of 21st Slab	2.00%
14	On Completion of 22nd Slab	3.00%
15	On Completion of walls and internal plaster	5.00%
16	On Completion of staircases, lift wells, lobbies upto the floor level	5.00%
17	On Completion of the external plumbing and external plaster, elevation, terraces with water proofing, of the building or wing, floorings, doors and windows and sanitary fittings	5.00%
18	On Completion of lifts, water pumps, electrical fittings, electro mechanical and environment requirements, entrance lobby/s, plinth protection, paving of the areas appertain and all other requirements	10.00%
19	Within 7 days after the date of occupancy certificate or completion certificate	5.00%
	TOTAL	100%



AND WHEREAS as of now, the Purchasers have paid a sum of Rs. 3,87,451/- (Rupees Three Lakh Eighty Seven Thousand Four Hundred Fifty One Only) unto the Builders/ Promoters and this payment is hereby acknowledged by the Builders/Promoters.



AND WHEREAS it is further specifically brought to the notice of purchasers that Builders/Promoters herein are going to use and utilize T.D.R. Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case, floors

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of buildings may be raised to upper floors and/or construction in stilt may be carried out provided that the Promoter shall have to obtain consent in writing of the purchaser in respect of variations or modifications which may adversely affect the Premises of the Purchasers except any alteration or addition required by any government authorities or due to change in law.

AND WHEREAS the purchasers have accepted the title of the OWNERS of the said property as shown in the records in respect thereof and the documents referred to hereinabove;

AND WHEREAS the purchasers have seen the site of said building project and the work of construction of the said building project being in progress and are satisfied.

AND WHEREAS on demand from the purchasers, the Builders/Promoters have permitted them the inspection of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Engineers/Architects of the Builders/Promoters including the building and floor plans, the nature and quality of construction fittings, fixtures, facilities and amenities to be provided thereto and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder ;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building and/or Flats/Shops/Offices are under construction and to be constructed have been annexed hereto;

AND WHEREAS photocopy of the plan of the Layout as approved by the concerned Local Authority have been annexed herewith;

AND WHEREAS the floor plan of the Shop/Office/Flat agreed to purchase by the purchasers as sanctioned and approved by the local authority have been annexed herewith.

AND WHEREAS the Builders / Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections of the said building project and shall obtain the rest of approvals from various authorities from time to time.

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AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Builders / Promoters while developing the project.

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AND WHEREAS Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. P51700055145;

AND WHEREAS under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders / Promoters are required to execute a written Agreement for sale of said Premises with the purchasers, being in fact of these presents and also to register the Agreement under the Registration Act, 1908 ;

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.

NOW BY THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE Builders/Promoters have started construction and shall construct the building on the said Land Portion in accordance with the plans, designs, specifications approved by the concerned local authority from time to time and which have been seen and approved by the purchasers with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the purchasers hereby give consent. PROVIDED FURTHER that the Builders/Promoters are entitled to carry out development of the said Property to the fullest extent and utilize entire development potential in respect of the said Property by utilising entire FSI, Additional FSI, TDR or any other development potential in respect of the said Property on payment of premium or otherwise by constructing the said Building on the said Property.

The Builder/ Promoter has disclosed the FSI of as proposed to be utilised by him on the project land in the said project and purchasers have agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Office to be carried out by promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder/ Promoter only.

That said premises have Patio/ Open Terrace area of sq. metres, C.B. Area of sq. metres, Balcony of 4.73 sq. metres which areas are for exclusive use and benefit of said premises.

2 (i) The Builders / Promoters intend to provide the extra and separate AMENITIES to the Purchasers of SHOPS-and-OFFICES; such as: (i) SEPARATE under-ground WATER TANK with SEPARATE WATER CONNECTION and (ii) SEPARATE STAIR-CASE and SEPARATE LIFT (from Ground Floor to First Floor only)

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(ii) THE Main Object of the Builders/Promoters to provide the afore-said AMENITIES Separately to the Purchasers, is that, in future, the future, the Purchasers/owners of the SHOPS-and-OFFICES to get and have considerable REDUCTION in the burden of the Regular Maintenance charges, to be imposed by the SOCIETY, when FORMED, after completion of the WHOLE PROJECT in all respects. IN OTHER WORDS, the OWNERS of SHOPS-and-OFFICES shall only be liable to minimal Maintenance charges to SOCIETY then specifically excluding the charges pertaining to the amenities mentioned herein the above clause no. 2(i).

(iii) AND the open spaces in front side of the SHOPS of the Building project shall exclusively be with the OWNERS of SHOPS-and-OFFICES for their USAGES with full right and access thereto, they being the commercial prospectors.

(iv) AND on completion of SHOPS-and-OFFICES (commercial part of project), the Builders/Promoters shall obtain the necessary O.C. (OCCUPANCY CERTIFICATE) from the competent authority, KALYAN DOMBIVLI MUNICIPAL CORPORATION and shall hand over the POSSESSION of SHOPS-and-OFFICES to the Purchasers, after receipt of FULL-and-FINAL Payment.

(v) The purchasers hereby agree to pay to the Builders/Promoters the aforesaid consideration / price as per Payment Schedule appended heretofore, in respect of the said premises to be constructed in building of the project "MID-TOWN ADAM

"Time shall be the essence of contract" for all payments /deposits to be made by the purchasers under this Agreement and at law. The purchasers hereby agree and undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as per schedule of payments, appended here-before.

Without prejudice to the above, if the purchasers fail to make the payment within a period of 15 days mentioned in the demand letters/emails, in such an event, the purchasers agree to pay to the Builders/Promoters interest on all the amounts outstanding under the terms of this Agreement at the prevailing rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum.

Provided that payment of interest shall not save the termination of this agreement, as provided hereunder, by the Builders/Promoters on account of any default/ breach committed by the purchasers in payment of any outstanding amount and/or on account of any default/breach committed by the purchasers of any of the terms and conditions herein contained. It is specifically agreed that the amount to be

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received/receivable by the Builders/Promoters will be first appropriated and appreciated rather than interest receivable on delayed account.

(vi) The Total Price above excludes any Taxes consisting of tax paid or payable by the Builders/Promoters by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Builders/Promoters up to the date of handing over the possession of said premises.

(vii) Any Gov. Taxes like GST etc. or any other taxes, which may be levied or imposed even in future shall be borne by the Purchasers.

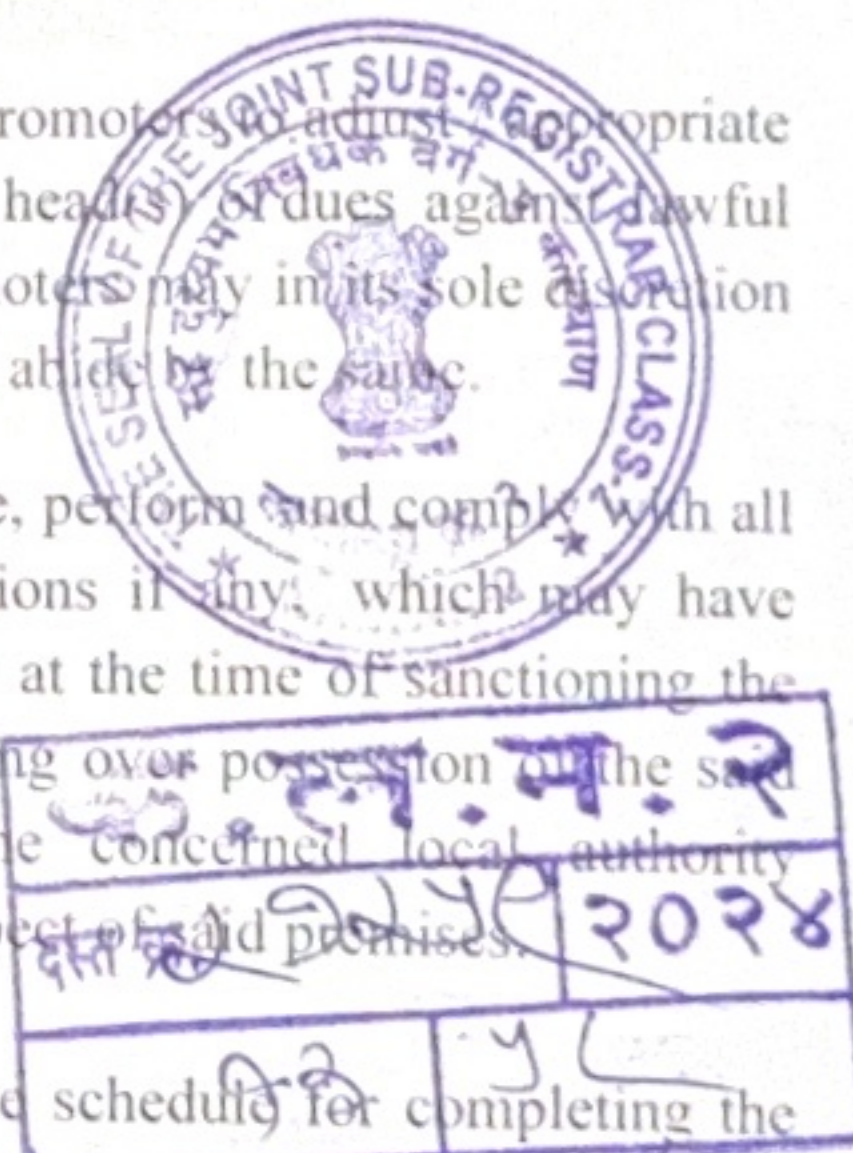
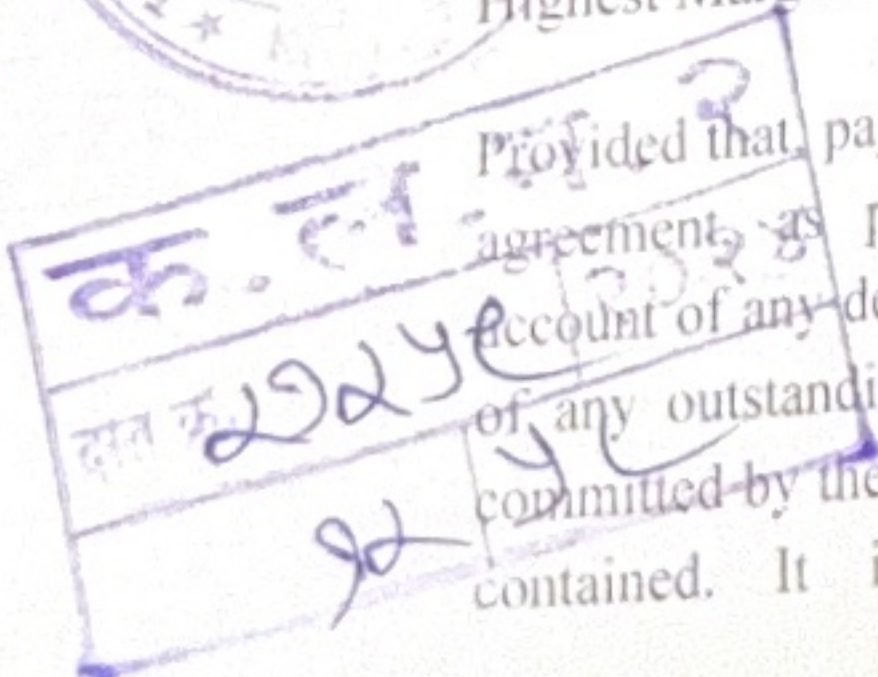
(viii) The Builders/Promoters shall confirm the final Rera carpet area that has been allotted to the purchasers after the construction of the Building/Project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Rera carpet area, subject to a variation gap of three percent. The total price payable for the Rera carpet area shall be recalculated upon confirmation by the Builders/Promoters. If there is any reduction in the Rera carpet area within the defined limit then Builders/Promoters shall refund the excess money paid by purchasers within forty- five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the purchasers. AND Similarly, If there is any increase in the Rera carpet area allotted to purchasers, the Builders/Promoters shall demand additional amount from the purchasers as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square metre as agreed herein in this Agreement.

(ix) The purchasers authorize the Builders / Promoters to adjust appropriate all payments made by them under any heads of dues against lawful outstanding, if any, as the Builders/Promoters may in its sole discretion deem fit, and the purchasers undertake to abide by the same.

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

4. The Builders/Promoters shall abide by the time schedule for completing the project and handing over the said premises to the purchasers and the common areas to the association of the SHOPS/ OFFICES/FLATS Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by purchasers as agreed above.

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Similarly, the purchasers shall make timely payments of the installment and other dues payable by them and meeting the other obligations under the Agreement, subject to the simultaneous completion of construction by the Builders/Promoters as provided in payment schedule mentioned here-before.

5. The Builders/Promoters shall at their own option, may terminate this Agreement on account of three defaults of payment of installments committed by the Purchasers. Provided that, the Builders/Promoters shall give notice of fifteen days in writing to the purchasers by registered post AD at the address provided by the purchasers and mail at the email address provided by the purchasers, of their 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 purchasers fail to rectify the breach or breaches notified by the Builders/Promoters within the period of notice, then at the end of such notice period, Builders/Promoters shall be entitled to terminate this Agreement.

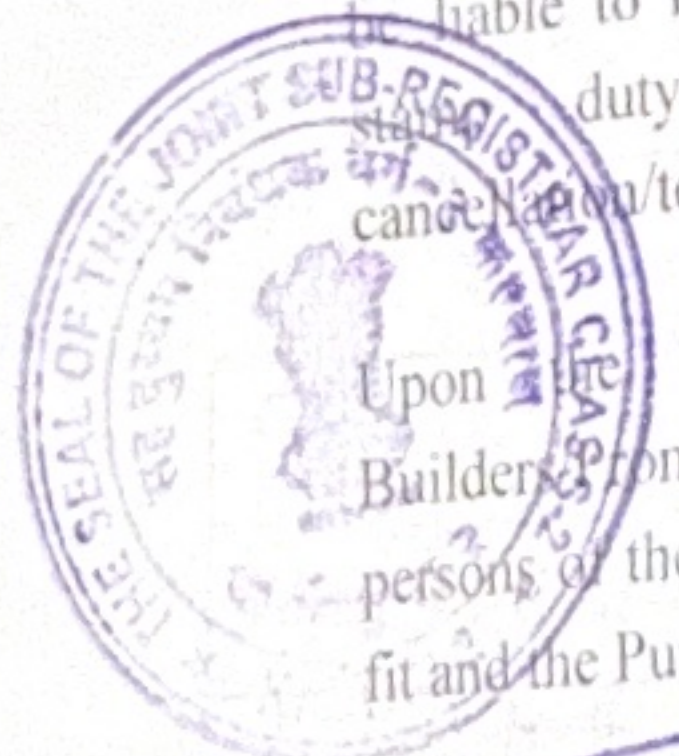
Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoters shall refund to the purchasers, the amount after deducting 20% of the installments of sale consideration of the premises which may till then have been paid by Purchasers to the Builders/Promoters herein as liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by purchasers of said premises.

If purchasers failed to execute Deed of cancellation, in such case, termination shall be through notice and in such case liquidated damages shall be 50 % of amount of sale consideration amount from the amount paid by purchasers to Builders /Promoters and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement.

Further, the Builders/Promoters shall not under any case and/or circumstances liable to reimburse to the Purchasers any Government Charges such as stamp duty, registration charges, GST etc. on account of cancellation/termination of this Agreement.

Upon termination of this agreement, under this clause, the Builders/Promoters shall be at liberty to sell the said premises to any other persons of their choice and at such price as the Builders/Promoters may deem fit and the Purchasers shall not object to the same.

6. 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 undervalued) to be provided by the Builders/Promoters in the said buildings as are set out in Annexure E annexed hereto.



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7. THE Promoters shall give possession of the said premises to the Purchasers on or before 31st July 2027. If the Promoter fails or neglects to give possession of the Premises to the Purchasers on account of reasons beyond their control and of their agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchasers the amounts already received by him in respect of the Premises.

HOWEVER, in case of any delay, the Builders/Promoters shall be entitled to reasonable extension of time for giving possession on the aforesaid date, if the completion of project is delayed on account of

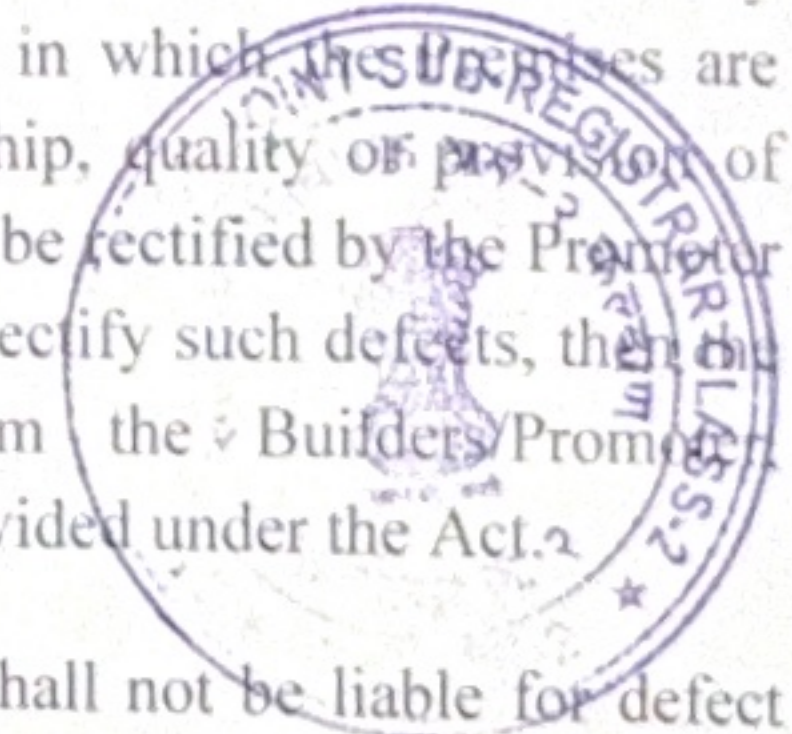
- (i) War, civil commotion or act of God.
- (ii) Any notice, order, rule or notification of the government or other public or competent authority/court.
- (iii) Any pandemic or act of God.

8. Procedure for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and on full and final payment made by the purchasers as per the agreement, shall offer in writing the possession of the said premises, to the SHOP/ OFFICE/ FLAT Purchasers in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Builders/Promoters shall give possession of the said premises to the purchasers. The Builders/Promoters agree and undertake to indemnify the purchasers in case of failure of fulfillment of any of the provisions, formalities, documentations.

9. The purchasers agree to pay the maintenance charges as determined by the Builders/Promoters. In case the purchasers fails to take possession within the time provided, the purchasers shall continue to be liable to pay maintenance charges as applicable.

10. If within a period of five years from the date of handing over the said premises to the Purchasers, the Purchasers brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality of provision of service, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchasers shall be entitled to receive from the Builders/Promoters compensation for such defect in the manner as provided under the Act.

It is further clarified that the Builders/Promoter shall not be liable for defect liability due to wear and tear and/or defect caused due to Purchasers carrying out any alterations and modifications in the said premises which may result in seepage of the water and/or any damages to the structure and if such works are carried out without the written consent of the Builders/Promoter, the defect liability automatically shall become void.

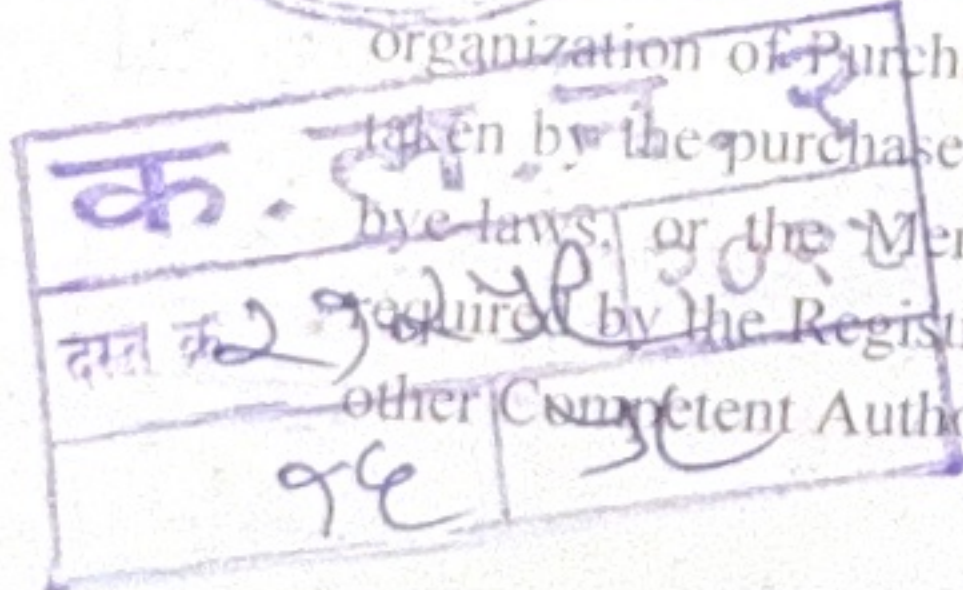
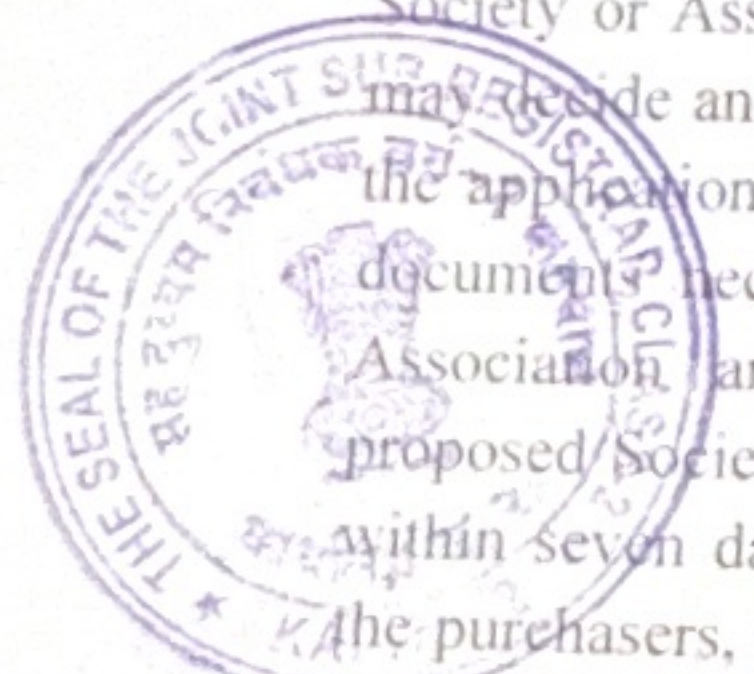


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11. The purchasers shall take possession of the Said Premises within 15 days of the written notice from the Builders/Promoters intimating that the said Premises are ready for use and occupancy.
12. The Purchasers hereby agree and undertake that they shall not cause and damage to structure, walls etc. while doing their interior work in the premises. But, in case, any damage is caused, they shall be Liable responsible for rectifying such damages, indemnifying the Builders/Promoters in such cases.
13. The purchasers shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it is allotted. The purchasers shall use the parking space only for the purpose of keeping parking vehicle.
14. That the Builders/ Promoters herein have specifically brought to the notice of Purchasers herein that:
- (i) That the Builders/Promoters herein are going to acquire/ purchase the Transferable Development Rights (T.D.R.) and /or staircase F.S.I and /or any other F.S.I by payment of premium or otherwise, ancillary F.S.I. to be used, utilised and consumed on/in said building on the said Land Portion as may be permitted as per previous and/or as per New Development Control Rules and Regulations and accordingly building Plans will be revised in future from time to time and the floors of said building after final revisions shall be as Ground Floor plus First Floor to Twenty-two Floors or more upper floors as may be permitted by Kalyan Dombivli Municipal Corporation and the Builders/ Promoters herein reserve their right to raise the floors of building as per the municipal sanctions and permissions.
- (ii) That the conveyance deed of said building in favour of society along with said Land Portion shall be executed by keeping in view the whole development on said property and subject to terms and conditions of this agreement, in accordance with Law.

15. The all purchasers in the building shall join in forming and registering the Society or Association to be known by such name as the Builders/Promoters may decide and for this purpose also from time to time shall sign and execute the applications for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the bye- laws of the proposed Society and duly filled in, sign and return to the Builders/Promoters within seven days of the same being forwarded by the Builders/Promoters to the purchasers, so as to enable the Builders/Promoters to register the common organization of Purchasers of premises in said building. No objection shall be taken by the purchasers 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 as the case may be, or any other Competent Authority.



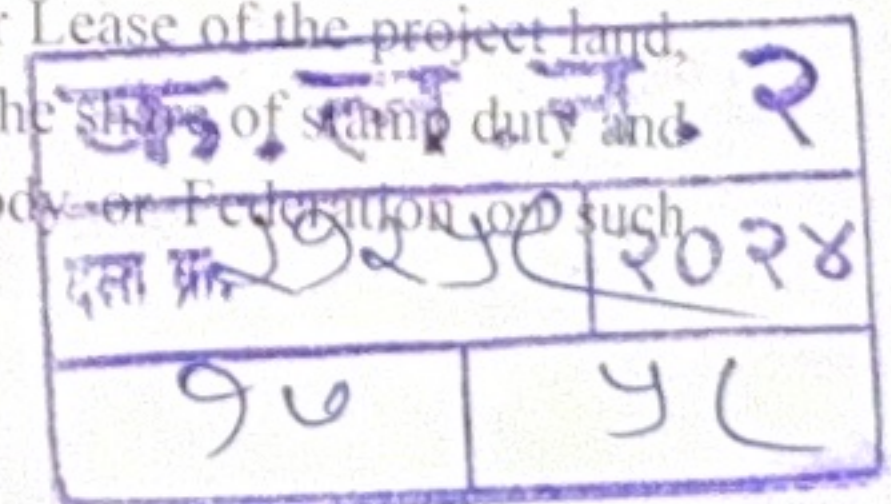
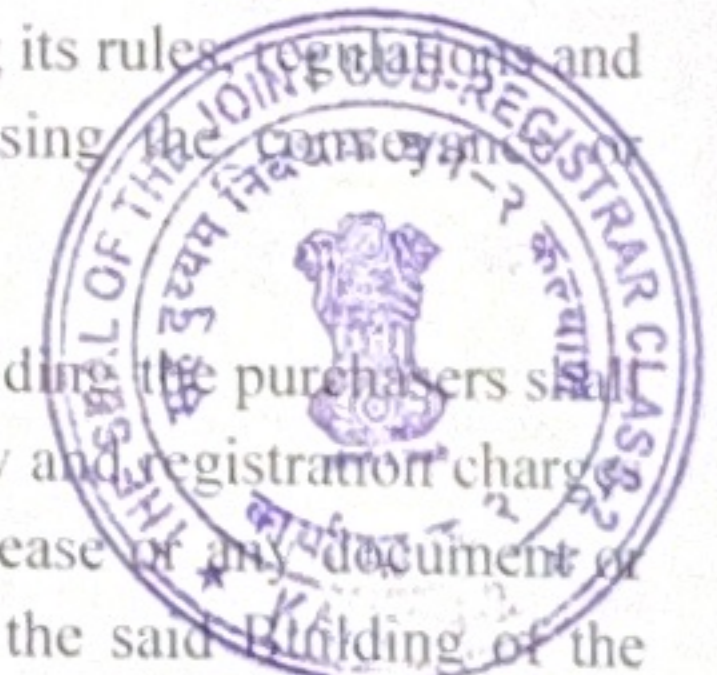
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16. PERIOD AGREED BETWEEN PARTIES FOR CONVEYANCE:

The Promoter shall, within three months of registration of the Society as aforesaid, cause to be transferred to the society all the right, title and the interest of the Promoter in the said structure of the Building or wing in which the said Unit is situated.

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

17. Within 15 days after notice in writing is given by the Builders/Promoters to the purchasers that the said premises is ready for use and occupancy, the purchasers shall be liable to bear and pay the proportionate share of outgoings in respect of the project land and Building namely the 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 for maintenance of the project land and building. Until the Society is formed and the said structure of the building is transferred to it, the purchasers shall have to pay to the Builders/Promoters such proportionate share of outgoings as may be determined.
18. THE purchasers shall on or before possession and hereinafter as and when demanded by Builders/Promoters shall pay without having right to account to Builders/Promoters an amount of their share of money towards Legal Charges, towards Entrance fees and share capital, towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society deposit towards provisional monthly contribution, towards outgoings of the Society, towards M.S.E.B. transformer, electric meters and water connection charges, towards generator/invertors, provision for Lifts and common passages, towards Solar Equipment and installation, M.S. Grills, charges and expenses, including professional costs of the Attorney at law / Advocates of the Builders/Promoters in connection with formation of the said society, or Apex Body or Federation and for preparing its rules, bye-laws and bye - laws and the cost of preparing and engrossing the conveyance or assignment of lease.
19. At the time of registration of conveyance of the building the purchasers shall pay to the Builders/Promoters, the share of stamp duty and registration charges payable, by the said Society on such conveyance or lease of any document or instrument of transfer in respect of the structure of the said Building of the Project. At the time of registration of conveyance or Lease of the project land, the purchasers shall pay to the Builders/Promoters, the share of stamp duty and registration charges payable, by the said Apex Body or Federation and such



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conveyance or lease or any document or instrument of transfer in respect of the structure of the said land portion to be executed in favour of the Apex Body or Federation.

It is agreed that unless and until the Purchasers of SHOPS/ OFFICES/ FLATS in the said building pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and full consideration towards sale of such Flats/ Offices/ Shops in the said building thereof is received from the Purchasers, the Builders/Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society.

20. REPRESENTATIONS AND WARRANTIES OF THE Builders/ Promoters:
The Builders/Promoters hereby represent and warrants to the purchasers as follows:

- i. The Original landlord, Builders/Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Builders/Promoters have 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;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land, the said building are valid and subsisting by due process of law. Further, all approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are in due process of law and the Builders/Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;

The Builders/Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the purchasers created herein, may prejudicially be affected;

vii. The Builders/Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement

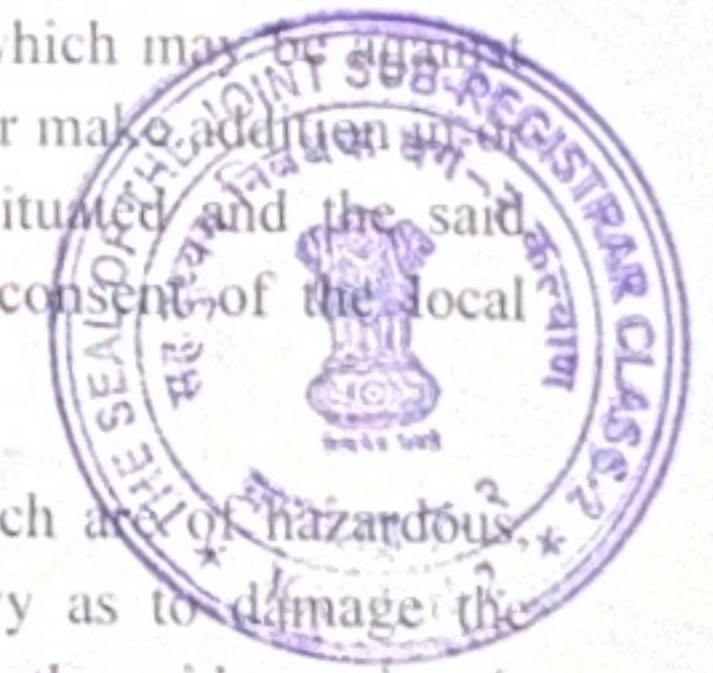


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with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of purchasers under this Agreement;

- viii. The Builders/Promoters confirm that they are not restricted in any manner whatsoever from selling the said premises to the Purchaser/s herein in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure Buildings/Project to the association of various Purchasers the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
 - x. The Builders/Promoters have 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 Builders/Promoters in respect of the project land and/or the Project.
21. The purchasers themselves with intention to bring all persons into whose hands the said premises may come, hereby covenants with the Builders/Promoters as follows :-
- i. To maintain the said premises at the purchasers own cost in good and tenable condition from the date of possession of the said premises is taken and shall not do or suffer to be done anything in or to the buildings in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of such goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated including entrances of the building in which the said premises is



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situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach.

iii To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Builders/Promoters to the purchasers and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the purchasers committing any act in contravention of the above provisions, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

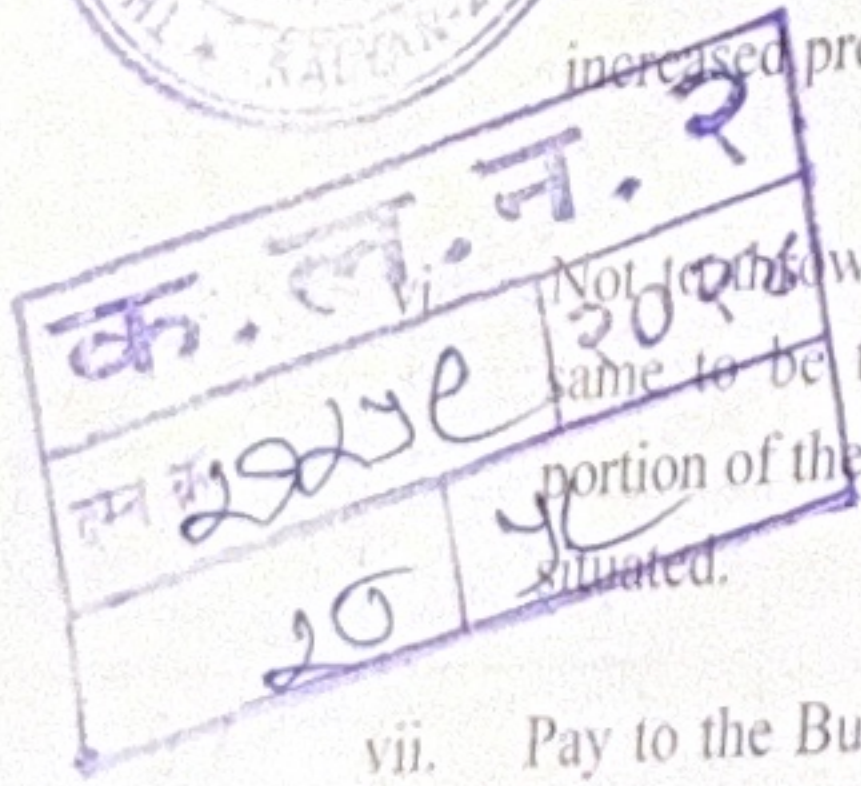
iv Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenable condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC Partis or other structural items in the said premises without the prior written permission of the Builders/Promoters and/or the Society.

Not to do holes or changes in materials and colour on the exterior walls and chhajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railings or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

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 said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

vii. Pay to the Builders/Promoters, as the case may be within fifteen days of demand, the share of security deposit demanded by the concerned



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local authority or Government or giving water, electricity or any other service connection to the building in which Purchasers premises are situated.

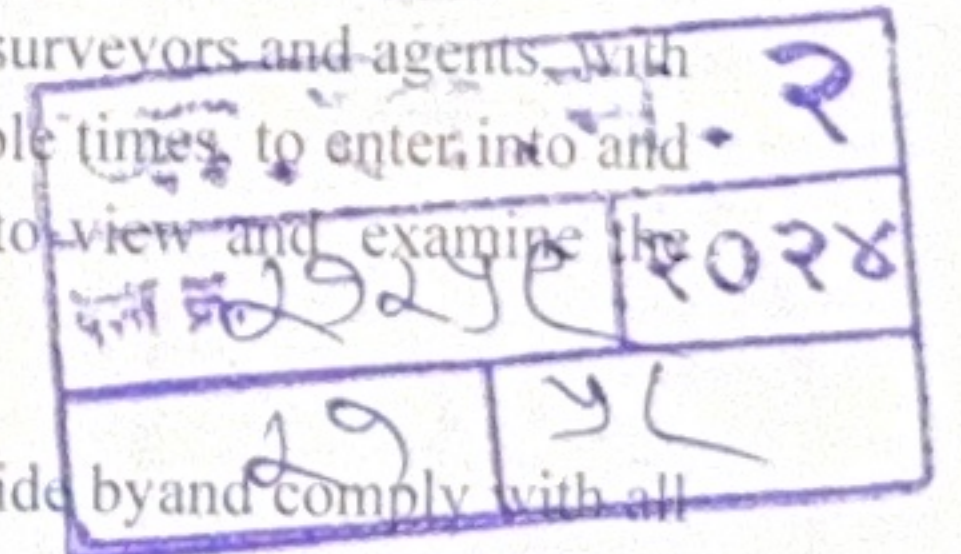
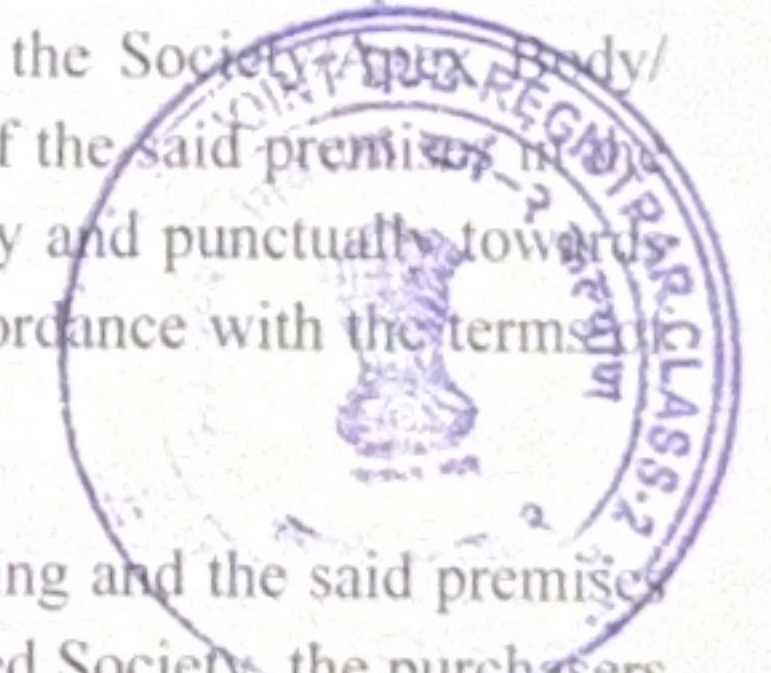
viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the premises by the purchasers for any purposes other than the purpose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

ix. The purchasers shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises, until all the dues payable by the purchasers to the Builders/Promoters under this Agreement are fully paid up and only if the purchasers had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and unless and until prior permission in writing is obtained from the Builders/Promoters for such transfer, assignment or part with the interest etc.

x. The purchasers shall observe and perform all the rules and regulations which the Society or the 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 said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The purchasers shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building and the said premises situated is executed in favour of Society/Limited Society, the purchasers shall permit the Builders/Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Purchasers agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions, orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctioned and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.



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22. The Builders/Promoters shall maintain a separate account in respect of sums received by the Builders from the purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or towards the out goings, legal charges.

23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said premises or of the said Property and Buildings or any part thereof. The purchasers shall have no claim, save and except in respect of the said premises hereby sold to them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Builders until the said structure of the buildings is transferred to the Society or other body and until the project land is transferred to the Apex Body / Federation as hereinbefore mentioned.

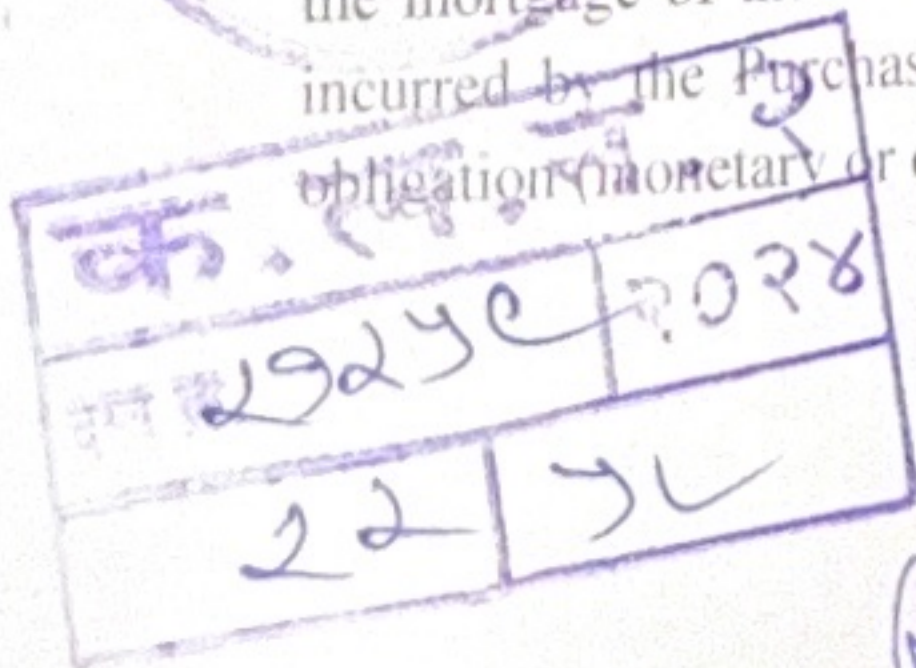
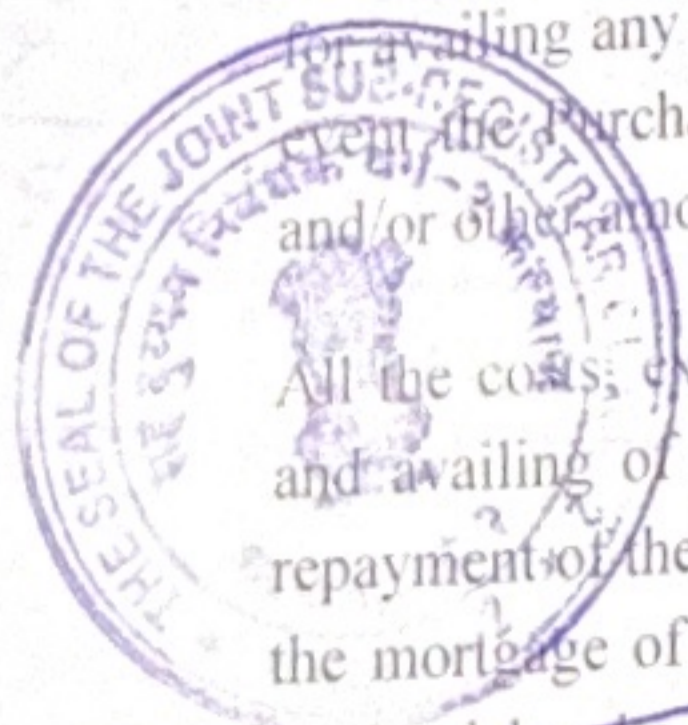
24. BUILDERS / PROMOTERS AT LIBERTY TO MORTGAGE OR CREATE A CHARGE

after the Builders /Promoters executes this agreements he shall not mortgage or create a charge on the said premises and if any such mortgage or charged is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the present purchasers, who have taken or agreed to take said premises.

Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the purchasers under this agreement in respect of said premises.

The Purchaser shall be entitled to avail loan from a bank/financial institution and to mortgage the said premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Purchaser for availing any such loan and for creation of any such mortgage/charge in the event the Purchaser has/have defaulted in making payment of the sale price and/or other amount wise payable by the Purchaser under this Agreement.

All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said premises, servicing and repayment of the said loan and any default with respect of the said loan and /or the mortgage of the said premises, shall be solely and exclusively borne and incurred by the Purchaser. The Promoter shall not be incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.



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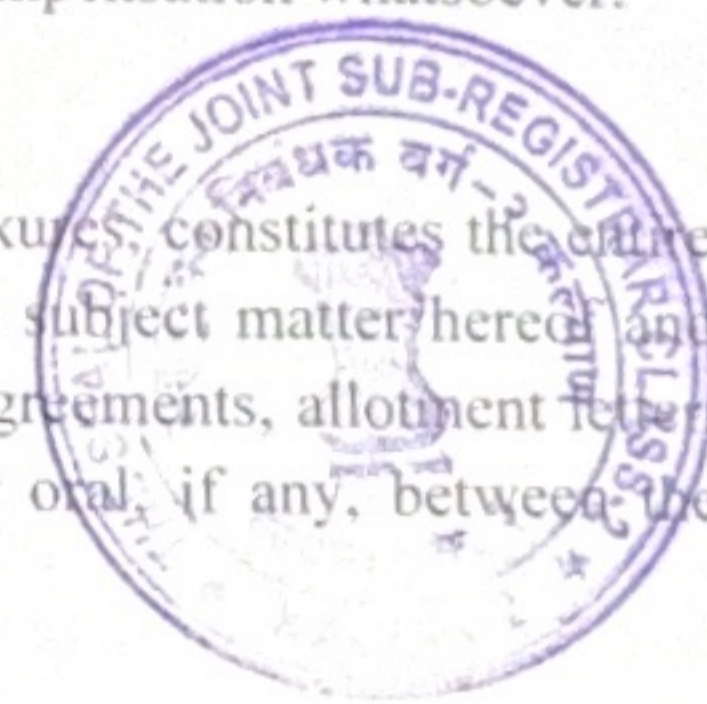
In case the Purchaser entered into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement as per the demand letter from the Promoter. The Promoter shall have a first and prior charge on the said premises with respect to any amounts due and payable by the Purchaser to the Promoter under this Agreement.

25. BINDING EFFECT

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

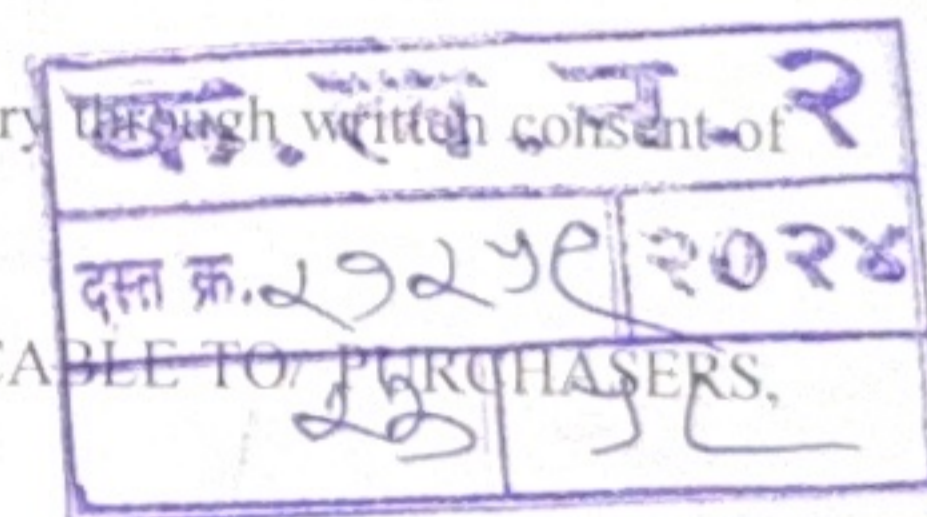
26. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises.



27. RIGHT TO AMEND

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



28. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS, SUBSEQUENT PURCHASERS

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 said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

29. SEVERABILITY

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

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

30. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the others 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.

31. PLACE OF EXECUTION

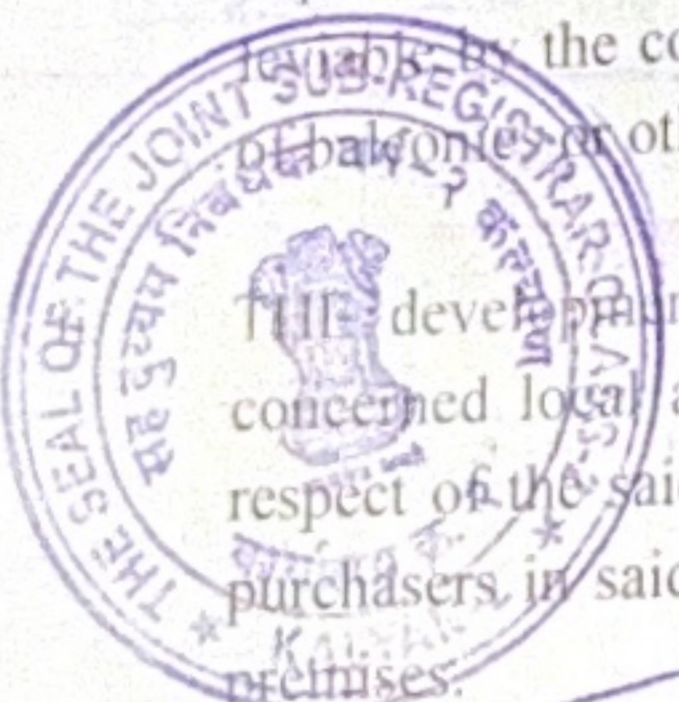
The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters Office. and after the Agreement is duly executed by the purchasers and the Builders/Promoters or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar.

32. The purchasers and/or Builders/Promoters shall present this Agreement at the proper registration office of registrar within the time limit prescribed by the Registration Act and the Builders/Promoters will attend such office and admit execution thereof. further mutually agreed and understood by and between parties as follows:

i. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water, electricity or any other services connection to the said buildings, such deposit shall be payable by the purchasers of the said building/s. The purchasers agree to pay to the Builders/Promoters within seven days of demand, the purchasers share of such amount of deposit. The purchasers also agree to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties imposed by the concerned planning authority in connection with the enclosing of balcony or otas.

The development and/or betterment charges or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building/s, shall be borne and paid by the purchasers in said building in proportion to the floor area of their respective premises.

ii. The purchasers and/or the Builders/Promoters shall from time to time sign all applications papers and documents and do all such acts, deeds and things as the Builders/Promoters and/or the Society may require for safe-guarding the



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interest of the Builders and/or the Purchasers and the other Purchasers of the said premises in the said building.

iv. NOTHING contained in this agreement is intended to be nor shall the same be as a grant, demise or assignment in law of the said premises or of the said land and buildings or any part thereof. The purchasers shall have no claim, save and expect in respect of the said premises hereby agreed and sold to them and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation space etc., will remain with the Builders/Promoters until the said land and the said building conveyed to the co-operative society as herein before mentioned.

v. ANY delay tolerated or indulgence shown by the Builders/Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the purchasers by the Builders/Promoters shall not be as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the purchasers nor shall the same in any manner prejudice the rights of the Builders/Promoters.

vi. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said buildings, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchasers. The said terrace shall not be enclosed by the Purchasers till the permission in writing is obtained from the concerned local authority and the Builders/Promoters or the society.

vii. (a) The Builders/Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Builders/Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The purchasers will not have any objection to admit such assignee or transferee as the member/s of the Society.

(b) The purchasers agree that they along with the other Purchasers of the FLATS will not charge anything from the Builders/Promoters or their nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.

viii. THE purchasers shall not claim any deduction in the cost of their flat on account of deletion of any item of construction as per their requirements in their flat.

ix. THE Builders/Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by



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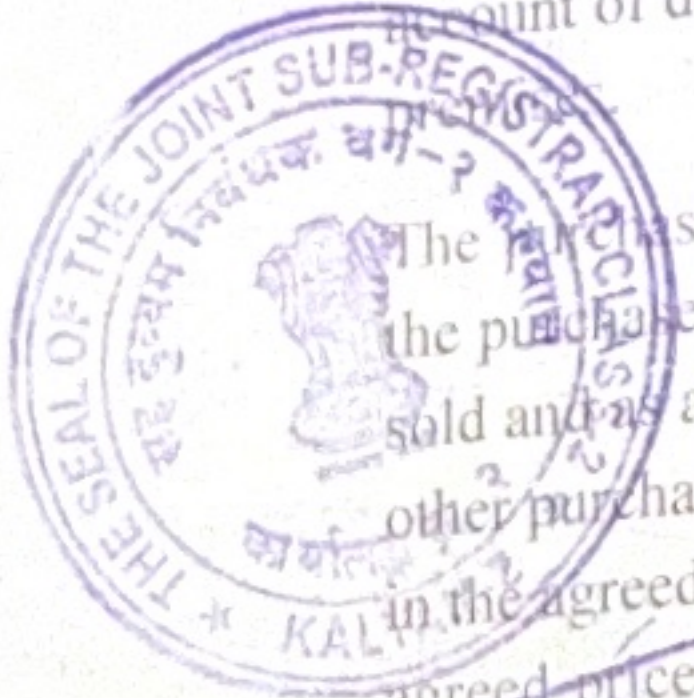
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concerned authorities on the terrace or the said land and/or grant right of way from the said property for development of any other property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Builders/Promoters shall be entitled to receive all the benefits in respect thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. It is further specifically brought to the notice of the purchasers that the Builders have reserved their rights to obtain the Transferable Development Rights (T.D.R.) from other sources to be used and utilised on the said property and if such further T.D.R. is availed and put to consumption on the said proposed buildings in accordance with the sanctioned plans and permissions from the municipal authorities, the purchasers herein shall have no objection of such utilisation of the T.D.R. and construction of additional floors/space.

x. Till a conveyance of the said land and said building is executed, the purchasers shall permit the Builders/Promoters and their surveyors, agents with or without workmen and other at all reasonable times to enter into and upon the said lands and said building or any part thereof to view and examine the state and condition thereof.

xi. The purchasers, with prior permission in writing, may provide at their own costs, charges, expenses and risks any extra amenities to the said premises. However to grant or not to grant the permission shall be at the sole discretion of the Builders. The purchasers shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchasers have paid all the monies payable by them to the Builders/Promoters, either towards the consideration or otherwise and only thereafter the purchasers shall have written permission of the Builders/Promoters in writing, subject to the same having been approved by the Kalyan Dombivli Municipal Corporation. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builders and not through any contractors or workmen not approved by the Builders. It is further agreed and understood by and between the parties that the purchasers shall not claim any deduction in the cost of their said premises, on account of deletion of any item of construction as per their requirements in said

The purchasers covenant with the Builders/Promoters that if at the request of the purchasers the Builders make any change in the said premises agreed to be sold and as a result of this, the Builders have to use any materials less than the other purchasers, even then the purchasers shall not be entitled to any reduction in the agreed price of the said premises and they shall be liable to pay the entire agreed price as per this agreement. In case, if the Builders have agreed to do any additional extra work for the purchasers, the purchasers, within 7 days from the date when the Builders give the estimated cost, deposit with Builders/Promoters the amount of such estimated cost. If the purchasers fails to deposit with the Builders the estimated cost for the additional extra work



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agreed to be carried out by the Builders/Promoters, then the Builders/Promoters shall not be liable to carry out the said additional work in the premises of the purchasers.

xii. It is also agreed and understood that the Builders/Promoters will only pay the municipal tax for the unsold flats after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common water, light, sweeper charges, etc., and the Builders can sell the said flats to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the members of the society without charge of any transfer fees etc.

xiii. THAT the Builders have right and the purchasers have given consent to grant and/or assign the development rights in respect of the said property by the Builders to sub-developer and/or third person but the terms and conditions of this agreement shall be binding on such sub-developer and/or third person.

xiv. THAT the purchasers shall at no time demand partition of their interest in the said property said buildings. AND it being hereby agreed and declared by the Purchasers that their interest shall be in the piece or parcel of said premises more particularly described in the SCHEDULE hereunder written, while the said buildings are impartable.

xv. Notwithstanding any other provisions of this agreement, the Builders shall be entitled at their sole and absolute discretion:

a) To form a society or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.

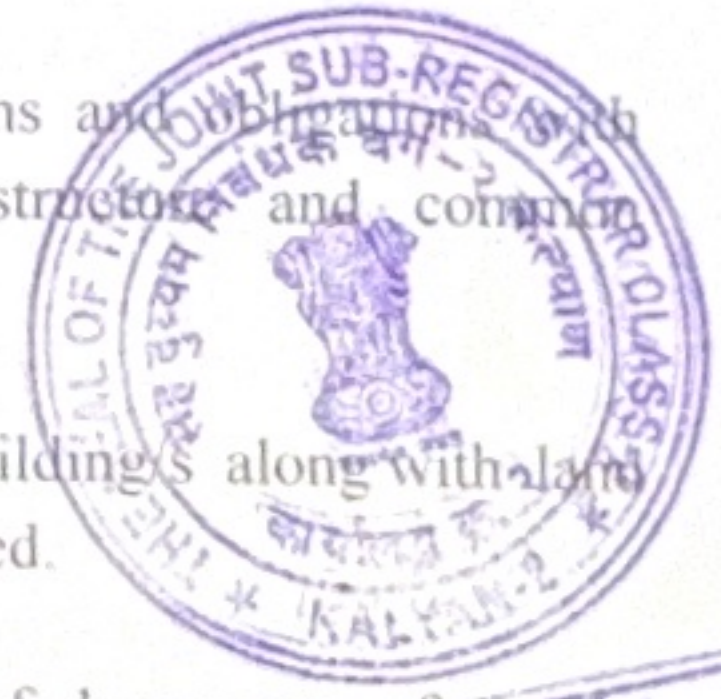
b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.

c) To provide for and incorporate, covenant, restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

d) To decide from time to time to what extent the buildings along with land appurtenant be transferred to the respective body formed.

e) To decide from time to time when and what sort of documents of transfer should be executed.

f) To carry out the development by amalgamating the said property with adjoining property/ and/or to expand the scheme of development by acquiring adjacent property/s and accordingly change the Lay-out, to provide permanent nature of access to adjoining properties.



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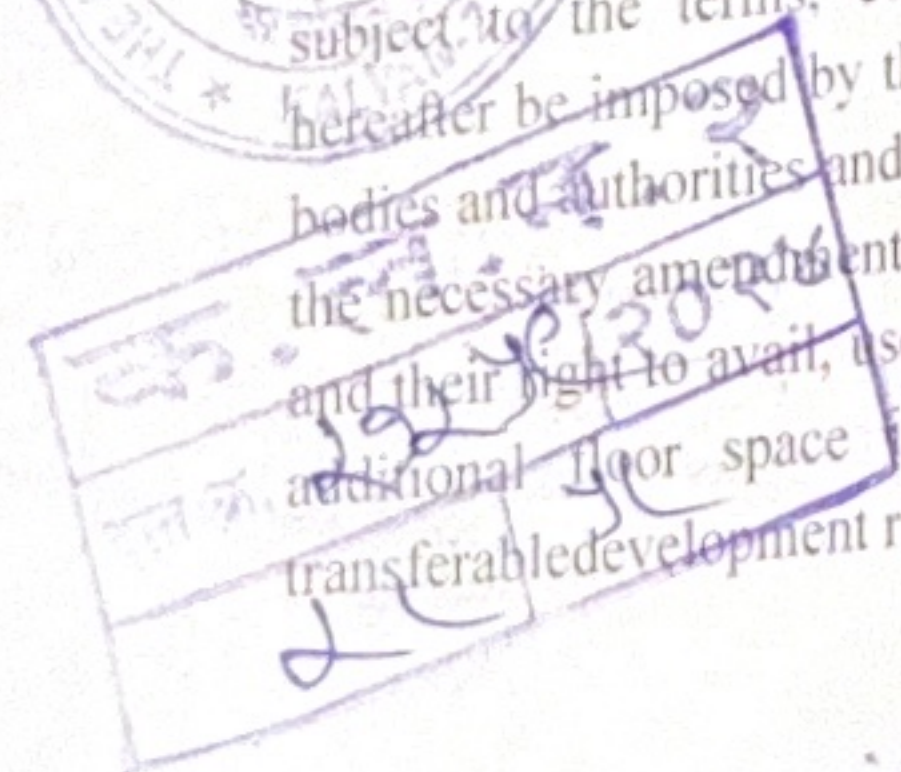
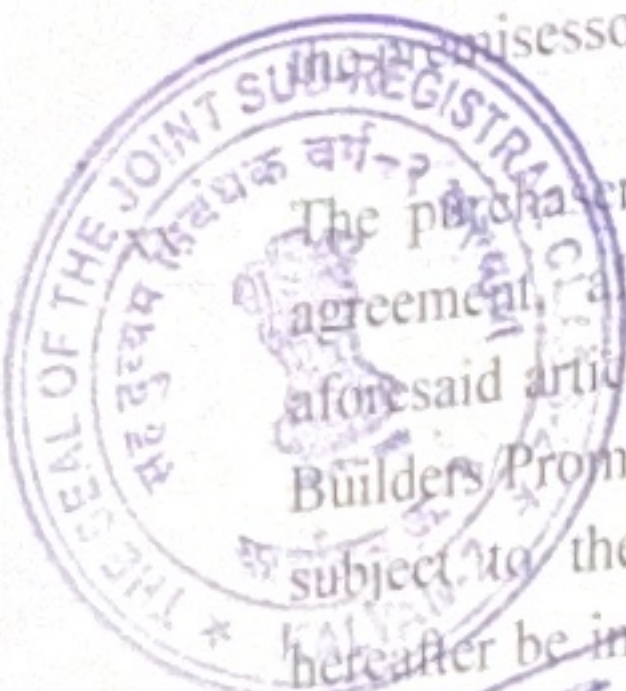
g) To change any Design, colour scheme, elevation of the buildings.

xvi. THE purchasers are aware that it shall be the paramount responsibility and obligation of the purchasers to pay all the outgoings regularly. In the event of the default being committed by the purchasers herein or any of the Purchasers of any other flats and in such event the Builders/Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsibility of the purchasers together in respect of the flats of which, possession has been given by the Builders/Promoters.

xvii. If the purchasers intends to cancel this agreement with having good and reasonable grounds, they shall give written application to the Builders/Promoters and on cancellation of the agreement, they shall give six months period to the Builders/Promoters, by which period the Builders/Promoters shall arrange to refund the moneys, after deducting the amounts, as notified in this Agreement here before.

xviii. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats in the said building/s, the power and authority of the society or the corporate body so formed shall be subject to the overall powers with the Builders/Promoters in any manner and in any matter concerning the building construction and completion thereof and the Builders/Promoters shall have absolute authority and control as regards to unsold flats, car parkings the balance floor space and its disposal thereof and the Builders/Promoters shall be entitled to receive the appropriate sale proceeds arising out of same for their exclusive benefits.

xix. THE Builders/Promoters shall be entitled to sell the premises in the said buildings for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt, stag and covered parking for other non-residential purpose and the purchasers herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Builders/Promoters to the intending Purchasers.



The purchasers hereby declare and confirm that they have entered into this agreement, after reading and having understood the contents of all the aforesaid articles, documents, writings, papers and all disclosures made by the Builders/Promoters and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government bodies and authorities and also subject to the Builders/Promoters right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property and entire transferable development rights as may be permissible by law.

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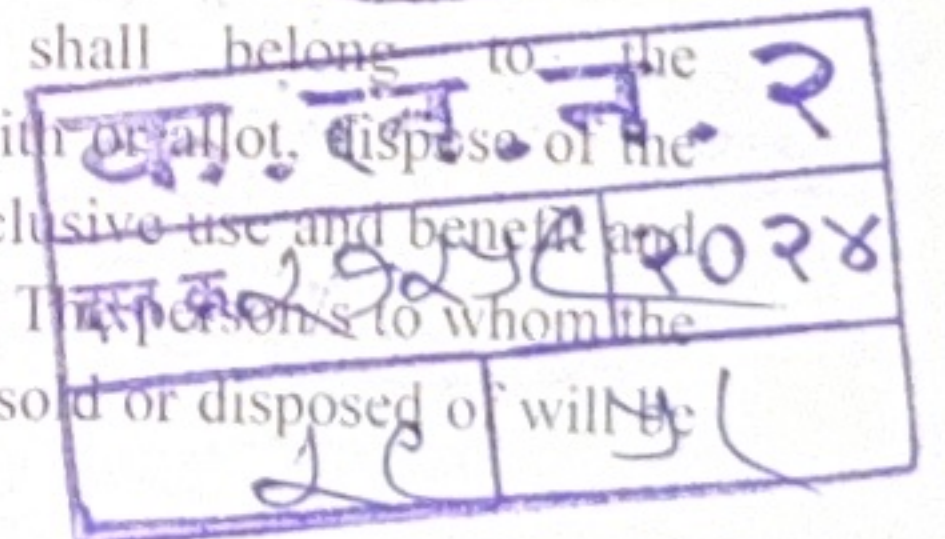
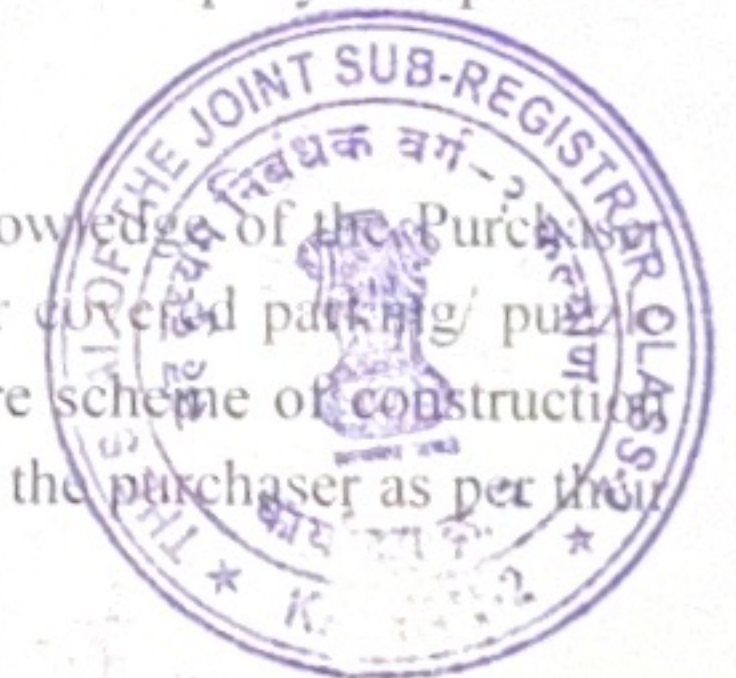
xxi. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the purchasers to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to purchasers under the possession of the said building/s is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.

xxii. THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

xxiii. It is expressly agreed that the Builders shall be entitled to put a hoarding and/or cable network station, mobile phone antenna and/or tower, shelter or mobile station on the said property or on terrace/water tank of the building/s on the said property or any part thereof and such hoarding may be illuminated or comprising of neon sign and for that purpose the Builders/Promoters are fully authorised to allow temporary or permanent construction or execution in installation either on the exterior of the said buildings or on the said property as the case may be and the purchasers agree not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated accordingly. The Builders/Promoters or their nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The purchasers shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Builders, their agents, servants etc., to enter into the said property, building/s including the terrace and other open spaces in the building/s for the purpose of putting and/or preserving and/or maintaining and/or removing/replacing the advertisement and/or hoarding, neon lights or such installations etc. The Builders/Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company/co-operative society shall not raise any objection thereto.

xxiv. The Promoter has also brought to the notice and knowledge of the Purchasers that as per the sanction plan, there is a provision for covered parking/ puzzle parking/ parking tower for four wheelers in the entire scheme of construction and the Promoter shall provide the parking facility to the purchaser as per their mutual understanding only.

xxv. The Stilts/Garage/stag/puzzle/covered parkings shall belong to the Builders/Promoters who alone have right to deal with or allot, dispose of the same to any prospective flat purchasers for their exclusive use and benefit and purchasers will not raise any objection for the same. The persons to whom the Stilts/Garage/stag /puzzle/covered parkings may be sold or disposed of will be



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admitted as members to the co-operative society/societies or the condominium/s of apartment owners as the case may be and the purchasers confirm that they have no objection and shall not dispute the same at any time hereafter.

xxvi. The purchasers have seen the layout of the proposed building of Project and have agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., when shall be the common property and shall be available for common use by all the flats purchasers in the said Project and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage lines etc.

xxvii. In the event of any portion of the said property being required for putting up an electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders shall think fit.

xxviii. IT is hereby agreed that the Builders/Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the said land so amalgamated/combined sanctioned from the planning authority and in such event, form and get registered co-operative housing society of all the Flats purchasers in the said building/s and the purchasers herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such event (for the purpose of development) the Builders/Promoters shall be at liberty and/or entitled to grant a right of way from and through the said land for approaching (or of the better approach) to the adjacent land those would be acquired with a view to developing them and the purchasers herein shall not object the said right of the Builders in any manner and hereby have given consent for same.

xxix. That all notices to be served on the Purchasers and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers or the Promoters/Builders by Registered Post A.D and Email ID at their respective addresses specified above.

It shall be the duty of the Purchasers and the Builder/Promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post in which all communications and letters posted at the above address shall be deemed to have been received by the Builder/Promoter or the Purchasers, as the case may be.

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchasers whose name appears first and at the address given by number which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

xxxi. Stamp Duty and Registration and Taxes etc.:- The charges towards stamp duty and Registration of this Agreement shall be borne by the purchasers and they will deposit the same with Builders/Promoters as and when demanded.

xxxii. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably it shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

xxxiii. GOVERNING LAW

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

SCHEDULE OF PROPERTY

All that piece and parcel of FLAT No: 205 on 2nd Floor, admeasuring 55.30 sq. metres (Rera Carpet), Balcony 4.73 sq. metres and terrace area of 22.08 sq. metres in the high rise Building Project known as "MID-TOWN ADAM" on pieces and parcels of Land, Lying and Situated at Village Wadeghar, Tal. Kalyan, Dist. THANE (M.S.) bearing SURVEY No.40, HISSA No. 1, Plot No. B having area of Land Portion as 1975 Sq.Metres (out of TOTAL AREA of 3520 Sq.Metres) Within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration THANE and Sub Registration KALYAN



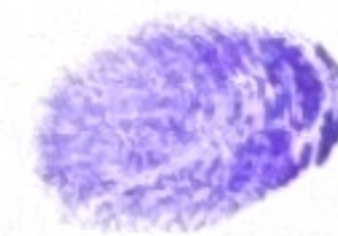
क.ल.न.२
29/10/2023
39/24

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

SIGNED & DELIVERED

By the within named BUILDERS/PROMOTERS M/S MOONSTAR DEVELOPERS, (L.L.P.), a Limited Liability Partnership, through its Partner,

Prakash

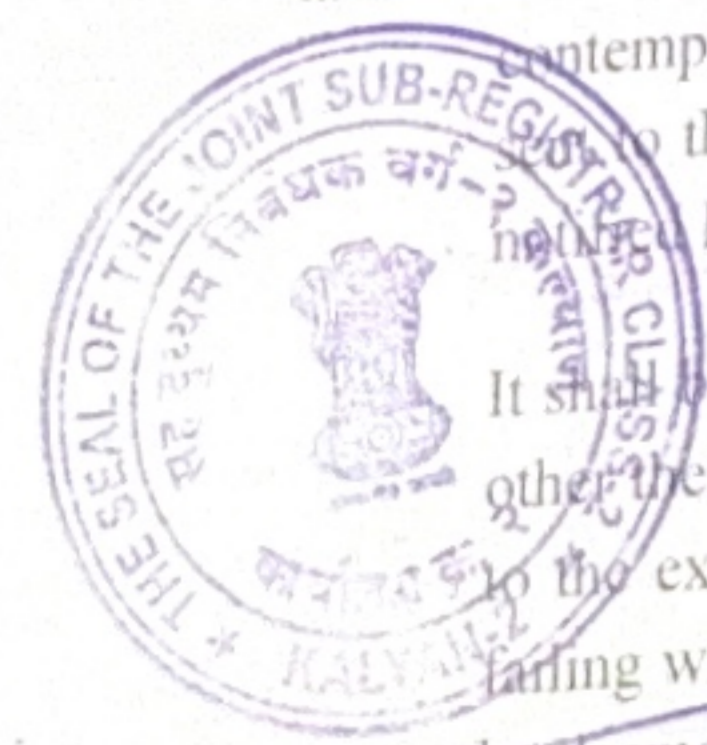


MR. PRAKASH T. SACHANANDANI



Diwan

Diwan Prakash



क.ल.न.२
29/10/2023
30/24

SIGNED & DELIVERED
by the within named
PURCHASERS

Diwan
MR. NILESH AMARNATH TIWARI



WITNESS:

1. T.D. Dube
2. Urmila A. Tiwari

T.D. Dube
उर्मिला तिवारी

RECEIPT

RECEIVED WITH THANKS FROM
THE WITHINNAMED PURCHASER/s
THE SUM OF Rs. 3,87,451/- (Rupees
Three Lakh Eighty Seven Thousand Four
Hundred Fifty One Only) being the part
price/ consideration in respect of the sale of
Flat/Shop/Office Herein above mention

Prakash
WE SAY RECEIVED
BUILDERS/PROMOTERS



क.ल.न.२	
दस्ता क्र 2925E	2028
32	5L

Diwan

ANNEXURE "E"

LIST OF AMENITIES

- ❖ The Royal Majestic Main Entrance lobby.
- ❖ Elegant Imported Marble/Vitrified in the entrance lobby.
- ❖ Automatic High speed branded lifts.
- ❖ Generator Back up for Lifts, Staircase lights, Compound lights and Water supply Pumps.
- ❖ Elegant tiles in Living, Dining, Kitchen, Passage & Bedrooms.
- ❖ Gypsum/Plaster of Paris in the full flat.
- ❖ Decorative Doors.
- ❖ Good quality wooden door frames with oil paint/Melamine Polish.
- ❖ Elegant French windows with Marble/Granite sill's.
- ❖ Color Anodized/powder coated aluminum windows with Tinted glass.
- ❖ Granite kitchen platform with drain board stainless steel sink and service platform.
- ❖ Good designer quality tiles above platform up to door level.
- ❖ Concealed plumbing fittings.
- ❖ Well planned concealed electrical points with branded ISI quality wiring.
- ❖ Branded modular switches.



क.ल.न.२	
दस्ता क्र 2925E	2028
33	5L

Prakash

अनुमति दिनांक : 09/06/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिकार अधिकार अधिकार अधिकार अधिकार)

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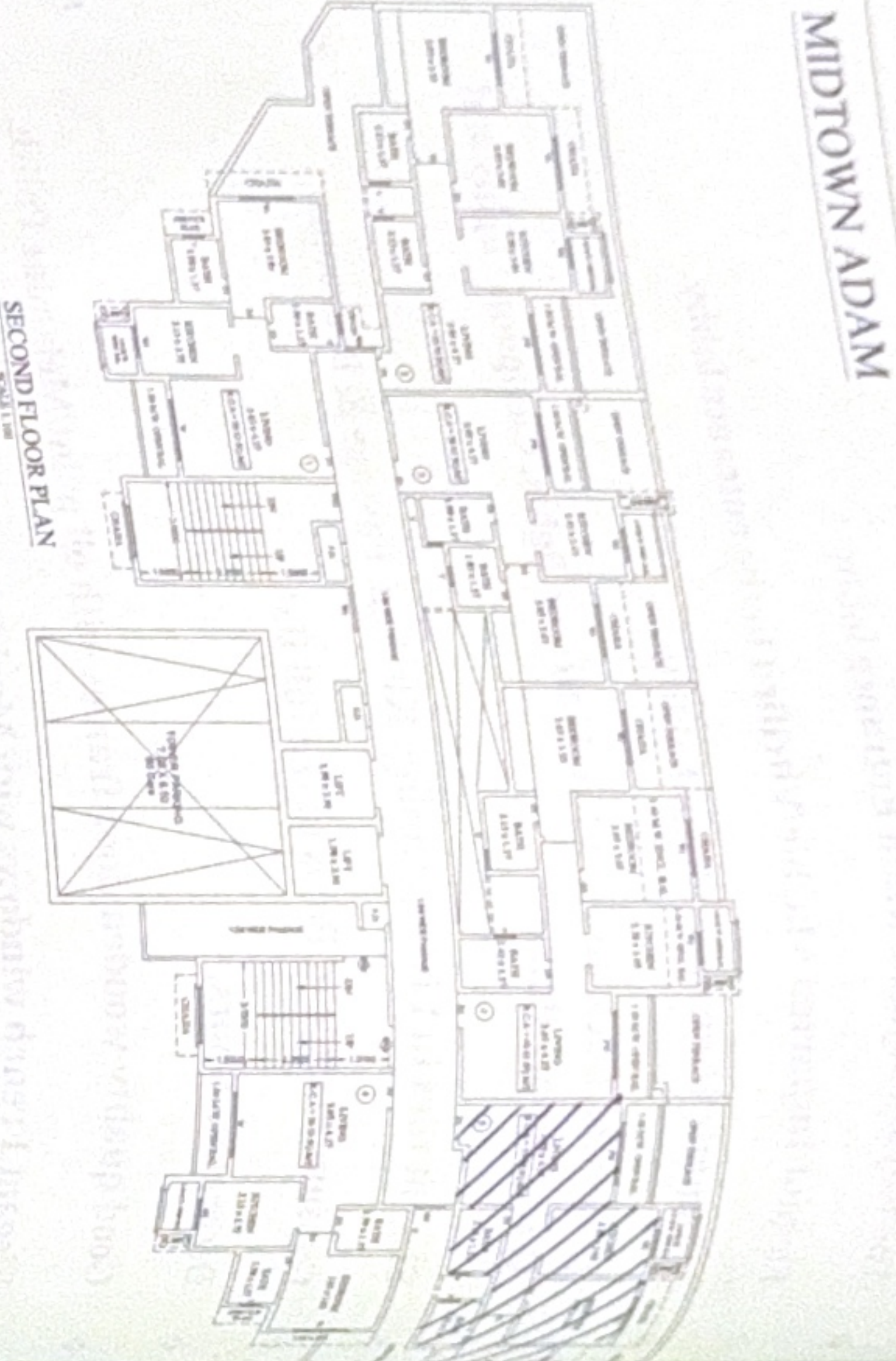
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MIDTOWN ADAM



SECOND FLOOR PLAN

FLOOR NO. 2001
FLAT NO. 2005

SELLER'S SIGNATURE
Prakash

DATE:

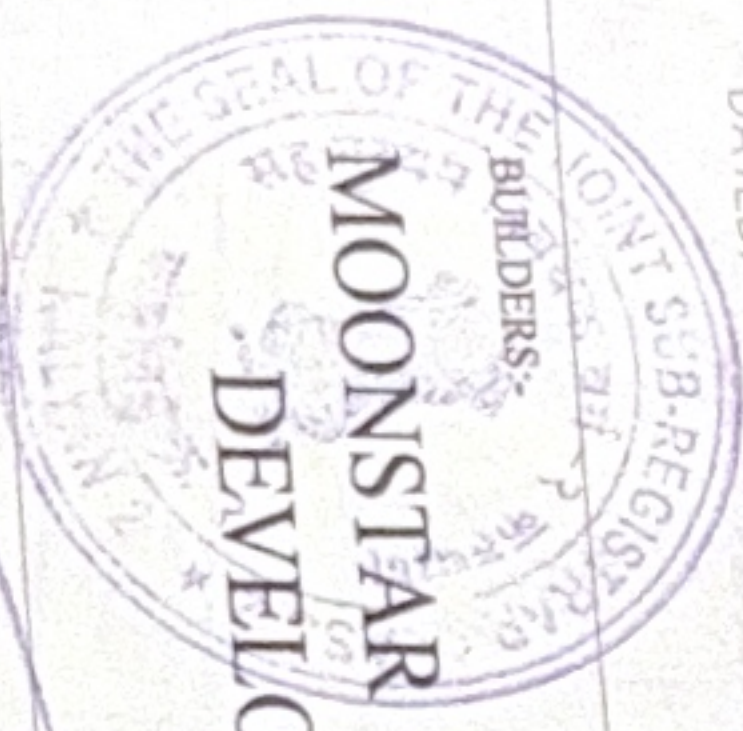
BUYER'S SIGNATURE
Prakash

SANCTION NO. -
KDMC/TPD/BP/KD/2023-24/19/252
DATED:- 06/11/2023

PROJECT: PROPOSED BUILDING PLAN ON PLOT BEARING ON.S.NO.40/1,PLOT-A AT VILLAGE WADECH TAL. KALYAN DIST-THANE

MOONSTAR DEVELOPERS

ARCHITECT: ANIL R. NIRGUDE
VITAN ARCHITECTS & ENGINEERS
B/101,1ST FLR,BINDU TOWER,OPP.LOURDES SANTOSHI MAITA ROAD KALYAN (W) 421307



क.स.न.२
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अंक	आकार	मूल्य	अकार	फी.सू.	फै.फार	कुल. खंड व इतर अधिकार
252	0.20/90	8.25	0	1	(1673)	कमाली मालक अधिकार
510	0.09/90	200	0.25/30	1	(1673)	अधिकार

गाव नमुना सात (पिकाची नोंदवही)
गाव :- वाडेचर (943689)
तालुका :- कल्याण

* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 07/12/2023
सांकेतिक क्रमांक :-



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क.स.न.२
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