

Receipt (pavti)

71/21774

Wednesday, November 13, 2024

12:07 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 23351

दिनांक: 13/11/2024

गावाचे नाव: वाडेघर

दस्तऐवजाचा अनुक्रमांक: कलन2-21774-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अर्जुन केशव परमार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2  
सह. दुय्यम निबंधक वर्ग-२,  
कल्याण क्र. २

वाजार मूल्य: रु.3517810/-

मोबदला रु.4033260/-

भरलेले मुद्रांक शुल्क : रु. 282330/-

1) देयकाचा प्रकार: DHC रकम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124092409049 दिनांक: 13/11/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010908014202425E दिनांक: 13/11/2024

वँकेचे नाव व पत्ता:

अर्जुन केशव परमार

PROJECT NAME : "MID-TOWN ADAM"

VILLAGE : Wadeghar/Kalyan (M.S.)

FLAT NO. : 501 on 5<sup>th</sup> Floor

Area 39.33 Sq. Metres. (Rera Carpet)

Market Value Rs. 35,17,810/-

Actual Value Rs. 40,33,260/-

### AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN  
ON THIS 11<sup>th</sup> DAY OF NOVEMBER 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 shall mean and include partners constituting the said firm and their heirs, executors, administrators and assigns) being the PARTY  
FIRST PART.

अजुन कवय परमार शिरा अ परमार



क.ल.न.२	
दि. ११/११/२०२४	२०२४
३	६०

AND

MR. **ARJUN KESHAV PARMAR**  
Pan No. : **ASYPP1074B** Aadhaar No: **7250 1832 4335**  
Email ID : [arjunkeshavparmar08@gmail.com](mailto:arjunkeshavparmar08@gmail.com) Contact No: **9004215496**  
Aged about **54** years, Occupation: Business / Service

MRS. **RITA ARJUN PARMAR**  
Pan No. : **BTUPP2662K** Aadhaar No: **8657 5577 2527**  
Email ID : [parmarritaarjun42@gmail.com](mailto:parmarritaarjun42@gmail.com) Contact No: **7715057709**  
Aged about **46** years, Occupation: Business / Service

Residing at : Shree Ambe Niwas, Dr. Ambedkar Road, Near Pathare Nursery,  
Kalyan (w), Dist Thane, M.S. 421301.

Hereinafter called and referred to as the PURCHASER/s/ALLOTTE/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  
PURCHASER'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 lands mutated in the records of rights as evidenced by Mutation  
Entry No. 1673 dated 24/12/2021.

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.



क. ल.	AND WHEREAS the said entire Land admeasuring 3520 sq. metres
दस्त क्र. 29	comprises of two portions of LAND. AND HEREIN, the portion of Land
8	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.

अर्जुन केशव परमार रिता अ परमार Prakash

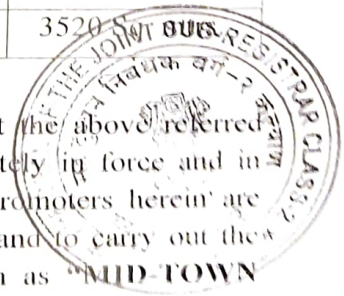
AND WHEREAS the Builders/Promoters submitted the PLANS to the KALYAN DOMBIVLI MUNICIPAL CORPORATION for Sanction and approval on the portion of Land admeasuring 1975 Sq. metres forming part of entire Land. AND the KALYAN DOMBIVLI MUNICIPAL CORPORATION has granted the Building Commencement Certificate 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.A)	Area of Land Portion (Plot No.B)	Out of Total Area of Land (in Sq. Metres)
40	1	1545 Sq. mtrs.	1975 Sq. mtrs.	3520 Sq. mtrs.

AND WHEREAS the Builders/Promoters declare that the above referred permission 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.



दस्तावेज क्र. 2	2028
4	80

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)

अजुण केशव परमा ५२५/१२ रिण अ परमार Prakash

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: 501** on **5<sup>th</sup> Floor**, admeasuring **39.33** sq. metres (Rera Carpet), Balcony **4.53** sq. metres and terrace area of **—** sq. metres in the high-rise Building Project known as **“MID-TOWN ADAM”** constructed on pieces and parcels of Land, Lying and Situated at Village **Wadeghar**, Tal. **Kalyan**, Dist. **THANE (M.S)** bearing **SURVEY No.40, HISS** Plot No. B having area of Land Portion as **197.76** 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 **KALYAN (M.S.)**



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

३३		२०२४	
३३		२०	

**SIGNED & DELIVERED**

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

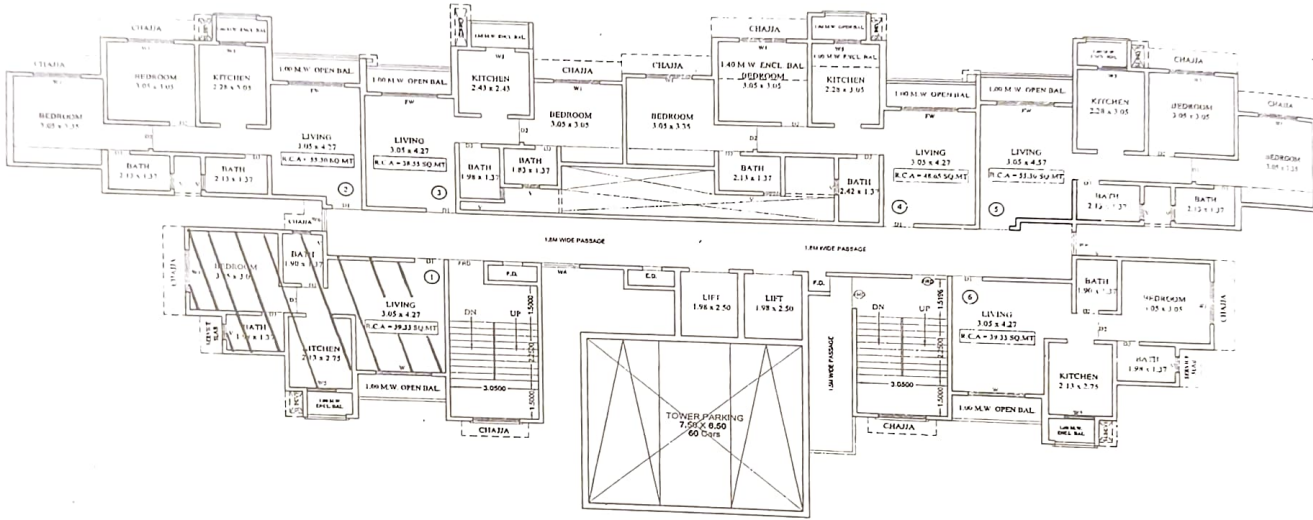
*Prakash*



**MR. PRAKASH T. SACHANANDANI**

विलास परमार

# MIDTOWN ADAM



TYPICAL FLOOR PLAN  
(ORD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST FLOOR) SCALE 1:100

FLOOR NO.

FLAT NO.

*Prakash*

SELLER'S SIGNATURE

अजय गेदावर्मा रिहाज परमार

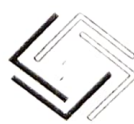
DATE:

BUYER'S SIGNATURE

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 WADEGHAR,  
TAL. KALYAN DIST-THANE



ARCHITECT ANIL R. NIRGUDE  
**VITAM CONSULTANTS**  
ARCHITECTS & ENGINEERS

B/101,1ST FLR.BINDU TOWER,OPP.LOURDES SCHO  
SANTOSHI MATA ROAD KALYAN (W) 421301





# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number, P51700055145

Project: **MIDTOWN ADAM**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 40 HISSA NO 1 PLOT** adharwadi, Kalyan, Thane, 421301;

1. **Moon Star Developers LLP** having its registered office / principal place of business at Tehsil: **Ulhasnagar**, District **Thane**, Pin: **421003**.

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

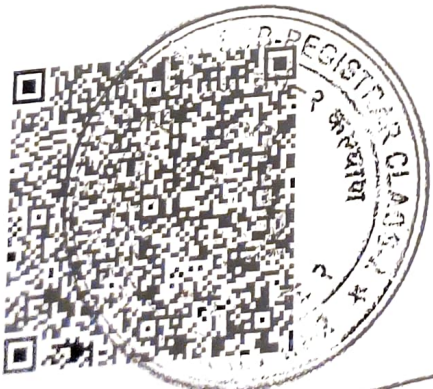
- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per, sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **04/03/2024** and ending with **31/07/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasantrao Pramanand Prabhu  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 04-03-2024 18:14:42

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

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

To,

M/s. Moon Star Developers LLP Through Mr. Vinod T. Sachanandani  
Architect:- Shri. Anil Nirgude, Kalyan (W)  
Structural Engg:- Mr. Anand Sawant, Thane.

Sir,

With reference to your application dated 19/10/2023 for the grant of sanction of Commencement Certificate under Section 44 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 Survey No.40 Hiss no.1 Plot - A & B Village - Wadeghar Situated at Ring Road / Street Kalyan west, the Revised 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.

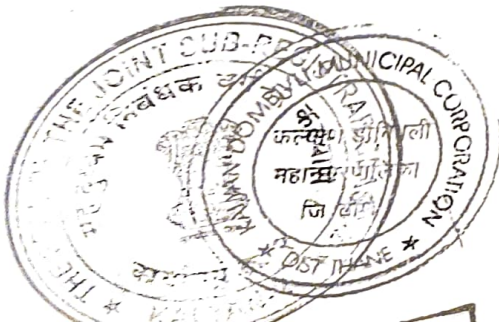
Office No. KDMC/TPD/BP/KD/2023-24/19/252  
Office Stamp  
Date : 06/11/2023.

Yours faithfully,

*Surandm...*

for Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.

MS







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



Revised Building Permit No - 1459786  
Proposal Code : KDMCC-24-ENTRY-43361

Permit No : KDMCC/RB/2024/IA/PL/00092  
Date : 10/10/2024

Reference:- Building Permission No. : KDMCC/TPD/BP/KD/2023-24/19/252  
Approval date : 06/11/2023

Building Name :	MID TOWN ADAM (Mixed)	Floors :	GROUND FLOOR, 1ST FLOOR, 2ND TO 8TH 8TH TO 11TH 13TH TO 15TH 18TH TO 20TH FLOOR, 7TH 12TH 17TH FLOOR, 21 ST FLOOR
-----------------	--------------------------	----------	--

To,

- i) Moon Star Developers Llp, Vinod T Sachanandani,  
S NO. 40/1 PLOT A & B VILLAGE WADEGHAR TALUKA KALYAN DIST THANE
- ii) Anil Nirgude (Architect)

Sir/Madam,

With reference to your application No RKMCC202400364, dated 17-09-2024 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO.40 HISSA NO. 1 PLOT A AND B, Final Plot No. -, Sector No. , Mouje WADEGHAR situated at Road / Street 30.00 M.W. D.P. ROAD, Society NA . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170, TC-2, shall be followed, if applicable.
13. Authority will not supply water for construction.





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



Revised Building Permit No - 1459786  
 Proposal Code : KDMCC-24-ENTRY-43561

Permit No. : KDMCC/RB/2024/APL/00082  
 Date : 10/10/2024

14. Areas/cases where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or Sewage Treatment Plant (where ever necessary)

Signature valid

Digitally signed by Datta Prasad Patil  
 Date: 2024.10.10 12:53:17 IST  
 Reason: Approved  
 Digitally signed by Assistant Director Town Planning  
 Location: Kalyan District Office, Kalyan Corporation  
 Project Code: KDMCC-24-ENTRY-43561  
 Application Number: 1459786  
 Proposal Number: 1459786  
 Certificate Number: KDMCC/RB/2024/APL/00082

Assistant Director Town Planning,  
 Kalyan Dombivli Municipal Corporation.



Scan QR code for verification of authenticity.



क.ल.न.२	
दस्त क्र.	२९६६३२०२४
४६	६०

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 21774/2024

नोंदणी :

Regn:63m

गावाचे नाव : वाडेघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4033260
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3517810
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21774/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	282330
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंग	

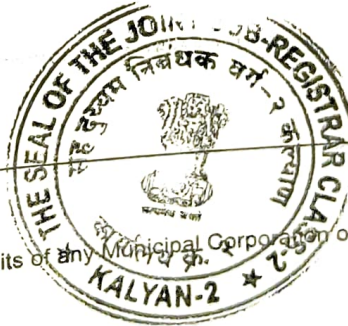
1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: 16/58 विभाग 8 ए, मीजे वाडेघर येथील सर्व्हे नं.40 हिस्सा नं.1, यांवरील प्लॉट नं.बी, मिड टाऊन अडम मधील सदतिका क्र.501, पात्रवा मजला, क्षेत्र 39.33 चौ मी रेरा कारपेट + 4.53 चौ मी बाल्कनी ( ( Survey Number : 40/1 ; ) )

1) 39.33 चौ.मीटर

1): नाव:-मे मूनस्टार डेव्हलपर्स एल.एल.पी तर्फे भागीदार प्रकाश टिलुमल मज्जानदानी यांचे तर्फे कबुलीजबाबा करिता कु मु म्हणून शंकर पी मलानी वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 402/7, कौणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABHFM9701A

1): नाव:-अर्जुन केशव परमार वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्री अम्बे निवाम, डॉ आंबेडकर रोड, पाठारे नर्सरी जवळ, कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ASYPP1074B

2): नाव:-रीटा अर्जुन परमार वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: श्री अम्बे निवाम, डॉ आंबेडकर रोड, पाठारे नर्सरी जवळ, कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BTUPP2662K



सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
शुल्क आकारताना निवडलेला अनुच्छेद

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