



November 12, 2024

Ref. No: LBKLY00005156265

Mrs. Kavita Avinash Badhe
Room No. 405 Radha Govind Apartment
Ganpati Chowk, Nr Buddhivihar
Ambivall East, Kalyan Thane
Thane - 421102

Tel: (0532) 21212121

Mob: 8108483681

Email: Kavitabadhe804@Gmail.Com



Co-Applicant name(s): AVINASH BALU BADHE

List of Documents

Dear Mrs Badhe,

We hereby confirm that the following List of Documents provided to us for Team ICICI Bank Loan Account LBKLY00005156265, with respect to the property situated at 1406, Situated At Village Mohane Taluka Kalyan, Kalyan, Old S No 46 2 3p S No 46 17 2 S No 47, MAHARASHTRA, THANE, 421102 are in our possession

Original Documents:

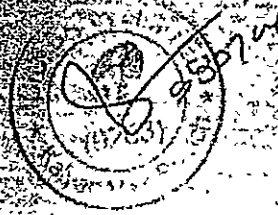
Sr.No.	Document Description	Document Date	Document Number	Number Of Documents
1	Amenities Agreement	August 4, 2020	-	1
2	Own Contribution Receipt	August 3, 2020	963	1
3	Ocr 1	August 2, 2020	-	1
4	Ocr 2	February 26, 2020	931	1
5	Ocr 3	August 3, 2020	962	2



Sincerely,

Team ICICI Bank

This is a system-generated letter. Hence, it does not require any signature





November 11, 2024

Mrs. Kavita Avinash Badhe
Room No 405 Radha Govind Apartment
Ganpati Chowk Nr Buddhvihar
Nr Buddhavihar
Ambivali East, Kalyan Thane
Kalyan Thane
Thane-421102

Prepayment of your Home Loan Account :XXXXXXXXXXXX6265

Dear Mrs. Kavita Avinash Badhe,

We value your relationship with ICICI Bank.

per your request for prepayment of your captioned ICICI Bank Loan account, please find below the amount payable:

Principal outstanding (Rs.)		3,067,903.80
Interest for the month (Rs.)		4,730.00
Interest on OD Installment		0.00
Charge on OD Installment	:	0.00
Current Interest on OD Installment	:	0.00
Current Charge on OD Installment	:	0.00
Late payment penalty (Rs.)	:	0.00
Cheque bouncing charges and other charges (Rs.)	:	0.00
Prepayment charges @ 0% on outstanding principal (Rs.)	:	0.00
Pending installment (Rs.)	:	0.00
Cashback Amount (Rs.)	:	0.00
Refunds (Rs.)	:	0.00
Total amount payable (Rs.)		3,072,633.80

Post Dated Cheque linked loan number

: NA

Linked agreement

: HPTNE00044775885, HPTNE00047309372

Kindly note that

1. Above calculation assumes that your last installment has been cleared.
2. We have taken the date of prepayment as November 11, 2024. For each day beyond this date an additional interest will be charged at the rate of Rs. 788.33 per day.
3. If you prepay the loan after December 5, 2024, the installment for the following month will become payable.
4. On prepayment of the loan, the bank shall try to prevent payment of the subsequent month's installment. As a precaution, we advise you to make a 'stop payment request' for your next month's installment. In case the next month's installment is debited from your account, the amount will be refunded, subject to clearance.
5. The above mentioned amount is valid subject to clearance of all the cheques / installments till date.
6. Prepayment charge is applicable on outstanding amount of the facility **.



7. In the event, the Applicant/s wishes to procure the Post Dated Cheques (PDCs) and / or Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure / change of repayment mode or details of such unbanked PDCs and / or SPDCs, the Applicant/s must make a request for the same, within thirty days of closure of loan / change of repayment mode, failing which ICICI Bank Ltd shall have the discretion / responsibility to destroy the unbanked PDCs including SPDCs without any further notice and ICICI Bank Ltd shall not have the obligation to return the same to the Applicant/s. Please note that the processing of such requests would entail charges as may be decided by ICICI Bank Ltd from time to time.

8. As per the bank policy, if customer has done a part payment within one year of pre-payment then prepayment charges will be applicable on amount prepaid and amount tendered towards prepayment of loan during the last one year.

9. NOC/NDC for this loan has been blocked due to Cross Collateral Block.

10. If you decide to prepay, please make payments of the above 'Total amount payable' through a cheque or draft favouring ICICI Bank Ltd.

Calculation of interest / additional interest and other charges are done on monthly basis, number of days in a month being 30. Broken Period Pre-EMI interest is apportioned on actual number of days for which interest is due as against 360 days in a year.

Now stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care between 8:00 a.m. and 8:00 p.m. Alternatively, you may visit your nearest ICICI Bank Asset Servicing Branch.

Co-Applicant Details:-

1 Mr. Avinash Balu Badhe

This is a system generated letter. Hence, it does not require any signature.

** GST as applicable.

Retail Customer Care: 1800 1080

Regd Off: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAACH1195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051. India. Website: www.icicibank.com

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676766.

AOG_SR245151889_171020

**Loan Account Statement for: LBKLY00005156265**

Mrs. Kavita Avinash Badhe
Room No 405 Radha Govind Apartment
Ganpati Chowk Nr Buddhvihar
Nr Buddhvihar,
Ambivali East, Kalyan Thane
Thane - 421102

Tel: (022) 21212121

Mob: 8108483681

Email: kavitabadhe804@gmail.com

Loan Account Details As on 11-Nov-24

Sanction Date	Sanction Amt	Disbursed Amt	Adv. EMI	Rate Of Interest	Charge on Overdue Installment	Instl. Paid	Instl. Pending	Future Instl. Nos	Future Instl. Amt
24-Oct-19	3,550,625.00	3,550,625.00	0.00	9.25%	5.00%	51 / 1,597,835.20	0 / 0.00	352	8,920,523.80

Branch: Kalyan-Mumbai

Co-Applicant Name: Avinash Balu Badhe

Product: HOME LOAN

Guarantor Name:

Application No: 7726704642

Customer Category: Not Applicable

Tenure: 403

Property Address:

Frequency: Monthly

1406, Situated At Village Mohane Taluka Kalya,
Kalyan, Old S No 46 2 3p S No 46 17 2 S No 47,
Thane 421102

Rate(%): 6.50

Variance: 2.75

PAN No.: BPZPB9902F

Rest: Monthly

Security Linked Loans: HPTNE00044775885, HPTNE00047309372

Int. Rate Type: Floating

Current EMI: 25348.00

Currency: INR

Installment Type: Equated Instl

HNI:

Repayment Mode: AUTO DEBIT A/C No.008801509359

Status: Active

Disbursement Detail As on 11-Nov-24

Disb. No	Date	Particulars	Reference	Amount
1	31-Jul-20	First Disbursal	Chq No:004946	3,550,625.00
Total				3,550,625.00

Mrs. Kavita Avinash Badhe

Account Statement for LBKLY00005156265 from 24-Oct-19 to 11-Nov-24

Pre-Payment/Conversion Details As on 11-Nov-24

Sr.No.	Date	Eff. Date	Reference	Rate Type	Eff. Rate(%)	Amount
1	01-Oct-20	01-Oct-20	Rate Revision	Floating	7.70	
2	19-Jul-21	06-Jul-21	Pre-payment	Floating	7.70	267,280.00
3	28-Sep-21	27-Sep-21	Rate Revision	Floating	6.75	
4	01-Jun-22	01-Jun-22	Rate Revision	Floating	7.15	
5	01-Sep-22	01-Sep-22	Rate Revision	Floating	8.15	
6	01-Dec-22	01-Dec-22	Rate Revision	Floating	8.65	
7	01-Mar-23	01-Mar-23	Rate Revision	Floating	9.25	
8	16-Feb-24	16-Feb-24	Pre-payment	Floating	9.25	0.20

Loan Finance Summary As on 11-Nov-24

Particulars	Installments/Pre-payments		PEMI	Interest Overdue Installment	Bounce Charges	Other Charges	Total
	PRIN	INT					
Op. Bal.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Debits	482,721.20	1,115,114.00	3,798.00	0.00	0.00	73,752.80	1,675,386.00
Credits	482,721.20	1,115,114.00	3,798.00	0.00	0.00	73,752.80	1,675,386.00
C. Bal.	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Current OS	Excess	Receivable	Accrued Interest	Future Principal	Total Receivable
0.00	0.00	0.00	4,730.00	3,067,903.80	3,072,633.80

Loan Transaction Details from 24-Oct-19 to 11-Nov-24

Trans Date	Valu Date	Trans Type	Particulars	Debit	Credit	Balance
24-Oct-19	24-Oct-19	Other Charge	Pf Recd Frm Cust-ir-nded	11,811.80		11,811.80
24-Oct-19	24-Oct-19	Other Charge	Cibil Report Charges	118.00		11,929.80
24-Oct-19	24-Oct-19	Other Charge	Cersat Fees	118.00		12,047.80
29-Oct-19	29-Oct-19	Receipt	Chq No :604895		9,048.00	2,999.80
16-Nov-19	16-Nov-19	Receipt	Chq No :604896		3,000.00	(0.20)
31-Jul-20	31-Jul-20	Other Charge	Risk Based Fees	51,625.00		51,624.80
31-Jul-20	31-Jul-20	Other Charge	Administrative Charges	5,900.00		57,524.80
31-Jul-20	31-Jul-20	Disbursement	Amt Financed		3,550,625.00	(3,493,100.20)
31-Jul-20	31-Jul-20	Payment	Chq No.:004946	3,499,000.00		5,899.80
03-Aug-20	03-Aug-20	Receipt	Chq No.:604899		5,900.00	(0.20)
05-Aug-20	05-Aug-20	Pre-EMI	Due for Inst.1, Aug-20	3,798.00		3,797.80
05-Aug-20	05-Aug-20	Receipt	Chq No :AP74599293001 Rept No.:AP0820599293		3,798.00	(0.20)
05-Sep-20	05-Sep-20	EMI	Due for Inst.1, Sep-20	29,040.00		29,039.80
05-Sep-20	05-Sep-20	Receipt	Chq No :A74599293001 Rept No.:A0920599293		29,040.00	(0.20)
05-Oct-20	05-Oct-20	EMI	Due for Inst.2, Oct-20	29,040.00		29,039.80
05-Oct-20	05-Oct-20	Receipt	Chq No.:A74599293002 Rept No.:A1020599293		29,040.00	(0.20)
05-Nov-20	05-Nov-20	EMI	Due for Inst.3, Nov-20	29,040.00		29,039.80
05-Nov-20	05-Nov-20	Receipt	Chq No.:A74599293003 Rept No.:A1120599293		29,040.00	(0.20)
05-Dec-20	05-Dec-20	EMI	Due for Inst.4, Dec-20	29,040.00		29,039.80
05-Dec-20	05-Dec-20	Receipt	Chq No.:A74599293004 Rept No :A1220599293		29,040.00	(0.20)
05-Jan-21	05-Jan-21	EMI	Due for Inst.5, Jan-21	29,040.00		29,039.80
05-Jan-21	05-Jan-21	Receipt	Chq No :A74599293005 Rept No.:A0121599293		29,040.00	(0.20)
05-Feb-21	05-Feb-21	EMI	Due for Inst.6, Feb-21	29,040.00		29,039.80

Mrs. Kavita Avinash Badhe

Account Statement for LBKLY00005156265 from 24-Oct-19 to 11-Nov-24

Trans. Date	Value Date	Trans. Type	Particulars	Debit	Credit	Balance
05-Feb-21	05-Feb-21	Receipt	Chq No.:A74599293006 Rept No.:A0221599293			
05-Mar-21	05-Mar-21	EMI	Due for Inst.7, Mar-21	29,040.00	29,040.00	(0.20)
05-Mar-21	05-Mar-21	Receipt	Chq No.:A74599293007 Rept No.:A0321599293		29,040.00	29,039.80
05-Apr-21	05-Apr-21	EMI	Due for Inst.8, Apr-21	29,040.00		(0.20)
05-Apr-21	05-Apr-21	Receipt	Chq No.:A74599293008 Rept No.:A0421599293		29,040.00	29,039.80
05-May-21	05-May-21	EMI	Due for Inst.9, May-21	29,040.00		(0.20)
05-May-21	05-May-21	Receipt	Chq No.:A74599293009 Rept No.:A0521599293		29,040.00	29,039.80
05-Jun-21	05-Jun-21	EMI	Due for Inst.10, Jun-21	29,040.00		(0.20)
05-Jun-21	05-Jun-21	Receipt	Chq No.:A74599293010 Rept No.:A0621599293		29,040.00	29,039.80
05-Jul-21	05-Jul-21	EMI	Due for Inst.11, Jul-21	29,040.00		(0.20)
05-Jul-21	05-Jul-21	Receipt	Chq No.:A74599293011 Rept No.:A0721599293		29,040.00	267,280.20
19-Jul-21	06-Jul-21	Receipt	Chq No.:PMAYS1907213137 Rept No.:PMAYS1907213137		2,700.00	(269,980.20)
19-Jul-21	06-Jul-21	Receipt	Chq No.:PMAYP1907213137 Rept No.:PMAYP1907213137			
19-Jul-21	19-Jul-21	Pre-Payment	Principal Due	267,280.00		(2,700.20)
20-Jul-21	20-Jul-21	Payable	Tds Receivable		300.00	(3,000.20)
23-Jul-21	23-Jul-21	Other Charge	Additional Processing Fees	3,000.00		(0.20)
05-Aug-21	05-Aug-21	EMI	Due for Inst.13, Aug-21	26,810.00		26,809.80
05-Aug-21	05-Aug-21	Receipt	Chq No.:A74599293013 Rept No.:A0821599293		26,810.00	(0.20)
05-Sep-21	05-Sep-21	EMI	Due for Inst.14, Sep-21	26,810.00		26,809.80
06-Sep-21	05-Sep-21	Receipt	Chq No.:A74599293014 Rept No.:A0921599293		26,810.00	(0.20)
27-Sep-21	27-Sep-21	Other Charge	Conversion Charges	1,180.00		1,179.80
27-Sep-21	27-Sep-21	Receipt	Cash Receipt No.:88M383116427		1,180.00	(0.20)
05-Oct-21	05-Oct-21	EMI	Due for Inst.15, Oct-21	25,011.00		25,010.80
05-Oct-21	05-Oct-21	Receipt	Chq No.:A74599293015 Rept No.:A1021599293		25,011.00	(0.20)
05-Nov-21	05-Nov-21	EMI	Due for Inst.16, Nov-21	25,011.00		25,010.80
05-Nov-21	05-Nov-21	Receipt	Chq No.:A74599293016 Rept No.:A1121599293		25,011.00	(0.20)
05-Dec-21	05-Dec-21	EMI	Due for Inst.17, Dec-21	25,011.00		25,010.80
06-Dec-21	05-Dec-21	Receipt	Chq No.:A74599293017 Rept No.:A1221599293		25,011.00	(0.20)
05-Jan-22	05-Jan-22	EMI	Due for Inst.18, Jan-22	25,011.00		25,010.80
05-Jan-22	05-Jan-22	Receipt	Chq No.:A74599293018 Rept No.:A0122599293		25,011.00	(0.20)
05-Feb-22	05-Feb-22	EMI	Due for Inst.19, Feb-22	25,011.00		25,010.80
05-Feb-22	05-Feb-22	Receipt	Chq No.:A74599293019 Rept No.:A0222599293		25,011.00	(0.20)
05-Mar-22	05-Mar-22	EMI	Due for Inst.20, Mar-22	25,011.00		25,010.80
05-Mar-22	05-Mar-22	Receipt	Chq No.:A74599293020 Rept No.:A0322599293		25,011.00	(0.20)
05-Apr-22	05-Apr-22	EMI	Due for Inst.21, Apr-22	25,011.00		25,010.80
05-Apr-22	05-Apr-22	Receipt	Chq No.:A74599293021 Rept No.:A0422599293		25,011.00	(0.20)
05-May-22	05-May-22	EMI	Due for Inst.22, May-22	25,011.00		25,010.80
05-May-22	05-May-22	Receipt	Chq No.:A74599293022 Rept No.:A0522599293		25,011.00	(0.20)
05-Jun-22	05-Jun-22	EMI	Due for Inst.23, Jun-22	25,011.00		25,010.80
06-Jun-22	05-Jun-22	Receipt	Chq No.:A74599293023 Rept No.:A0622599293		25,011.00	(0.20)
05-Jul-22	05-Jul-22	EMI	Due for Inst.24, Jul-22	25,011.00		25,010.80
05-Jul-22	05-Jul-22	Receipt	Chq No.:A74599293024 Rept No.:A0722599293		25,011.00	(0.20)
05-Aug-22	05-Aug-22	EMI	Due for Inst.25, Aug-22	25,011.00		25,010.80
05-Aug-22	05-Aug-22	Receipt	Chq No.:A74599293025 Rept No.:A0822599293		25,011.00	(0.20)
05-Sep-22	05-Sep-22	EMI	Due for Inst.26, Sep-22	25,011.00		25,010.80
05-Sep-22	05-Sep-22	Receipt	Chq No.:A74599293026 Rept No.:A0922599293		25,011.00	(0.20)
05-Oct-22	05-Oct-22	EMI	Due for Inst.27, Oct-22	25,011.00		25,010.80
05-Oct-22	05-Oct-22	Receipt	Chq No.:A74599293027 Rept No.:A1022599293		25,011.00	(0.20)
05-Nov-22	05-Nov-22	EMI	Due for Inst.28, Nov-22	25,011.00		25,010.80
05-Nov-22	05-Nov-22	Receipt	Chq No.:A74599293028 Rept No.:A1122599293		25,011.00	(0.20)
05-Dec-22	05-Dec-22	EMI	Due for Inst.29, Dec-22	25,011.00		25,010.80

Mrs. Kavita Avinash Badhe

Account Statement for LBKLY00005156265 from 24-Oct-19 to 11-Nov-24

Trans. Date	Value Date	Trans. Type	Particulars	Debit	Credit	Balance
05-Dec-22	05-Dec-22	Receipt	Chq No.:A74599293029 Rept No.:A122599293		25,011.00	(0.20)
05-Jan-23	05-Jan-23	EMI	Due for Inst.30, Jan-23	25,011.00		25,010.80
05-Jan-23	05-Jan-23	Receipt	Chq No :A74599293030 Rept No.:A0123599293		25,011.00	(0.20)
05-Feb-23	05-Feb-23	EMI	Due for Inst.31, Feb-23	25,011.00		25,010.80
06-Feb-23	05-Feb-23	Receipt	Chq No :A74599293031 Rept No.:A0223599293		25,011.00	(0.20)
05-Mar-23	05-Mar-23	EMI	Due for Inst.32, Mar-23	25,348.00		25,347.80
05-Mar-23	05-Mar-23	Receipt	Chq No.:A74599293032 Rept No.:A0323599293		25,348.00	(0.20)
05-Apr-23	05-Apr-23	EMI	Due for Inst.33, Apr-23	25,348.00		25,347.80
05-Apr-23	05-Apr-23	Receipt	Chq No.:A74599293033 Rept No.:A0423599293		25,348.00	(0.20)
05-May-23	05-May-23	EMI	Due for Inst.34, May-23	25,348.00		25,347.80
05-May-23	05-May-23	Receipt	Chq No :A74599293034 Rept No.:A0523599293		25,348.00	(0.20)
05-Jun-23	05-Jun-23	EMI	Due for Inst.35, Jun-23	25,348.00		25,347.80
05-Jun-23	05-Jun-23	Receipt	Chq No :A74599293035 Rept No.:A0623599293		25,348.00	(0.20)
05-Jul-23	05-Jul-23	EMI	Due for Inst.36, Jul-23	25,348.00		25,347.80
05-Jul-23	05-Jul-23	Receipt	Chq No.:A74599293036 Rept No.:A0723599293		25,348.00	(0.20)
05-Aug-23	05-Aug-23	EMI	Due for Inst.37, Aug-23	25,348.00		25,347.80
05-Aug-23	05-Aug-23	Receipt	Chq No.:A74599293037 Rept No.:A0823599293		25,348.00	(0.20)
05-Sep-23	05-Sep-23	EMI	Due for Inst.38, Sep-23	25,348.00		25,347.80
05-Sep-23	05-Sep-23	Receipt	Chq No.:A74599293038 Rept No.:A0923599293		25,348.00	(0.20)
05-Oct-23	05-Oct-23	EMI	Due for Inst.39, Oct-23	25,348.00		25,347.80
05-Oct-23	05-Oct-23	Receipt	Chq No.:A74599293039 Rept No.:A1023599293		25,348.00	(0.20)
05-Nov-23	05-Nov-23	EMI	Due for Inst.40, Nov-23	25,348.00		25,347.80
05-Nov-23	05-Nov-23	Receipt	Chq No :A74599293040 Rept No.:A1123599293		25,348.00	(0.20)
05-Dec-23	05-Dec-23	EMI	Due for Inst.41, Dec-23	25,348.00		25,347.80
05-Dec-23	05-Dec-23	Receipt	Chq No..A74599293041 Rept No.:A1223599293		25,348.00	(0.20)
05-Jan-24	05-Jan-24	EMI	Due for Inst.42, Jan-24	25,348.00		25,347.80
05-Jan-24	05-Jan-24	Receipt	Chq No.:A74599293042 Rept No.:A0124599293		25,348.00	(0.20)
05-Feb-24	05-Feb-24	EMI	Due for Inst.43, Feb-24	25,348.00		25,347.80
05-Feb-24	05-Feb-24	Receipt	Chq No :A74599293043 Rept No.:A0224599293		25,348.00	(0.20)
16-Feb-24	16-Feb-24	Pre-Payment	Prncipal Due	0.20		0.00
05-Mar-24	05-Mar-24	EMI	Due for Inst.45, Mar-24	25,348.00		25,347.80
05-Mar-24	05-Mar-24	Receipt	Chq No :A74599293045 Rept No.:A0324599293		25,348.00	0.00
05-Apr-24	05-Apr-24	EMI	Due for Inst.46, Apr-24	25,348.00		25,348.00
05-Apr-24	05-Apr-24	Receipt	Chq No.:A74599293046 Rept No :A0424599293		25,348.00	0.00
05-May-24	05-May-24	EMI	Due for Inst.47, May-24	25,348.00		25,348.00
05-May-24	05-May-24	Receipt	Chq No :A74599293047 Rept No.:A0524599293		25,348.00	0.00
05-Jun-24	05-Jun-24	EMI	Due for Inst.48, Jun-24	25,348.00		25,348.00
05-Jun-24	05-Jun-24	Receipt	Chq No.:A74599293048 Rept No.:A0624599293		25,348.00	0.00
05-Jul-24	05-Jul-24	EMI	Due for Inst.49, Jul-24	25,348.00		25,348.00
05-Jul-24	05-Jul-24	Receipt	Chq No :A74599293049 Rept No.:A0724599293		25,348.00	0.00
05-Aug-24	05-Aug-24	EMI	Due for Inst.50, Aug-24	25,348.00		25,348.00
05-Aug-24	05-Aug-24	Receipt	Chq No.:A74599293050 Rept No.:A0824599293		25,348.00	0.00
05-Sep-24	05-Sep-24	EMI	Due for Inst.51, Sep-24	25,348.00		25,348.00
05-Sep-24	05-Sep-24	Receipt	Chq No.:A74599293051 Rept No.:A0924599293		25,348.00	0.00
05-Oct-24	05-Oct-24	EMI	Due for Inst.52, Oct-24	25,348.00		25,348.00
05-Oct-24	05-Oct-24	Receipt	Chq No.:A74599293052 Rept No.:A1024599293		25,348.00	0.00
05-Nov-24	05-Nov-24	EMI	Due for Inst.53, Nov-24	25,348.00		25,348.00
05-Nov-24	05-Nov-24	Receipt	Chq No.:A74599293053 Rept No.:A1124599293		25,348.00	0.00

Adjustment Entries from 24-Oct-19 to 11-Nov-24

कल्याण डोंबिवली महानगरपालिका, कल्याण:

— नगररचना विभाग —



भाग बांधकाम पूर्णत्वाचा दाखला
(इमारत टाईप 'A' करीता)

जा.क.कडोमपा/नरवि/सीसी/क.वि/OCC/605/20
दिनांक:- 11/11/2020

प्रति,
श्री.अर्जुन शांताराम पाटील व इतर
कु.मु.प.धा- श्री.किरण वसंत माळी
व्दारा- श्री.अनिल निरगुडे, (वास्तु), कल्याण (प.)
स्ट्रक्चरल इंजिनियर- मे खासतिस अॅण्ड असोसिएट्स, कल्याण.

वास्तुशिल्पकार श्री.अनिल निरगुडे यांचे क.OCN/761/20, दि.०५/११/२०२० चे अर्जावरून दाखला देण्यांत येतो की, कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. ४६, हि.नं.१७/२, स.नं.४७, स.नं.७५/२ मौजे-मोहने येथे महापालिका याचेकडील बांधकाम परवानगी जा.क.कडोमपा/नरवि/बाप/कवि/२०१२-१३ /३३२/१४२, दि.२१/०१/२०१९ अन्वये ६६५२.५२ चौ.मी. बांधकाम क्षेत्राचे मंजूर केलेल्या नकाशाप्रमाणे ५११२.६२ चौ.मी. क्षेत्राचे 'रहिवास' बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर भाग बांधकाम पूर्णत्वाचा दाखला देण्यांत येत आहे.

मजले	सदनिका	क्षेत्र (चौ.मी.)
स्ट्रिट (पै), तळ (पै.)	१४ दुकाने	२२९.४३
पहिला मजला	०८ सदनिका	३५५.९४
दुसरा मजला	०८ सदनिका	३५५.९४
तिसरा मजला	०८ सदनिका	३५५.९४
चौथा मजला	०८ सदनिका	३५५.९४
पाचवा मजला	०७ सदनिका	३१९.३१
सहावा मजला	०८ सदनिका	३५५.९४
सातवा मजला	०८ सदनिका	३५५.९४
आठवा मजला	०७ सदनिका	३१९.३१
नववा मजला	०८ सदनिका	३५५.९४
दहावा मजला	०८ सदनिका	३५५.९४
अकरावा मजला	०८ सदनिका	३५५.९४
बारावा मजला	०८ सदनिका	३५५.९४
तेरावा मजला	०७ सदनिका	३१९.३१
चौदावा मजला	०८ सदनिका	३५५.९४
	अतिरिक्त बाल्कनी	९.९२
एकुण =	१०९ सदनिका, १४ दुकाने,	५११२.६२ चौ.मी.

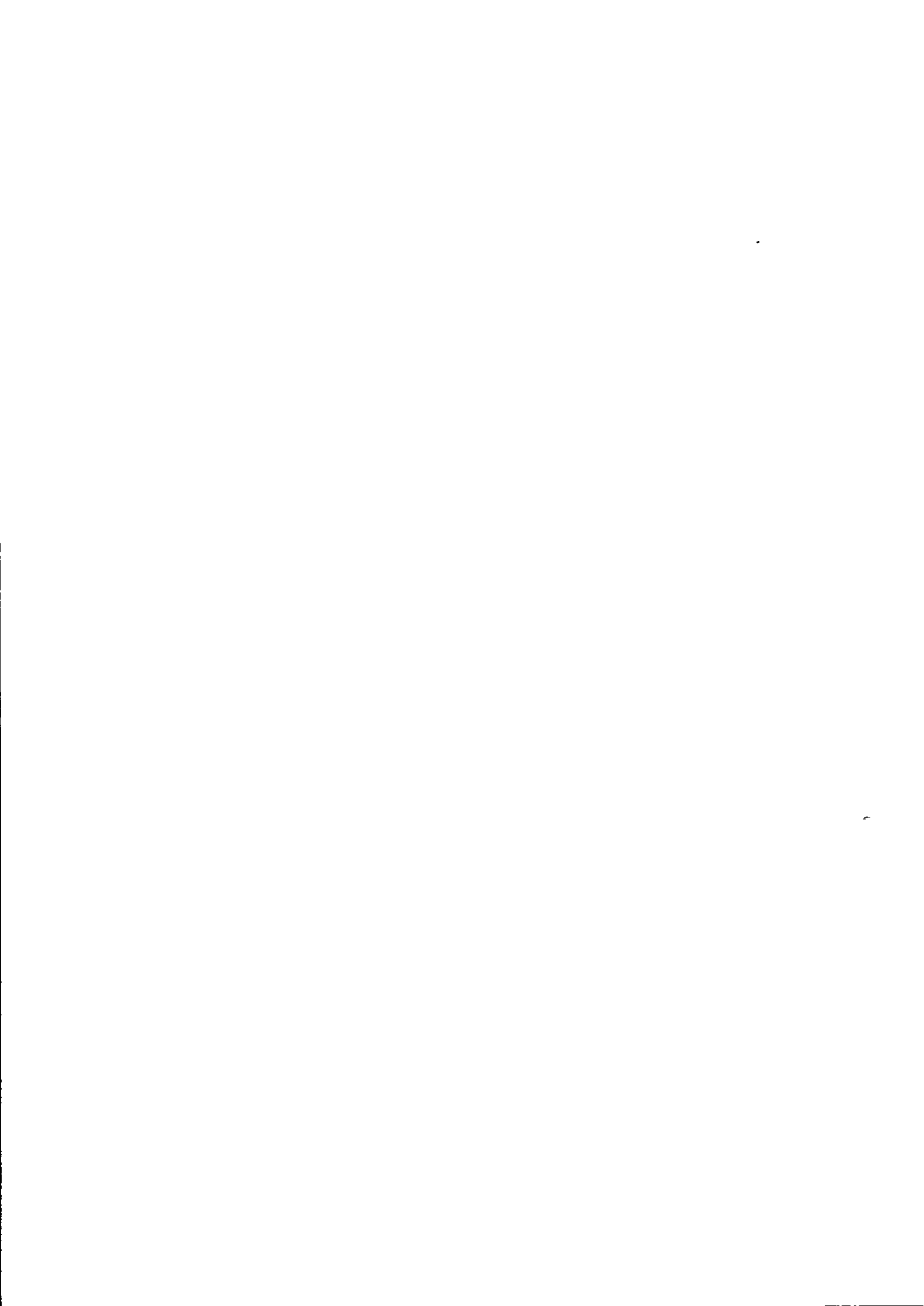
अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यांत येईल
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- प्रकरणी Covid-19 बाबत शासनाकडील संपूर्णपणे लॉकडाऊन उठविणेबाबत आदेश प्राप्त होत नाही, तोपर्यंत इमारतीमधील सदनिकेचा/दुकानांचा प्रत्यक्ष ताबा देऊ नये, याची नोंद घ्यावी.

प्रत:-

- कर निर्धारक व संकलक, क.डों.म.पा., कल्याण
- प्रभाग क्षेत्र अधिकारी, 'अ' प्रभाग कार्यालय, क.डों.म.पा., कल्याण.

सहाय्यक संचालक नगररचना, कल्याण
कल्याण डोंबिवली महानगरपालिका, कल्याण



वीज पुरवठा देयक माहे: OCT-2024

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002641627291

HSN code 27160000

ग्राहक क्रमांक: 020161322343
KAVITA AVINASH BADHE
FLAT 1406 14TH FLOOR TYPE A RAMJI SHANTARAM PRIDE KALYAN THANE Ambivali Tarf
Chon 421102
मोबाइल/ इमेल: 83*****93/JEE*****@GMAIL.COM

देयक दिनांक: 28-OCT-24
देयक रक्कम रु: 140.00
देय दिनांक: 18-NOV-24
या तारखे नंतर भरल्यास: 140.00

विलींग युनिट: 4168 :KALYAN (W) S/DN-I
दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 00000002
पी.सी./चक्र-मार्ग-क्रमांक/डि.टी.सी.: 7 / 15-9003-2165 /4168748
मिटर क्रमांक: 07642938267
रिडिंग ग्रुप: W7

पुरवठा दिनांक: 23-Nov-2020
मंजूर भार: 0.4 KW
सुरक्षा ठेव जमा(रु): 1,180.75
चालू रिडिंग दिनांक: 24-OCT-24
मागील रिडिंग दिनांक: 23-SEP-24

Scan this QR
Code with
BHIM App for
UPI Payment

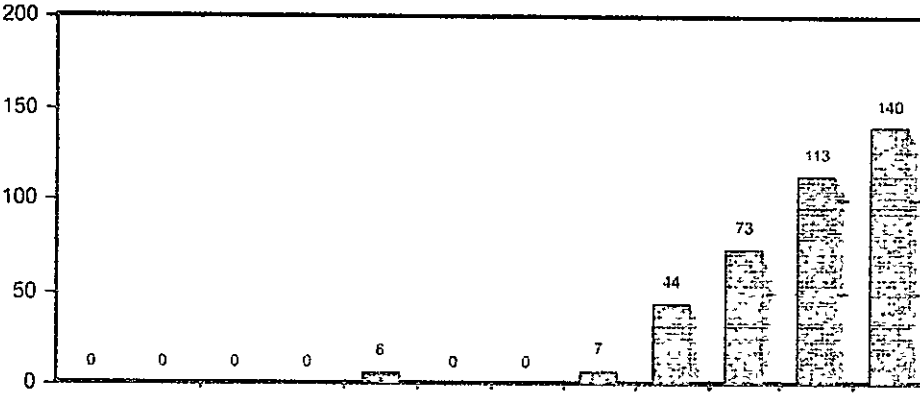


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
6060	6060	01	0	0	0

NORMAL
Bill Period:1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadiscom.in > ConsumerPortal > CGRF
यावर उपलब्ध आहे.

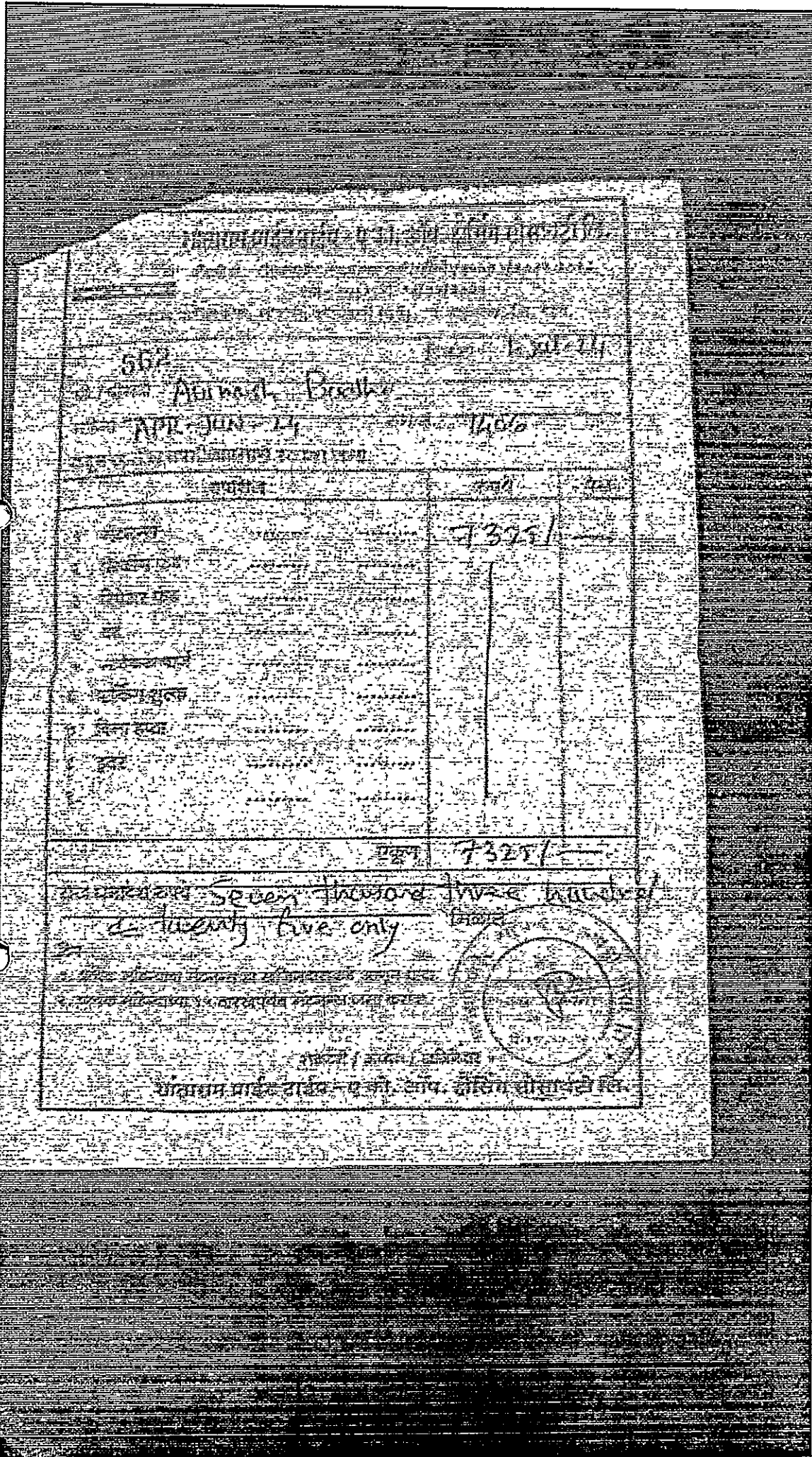
महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 24-11-2024 ह्या तारखेला होईल.

विशेष संदेश :

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तालिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत विलींग युनिट:	4168	ग्राहक क्रमांक:	020161322343	पी.सी.:	W7	दर:	090	या तारखे पर्यंत भरल्यास	06-NOV-24	140.00
अंतिम तारीख			18-NOV-24				140.00	या तारखे नंतर भरल्यास	18-NOV-24	140.00
विकेची स्थळप्रत		डिटीसी क्र.:		4168748				अंतिम तारीख	18-NOV-24	140.00
स्थळप्रत विलींग युनिट:	4168	ग्राहक क्रमांक:	020161322343	पी.सी.:	W7	दर:	090	या तारखे पर्यंत भरल्यास	06-NOV-24	140.00
								या तारखे नंतर भरल्यास	18-NOV-24	140.00



Share Certificate No. 107 Member's Register Folio No. _____ No. of Shares 05

Share Certificate

SHANTARAM PRIDE TYPE - A CO. OP. HOUSING SOC. LTD.



REG. NO. - TNAKLNHSO/CO/385/10/2022-23, YEAR - 2022, DT - 14/12/2022
Add. - Shantaram Pathi Road, Mohone, Ambivli (E), Tal. - Kalyan, Dist. - Thane
Registered under the Maharashtra Co-op. Societies Act, 1960.

This is to Certify that

Mr. / Mrs. AVINASH BADHE

KAVITA BADHE

Flat No. 1406 is/are registered holder/s of 5 fully paid-up Shares of Rupees **HUNDRED** each numbered from 531 to 535 both inclusive in **SHANTARAM PRIDE TYPE - A CO. OP. HOUSING SOCIETY LTD.** subject to Bye-laws of the said Society

₹ **500/-**



Given under the Common Seal of the said Society at
SHANTARAM PRIDE TYPE - A CO. OP. HOUSING SOCIETY LTD.

Date: 04/11/2023

[Signature] सचिव
योगेश खड
शान्तराम प्राईड टाइप-ए को-ऑपरेटिव सोसायटी
Secretary

[Signature] अध्यक्ष
अविनाश बड
शान्तराम प्राईड टाइप-ए को-ऑपरेटिव सोसायटी
Chairman



71/2549
Thursday, February 13, 2020
8:39 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 3082 दिनांक: 13/02/2020

गावाचे नाव: मोहने
दस्तऐवजाचा अनुक्रमांक: कलन2-2549-2020
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अविनाश बाळु बढे

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹ 1140.00
पृष्ठांची संख्या 57

एकूण ₹. 31140.00

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

Joint Sub Registrar Kalyan 2

वाजार मूल्य: ₹.2205000/-
मोवदला ₹ 3915500/-
भरलेले मुद्रांक शुल्क ₹. 274200/-

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डोडा/धनादेश/पे ऑर्डर क्रमांक MH011503054201920E दिनांक: 13/02/2020
बँकेचे नाव व पत्ता
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1140/-

मुळप्रत मिळविली

R
1
2
4

←-||||| ←-|||||

|||||

|||||

·
·

·
·
·
·
·

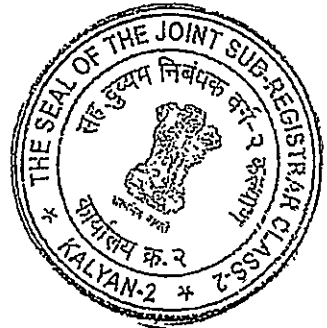
12

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

Valuation ID	202002101132		मूल्यकन पत्रक (बांधणी क्षेत्र - बांधणी)		10 February 2020, 11:58:24 AM
मूल्यकनाचे वर्ष	2019				
जिल्हा	ठाणे				
मूल्य विभाग	साधुका : कल्याण गांधीचे नाव : मोहनेगाव (कल्याण अखिली महानगरपालिका)				
उप मूल्य विभाग	3395-विभाग.5.2 मोहनेचे - मोहनेचे गांधीचे तसेच निकळती				
क्षेत्रचे नांव	Kalyan/Dombival Municipal Corporation		सदर नंबर /म. मू. क्रमांक	सदर नंबर/16	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर व सुती जमीन	निवासी सदनिका	घर्यातप	दुकाने	औद्योगिक	मोजक्यापनाचे एकक घेणे
5700	35700	39400	47200	39400	
बांधणी क्षेत्राची माहिती					
जाचकान क्षेत्र(Shadi: Up)-	54 219वा मीटर	निकळतीचा वापर-	निवासी सदनिका	निकळतीचा प्रकार-	बांधणी
बांधकामाचे वर्गीकरण-	1-आर सी सी	निकळतीचे चय -	0 TO 2वर्षे	मूल्यदरबांधकामाचा दर-	Rs.35700/-
उद्देशाने सुविधा -	आहे	नजारा -	11th to 20th Floor	कार्पेट क्षेत्र-	49 29वा, मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-बांधणीचे प्रति घेणे मीटर मूल्यदर		-(वार्षिक मूल्यदर * घसा-बांधणीचे टक्केवारी) * मजला निहाय घटायकर			
		= (35700 * (100 / 100)) * (110 / 100)			
		= Rs.39270/-			
A) मूल्य निकळतीचे मूल्य	= वरील प्रमाणे मूल्य दर * निकळतीचे क्षेत्र				
	= 39270 * 54 219				
	= Rs.2129180.13/-				
F) सगळ्या गांधीचे क्षेत्र	+ 79वा, मीटर				
सगळ्या गांधीचे मूल्य	= 4 79 * (39270 * 100/100)				
	= Rs.75211.32/-				
एकत्रित अंतिम मूल्य	= मूल्य निकळतीचे मूल्य + सळपटपे मूल्य + मेदीअईन मजला क्षेत्र मूल्य + सगळ्या गांधीचे मूल्य - वरील गांधीचे मूल्य + बंदित घातन सळपे मूल्य + घुल्ल्या जमिनीवरील घातन सळपे मूल्य + इतरांनी मोहनेच्या घुल्ल्या जागेचे मूल्य + बंदित बळकती				
	= A + B + C + D + E + F + G + H + I				
	= 2129180.13 + 0 + 0 + 0 + 0 + 75211.32 + 0 + 0 + 0				
	= Rs.2204421.45/-				

Home - Pnni.

(Handwritten Signature)



क्र. नं. २
दिनांक २५४८. २०२०
७ ५०

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16



CHALLAN
MTR Form Number-6

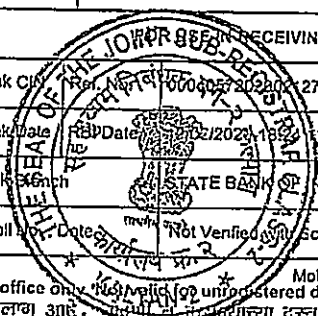
CHALLAN



GRN	MH012011291201920E	BARCODE	[Barcode]		Date	12/02/2020-18:10:17	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID (If Any)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BYXPB5936Q			
Location	THANE			Full Name	AVINASH BALU BADHE			
Year	2019-2020 One Time			Flat/Block No.	Flat No.1406, Fourteenth Floor, Type A,			
				Promises/Building	Shantaram Pride			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Sale of NonJudicial Stamp	39200.00	Opp. Shantaram Patil School, Mohane, Ambivali (E)	Area 49.29 sq.m. Carpet and OT 4	79 sq.mt	4 2 1 1 0 2	PAN2=AATFM7400R~SecondPartyName=MAULI KRUPA DEVELOPERS-CA=3915500
Total		Amount In Words	Thirty Nine Thousand Two Hundred Rupees Only			

Payment Details	STATE BANK OF INDIA		RECEIVING BANK	
Cheque/DD No.		Bank City	Ref. No./Date	IK0ALNOWH9
Name of Bank		Bank Date	12/02/2020	Not Verified with RBI
Name of Branch		Bank Branch	STATE BANK OF INDIA	
		Scroll No./Date	Not Verified with Scroll	



Department ID. Mobile No. 8979109772
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. It is not valid for unregistered document.
 अदर चलन केवल दुर्यग निबंधक कार्यालयत मोदणी कचवराच्या दस्तावारी लागू आहे. अदर चलन केवल दुर्यग निबंधक कार्यालयत मोदणी कचवराच्या दस्तावारी सधर चलन लागू नाही.

क.स.स. २
 दिनांक २५/०२/२०२०
 Page 1/1 2 36 Print Date 12-02-2020 05 11:17

8
6
0
4

11111111 22222222

111111

222222

1
2

11

2222

1
2

1
2
3

1
2
3



CHALLAN
MTR Form Number-6



GRN	MH011503054201920E	BARCODE	[Barcode]		Date	31/01/2020-12:58:27	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Registration Fee				TAX ID (If Any)				
				PAN No.(If Applicable)				
				BYXPB5936Q				
Office Name				KLN2_KALYAN 2 JOINT SUB REGISTRAR				
Location				THANE				
Year				2019-2020 One Time				
Full Name				AVINASH BALU BADHE				
Flat/Block No.				Flat No.1406, Fourteenth Floor, Type A,				
Premises/Building				Shantaram Pride				
Account Head Details		Amount in Rs.						
0030046401 Stamp Duty		235000.00		Road/Street		Opp. Shantaram Patil School, Mohane, Ambivali (E)		
0030063301 Registration Fee		30000.00		Area/Locality		Area 49.29 sq.mt. Carpet and OT 4.		
				Town/City/District		79 sq.mt		
				PIN		4 2 1 1 0 2		
				Remarks (If Any)				
				PAN2=AATFM7400R-SecondPartyName=MAULI KRUPA				
				DEVELOPERS-CA=3915500				
Total		2,65,000.00		Amount in Words		Two Lakh Sixty Thousand Rupees Only		
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank City		MUMBAI		
Name of Bank				Bank Ref No.		IDR057202001318479		
Name of Branch				Bank Date		31/01/2020-12:58:59		
				Bank Branch		STATE BANK OF INDIA		
				Scroll No. , Date		KALYAN-2		

Department ID: 8979109772
 NOTE.- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधरे चलन केवल दुय्यम निवधक कार्यालयात नोंदणी करतयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतयाच्या दस्त्यासाठी सधरे चलन लागू नाही.

क.ल.न.२
 पत्रक्र. २५६ २०२०
 ३ ५६

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26



Ward No. : 5.2 (33/95)
Village : Mohone
Flat Area : 49.29 sq.mtr. carpet + 4.79 sq. mtr open terrace
Actual Value : Rs.39,15,500/-
Market Value : Rs. _____

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 13 DAY OF 2 - 2020

BETWEEN

क. ल. न. २	
दस्तावे. २५६९ १०२०	
४	५६

M/s. Mauli Krupa Developers, a partnership firm, having its office at Shantaram Pride, Opp Shantaram Patil School, Shantaram Patil Nagar, Towards Yaday Nagar, Mohane Ambivali Kalyan (E), District Thane, through its partner Mr. Kiran Vasant Mali hereinafter called and referred to as the Promoters (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, the survivors of them, their respective heirs, executors, administrators and assigns) of the Party of the First Part:

A N D

1. Mr. AVINASH BALU BADHE aged about 41 years
2. Mrs. KAVITA AVINASH BADHE aged about 36 years

Residing at Room No.405 Radha govind apartment ,ganpati chowk,mohone vikas colony road, budhhvihar ambivali east-42102 hereinafter called and referred to as the Purchasers (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Kashinath Ramji Patil and Others are the owners of all that lying and parcel of land lying, being and situate at village Mohone, Taluka Kalyan, District Thane, bearing Survey No. 46 Hissa No. 17/2 admeasuring 6900 sq. metres within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Property No I;

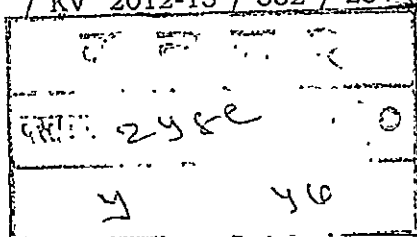
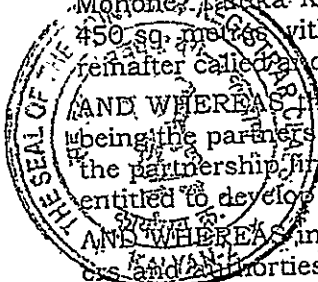
AND WHEREAS by and under the Agreement for Sale dated 14.06.2011 the said Shri Kashinath Ramji Patil and Others granted the said property No. I to M/s. Mauli Krupa Developers at and for the price / consideration and on the terms and conditions therein and in pursuance thereof also granted the General Power of Attorney and the said Agreement and General Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 6302/2011 and 6303/2011 respectively;

AND WHEREAS further in pursuance to the above Agreement and Power of Attorney Shantaram Ramji Patil and others executed the Confirmation Deed on 24.06.2011 thereby confirming their grant of undivided share, right, title and interest in favour of the Promoter herein and also granted the Power of Attorney and the said Agreement and General Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 6781/2011 and 6782/2011 respectively;

AND WHEREAS Shri Kiran Vasant Mali and Shri Nitin Inderchand Zabak are the owners of all that piece and parcel of land lying, being and situate at village Mohone, Taluka Kalyan, District Thane, bearing Survey No. 47 admeasuring 450 sq. metres within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Property No II;

AND WHEREAS the said Kiran Vasant Mali and Shri Nitin Inderchand Zabak being the partners in the Promoters' firm have introduced the Property No. II in the partnership firm and accordingly the Promoters firm is well and sufficiently entitled to develop the said property;

AND WHEREAS in pursuance to the above recitals and by and under the powers and authorities vested in the Promoters, the Promoters have amalgamated the said two properties and obtained the building commencement certificate from the Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV 2012-13 / 332 / 234 dated 11.12.2013 for construction of building on



such amalgamated land and the building permissions is further revised under No. KDMP / NRV / BP / KV 2012-13 / 332 / 93 dated 21.07.2015 and obtained the non-agricultural order from the Collector, Thane under No. Mahasul/K-1/T-7/NAP/ Mohone - Kalyan /SR-84/2013 dated 29.06.2013;

AND WHEREAS as per the sanctioned plans, the wing A and B of the building type "B" is duly completed and the Kalyan Dombivli Municipal Corporation has issued the part Building Completion Certificate for A and B wing of the said building type "B" under No. KDMP/NRV/CC/KV/64 dated 17.05.2016.

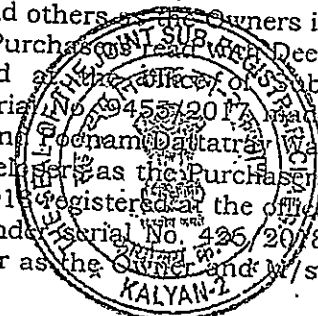
AND WHEREAS during the course of sanction of plan as an area admeasuring 1805 sq. metres stood affected by 24 metre wide road, the Promoter surrendered and handed over the possession of the said area to the Kalyan Dombivli Municipal Corporation and have executed Indemnity Bond cum Declaration in favour of the Kalyan Dombivli Municipal Corporation and the same is registered at the office Sub-Registrar of Assurances at Kalyan under Serial No. 6265/2013.

AND WHEREAS further the Promoter has followed the requisite procedure with the Kalyan Dombivli Municipal Corporation and obtained revised building permission under No. KDMP / NRV / BP / KV 2012-13 / 332 / 232 dated 07.10.2016 which includes the use and utilization of Transferable Development Rights to the extent of 1520 sq. metre as sanctioned by Kalyan Dombivli Municipal Corporation under its letter bearing No. KDMP/TP/HVH/3823 dated 20.01.2016 as procured by the Promoter by and under the agreement dated 21.01.2016 made and executed between Shri Sunil Mangal Kharuk for self and constituted attorney for Shri Rajesh Balaram Bhoir and others as the Transferees and the Promoter herein as the Transferee and registered at the office Sub-Registrar of Assurances at Kalyan under Serial No. 709/2016.

AND WHEREAS as per the sanctioned plans, the building type "C" is duly completed and the Kalyan Dombivli Municipal Corporation has issued the part Building Completion Certificate for the said building type "C" under No. KDMP / NRV / CC / KV / 396 dated 02.03.2017.

AND WHEREAS Promoters herein are the owners of all that piece and parcel of land lying, being and situate at village Mohone, Taluka Kalyan, District Thane, bearing Survey No. 75 Hissa No. 2 admeasuring 1030 sq. metres within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Property No III and the Promoters herein have acquired the Property No. III by various deeds and documents herein recited viz;

- (i) Conveyance Deed dated 20.03.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 2935/2017 made and executed by Shri Kashinath Ramji Patil and others as the Owners in favour of M/s Mauli Krupa Developers as the Purchasers and Deed of Confirmation dated 04.09.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9455/2017 made and executed by Krishnabai Maruti Bhandari and Poornima Patil and Wajunaj as the Owners and M/s Mauli Krupa Developers as the Purchasers as well as Deed of Confirmation dated 11.01.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 426/2018 made and executed by Smt. Nanda Arjun Bhoir as the Owner and M/s. Mauli Krupa Developers as the Purchasers
- (ii) Deed of Conveyance dated 22.08.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9031/2017 made and executed by Shri Arjun Pandurang Kot and others as the Owners in



क.ल.न.२	
प्ल.क्र. २५६२	२०२०
६	५७

favour of M/s Mauli Krupa Developers as the Purchasers read with Deed of Confirmation dated 20.09.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9996/2017 made and executed by Ramu Dunda Pawar, Umesh Vasant Patil, Kavita Anita Madhvai and Barkya alias Nitesh Vasant Patil as the Owners and M/s Mauli Krupa Developers as the Purchasers as well as Deed of Confirmation dated 30.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 14240/2017 made and executed by Smt. Savta Bharat Patil as the Owner and M/s. Mauli Krupa Developers as the Purchasers

(iii) Deed of Conveyance dated 08.03.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 2700/2018 made and executed by Shri Arjun Shantaram Patil and others as the Owners in favour of M/s Mauli Krupa Developers as the Purchasers

thus the Promoter have acquired the land admeasuring 1007 sq. metres and the name of the Promoters stands mutated as evidenced by mutation entry No. 2124.

AND WHEREAS further by and under Agreement for Sale dated 11.06.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6916/2018 made and executed between Shri Vijay Kaluram Patil and others as the Owners and M/s Mauli Krupa Developers as the Purchasers read with Power of Attorney dated 11.06.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6918/2018 the promoter have acquired thr rights of remaining land admeasuring 23 sq.metres.

AND WHEREAS the Promoter have amalgamated the said Property No. III along with the ongoing construction on the Property No. I and Property No. II and has followed the requisite procedure with the Kalyan Dombivali Municipal Corporation and obtained revised building permission under No.KDMP / NRV / BP / KV / 2012-13/332/35 dated 03.07.2018.

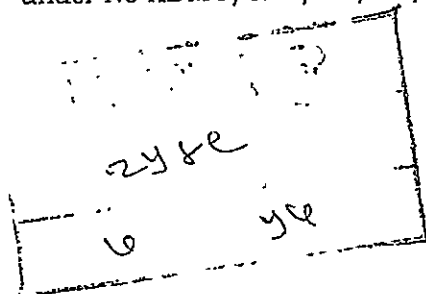
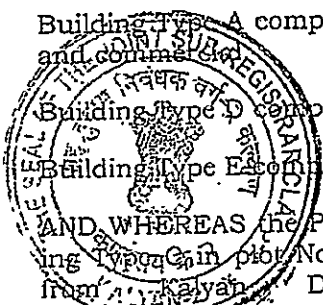
AND WHEREAS as per the revised sanctioned plan the total area of the amalgamated property is 8380 sq. meters as per the extract of 7/12, however as per possession the area of the amalgamated property admeasures 7800 sq. meters and after deducting the area affected by road and reservation totally admeasuring 2055 sq. meters, the balance plot admeasures 5745 sq. meters and the same stands apporioned into two parts, Plot No.1 admeasuring 3327 sq. meters and Plot No.2 admeasuring 2648 sq. meters and accordingly on the Plot No.1 the revised sanction accords the permission for construction of

Building Type A comprising of stilt, ground, first + 14 upper floors- residential and commercial

Building Type D comprising of ground + first floor - residential

Building Type E comprising of ground floor - commercial

AND WHEREAS the Promoter has constructed the Building Type B and Building Type C in plot No 2 and has obtained the building completion certificate from Kalyan Dombivali Municipal Corporation under No KDMC/TPD/CC/KD/64 dated 17.05.2016 in respect of Building Type B and building completion certificate from Kalyan Dombivali Municipal Corporation under No KDMC/TPD/CC/KD/396 dated 02.03.2017.



AND WHEREAS the Promoter have obtained the revised sanctioned from Kalyan Dombivli Municipal Corporation under under No.KDMP/NRV/BP/KV/2012-13/332/142 dated 21.01.2019 and said revised sanction accords the permission for construction of

Building Type A comprising of stilt, ground + 14 upper floors- residential and commercial on Plot No.1

Building Type D comprising of ground + first floor - residential on Plot No.1

Building Type E comprising of ground + six floors – residential and commercial on Plot No.1

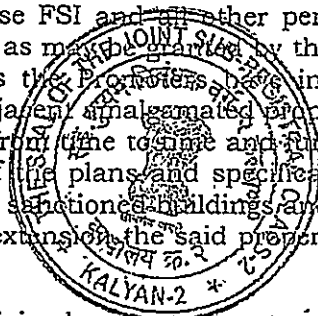
AND WHEREAS the Promoters declare that during the course of completion of the entire scheme of construction will acquire additional FSI/TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional Eight floors on Building Type E comprising of flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem fit and proper.

AND WHEREAS the Promoters declare that the above referred agreements, permissions and sanctions are valid, subsisting and completely in force;

AND WHEREAS the Promoter in terms of the above agreements, sanctions and approvals is entitled to sell the unsold flats in the constructed building known as Building Type B and C and further to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said amalgamated property in accordance with the above recited revised permissions and also further seeking revisions, extensions, expansions, modification from time to time as per the provisions of law and accordingly the Promoter intend to construct an additional building by way of such amalgamation and to dispose of the residential flats/units constructed in the buildings on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office /units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation as well as the Promoters have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension of the said property.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser



क. ल. न. २	
वर्ग: २५६	२०२०
२	५४

herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a flat bearing No.1406 on Fourteenth floor, admeasuring 49.29 sq.mt. carpet and open terrace of 4.79 sq. metres, in Type A in the scheme of construction known as Shantaram Pride along with the benefits of areas of balconies, cupboards if any (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infra-structural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

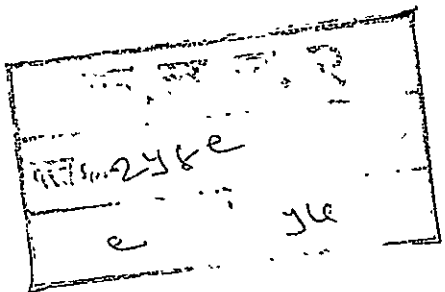
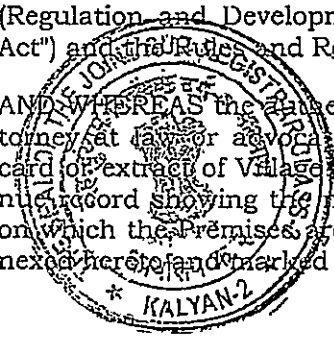
AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/ buildings.

AND WHEREAS the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. P51700003488 dated 05.08.2017 and P51700021389 dated 24.06.2019.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects 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 Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.



AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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 Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

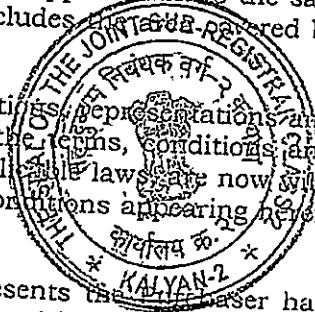
AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat being No. 1406 on Fourteenth floor in Type A of the scheme of construction known as Shantaram Pride being constructed being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 49.29 square meters 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 Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 3,55,500/- (Rupees Three Lakh fifty five thousand five hundred only rupees) only, being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt where-



३.१.१.२	
वस. २५६	२०२०
१०	५६

reof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

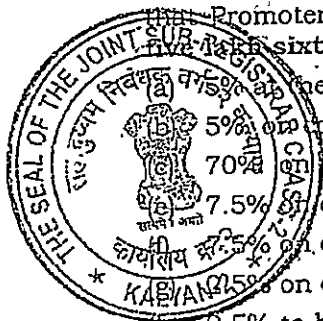
AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat bearing No. 1406 on Fourteenth floor, admeasuring 49.29 sq.mt. carpet and open terrace of 4.79 sq. metres in Type A in the scheme of construction known as Shantaram Pride (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the price / consideration of Rs. 39,15,500/- (Rupees Thirty nine lakh Fifteen thousand five hundred Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The Purchaser has paid on or before execution of this agreement a sum of Rs 3,55,500/- (Rupees Three Lakh fifty five thousand five hundred only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 35,60,000/- (Rupees Thirty five lakh sixty thousand Only) in the following manner :-



- (i) 5% on commencement of plinth work
- (ii) 70% on casting of slabs
- (iii) 7.5% on completion of brick work and plaster
- (iv) 5% on completion of tiling and electrification
- (v) 2.5% on completion of doors and windows
- (vi) 2.5% to be paid at the time of possession of the said premises being offered by the Promoter to the Purchaser,

Handwritten notes in a rectangular box: 2482, 99, 46

The Cheque / DD / Pay order to be drawn in favour to

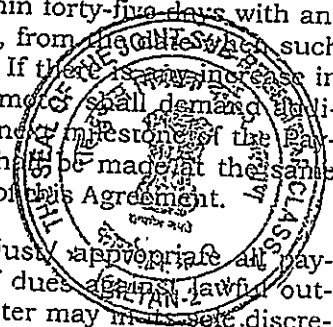
M/s Mauli Krupa Developers

A/C No: 50200026317401

IFSC CODE : HDFC0000194

Bank HDFC BANK

- 1(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax 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 Promoter) up to the date of handing over the possession of the said premises.
- 1(d) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Purchaser by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- 1(g) The Purchaser authorizes the Promoter to adjust appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.



5.4.2	
2480	2020
02	56

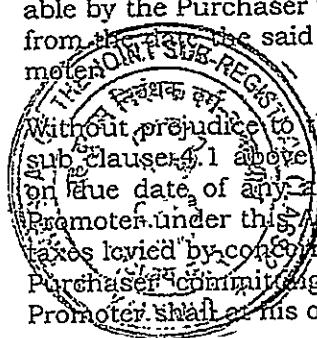
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans, on, thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.
- 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 5534.50 square meters only and Promoter has planned to utilize Floor Space Index of 3400 sq. metres by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation as well as future floor space index by paying the premium based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 8934.50 sq. metres as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

- 4.2. Without prejudice to the right of promoter to charge interest in terms of sub-clause 4.1 above on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:



2482
93 1 46

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Premises which may till then have been paid by the Purchaser to the Promoter.

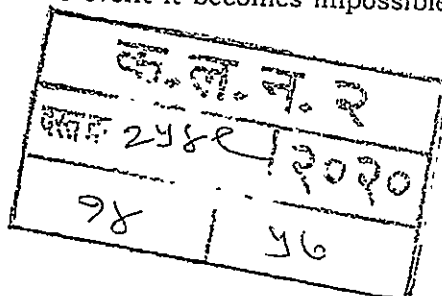
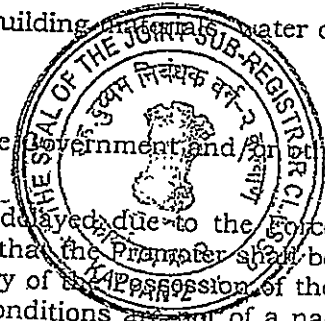
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the Premises as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before 30th day of JUNE 2020 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the Premises to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

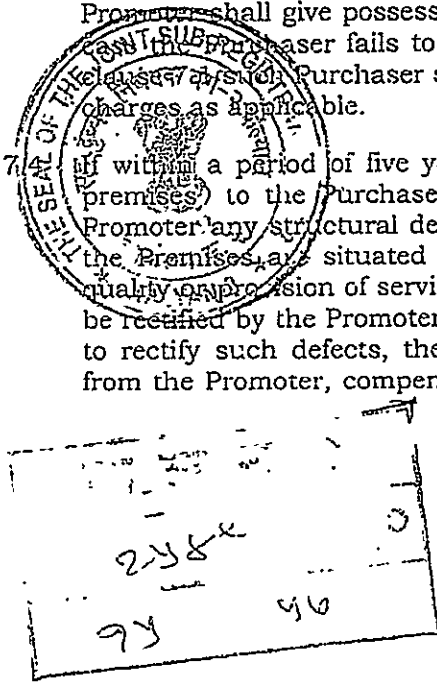
If, however, the completion of the project is delayed due to the force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible



for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

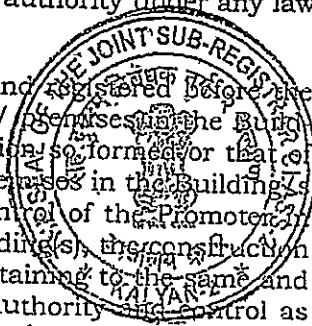
IF the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoters and on cancellation of the agreement he / she shall give six months period to the Promoters within which period the Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest. The Promoters shall forfeit the 20% of the total amount received from the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

- 7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy:
- 7.3 **Failure of Purchaser to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In the event the Purchaser fails to take possession within the time provided in clause 7.1, the Purchaser shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser 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 or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as pro-



vided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing/structural defect.

- 7.5 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.
- 7.6 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Promoter for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter's office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain consent in the following events:
- a. Any minor additions or alterations.
 - b. Any addition or alterations to any common areas, amenities, etc.
 - c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the Local, State or Central Government.
- 7.7 In the event of the Organisation being formed and registered before the sale and disposal by the Promoter of all the flat/ premises in the Building/s, the power and authority of the Organisation so formed or that of the Purchaser/s and the Purchaser/s of other premises in the Building/s shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold flat/ premises and disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold flat/premises, if any. In case the Organisation is formed before the disposal by the Promoter of all the flats/ premises then the Promoter



क. न. न. २	
दि. २५८	३०२०
१६	५७

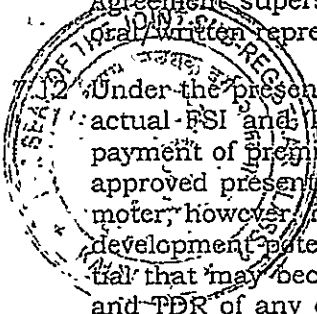
shall at its option (without any obligation) join in as a member in respect of such unsold flat/premises and as and when such flat/ premises are sold, the Organisation shall admit such Purchaser/s as the member/s without charging any premium/transfer fees or extra payment of any nature whatsoever.

7.8 Till the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

7.9 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the carpet area of the flat/ premises or otherwise as may be determined by the Promoter and non- payment of the same, shall constitute a breach of this Agreement.

7.10 Save and except or otherwise not to reduce any area of the said Flat/Premises, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Promoter may deem fit and proper in their absolute discretion.

7.11 Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.



Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR along with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of

248
94 46

buildings/ additional buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/ or additional FSI/TDR, the Promoter shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new or additional structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.

- 7.13. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.
8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchaser who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost co-

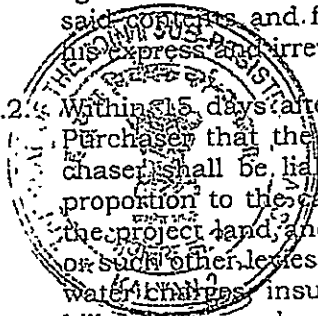
क.स.स.र	
क्र.सं. २५४६	२०२०
१८	५०

operation to such ad-hoc committee till the formation and registration of the society or association or limited company.

- 9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further 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 the Owners in the project land on which the building with multiple wings or buildings are constructed.

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

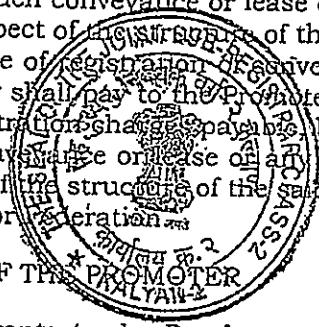
- 9.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land



248
9e, 46

and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share, of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 3 per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

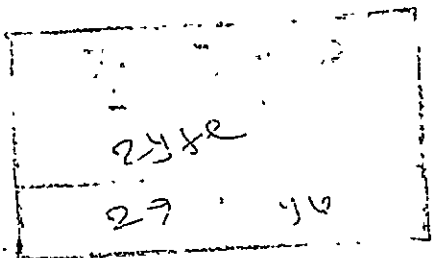
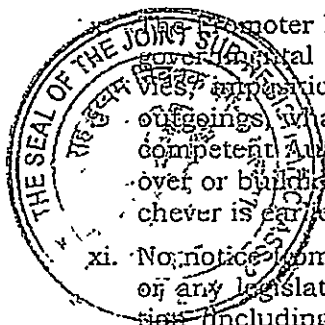
10. The Purchaser shall pay to the Promoters on demand-
 - i) requisite amounts towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.
 - ii) requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
 - iii) the provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.
11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of Conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of Conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER
The Promoter hereby represents and warrants to the Purchaser as follows:

१९.९.२	
दि. २५.९.२०२०	२०२०
२०	५६

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall pay and discharge undisputed interest, municipal 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 till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of



- the project land and/or the Project except those disclosed in the title report.

14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Premises may come, hereby covenants with the Promoter as follows:-

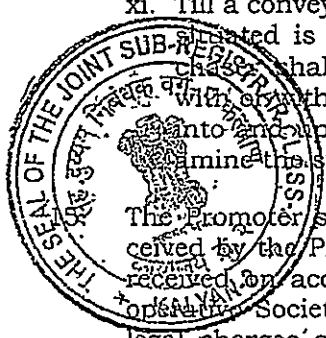
- i. To maintain the said premises the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the Premises is taken and shall not do or suffer to be done anything in or to the building in which the Premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Premises is situated and the 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 Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the Premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the 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 Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the roof, floor, sewers, drains and pipes in the Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Premises is situated and shall not, in any manner, in any manner cause damage to columns, beams, walls, slabs or RCC, Par-dis or other structural members in the Premises without the prior written permission of the Promoter and/or the Society of the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in

क. न. र	
2582 1020	
22	46

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

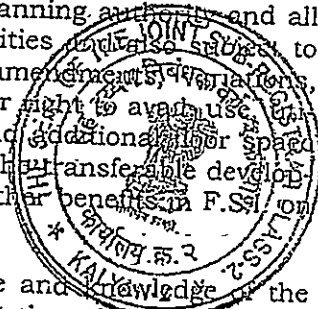
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the project land and the building in which the Premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/ Limited Company/Apex Body/Federation regarding the occupancy and use of the 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 in which Premises is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter onto and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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



Handwritten numbers and marks in a rectangular box: 2582, 23, 44, and a small mark resembling the number 2.

16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
17. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
18. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
19. IT is hereby agreed that the 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 land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail use, lease, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I on the said land.
21. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of development they shall 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



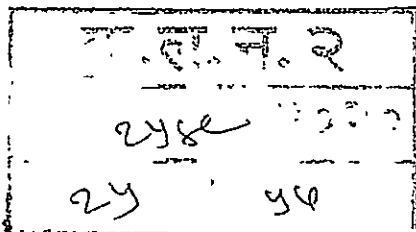
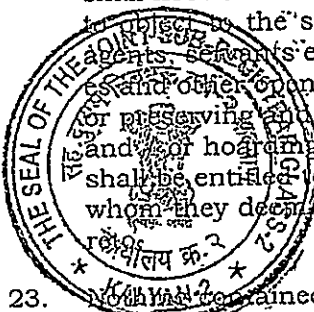
Handwritten notes in a rectangular box, including the number '248' and '2020'.

the said building or any part thereof. The Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction / development, the Promoter will avail and procure financial assistance, construction loan, cash credit facilities and other mode of monetary assistance and borrowing by mortgaging the property and the scheme of construction thereby creating charge, mortgage on the said property and the purchaser is aware of the same and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. However, such charge and mortgage shall be subject to rights of the purchaser under this agreement. The Purchaser further confirm and undertake that he will issue cheques of the installment as specified and in favour in the account banks and financial institutions as nominated and directed by the Promoter. However, such sale, assignment, mortgage, charge, encumbrance and raising of finance, monies for the development of the said property shall always be subject to the rights of the Purchaser/s under this agreement.

The Promoters have also brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the promoter shall safeguard and protect the right and interest of the flat purchaser herein in respect of the flat agreement to be acquired by him and the Purchaser has granted his/her express and irrevocable consent for the same.

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his 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 Purchaser 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 Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection there-

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 Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

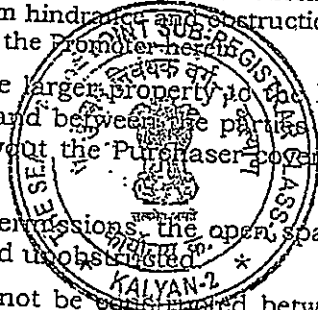
24. Notwithstanding any other provisions of this agreement the Promoter shall be entitled at the his sole and absolute discretion:

- a) To form a separate cooperative housing society building wise or combined cooperative housing society or condominium of apartment or any other corporate 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 and restriction 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 building/s along with land appurtenant to its is transferred to the respective body formed.
- e) To decide from time to time when and what sort of document of transfer should be executed.
- f) To grant of right of access / way and / or other easementary rights to the adjacent buildings, plots of the said entire property.
- g) To deduct the area of land not in actual possession, land affected by set backs and reservations while executing the deed of transfer, assignment or conveyance.
- h) There is a annex structure denoted as Building Type "D" comprising of ground plus one floor along with open and marginal spaces thereto and the said building structure will have clear and unobstructed access from the existing road for the beneficial use and enjoyment thereof and that the said building structure and land underneath as well as appurtenant thereto shall not form an integral part of the deed of conveyance in favour of the cooperative housing society or any corporate body and the said land the structure thereon will be owned, retained and possessed by the building structure owner.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and construction to the rights, options and discretion as reserved by the Promoter hereunder.

25. The Promoters have shown the layout of the larger property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.



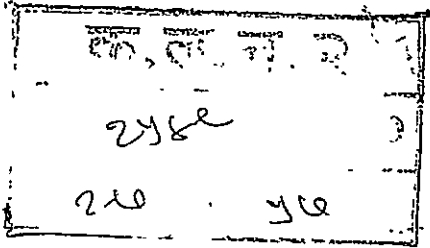
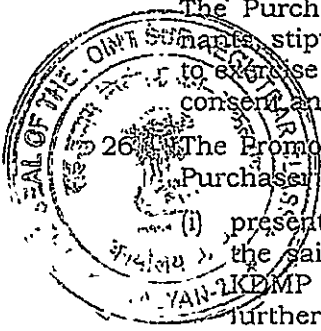
ग.ल.न.२	
२५	२०२०
२६	५६

- iii) cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,
- ix) the Promoters have also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the scheme of construction of the entire property described in the schedule and accordingly the Promoters and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.

The Purchaser herein have understood and accepted the above covenants, stipulations and conditions as well the discretion of the Promoters to exercise the same and have granted his / her express and irrevocable consent and confirmation thereto.

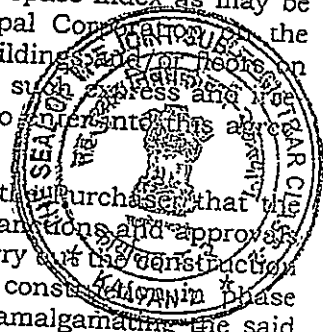
The Promoters have clearly brought to the notice and knowledge of the Purchaser and clearly shown and disclosed to the Purchaser that

(1) presently the Promoters are carrying out the construction work on the said property in accordance with the revised plan bearing No. YAN-1KEMP /NRV/ BP/ KV/ 2012-13/332/35 dated 03.07.2018 and have further disclosed that as stated hereinabove, the revised permissions, sanctions and modifications will be obtained by the Promoters from time to time during the course of construction and till the completion



of the entire scheme of construction and the Promoters will proceed with the construction work on the said property.

- (ii) that in pursuance to the sanctioned plans and permissions, the Promoter have constructed building Type B and obtained part completion under No. KDMP / NRV / CC / KV / 64 dated 17.05.2016 and further constructed building Type C and obtained part completion under No. KDMP / NRV / CC / KV / 396 dated 02.03.2017.
- (iii) they have intended to avail the maximum potentiality of transferable development rights, staircase floor space index and permitted increases along with enhancement of floor space index from time to time as per the Development Control Regulations of the Kalyan Dombivli Municipal Corporation and to use, utilize on the said property and to have the consumption and exploitation of the maximum potential of the floor space index on all grounds as permissible under law.
- (iv) that they have prior to the purchaser acquiring the flat /unit in the scheme of construction, clearly disclosed to the Purchaser the nature and scope of construction, the land affected by roads and reservations, the floor space index already used by the previous developers for constructing certain buildings on the said property, the balance unused, unconsumed and available floor space index of the entire property along with maximum potentiality of transferable development rights, staircase floor space index and permitted increases on all grounds as may be granted by the Kalyan Dombivli Municipal Corporation under the Development Control Regulations on the said property and its utilization and consumption by the Promoters on the said property and every part thereof by way of further revised sanctions, alterations, modifications and renewals from time to time and such clear disclosure of the scheme of construction and the nature of the further expansion is clearly brought to the notice and knowledge of the purchaser and the Purchaser has seen, verified and understood the same and in confirmation thereof have granted his/her express and irrevocable consent to the Promoters in their endeavor of exercising the rights of revision, expansion and modifications in the building plans and permissions as recited hereinabove and availing and acquiring maximum potentiality of floor space index as may be sanctioned by the Kalyan Dombivli Municipal Corporation on the said property and constructing additional buildings on the said property from time to time and with such express and irrevocable consent, the Purchaser has agreed to enter into this agreement.
- (v) they have also brought to the knowledge of the purchaser that the Promoter in terms of the above agreements, sanctions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in a piecemeal wise manner on the above said property by amalgamating the said property with adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and accordingly the Promoter intend to construct an additional building by way of such amalgamation and to dispose of the residential flats/units constructed in the buildings on owner-



क. व. न. २	
२५४	२०१०
२८	५७

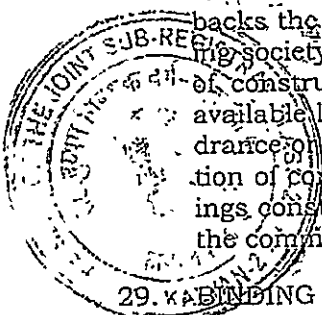
ship basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats/shops/units.

(vi) they have also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoter herein.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

27. The Promoters have also shown to the Purchaser the entire layout of the said property along with the amalgamation of lands, further expansions as well as future amalgamation and extension thereto, the nature and extent of set back, reservations etc., as well as the potentiality of floor space index to be used on the remaining land and in such eventuality the transfer and conveyance of the land in favour of the cooperative housing society or condominium of apartment owners and / or any corporate body will not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed thereon and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same.

28. It is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,



29. A BINDING EFFECT

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser

Handwritten notes in a rectangular box: 2582, 2e, 56

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

30. 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 as the case may be.

31. RIGHT TO AMEND

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

32. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

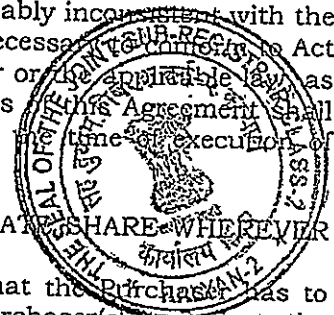
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

33. SEVERABILITY

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

34. METHOD OF CALCULATION OF PROPORTIONAL SHARE-WHEREVER REFERRED TO IN THE AGREEMENT

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



क. ल. न. २
24/11/2020
30 / 50

35. FURTHER ASSURANCES

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

36. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

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

38. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

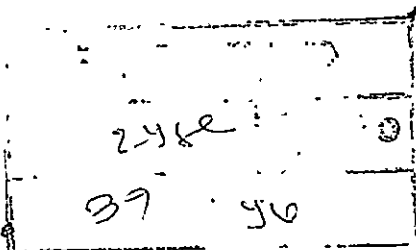
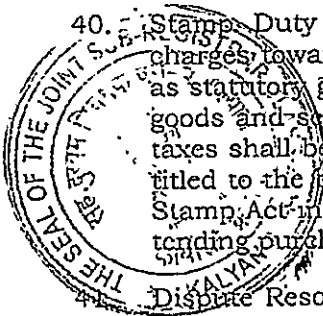
It shall be the duty of the Purchaser and the promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall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

39. JOINT PURCHASERS

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

40. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser subject to the provisions of the said Act.

Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Es-



tate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

42. **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.

43. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

Description of the property

Firstly : All that piece and parcel of land lying, being and situate at village Mohone, Taluka Kalyan, District Thane, bearing Survey No. 46 Hissa No. 17/2 admeasuring 6900 sq. metres within the limits of Kalyan Dombivli Municipal Corporation

Secondly : All that piece and parcel of land lying, being and situate at village Mohone, Taluka Kalyan, District Thane, bearing Survey No. 47 Hissa No. -- admeasuring 450 sq. metres within the limits of Kalyan Dombivli Municipal Corporation

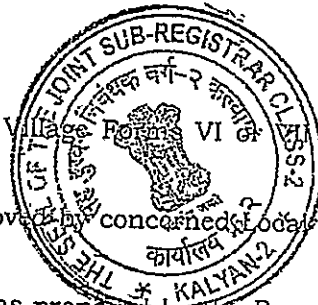
SECOND SCHEDULE ABOVE REFERRED TO

Description of the nature, extent of common areas and facilities.

1. Recreational Garden
2. Borewell Facility
3. Solar System

Annexures

- ANNEXURE - A - Copy of Title Report
- ANNEXURE -B - Copy of Property Card or extract VIII and XII
- ANNEXURE -C-1 Copies of plans & Layout as approved by concerned Local Authority
- ANNEXURE - C-2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)



क.ल.न.२	
पं.नं. २५४६	२०२०
३२	५७

ANNEXURE -D Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority

ANNEXURE - E Specification and amenities for the Premises,

ANNEXURE -F Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

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

SIGNED & DELIVERED by the within named Promoters M/s. Mauli Krupa Developers through its Partner

Mr. Kiran Vasant Mali



Kiran



SIGNED & DELIVERED by the within named Purchaser/s

1. Mr. Avinash Balu Badhe



Badhe



2. Mrs. Kavita Avinash Badhe



Badhe



WITNESS:

1 *Shayab*

2 *Kiran*

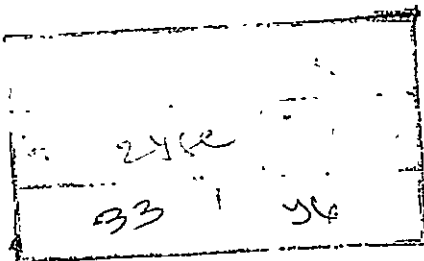
RECEIPT

Received a sum of Rs. 3,55,500/- (Rupees Three Lakh Fifty Five Thousand Five hundred only) from time to time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank
12-12-2019	60489	3,55,500	ICICI Bank

from the purchaser herein and by way of advance / part consideration. We say received

M/s. Mauli Krupa Developers through its Partner



AMENITIES

COMMON AMENITIES

- Entrance Lobby
- Lift with power backup
- Earth Quake resistance building
- Building equipments with fire fighting system
- Solar System
- Children Grand Garden and play area

LIVING ROOM

- Both side laminated main door with premium quality
- Decorative handles and locks
- 32x32 premium quality vitrified tile flooring
- French type powder coated window quality paint/distemper

KITCHEN

- 32x32 premium quality vitrified tile flooring
- Designers tiles dado above the platform
- Granite kitchen platform with S.S Sink
- Provision for electric and plumbing point for water purifier

BED ROOM

- 32x32 premium quality vitrified tile flooring
- Laminated flush doors with premium quality fitting
- Provision of ample electric point, A/c point
- Wall and Ceiling finish with premium quality paint

TOILETS

- Designer tiles dado of premium quality
- Provision of storage water tank connections and hot water in bathroom
- Branded/ premium quality C/P fittings
- Branded/ premium quality sanitary ware
- Powder coated aluminum doors for toilets
- Storage loft above the toilets



क. ल. न. २	
फ. नं. २५६	२०२०
३५	५६

वाचला :-

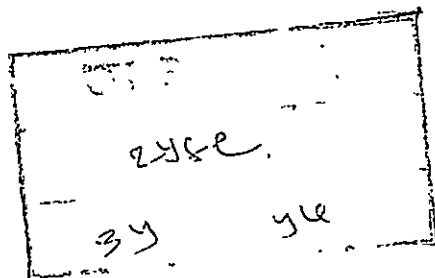
१. श्री.किरण वसंत माळी व श्री.नितीन इंदरचंद झावक स्वतः व श्री. काशिनाथ रामजी पाटील व इतर यांचे कु.मु.धा. म्हणजे या शिवधाम पार्क, विला कॉलेज रोड, कल्याण (प), ता.कल्याण जि.ठाणे यांचा दिनांक २३/३/२०१३ रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनबाब/टे-२/कावि-७१६/एसआर-४४/२०१३ दिनांक २२/३/२०१३
३. सहाय्यक संचालक नगररचना, कल्याण-डोंविल्ली महानगरपालिका, कल्याण यांचेकडील अंतरिम स्वरुपाचे मंजूरी पत्र क्र. कडोंगपा/नरवि/बाप/कावि/२०१२-१३/३३२ दिनांक २५/२/२०१३.
४. दैनिक "महाराष्ट्र जनमुद्रा" या विल्हास्तरीय वृत्तपत्रामध्ये दिनांक १२/३/२०१३ रोजी व दैनिक "जनमत" या तालुकास्तरीय वृत्तपत्रामध्ये दिनांक १३/३/२०१३ रोजी प्रसिध्द केलेला जाहीरनामा
६. भूसंपादन शाखेकडील अनौपचारिक संदर्भ क्र.
 - १) उपजिल्हाधिकारी (भूसंपादन), लघु पाटबंधारे ठाणे. या माळा यांचेकडील क्र. भूसंपादन/एसआर/टे-१/वशि-२९२ दिनांक १/३/२०१३
 - २) उपजिल्हाधिकारी (भूसंपादन), लघु पाटबंधारे, ३ रा माळा जर्णे यांचेकडील क्र. भूसं/लपा/टे-१/एसआर क्र. ३५९७ दिनांक १६/३/२०१३
 - ३) उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर-३, ठाणे यांचेकडील क्र. भूसं./मे.सं.३/एसआर-१६५ दिनांक १६/३/२०१३
 - ४) भुमी संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भूसंविअ/नाहदा/४६० दिनांक १८/३/२०१३
 - ५) उपजिल्हाधिकारी (भूसंपादन), उल्हास खोरे प्रकल्प ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.२/सी-१६७२८/१३ दिनांक २०/३/२०१३
 - ६) उपविभागीय अधिकारी ठाणे विभाग ठाणे. यांचेकडील क्र.टिडी/टे-५/भू.सं.सा./कावि-१२३/२०१३ दिनांक २८/३/२०१३
७. अर्जदार यांनी सादर केलेले शंभपत्र बंधपत्र दिनांक ४/३/२०१३
८. अर्जदार यांनी सादर केलेले शतपुर्ती बंधपत्र दिनांक ४/३/२०१३

आदेश :-

ज्या अर्थी, उपोद्घातातील अनु क्र. १ अन्वये ठाणे जिल्ह्यातील कल्याण तालुक्यातील मोजे-मोहने, ता.कल्याण येथील स.नं.हि.नं. ४६/१७/२ क्षेत्र ६९००-०० चौ.मी. व स.न.हि.नं. ४७ क्षेत्र ४५०-०० चौ.मी. असे एकूण क्षेत्र ७३५०-०० चौ.मी. जमिनीस रहिवास व वाणिज्य या विगरोतकी प्रयोजनार्थ वापर करण्यासाठी विनशेती परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे

ज्या अर्थी, अर्जदार यांनी दिनांक १२/३/२०१३ रोजीचे "महाराष्ट्र जनमुद्रा" या दिनांक १३/३/२०१३ रोजीचे "जनमत" या तालुकास्तरीय वृत्तपत्रात जाहीरनामा प्रसिध्द करण्यात आला आहे. मुदतीत इकडील कार्यालयाकडे तक्रार अथवा हरकत प्राप्त झालेली नाही

ज्या अर्थी कल्याण-डोंविल्ली महानगर पालिका, कल्याण यांनी त्यांचेकडील अंतरिम स्वरुपाचे मंजूरी पत्र क्र. कडोंगपा/नरवि/बाप/कावि/२०१२-१३/३३२ दिनांक २५/२/२०१३, ता.कल्याण येथील स.नं.हि.नं. ४६/१७/२ व स.नं./हि.नं. ४७ एकूण क्षेत्र ७३५०-०० चौ.मी. (ताब्यात असलेले क्षेत्र ६७७०-०० चौ.मी.) क्षेत्रास विनशेती वापर परवानगी मिळण्यासाठी अंतरिम स्वरुपाचे मंजूरीपत्र (I.O.D.) दिलेले असून बांधकाम नकाशा मंजूर केलेले आहेत



त्या अर्थात आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकाऱ्यांचा वापर करून उक्त जिल्हाधिकारी वा आदेशाद्वारे १) काशिनाथ सान्जी पाटील २) सगुणा चिहल प्रदील ३) शकुंतला जानू भगत ४) कृष्णाबाई मारुती शंभारी ५) हिराबाई अर्जुन भोईर ६) वत्सलाबाई नामदेव भोईर ७) लिलाबाई नामदेव पाटील ८) कुसुम कृष्णा कशेलकर ९) अर्जुन शांताराम पाटील १०) वसंत शांताराम पाटील ११) आमंटीबाई वनमाळी पाटील १२) नैनाबाई हेंद्रया कोनकर १३) बेबीबाई गणेश सलपे १४) लक्ष्मी प्रकाश भोईर १५) पार्वतीबाई दामू पाटील १६) दिनेश दामू पाटील १७) कल्पेश दामू पाटील १८) प्रिती दामू पाटील १९) किरण वसंत माळी २०) नितीन इंद्रचंद्र आवक यांना ठाणे जिल्ह्यातील कल्याण तालुक्यामधील मौजे-मोहने, ता.कल्याण येथील स.नं.हि.नं. ४६/१७/२ क्षेत्र ६९००-०० चौ.मी. व स.नं.हि.नं. ४७ क्षेत्र ४५०-०० चौ.मी. असे एकूण क्षेत्र ७३५०-०० चौ.मी. पेकी कल्याण डोंगिवली महानगर पालिका यांचेकडील मंजूर नकाशात दर्शविलेले ताब्यात असलेले क्षेत्र ६७७०-०० चौ.मी. मधून २४.०० चौ.मी. रोड सेट बॅक परिघा क्षेत्र १८०५.०० चौ.मी. वगळून ४९६५.०० चौ.मी. क्षेत्रास रहिवास व वाणिज्य या विगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण-डोंगिवली महानगरपालिका यांचेकडील बांधकाम नकाशानुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. विक्रयान ग्राऊंड

७४४-७५ चौ.मी.

त्या शर्ती अशा-

- ही परवानगी अधिनियम त्याखालील केलेले नियम याना अधिन देवून देण्यांत आलेली आहे.
- अनुज्ञाग्राही व्यक्तीने (पॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांत परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची अगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यात येईल.
- अशी परवानगी देणा-या प्राधिकार्याकडून अशा भूखंडाची किंवा त्याचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणि पोटविभागणी करता कामा नये.
- अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व सवधित नगरपालिका यांच्यासमोर समायोजन होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे व इतर बांधकामे करण्यात आल्याने विभागाकडून अशा भूखंडाची नोंदणी व त्याचे लोकांमध्ये वितरण करणे याबाबत तारखे पासुन एक वर्षांच्या आत मंजूर आराखड्या वितरण करणे पाहिजे आणि अशा रीतीने ती जमीन विकसित केलेल्या भूखंडाची नोंदणी व वितरण रीतीने विल्हेवाट लावता कामा नये.
- अनुज्ञाग्राही व्यक्तीस असा भूखंड विकण्याचा असेल किंवा विकण्याचा असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड विकण्याच्या सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विल्हेवाट तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.
- या सोधत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निलिष्ट केल्याप्रमाणे इतरथा जोते क्षेत्रावर बांधकाम करण्याविषयी ने परवानगी देण्यात आलेली आहे सदर भूखंडातील नकाशात दर्शवितेले बांधकाम उर्वरित क्षेत्र वितरण करणे याबाबत तारखे पासुन प्रस्तावित बांधकाम हे नकाशात दर्शविलेले नसावे.

कल्याण-२	
तारखे २५/६	२०२०
३६	५७

कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बांधा न वेळ देता ठाण्याच्या जिल्हाधिका-वास तो निर्दिष्ट करेल असा वंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जादारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८-ब. वरील वंड (अ) मध्ये कोणतीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध र। इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर निर्दिष्ट मुदतीच्या आ। अशा शीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाचा थकमाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधांच्या अधिन असेल

२०. अनुज्ञाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु. ४,५९२/- (अक्षरी रु. चार हजार पाचशे ध्यात्रय मात्र.) रुपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. ४८४/१३ (भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र.७२३) दिनांक १२/६/२०१३ अन्वये रजिस्ट्रारजना केली आहे...

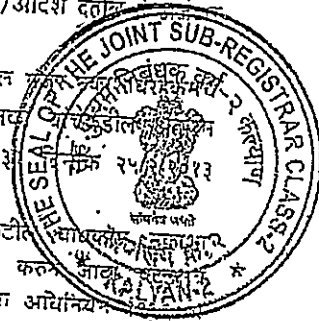
२०अ. मोजे- मोहने, ता.कल्याण, जि.ठाणे येथील स.नं./हि.नं. ४६/१७/२ सा.अमिनींच्या बाबतीत मुंबई कुळवहिवाट व शेतजमीन नियम १९५६ चे नियम २५ अ(२) (अ) नुसार आकाराचे ४० पट नजराणा रक्कम रु. ३०१/- (अक्षरी रक्कम रुपये तीनशे एक मात्र) चलन क्र.४८५/१३ (भारतीय स्टेट बँक चलन क्र ७२५) दिनांक १२/६/२०१३ अन्वये शासन जमा केली आहे. त्याच प्रमाणे मुंबई कुळवहिवाट व शेतजमीन १९४८ चे कलम ४३ अन्वये त्याचप्रमाणे मुंबई कुळवहिवाट व शेतजमीन नियम १९५६ चे नियम २५(अ) अन्वये विगरशेतकी प्रयोजनार्थ धापुर करणेबाबत अनुज्ञा परवानगी देणेत येत आहे.

२१. महाराष्ट्र चॅम्बर ऑफ हौसिंग विरुद्ध महाराष्ट्र शासन या ना. उच्च न्यायालयातील रिट याचिका क्र. ६७०२/२०११ मधील मा. न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसुल व वन विभागाचे क्र. गौ.खानि.-३०/२०११/प्र.क्र. ६१८/ऊ दि. १७/११/२०११ मधील सूचनांनुसार मा. न्यायालयाचे अंतिम आदेशास अधिन राहून सदर परवानगी देणेत आली असून, मा. उच्च न्यायालय/ शासन याबाबतीत जे निर्णय/आदेश देतील यांचेवर बंधनकारक राहतील.

२२. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम केले पाहिजे तसेच कल्याण-डोंबिवली महानगरपालिका स्वरूपाचे मजुरीपत्र क्र. कडॉमपा/ नरवि/बाप/कवि/२०१२-१३/३३ मधील अटी व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

२३. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा बांधकाम निदेशाक बापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२४. कल्याण-डोंबिवली महानगरपालिकेने उपोघातील अ. व. ३ च्या आदेशान्वये अतरीम मजुरी दिलेली असून तदनंतर अतीम मजुरी प्रमाणपत्र मिळविले आहे तसेच अतीम मजुरी प्रमाणपत्र प्राप्त होण्या-चा अतीम प्रमाणपत्रान्वये कोणत्याही बांधकाम बांधले जाऊ नये असा निर्णय घेतला आहे. याबाबत अनुज्ञाग्राही यांनी बांधकाम करणे अर्जादारांचे बंधनकारक राहिल.



24	24/6/13	2020
34		36

18

क्र.महसूल/कल-१/टे-७/एनएपी/मोहने-कल्याण/एराअर-८४/२०१३
२५ प्रस्तुतच्या जमीनीच्या मालकी, हक्कासंदर्भात, भविष्यात कोणत्याही प्रकारचा वाद
उदभवल्यास त्याची सर्वरखी जबाबदारी अनुक्रमांसाठी वांची राहिल.
२६ अर्जादार यांनी सादर केलेली फागदपत्रे जोटी अथवा वनावट असलेचे आढळून आल्यास
सादरची बिनशेती परवानगी आपोआप रद्द झालेचे समजणेत येईल.



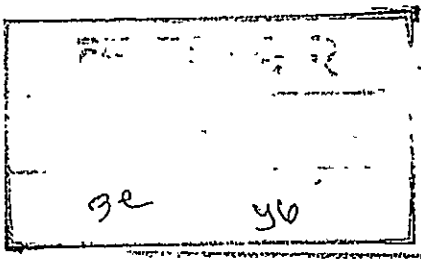
सही/-
(पी. वेलरासू)
जिल्हाधिकारी ठाणे

प्रति
श्री. काशिनाराय रामजी वाटील व इतर
श्री.किरण वसंत माळी व श्री.नितीन इंदरचंद झावक
सा. शिवधाम पार्क, बिल्डा कॉलेज रोड, कल्याण (प), ता.कल्याण जि.ठाणे .

आदेश निर्गमित केले



[Signature]
जिल्हाधिकारी ठाणे करिता



2

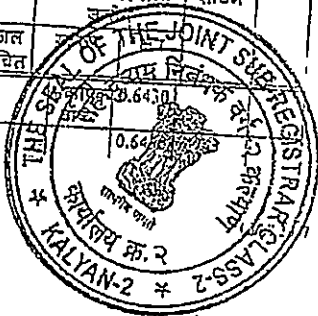
3

गाव नमुना सार
 अधिकाऱ अंगितेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकाऱ अंगितेख आणि नोंदवह्या (तयार करणे व सुत्पितीत ठेवणे) नियम, 1961
 यांतलिनियम 3, 4, 5 आणि 6)
 गाव :- मोहने तालुका :- कल्याण जिल्हा :- ठाणे दिनांक:- 02/05/2017 पर्यंत अद्यावत

ग. मा. व भूधारणा पदवी 3 विभाग 6/17/2 भोगवटादार वर्ग	भोगवटदाराचे नाव	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आद.चौ.मी विशु शेती 0.69.00 विन शेती 0.87 आकारणी जिरायत वागायत तरस वरकस इतर एकूण क्षेत्र	अर्जुन शांताराम पाटील वसंत शांताराम पाटील आनंदीबाई वनमाली पाटील मैनाबाई हंद्या कोनकर बेगीबाई गणेश सुतपे लक्ष्मी प्रकाश भोईर पावतीबाई दामू पाटील दिनेश दामू पाटील कल्पेश दामू पाटील पिती दामू पाटील काशिनाथ रामजी पाटील -----सामाईक क्षेत्र----- कल्याण डोंबिवली महानगर पालिका कल्याण	(1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989) (2064) 0.46.250.87 0.04.70 0.18.05 (2064)	115, 138 कुळाचे नाव इतर अधिकार
पोटखराब (सागवडीस अयोग्य) वर्ग (अ) वर्ग (ब) एकूण पो जडो किवा विशेष आकारणी		(4),(286),(332),(721),(767),(944),(1166),(1383),(1902), (1903),(1913),(1925),(1989),(2081)-	सीमा आणि भुमापन चिन्ह

गाव नमुना सार
 अधिकाऱ अंगितेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकाऱ अंगितेख आणि नोंदवह्या (तयार करणे व सुत्पितीत ठेवणे) नियम, 1961 यांतलिनियम 3, 4, 5 आणि 6)
 गाव :- मोहने तालुका :- कल्याण जिल्हा :- ठाणे दिनांक - 02/05/2017 पर्यंत अद्यावत

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र	जल उपलब्ध नसलेली	जल संचनाचे साधन	रोरा
		निर्मळ पिकाखालील क्षेत्र		पट्टक पिके व प्रत्येकाखालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र					
जत सिधित	अजत सिधित	जत सिधित	अजत सिधित	जत सिधित	अजत सिधित	जत सिधित	अजत सिधित	जत सिधित	अजत सिधित	रोरा	
2013-14	खरीप										
2014-15	खरीप										



क.ल.न.२
 248
 80
 1 56

गाई नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१)
यातील नियम २१(१) आणि (७)

गाव :- मोहने

तालुका :- कल्याण

जिल्हा :- ठाणे

दिनांक :- 12/07/2017 म्येत अदयावत

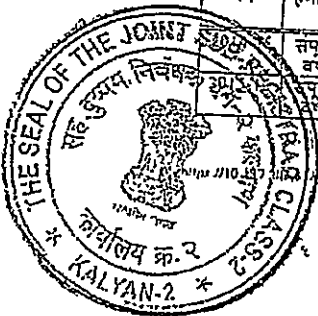
गट क्रमांक व उपविभाग 47	भूधारणा पद्धती भोगवटादार वारी	भोगवटदाराचे नाव	
शेतीचे स्थानिक नाव	क्षेत्र आकारआणचे पौ.खं. फे.फा		खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी. वित्त शेती 0.04.50	किरण-वसंत नाळी नितीन इंदरवंद झवक साम्राईक क्षेत्र 0.04.50.0.17	(1926) (1926)	133 कुळाचे नाव इतर अधिकार
विन शेती 0.17 आकारणी जिरायत			
वरागायत तरी वरकस इतर			
एकूण क्षेत्र			
पोटखराव (सागवडीस अयोग्य) वर्ग (अ) वर्ग (ब) एकूण पो ख			
जुडी किंवा विशेष आकारणी			
(248),(257),(318),(1384),(1803),(1907),(1926)			सौना आणि भूमापन चिन्हे

गाव नमुना वारा
अधिकार अभिलेख पत्रक

दिनांक :- 12/07/2017 म्येत अदयावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१)
यातील नियम २१)
गाव :- मोहने तालुका :- कल्याण जिल्हा :- ठाणे

वर्ग	हंगाम	पिकाखालील क्षेत्राचा तपशील								निर्भरपिकाखालील सागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे सापन	शेरा	
		निश्रपाचा संकेत क्रमांक				निर्भर पिकाखालील क्षेत्र							
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
										अकृषिक वापर	0.0450		
										अकृषिक वापर	0.0450		



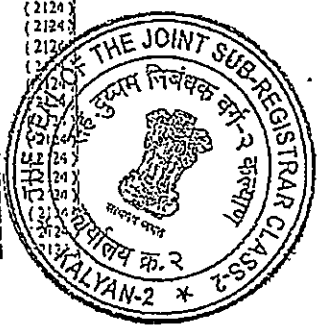
Handwritten notes in a box: २५६६, ४९, ५६

03/09/2017

(महाराष्ट्र जमीन मालकी अधिकार अधिनियम १९५६ अन्तर्गत शाण नादवला (क) याचनेचा प्रतीपत्ती नियम ३, ५, ६ आणि ७)

गाव :- सोला
 गावठाण/उपविभाग :- ७३७२
 ता.सु.का :- कल्याण
 शिस्ता :- ठाणे
 शेवटचा फेरफार क्रमांक : २१२४ व दिनांक : ०२/०७/२०१६

शुद्धी क्रमांक व उपविभाग ७३७२	भुधारणा पत्रातील भोगवटीदार नाव	भोगवटीदाराचे नाव	क्षेत्र	आकार/आण/पे	पो.स.	शे.क्र.	खती प्रमाणात
विनामत ०.०९.५०	वि.रुवाड अजून भांडू	वि.रुवाड अजून भांडू	०.०९.५०			(१५३७)	७७.४६१
मृगापत	अतिराम मंडाड पाटील	अतिराम मंडाड पाटील				(२०९२)	कुळसु नाव
तरी	नायबण मंडाड पाटील	नायबण मंडाड पाटील				(२०९८)	इतर अधिकार
वरकर	सुगणबाई विठ्ठल पाटील	सुगणबाई विठ्ठल पाटील				(२१०६)	इतर
इतर	सतीश विठ्ठल पाटील	सतीश विठ्ठल पाटील				(२१२४)	तुफळा
	सत्यम विठ्ठल पाटील	सत्यम विठ्ठल पाटील				(२१२४)	इतर
	अजून पांडुरंग कोट	अजून पांडुरंग कोट				(२१२४)	इतर
	भगवान पांडुरंग कोट	भगवान पांडुरंग कोट				(२१२४)	
	अश्विद विठ्ठल पाटील	अश्विद विठ्ठल पाटील				(२१२४)	
	आनंदर थडु कोट	आनंदर थडु कोट				(२१२४)	
	अजून शोलावाम पाटील	अजून शोलावाम पाटील				(२१२४)	
	तारालाई रवेला पाटील	तारालाई रवेला पाटील				(२१२४)	
	कामिनी मधोज तुणार	कामिनी मधोज तुणार				(२१२४)	
	सुनिता रामभावा पाटील	सुनिता रामभावा पाटील				(२१२४)	
	वसंत शोलावाम पाटील	वसंत शोलावाम पाटील				(२१२४)	
	अनंतीबाई बनमाली पाटील	अनंतीबाई बनमाली पाटील				(२१२४)	
	सुरेखा प्रकाश पाटील	सुरेखा प्रकाश पाटील				(२१२४)	
	सविता भद्र पाटील	सविता भद्र पाटील				(२१२४)	
	पार्वतीबाई रामजी पाटील	पार्वतीबाई रामजी पाटील				(२१२४)	
	मैनाबाई रवेला कोनकर	मैनाबाई रवेला कोनकर				(२१२४)	
	दलीपराज बाळकृष्ण नदवी	दलीपराज बाळकृष्ण नदवी				(२१२४)	
	सुषमा सतीश थोडा	सुषमा सतीश थोडा				(२१२४)	
	संकराज राजाराम कोट	संकराज राजाराम कोट				(२१२४)	
	काशिनथ रामजी पाटील	काशिनथ रामजी पाटील				(२१२४)	
	मेचीबाई गणेश सराफे	मेचीबाई गणेश सराफे				(२१२४)	
	सुजाता भवानी भंडारी	सुजाता भवानी भंडारी				(२१२४)	
	संजयी प्रकाश गोडर	संजयी प्रकाश गोडर				(२१२४)	
	पुनम प्रमोदा पाटील	पुनम प्रमोदा पाटील				(२१२४)	
	योगेश राजाराम कोट	योगेश राजाराम कोट				(२१२४)	
	काशिता रुजा पाटील	काशिता रुजा पाटील				(२१२४)	
	पार्वतीबाई दामू पाटील	पार्वतीबाई दामू पाटील				(२१२४)	
	विठ्ठल प्रकाश पाटील	विठ्ठल प्रकाश पाटील				(२१२४)	
	दिलिप तुकाराम कोनकर	दिलिप तुकाराम कोनकर				(२१२४)	
	दिनेश दामू पाटील	दिनेश दामू पाटील				(२१२४)	
	सुश्रीबाई राजाराम कोट	सुश्रीबाई राजाराम कोट				(२१२४)	
	अश्विदता धानू भगत	अश्विदता धानू भगत				(२१२४)	
	निर्मली तुकाराम कोनकर	निर्मली तुकाराम कोनकर				(२१२४)	
	यशोदा महेश भाईनकर	यशोदा महेश भाईनकर				(२१२४)	
	दन्तया दामू पाटील	दन्तया दामू पाटील				(२१२४)	
	विजय सुरेश कोट	विजय सुरेश कोट				(२१२४)	
	अविनाश तुकाराम कोनकर	अविनाश तुकाराम कोनकर				(२१२४)	
	पिता दामू पाटील	पिता दामू पाटील				(२१२४)	
	अश्विद तुकाराम कोनकर	अश्विद तुकाराम कोनकर				(२१२४)	
	मधुबाई रवेला कोट	मधुबाई रवेला कोट				(२१२४)	
	कृष्णाबाई सतीश भंडारी	कृष्णाबाई सतीश भंडारी				(२१२४)	
	रामू धुदा पवार	रामू धुदा पवार				(२१२४)	
	देवकाबाई आत्मराम पवार	देवकाबाई आत्मराम पवार				(२१२४)	
	प्रमोद आत्मराम पवार	प्रमोद आत्मराम पवार				(२१२४)	
	अश्विद आत्मराम पवार	अश्विद आत्मराम पवार				(२१२४)	
	वसंतरावबाई नारायण भांडर	वसंतरावबाई नारायण भांडर				(२१२४)	
	सुषमा लक्ष्मण नदवी	सुषमा लक्ष्मण नदवी				(२१२४)	
	सुनिता आत्मराम पवार	सुनिता आत्मराम पवार				(२१२४)	
	विलासबाई मामदेव पाटील	विलासबाई मामदेव पाटील				(२१२४)	
	यशदा आत्मराम पवार	यशदा आत्मराम पवार				(२१२४)	
	कस्तुरम बाळकृष्ण कोनकर	कस्तुरम बाळकृष्ण कोनकर				(२१२४)	
	शारदा आत्मराम पवार	शारदा आत्मराम पवार				(२१२४)	
	नंदा प्रभात भांडर	नंदा प्रभात भांडर				(२१२४)	



http://10.195.33.67/credit/p.712_view.aspx

02/07/2016

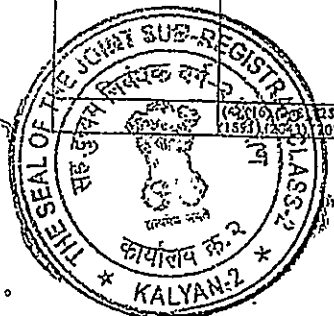
ज.न.र
 २५४८
 ४२ ५०

दिनांक व उपविभाग : 7/2

जिल्हा - ठाणे

वेबद्वारा के रफार क्रमांक : 2128 व दिनांक : 02/07/2018

संगिता गोरखनाथ				(2124)
अशोक गणपत				(2124)
जदित्ता विजय पाटील				(2124)
शर्मिष्ठा गणेश				(2124)
अजय गणेश				(2124)
विजय काळराजे				(2124)
महेश काळराजे				(2124)
समिंदर काळराजे				(2124)
विकास कान्हेरा				(2124)
शविता शंकर पाटील				(2124)
सुरेश शंकर पाटील				(2124)
तेजोवीर देवराज तरे				(2124)
गारुबाबू लक्ष्मण				(2124)
इंदिरादेई जयराज कानकर				(2124)
चंद्रनाथ दिनेश जितकर				(2124)
दिनेश परांत पाटील				(2124)
गिता वसंत पाटील				(2124)
उभाश वसंत पाटील				(2124)
कावेला वसंत पाटील				(2124)
धारवण रफ नितेश वसंत पाटील				(2124)
रमाबाई गोरखनाथ पाटील				(2124)
सुपना गोरखनाथ पाटील				(2124)
सुभाषी गोरखनाथ पाटील				(2124)
सोनिनी गोरखनाथ पाटील				(2124)
रोषण गोरखनाथ पाटील				(2124)
शोभा रमनाथ पाटील				(2124)
अलका चंद्रकांत पाटील				(2124)
गीता वसंत पाटील				(2124)
चंद्रकांत रमनाथ पाटील				(2124)
मंजुळा सुरेश ओरखेकर				(2124)
प्रभाकर रामराज पाटील				(2124)
उषा भद्राद भोसले				(2124)
अनुबाई बाळू कोनकर				(2124)
प्रकाश गणपत पाटील				(2124)
पद्मवती गणपत पाटील				(2124)
अरुणा रोहिदास कोनकर				(2124)
संजय राम पाटील				(2128)
रोषिनी दामि पवार				(2128)
सपना विजय पाटील				(2128)
योगेश्वर दाम पवार				(2128)
रामु देव पवार	0.00.23			(2128)
-----सांगवीर क्षेत्र-----	0.00.23	0.01		(2128)
पिरण वसंत माथी				(2124)
नितीश सुदचंद आवक				(2124)
नेमाऊली रामु उद्यतपंत तर्फे भागीदार				(2124)
-----सांगवीर क्षेत्र-----	0.09.27	0.32	0.00.80	(2124)



http://10.195.33.67/credit/pg712_view.aspx

02/07/2018

298 40

Satish M. Supal.

B. Com LL. B

Mobile-9892205804

Advocate High Court

Correspondence add : A Wing 303, Regency Tower Co.Op.Hsg. Society, Karnik Road, Near
Holy Cross School, Kalyan (W.)-421 301

Date: 15.06.2018

To
M/s Mauli Krupa Developers
through its partner
Shri Kiran Vasant Mali
Shantaram Pride,
Shantaram Nagar,
Mohane, Ambivali
Dist Thane

CERTIFICATE

Reg : All that piece and parcel of land lying, being and situate at village Mohane, Taluka Kalyan, District Thane bearing Survey No.75 Hissa No. 2 admeasuring 1030 sq. meters within the limits of Kalyan Dombivali Municipal Corporation belonging to Mauli Krupa Developers and Vijay Kaluram Patil and others.

Read:

1. Extract of 7/12
2. Relevant mutation entries
3. Deed of Conveyance dated 20.03.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 2935/2017 made and executed by Shri Kashinath Ramji Patil and others as the Owners in favour of M/s Mauli Krupa Developers as the Purchasers read with Deed of Confirmation dated 04.09.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9455/2017 made and executed by Krishnabai Maruti Bhandari and Poonam Dattatray Walunj as the Owners and M/s Mauli Krupa Developers as the Purchasers as well as Deed of Confirmation dated 11.01.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 426/2018 made and executed by Smt. Nanda Arjun Bhoir as the Owner and M/s Mauli Krupa Developers as the Purchasers.
4. Deed of Conveyance dated 22.08.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9031/2017 made and executed by Shri Kiran Vasant Mali and others as the Owners in favour of M/s Mauli Krupa Developers as the Purchasers read with Deed of Confirmation dated 20.09.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9996/2017 made and executed by Ramji Nanda Pawar, Umesh Vasant Patil, Kavita Anand Pawar, Nitesh & Pinkya alias Nitesh Vasant Patil as the Owners and M/s Mauli Krupa Developers as the Purchasers as well as Deed of Confirmation

8

क. म. त. २	
२५६	२०२०
४४	५६

Satish M. Supal

B. Com LL. B

Advocate High Court

Mobile-9892205804

Correspondence add : A Wing 303, Regency Tower Co.Op.Hsg. Society, Kurnik Road, Near Holy Cross School, Kalyan (W.)-421 301

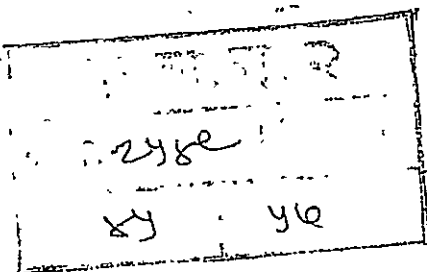
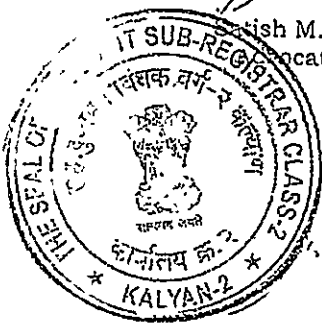
dated 30.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 14240/2017 made and executed by Smt. Savta Bharat Patil as the Owner and M/s. Mauli Krupa Developers as the Purchasers.

5. Deed of Conveyance dated 08.03.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 2700/2018 made and executed by Shri Arjun Shantaram Patil and others as the Owners in favour of M/s Mauli Krupa Developers as the Purchasers
6. Agreement for Sale dated 11.06.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6916/2018 made and executed between Shri Vijay Kaluram Patil and others as the Owners and M/s Mauli Krupa Developers as the Purchasers read with Power of Attorney dated 11.06.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6918/2018.

7 Search Report.

I have investigated the title of the Owners to the above said property and I am of the opinion that the title of the Owners to the above referred property is clear and free from reasonable encumbrances and doubts and the Owners are well and sufficiently entitled to follow the requisite procedure for amalgamating the abovesaid property with the land bearing Survey No. 46/17/2 and Survey No. 47 and submission of plans thereon to the Kalyan Dombivli Municipal Corporation for approval and sanction subject to reservations, if any as per the Development Control Regulations.

I have also gone through the Search Reports taken at the office of Sub-Registrar of Assurances at Kalyan and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property



Satish M. Supal

B. Com LL. B

Advocate High Court

Correspondence add : A Wing 303, Regency Tower Co.Op.Hsg. Society, Karnik Road, Near Holy Cross School, Kalyan (W.)-421 301

Date : 30.04.2014

TITLE CERTIFICATE

To

1. Shri Kiran Vasant Mali
.601, Regency Splender,
Chikanghar, Kalyan,
2. Shri Nitin Inderchand Zabak
606, Anant Regency,
Chikanghar, Kalyan

Reg : All that piece and parcel of land lying being and situate at
Village Mohane, Taluka Kalyan, Distric Thane bearing

Survey No.	Hissa No.	Area (H-R-P)
47	-	0-04-5

within the limits of the Kalyan Dombivli Municipal Corporation belonging to Shri Kiran Vasant Mali and Shri Nitin Inderchand Zabak.

Read :

1. Extract of 7/12.
2. Relevant Mutation entries.
3. Agreement for Sale dated 18.01.2012 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 512/2012 made and executed between Shri Krishna Shaniwar Patil and Others as the Owners, and Shri Kiran Vasan. Mali and Shri Nitin Inderchand Zabak as the Purchaser and Shri Kashinath Ramji Patil as the Confirming Party.
4. Deed of Conveyance dated 18.01.2012 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 514/2012 executed by Shri Krishna Shaniwar Patil and Others as the Owners and Shri Kashinath Ramji Patil as the Confirming Party in favour of Shri Kiran Vasant Mali and Shri Nitin Inderchand Zabak.
5. Building Commencement Certificate granted by Ambernath Municipal Council under No. KDMP / KV/2012-13/332/234 dated 11.12.2013.



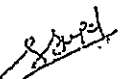
क. ल. न. २	
क. ल. न. २५६	३०२०
४६	५७

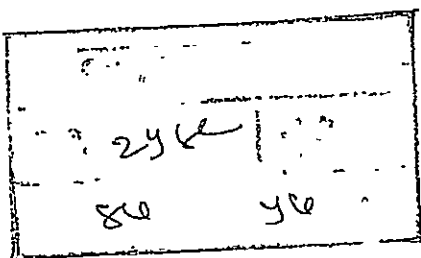
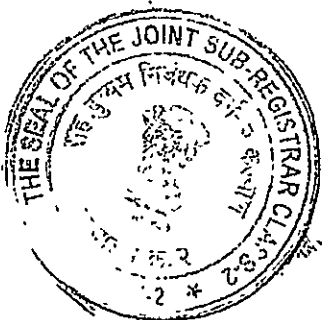
6. Non-Agricultural Order issued by the Collector, Thane under No. Mahasul/K-1/T-7/NAP/Mohane-Kalyan/SR- 84/2013 dated 29/06/2013.
7. Deed of Partnership dated 10/05/2011.
8. Search Report issued by G. H. Jagtap Searcher.

IT appears that by and under the Deed of Conveyance dated 18.01.2012 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 514/2012, Owners acquired the above said property from Krishna S. Patil and others and others.

I have gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan has been taken and search report does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above documents I am of the opinion that and I certify that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts and Owners have formed the partnership firm in the name & style of "M/s. Mauli Krupa Developers" and entitled to develop the said property in accordance with the terms of the agreement and the sanctioned plans and permissions and sell the flats/units therein constructed to any intending purchasers.


(Safish M. Supal)
Advocate



Satish M. Supal

B. Com LL. B

Advocate High Court

Correspondence add : A Wing 303, Regency Tower Co.Op.Hsg. Society, Karalk Road, Near Holy Cross School, Kalyan (W.)-421 301

Date : 30.04.2014

TITLE CERTIFICATE

To
M/s. Mauli Krupa Developers,
Shivdham Park, Birla College Road,
Kalyan, Distric Thane,

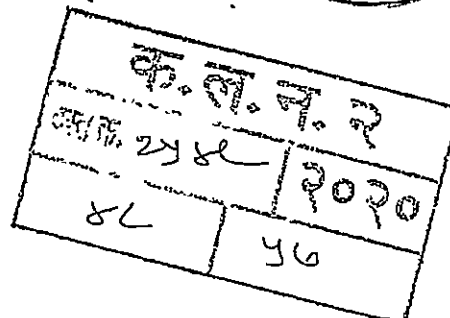
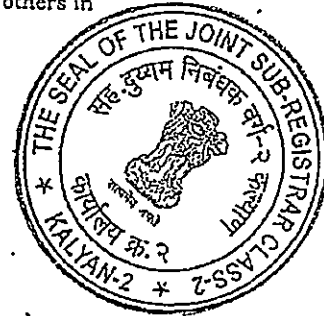
Reg. : All that piece and parcel of land lying being and situate at
Village Mohane, Taluka Kalyan, District Thane bearing

New S. No./H.No.	Old S.No.H. No.	Area (H-R-P)
46/17/2	46/2+3(pt)	0-69-0

within the limits of the Kalyan Dombivli Municipal Corporation belonging to Shri Kashinath Ramji Patil and others.

Read :

1. Extract of 7/12.
2. Relevant Mutation entries.
3. Order under Section 8(4) of Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-21/Mohane dated 28.08.1992.
4. Agreement for Sale dated 14.05.2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6302/2011 made and executed between Shri Arjun Shantaram Patil and Others as the Owners and M/s. Mauli Krupa Developers, a partnership firm as the Purchaser.
5. Deed of Confirmation dated 24.06.2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6781/2011 made and executed between Kashinath Ramji Patil and others as the Vendors and Shri Arjun Shantaram Patil and Others as the Confirming Party and M/s. Mauli Krupa Developers; a partnership firm as the Purchaser.
6. Release Deed dated 26.06.2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 6783/2011 executed by Shri Saguna Vithal Paul and others in favour of Kashinath Ramji Patil.



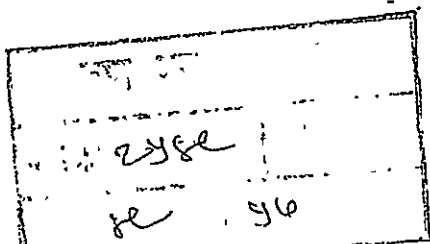
7. Building Commencement Certificate granted by the Ambernath Municipal Council under No. KDMP / NRV / BP / KV/2012-13/332/234 dated 11.12.2013.
8. Non-Agricultural Order issued by the Collector, Thane under No. Mahasul/K-1/T-7/NAP/Mohane-Kalyan/SR- 84/2013 dated 29/06/2013.
9. Search Report issued by G. H. Jagtap searcher.

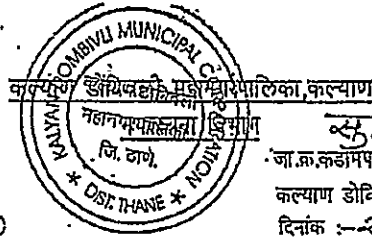
It appears that by and under the Agreement referred to hereinabove, the above Owners, Shri Kashinath Ramji Patil and others have granted the development rights in respect of the abovementioned property to M/s. Mauli Krupa Developers at and for the price / consideration and on the terms and conditions therein contained.

I have gone through the search report taken at the office of Sub - Registrar of Assurances at Kalyan has been taken and search report does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above documents I am of the opinion that and I certify that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts and M/s. Mauli Krupa Developers is entitled to develop the said property in accordance with the terms of the agreement and the sanctioned plans and permissions and sell the flats/units therein constructed to any intending purchasers.


(Satish M. Supal)
Advocate





जा.क्र.कडोमपा/नरवि/वांप/क.वि/२०१२-१३/३३२/७४२
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक :- २१/०९/२०१२

सुधारित बांधकाम परवानगी
(ह.वि.ह.शे.११९.५० चौ.मी.वापरन)

श्री.अर्जुन शांताराम पाटील व इतर
कु.मु.पं.घोरकें श्री.किरण वसंतु माळी
द्वारा- श्री.अनिल निरगुडे, वास्तुशिल्पकार, कल्याण
स्ट्रक्चरअल इंजिनियर - मे. खासनीस अॅण्ड असोसिएट्स, कल्याण.

विषय:- मौजे-मोहने; स.नं.४७, ४६ हि.नं.१७/२, ७५/२, प्लॉट नं.१ या भुखंडावर सुधारित बांधकाम
करण्याच्या मंजूरीबाबत.

संदर्भ:- १) सुधारित बांधकाम मंजूरी आदेश जा.क्र.कडोमपा/नरवि/वांप/क.वि/२०१२-१३/३३२
दि.१८/०६/२०१८

२) आपला दि.१८/०६/२०१८ रोजीचा श्री.अनिल निरगुडे, वास्तुशिल्पकार याचे मार्फत सादर केलेला
अर्ज

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व.न.र. अधिनियम १९६६ चे कलम ४५
नुसार मौजे-मोहने, स.नं.४७, ४६ हि.नं.१७/२, ७५/२, प्लॉट नं.१ मध्ये ३३२७.०० चौ.मी. क्षेत्राच्या भुखंडावर २६५९.५५
चौ.मी. ह.वि.ह.सह ५४३९.६५ चौ.मी. क्षेत्राकरिता संदर्भ क्र. १ अन्वये सुधारित बांधकाम परवानगी प्रदान करण्यात आलेली आहे.
आता आवेदकाने संदर्भ क्र. २ अन्वये ११९९.५० चौ.मी. ह.वि.ह.सह ६६५२.५२ चौ.मी. चढई भुखंडाचा विकास करावयास
विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक
१८/०६/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन. राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुतस्ती
दाखविल्याप्रमाणे खालील नमुद केल्याप्रमाणे रविवासी इमारतीच्या बांधकामाबाबत सुधारित बांधकाम परवानगी देण्यात येत आहे
इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे
संमतीपत्र देण्यात येत आहे.

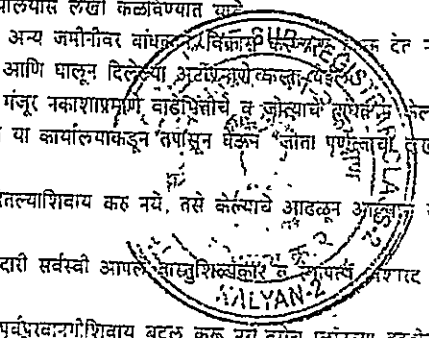
- भुखंड क्र. १ इमारत टाईप A - स्टील (पै.) तळ (पै.) + पहिला मजला चौदावा मजला (रहिवास + वाणिज्य)
- भुखंड क्र. १ इमारत टाईप D - तळ मजला ते पहिला मजला (रहिवास)
- भुखंड क्र. १ इमारत टाईप E - तळ मजला + पहिला मजला ते सहावा मजला (रहिवास + वाणिज्य)

(Signature)

सहाय्यक संचालक नगररचना कल्याण

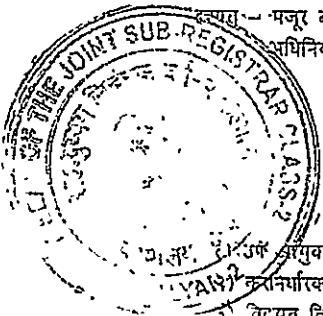
कल्याण डोंबिवली महानगरपालिका, कल्याण

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत
संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या
नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम करणे किंवा देत नाही
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितचे व जोत्याचे बांधकाम
बाबतचे प्रमाणपत्र महानगरपालिकेत सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन 'जाता पुराव्याची तालिका'
घेण्यात यावी व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सरदरचे
बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजाण्यात येईल
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले बांधकाम करणाऱ्या नगरात यावे.
- नकाशात दाखविलेल्या गळयच्या संख्येमध्ये व रिजेजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये तसेच प्लॉटच्या इतर कोणत्या
इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची संपूर्ण जबाबदारी
आपलेवर राहिल.
- भुखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेवर राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित गल्ल्याप्रमाणे
दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्रामुख्याने जमिनीत तळपासून होईपर्यंत
इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल
- जागेत जून भाडेकरू असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल बांधकाम प्रारंभ
यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल



30 16

- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निःसार होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय वळवू अथवा गंद करू नये.
- १५) सदर प्रकल्पाची सुक्तीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिले व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (मंहे झाड्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिकेकडे लगेच लालबंदी प्रकल्प वरून घेऊन घेऊन बांधकाम प्रारंभ राहिले.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उधळवतानुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डॉ.म.पा. च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिले.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसांच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्ताबंदीकरणाला दरीविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता बंदीकरणासाठी जागा लागल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रस्ताकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी, त्रि.मि.भू.अ.यांचे मार्फत करून घ्यावी व त्याचेकडील प्रमाणित मौजणी नकाशाची प्रत बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डॉ.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणी करून व वाडेभितीचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनिःसारण विभाग व जलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करावा.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिले.
- २६) वरील प्रमाणे सर्व ना हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिले.
- २७) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवासी/वाणिज्य उपयोग करावा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओरंगा व गुक्या कच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) रेन वॉटर हार्वेस्टिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिले.
- ३३) प्रकल्पाची प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिले.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.



प्रस्तुत बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहिले.

सहाय्यक सहायक नगररचना अधिकारी
कल्याण डोंबिवली महानगरपालिका, कल्याण.

- १) उपरोक्त अनधिकृत बांधकाम विभाग, क.डॉ.म.पा.कल्याण.
- २) नगरनिर्धारक व संचालक, क.डॉ.म.पा.कल्याण
- ३) विद्युत विभाग, क.डॉ.म.पा.कल्याण.
- ४) पाणिपुरवठा विभाग, क.डॉ.म.पा.कल्याण.
- ५) प्रभाग क्षेत्र अधिकारी 'अ' प्रभाग क्षेत्र, क.डॉ.म.पा.,कल्याण.

२४४२
१०२०
५९ ५६

1920

1920

1920

1920

1920

1920

1920

1920

1920

1920

1920



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 :
P51700003488

**Project: Shantaram Pride, Plot Bearing / CTS / Survey / Final Plot No.:SNO 46 HNO17/2 SNO 47at Ambivali Tarf
Chon, Kalyan, Thane, 421102;**

1. **Mauli Krupa Developers** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421102.**
2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from 05/08/2017 and ending with 30/06/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein as per the Act and the rules and regulations made there under.

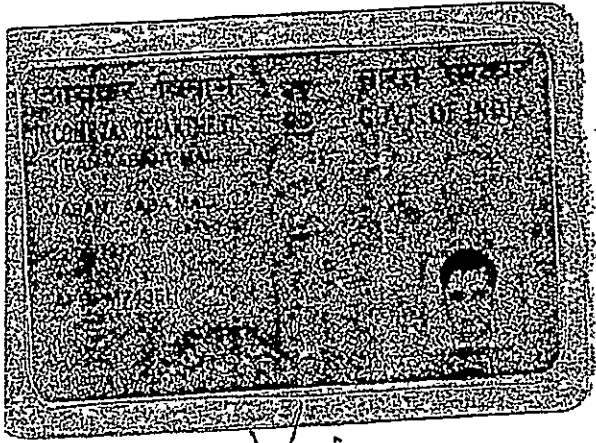


Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/5/2017 9:26:27 PM

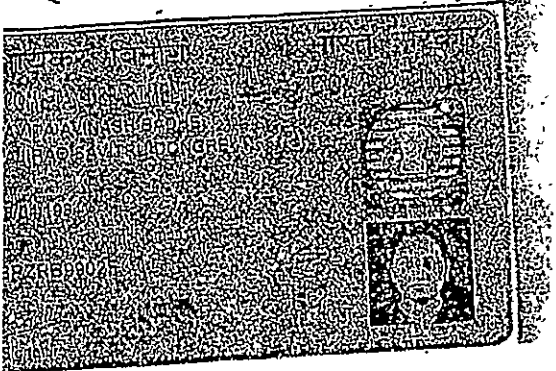
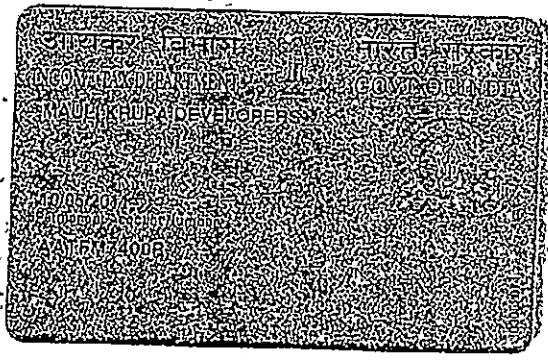
Dated. 05/08/2017
Place: Mumbai

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

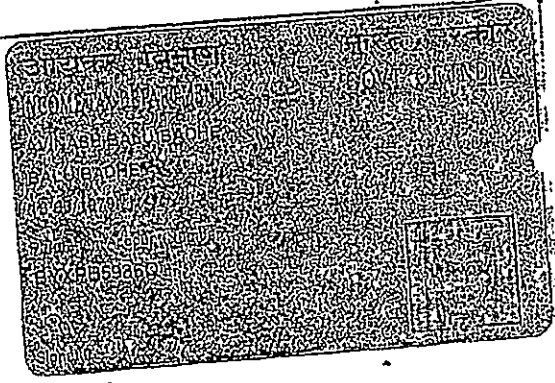
५३	
५३	५४



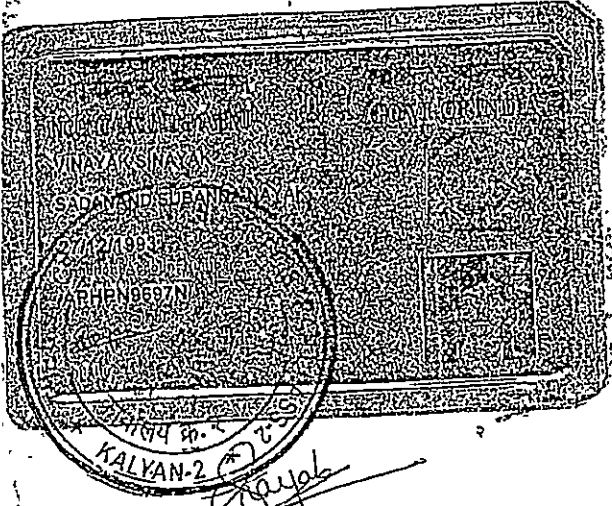
Khan



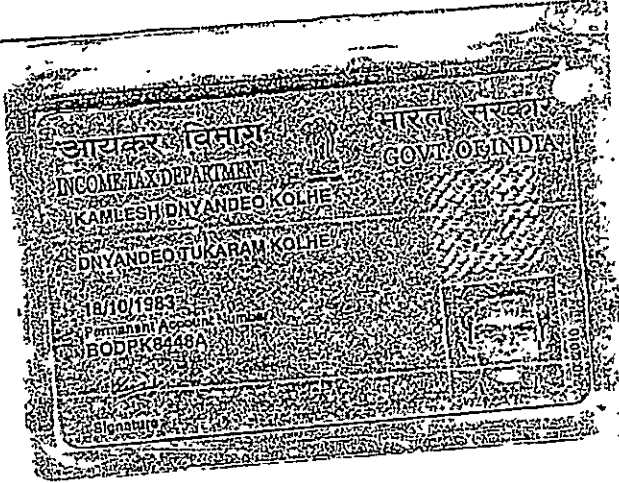
Badhe



Badhe



Kalyan



Kolhe

क.स.नं. २	
५४	५५

Pre-Registration summary(नोंदणी पूर्व गोपवारा)

71/2549

गुरुवार, 13 फेब्रुवारी 2020 8:40 म.पू.

दस्त गोपवारा भाग-1

कलन2

55/50

दस्त क्रमांक: 2549/2020

दस्त क्रमांक: कलन2 /2549/2020

बाजार मूल्य: रु. 22,05,000/-

मोवदला: रु. 39,15,500/-

भरलेले मुद्रांक शुल्क: रु.2,74,200/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:3082

पावती दिनांक: 13/02/2020

अ. क्र. 2549 वर दि.13-02-2020

सादरकरणाचा नाव: अविनाश बाळु बटे

रोजी 8:38 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

दस्त हजर करणाऱ्याची सही:

एकूण: 31140.00

Joint Sub Registrar Kalyan 2

(सही) जी. बी. सातदिवे

सह. दुय्यम निबंधक वर्ग-२

दस्ताचा प्रकार: कल्याण क्र.२

Joint Sub Registrar Kalyan 2

(सही) जी. बी. सातदिवे

सह. दुय्यम निबंधक वर्ग-२

कल्याण क्र.२

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उपखंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 13 / 02 / 2020 08 : 38 : 57 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 13 / 02 / 2020 08 : 39 : 27 AM ची वेळ: (फी)

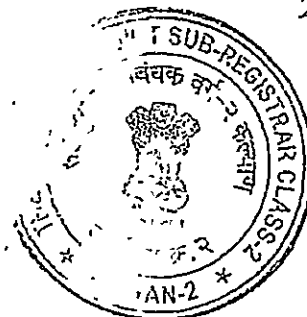
प्रतिज्ञा घेऊन

सादर दस्तऐवज नोंदणी करताना १९०८ नियम १९६१ अंतर्गत तस्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सादर हस्तांतरण दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक याचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून घेणार सही

लिहून घेणार सही



11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

Summary-2(दस्त गोषवारा भाग - २)



13/02/2020 9 09:18 AM

दस्त गोषवारा भाग-2

कलन2 ५६१५०

दस्त क्रमांक:2549/2020

दस्त क्रमांक :कलन2/2549/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मैसर्स माऊली कृपा डेव्हलपर्स तर्फे भागीदार- किरण वसंत माळी पत्ता:प्लॉट नं. ,, माळा नं: ,, इमारतीचे नाव: ऑफीस पत्ता- शांताराम प्राईड, शांताराम पाटील शाळेसमोर, शांताराम पाटील नगर, मोहोने, आंबिवली पू., ता.कल्याण, जि.ठाणे, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र ठाणे. पॅन नंबर:AATFM7400R	लिहून देणार वय :-40 स्वाक्षरी:-		
2	नाव:अविनाश बाळु बढे पत्ता:,, ,, रा.रुम नं.405, राधा गोविंद अपार्टमेंट, गणपती चौक, मोहोने विकास कॉलनी रोड, बुद्धविहार, आंबिवली पू., ता.कल्याण,जि.ठाणे, .., मोहोने, MAHARASHTRA, THANE, Non- Government. पॅन नंबर:BYXPB5936Q	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:ऋविता अविनाश बढे पत्ता:प्लॉट नं: ,, माळा न: ,, इमारतीचे नाव: रा.रुम नं.405, राधा गोविंद अपार्टमेंट, गणपती चौक, मोहोने विकास कॉलनी रोड, बुद्धविहार, आंबिवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पॅन नंबर:BPZPB9902F	लिहून घेणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:13 / 02 / 2020 09 : 08 : 31 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कमलेश कोल्हे - - वय:37 पत्ता:खडवली ता कल्याण,जि.ठाणे पिन कोड:421301		
2	नाव:विनायक एम नायक वय 26 पत्ता:रा कल्याण,जि ठाणे पिन कोड.421301		

शिक्का क्र.4 ची वेळ:13 / 02 / 2020 09 : 09 : 09 AM

Joint Sub Registrar Kalyan 2

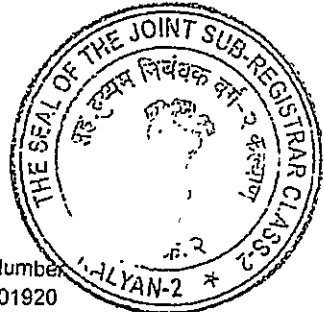
(सही) जी.बी.सातवडे

सह-दुय्यम निबंधक Details.

कल्याण क्र.२

sr Epayment Number
1 MH012011291201920E
2 MH011503054201920E

Defacement Number
0006197022201920
0006197024201920



11/11/11

1

2

3

4

5

6

7

8

9

10

11

12

Summary-2(दस्त गोषवारा भाग - २)

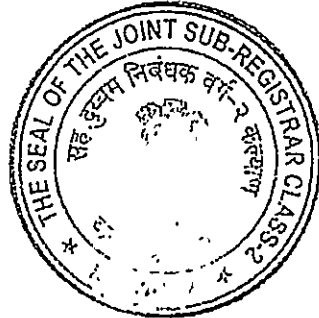
2. Get print immediately after registration.

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

क.ल.न. २	
वस्तु क्र. २५६	२०२०
५७	५७

प्रमाणित करण्यात येते की,
द.क्र. २५६ / २०२० मध्ये
..... ५७ पाने आहेत.
पुस्तक १ द.क्र. २५६
... १३.१०.२ / २०२० वर नोंदला.

सह. दुय्यम निबंधक कार्यालय क्र. २
दिनांक १३/१०/२०२०





13/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 2549/2020

नोदणी :

Regn:63m

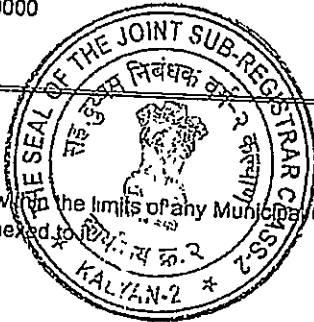
गावाचे नाव : मोहने

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3915500
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2205000
(4) भू-मापन, पोटहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-ऑविवली इतर वर्णन :, इतर माहिती: मोहने, ता.कल्याण, जि.ठाणे येथील स.नं.46, हिस्ता नं.17/2, स.नं.47, स.नं.75, हिस्ता नं.2 या मिळकतीवरील शांताराम प्राईड, टाईप-ए या भारतीय मधील सदनिका नं.1406, चौदावा मजला, क्षेत्र 49.29 चौ.मी.(कारपेट)+ 4.79 चौ.मी. ओपन टेरेस((Survey Number : स.नं.46, हिस्ता नं.17/2, स.नं.47, स.नं.75, हिस्ता नं.2. ;))
(5) क्षेत्रफळ	1) 54.08 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स माऊली कृपा डेव्हलपर्स तर्फे भागीदार- किरण वसंत मढळी वय:-40; पत्ता:- प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: ऑप्सीस पत्ता- शांताराम प्राईड, शांताराम पाटील शाळेसमोर, शांताराम पाटील नगर, मोहने, ऑविवली पू., ता.कल्याण, जि.ठाणे, ब्लॉक नं. :, रोड नं. :, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-AATFM7400R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अविनाश बाळु वडे वय:-41; पत्ता:-., रा.रम नं.405, राधा गोविंद अपार्टमेंट, गणपती चौक, मोहने विकास कॉलनी रोड, बुद्धविहार, ऑविवली पू., ता.कल्याण, जि.ठाणे, .. मोहने, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421102 पॅन नं:-BYXPB5936Q 2): नाव:- कविता अविनाश वडे वय:-36; पत्ता:- प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: रा.रम नं.405, राधा गोविंद अपार्टमेंट, गणपती चौक, मोहने विकास कॉलनी रोड, बुद्धविहार, ऑविवली पू., ता.कल्याण, जि.ठाणे, ब्लॉक नं. :, रोड नं. :, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-BPZPB9902F
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	13/02/2020
(11) अनुक्रमांक. खंड व पृष्ठ	2549/2020
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	274200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) क्षेत्र	

मुल्यांकनासाठी दिचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

(सही) जी. व्ही. सातदिवे
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र-२

