



NH 5
30/11/20
SBI - A/c No. 10000000000000000000
2000 00
1000 0000

MIDAS ENCLAVE

VASIND, SHAHAPUR
MahaRera No. P51700028808

Done

AGREEMENT FOR SALE

Dated this **31**..... Day of **Oct.** 20**24**.

Mr./Mrs./M/s. **Dipali Aakash Hazamkar**

Mr./Mrs./M/s. **Aakash Ramdhan Hazamkar**

Mr./Mrs./M/s. **- - - - -**

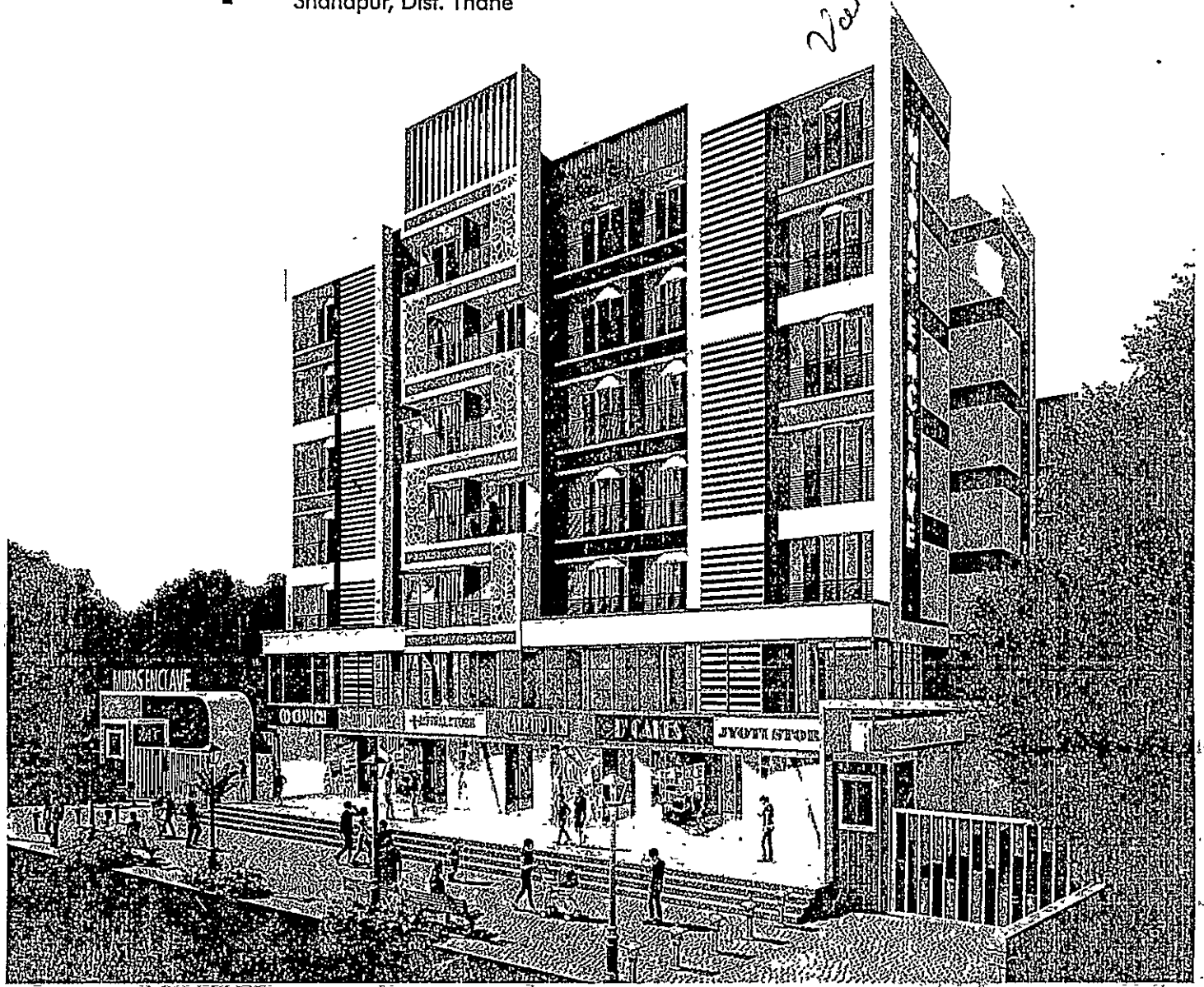
Flat No.: **101**..... Wing: **B-2**.....

DEVELOPERS



Mayra Developers
Gr. Flr., Bldg. No. 2, Near JSW Ltd.,
Gate No. 1, Old Agra Road, Vasind (W),
Shahapur, Dist. Thane

*Geetanjali
Vasind*



10
11

12
13

14
15

16

408/4930

पावती

Original/Duplicate

Wednesday, October 30, 2024

नोंदणी क्र. :39म

1:01 PM

Regn.:39M

पावती क्र.: 6343 दिनांक: 30/10/2024

गावाचे नाव: वासिंद

दस्तऐवजाचा अनुक्रमांक: सहप-4930-2024

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: दीपाली आकाश हरमकार

नोंदणी फी	रु. 27500.00
दस्त हाताळणी फी	रु. 1260.00
पृष्ठांची संख्या: 63	

एकूण: रु. 28760.00

आपणास मूळ दस्त ,यंवनेल प्रिंट,सूची-२ अंदाजे
1:20 PM ह्या वेळेस मिळेल.

Murdees
दुय्यक निगम शाहापूर
शाहापूर

वाजार मूल्य: रु.2195100 /-

मोवदला रु.2750000/-

भरलेले मुद्रांक शुल्क : रु. 165000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024294001075 दिनांक: 30/10/2024

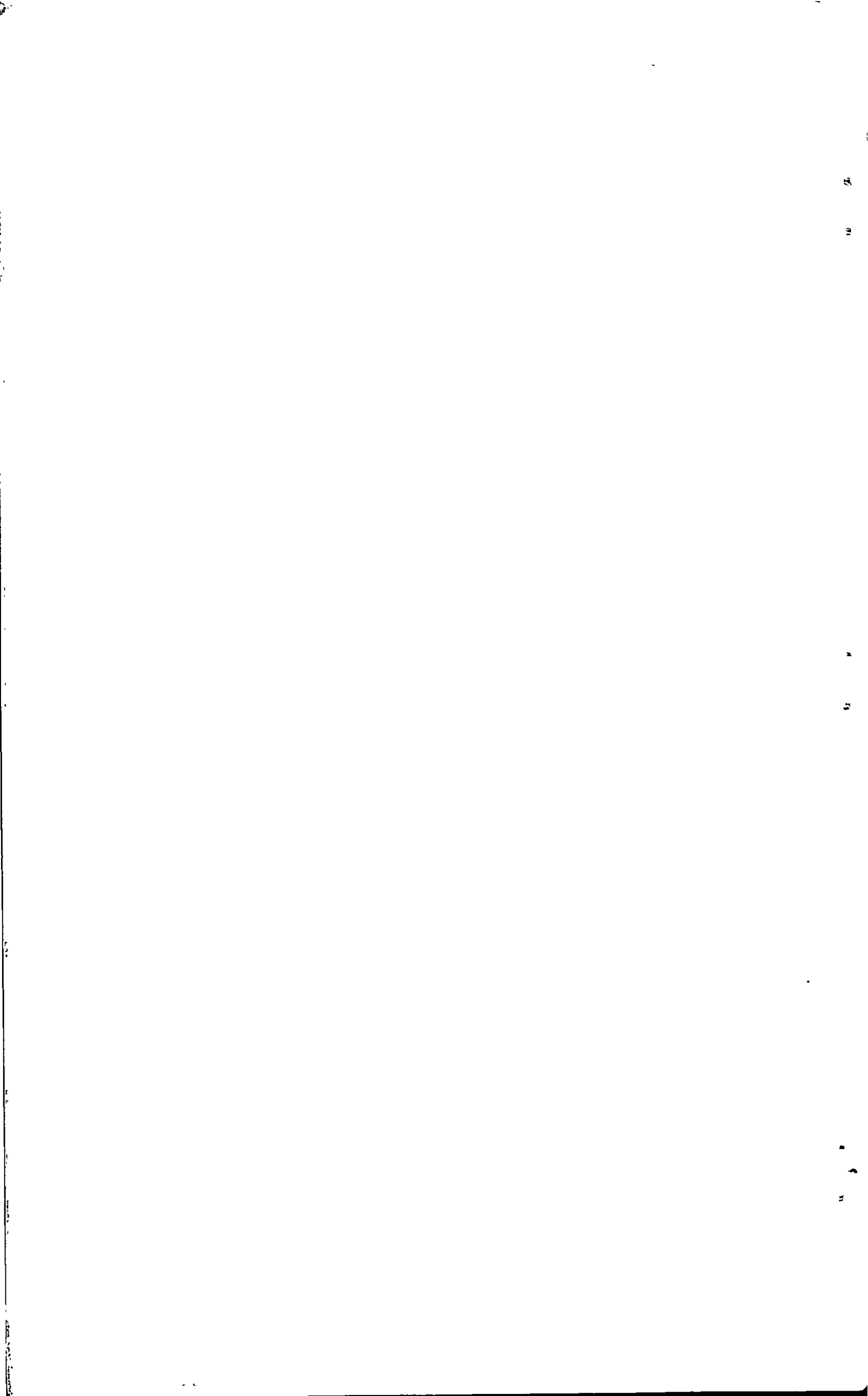
वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010472127202425E दिनांक: 30/10/2024

वॅकेचे नाव व पत्ता:

Shankar





3/10/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 4930/2024

नोंदणी :

Regn:63m

गावाचे नाव : वासिंद

1) विलेखाचा प्रकार	विक्री करारनामा
2) मोवदला	2750000
3) वाजारभाव(भाडेपट्टयाच्या अवतितपट्टांकार आकारणी देतो की पट्टेदार ते मुद करावे)	2195100
4) भू-मापन, पोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मौजे वासिंद, तालुका शहापुर, जिल्हा ठाणे येथील सर्वे नं 196 हिस्सा नं अ 2 अशी मिळकत वरील आर सी सी इमारत मिडास ईनक्लिव मधील बिल्डिंग नं 2 प्रकृत्या मजल्या वरिल सदनिका नं 101 क्षेत्र 35.87 चौ.मी. कारपेट + अपरचन क्षेत्र 4.47 चौ.मी. कारपेट, टेरेस क्षेत्र 8.44 चौ.मी. कारपेट असे एकूण क्षेत्र 48.78 चौ.मीटर कारपेट अशी मिळकत((Survey Number : 196/अ/2 ;)
5) क्षेत्रफळ	1) 48.78 चौ.मीटर
6) आकारणी किंवा जुडी 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:-मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कवुली जवाब देणार मिनेश गुणवंत जैन वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: पार्वती मदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABLFM4660Q 2): नाव:-मायरा डेव्हलपर्स तर्फे गुणवंत मंगलाल जैन तर्फे कवुली जवाब देणार मिनेश गुणवंत जैन वय:-59; * पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: पार्वती मदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABLFM4660Q
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दीपाली आकाश हरमकार वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं. मु इब्राहिमपुर बुलढाणा जिल्हा बुलढाणा , रोड नं:-, महाराष्ट्र, बुलढाणा. पिन कोड:-443103 पॅन नं:- BLSPH5044R 2): नाव:-आकाश रामधन हरमकार वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: घर नंबर 2155 रूम नंबर 10 मानस मंदिर रोड मु पोस्ट आसनगाव तालुका शहापुर जिल्हा ठाणे , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AHXPH4249Q
9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2024
10) दस्त नोंदणी केल्याचा दिनांक	30/10/2024
11) अनुक्रमांक, खंड व पृष्ठ	4930/2024
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	165000
13) वाजारभावाप्रमाणे नोंदणी शुल्क	27500
14) शेरा	

दुय्यम निबंधक श्रे-१
शहापुर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID

202410303385

30 October 2024, 12:22:53 PM

नहप

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
तालुक्याचे नांव :	शहापूर
गांवाचे नांव :	वासिंद (177)
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग :	27.1
क्षेत्राचे नांव	Influence Area
सर्व्हे नंबर /न. भू. क्रमांक	196

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
37500	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	58.536 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.37500/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
	= (37500 * (100 / 100))
	= Rs.37500/-

मजला निहाय घट/वाढ	= 100% of 37500 = Rs.37500/-
-------------------	------------------------------

Rules Applicable	3, 19, 18
------------------	-----------

मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 37500 * 58.536
	= Rs.2195100/-

एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाळकनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मॅझॅनॉईन मजला क्षेत्र मूल्य + वंदिस्त बाळकनी + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 2195100 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.2195100/-
	= ₹ एकवीस लाख पंच्याण्णव हजार एक शो /-

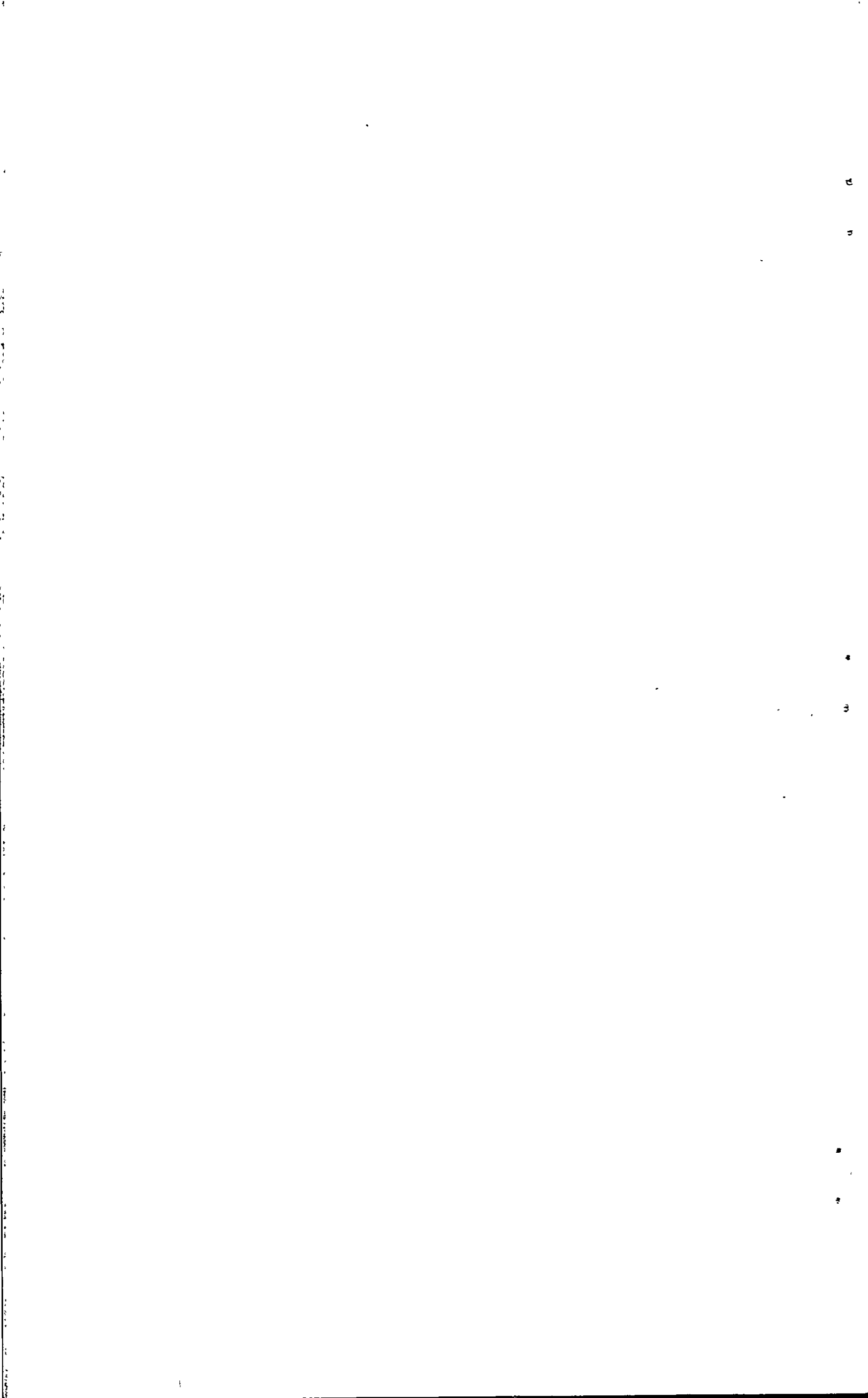
Home

Print

दुय्यम निबंधक श्रे-४
शहापूर



स	ह	प
व. क्र. ४२३०	२०२४	
पाने १	६३	

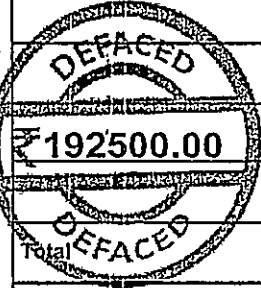




स ह प	
द. क्र. ०९३०	२०२४
पाने २	६३



GRN	MH010472127202425E	BARCODE	[Barcode]				Date	30/10/2024-10:53:01		Form ID	25.2		
Department						Inspector General Of Registration							
Stamp Duty						Payer Details							
Type of Payment						Registration Fee							
Office Name						SHP_SHAHAPUR SUB REGISTRAR							
Location						THANE							
Year						2024-2025 One Time							
Account Head Details						Amount In Rs.							
0030046401 Stamp Duty						165000.00							
0030063301 Registration Fee						27500.00							
Flat/Block No.						MIDAS ENCLAVE FLAT NO 101 MAUJE VASIND							
Premises/Building						TAL SHAHPUR DI THANE							
Road/Street													
Area/Locality						SHAHAPUR							
Town/City/District													
PIN						4 2 1 6 0 1							
Remarks (If Any)						SecondPartyName=MAYRA DEV THROUGH DINESH S							
						GOSAR~CA=2750000~Marketval=2195100							
Amount In						One Lakh Ninety Two Thousand Five Hundred Rupees O							
Words						nly							
Payment Details						IDBI BANK							
Cheque-DD Details						FOR USE IN RECEIVING BANK							
Cheque/DD No.						Bank CIN		Ref. No.		69103332024103012782		2896799786	
Name of Bank						Bank Date		RBI Date		30/10/2024-10:54:39		Not Verified with RBI	
Name of Branch						Bank-Branch		IDBI BANK					
						Scroll No , Date		Not Verified with Scroll					



Department ID : Mobile No. : 9860040560
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताराठी लागू आहे. नोंदणी न करावयाच्या दस्ताराठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-408-4930	0005750818202425	30/10/2024-13:01:30	IGR139	27500.00
2	(IS)-408-4930	0005750818202425	30/10/2024-13:01:30	IGR139	165000.00
Total Defacement Amount					1,92,500.00





CHALLAN
MTR Form Number-6



N MH010472127202425E		BARCODE		Date	30/10/2024-10:53:01	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(if Applicable)		BLSPH5044R			
Office Name SHP_SHAHAPUR SUB REGISTRAR		Full Name		DIPALI AKASH HARAMKAR AND OTHER			
Location THANE		Flat/Block No.		MIDAS ENCLAVE FLAT NO 101 MAUJE VASIND			
Year 2024-2025 One Time		Premises/Building		TAL SHAHPUR DI THANE			
Account Head Details		Amount In Rs.					
10046401 Stamp Duty		165000.00		Road/Street			
10063301 Registration Fee		27500.00		Area/Locality			
				Town/City/District			
				PIN			
				4 2 1 6 0 1			
				Remarks (If Any)			
				SecondPartyName=MAYRA DEV THROUGH DINESH S			
				GOSAR~CA=2750C00~Marketval=2195100			
				Amount in Words			
		1,92,500.00		One Lakh Ninety Two Thousand Five Hundred Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332024103012782	2896799786		
Cheque/DD No.		Bank Date	RB Date	30/10/2024-10:54:39	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

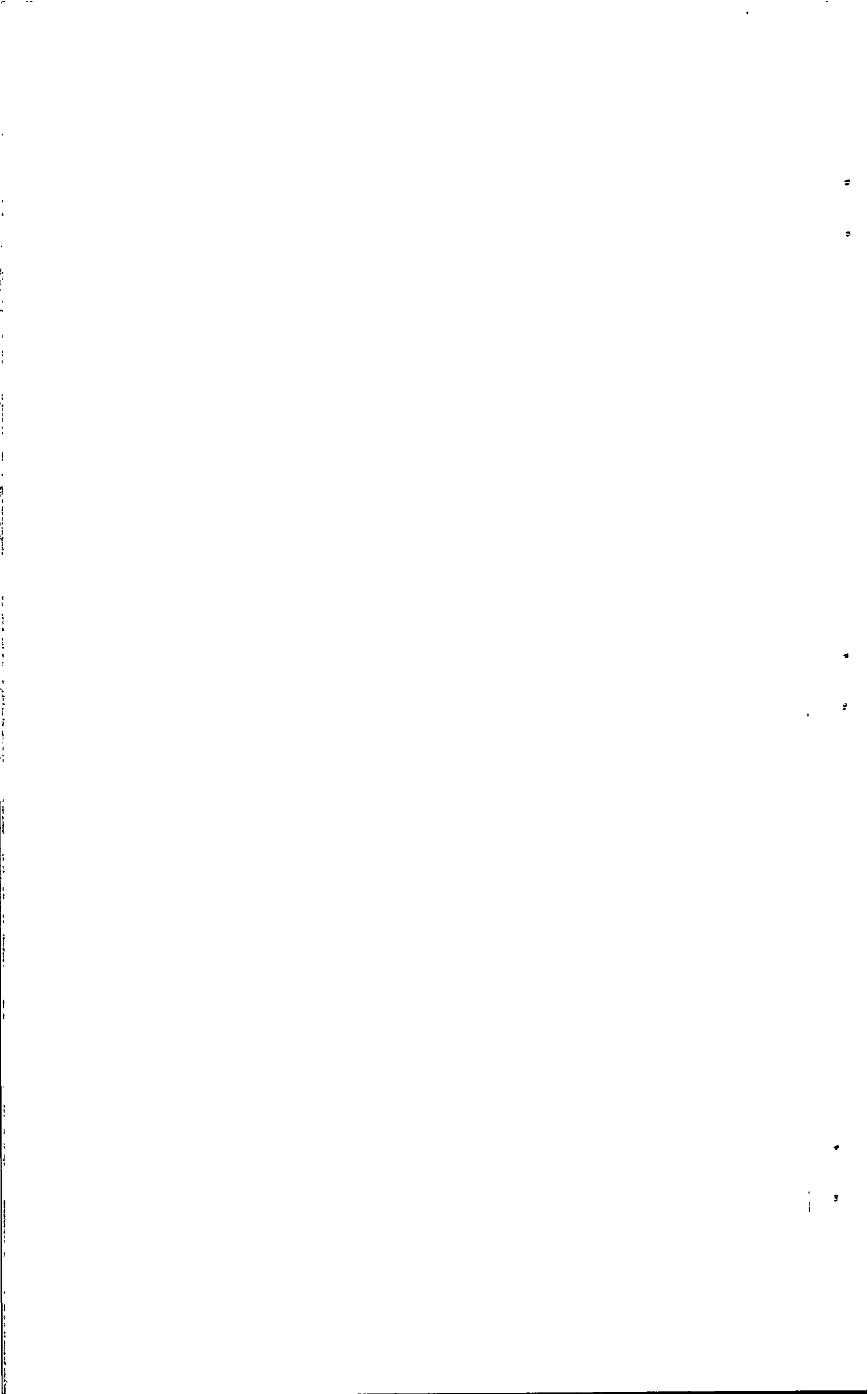
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9860040560

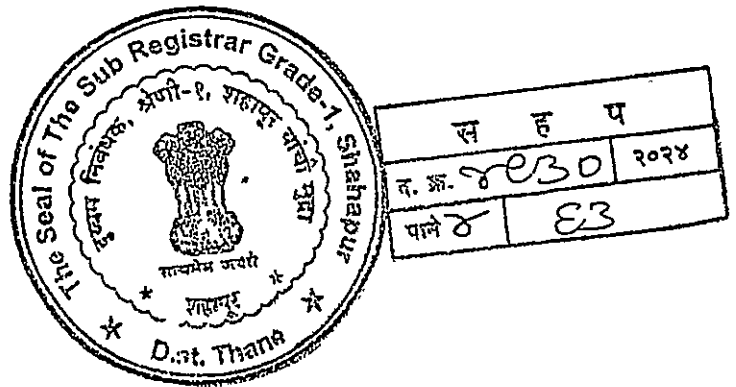
हेतु चालन केवल द्रव्यम निबंधक कार्यालयान्न नोदणी करदावयाच्या दस्त्यासाठी लागू आहे. नोदणी व करदावयाच्या दस्त्यासाठी सदर चालन लागू आहे.

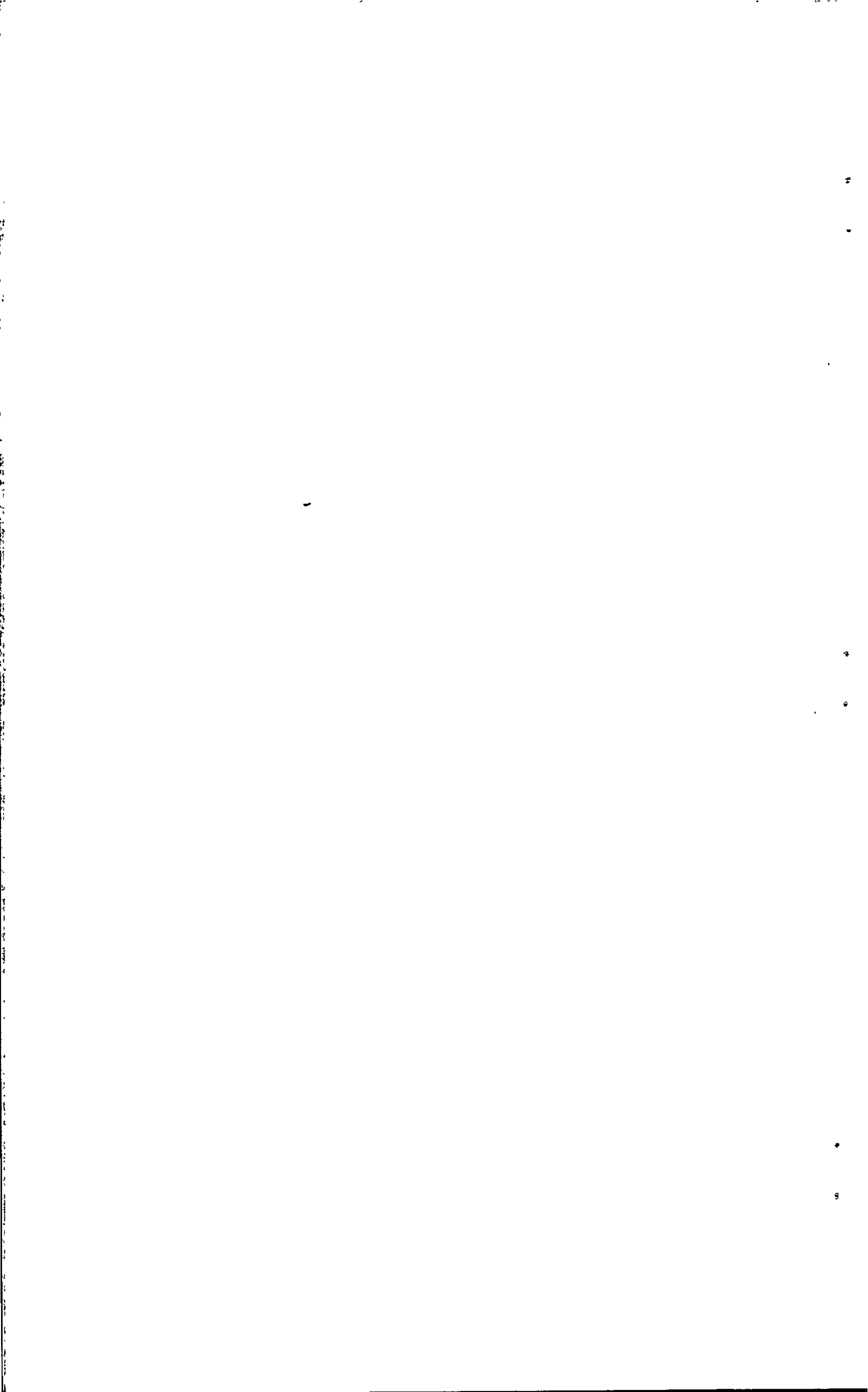


स ह प	
द. क्र. ४८३०	२०२४
पाने ३	८३



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1024294001075	Date	29/10/2024
Received from DIPALI AKASH HARAMKAR, Mobile number 9860040560, an amount of Rs.1260/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Grm.			
Payment Details			
Bank Name	IBKL	Date	29/10/2024
Bank CIN	10004152024102901005	REF No.	2935345472
This is computer generated receipt, hence no signature is required.			







स ह ष	
प. क्र. ४९३०	२०२४
पाने ५	९३

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 30 day of Oct in the Christian Year Two Thousand and Twenty Four (2024).

BETWEEN

M/s. MAYRA DEVELOPERS PAN ABLFM4660Q, A Partnership Firm through its partners (1) MR. DINESH SUNDERJI GOSAR, (2) MR. GUNWANT MANSALAL JAIN, having address at : 2, Parvati Sadan, Behind Chintamani Jewellers, Jambhali Naka, Near Samarth Mandir Hall, Thane (West) - 400 601, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include its partners for the time being constituting the said firm M/s. MAYRA DEVELOPERS their or his survivors or survivor and the heirs, executors, administrators and assigns of the last surviving proprietor and further assignees of M/S. MAYRA DEVELOPERS of the ONE PART.

AND

MISS DIPALI AKASH HARAMKAR, PAN BLSPH5044R, Age 30 years, Indian Inhabitant, having address at : Ibrahimpur, buldhana Maharashtra 443103 And SHRI AKASH RAMDHAN HARAMKAR, PAN AHXPH4249Q, Age 31 years, Indian Inhabitant, having address at : Home No 2155, Room No 10, Manas mandir road , Shirayacha pada, At.Post-Asangaon, Tell.Shahapur, Dist.Thane.421601 hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the SECOND PART.

WHEREAS Shri. Krishna Gajanan Jadhav is absolutely seized of sufficiently entitled to and is in possession of the plot of land adm.0H 34R 4 P Akar 3R.81P i.e., 3440 Sq.

Dinesh Gosar

G. M. Jain

Dipali Akash

Shri Akash



स ह - प 2	
वे. क्र. ४८३०	२०२४
घने E	E3

WHEREAS Shri. Krishna Gajanan Jadhav is absolutely seized of sufficiently entitled to and is in possession of the plot of land adm.0H 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196/A/2 of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilhaparishad Thane within the limits of Vasind Grampanchayat. (hereinafter referred to as the "Said Project Land").

AND WHEREAS by and under Regd. Agreement for Development dated 27th May 2019, executed by and between said Owners of the One Part and the M/s. MAYRA DEVELOPERS therein (therein referred to as the DEVELOPER) of the Other Part, the said Owner has granted the Development Rights in the said property to and in favour of the M/s. MAYRA DEVELOPERS therein for the price or consideration and upon the terms and conditions contained therein; and further has executed in favour of M/s. MAYRA DEVELOPERS therein separate Power of Attorney dated 27th May 2019, authorizing the Promoter, inter alia, to develop the said property and to sell the Apartments and premises therein to the prospective buyers; and in part performance thereof, has placed the M/s. MAYRA DEVELOPERS therein in physical possession of the Said Property; and Mr. Minesh Gunwant Jain has Admission power attorney Holder of MAYRA DEVELOPERS Partner (1) MR. DINESH SUNDERJI GOSAR, (2) MR. GUNWANT MANSALAL JAIN Date 25/10/2021 Dast No.4723/2021.

AND WHEREAS save and except Said Property, the said Owner is not holding any other vacant land in any Urban Agglomeration in India and therefore, having regards to the holding limit prescribed for Thane Urban Agglomeration, the said property is not Surplus Land of the Owners under provisions of the Urban Land (Ceiling and Regulations) Act, 1976;

AND WHEREAS -

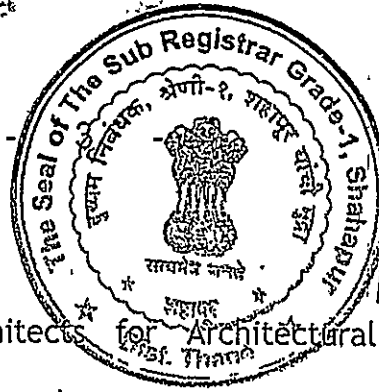
- The Said Project Land is of free-hold tenure without any restrictive covenant running therewith.
- There are no impediments attached to the Said Project Land.
- There are no existing illegal encroachments on the Said Project Land.

AND WHEREAS the Promoters are thus seized and possessed of the Said Project Land and are entitled to Develop the same by constructing thereon Complex/s by getting the plans and specifications there for duly sanctioned by the Competent Authority/ies;

Fresh copy G. M. Jain

Sub Registrar

(A) 19/10/2024



स	ह	प	*
द. क्र.	४८३०	२०२४	
पाने	७	६३	

registered with the Council of Architects for Architectural work concerning Development of said property;

AND WHEREAS the Promoters have appointed Mr. Ajay Mahale, as Structural Engineers for preparation of the structural designs and drawings of the Complex;

AND WHEREAS the Promoters accept the professional supervision of the Architect and the Structural Engineer till the completion of the Complex;

AND WHEREAS the Promoters have registered the project under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA Act) with the Real Estate Regulatory Authority under Registration No. P51700028808; copy of the Certificate of Registration is annexed hereto and marked as "ANNEXURE 'A'";

AND WHEREAS by virtue of the Said Development Agreement and the Power of Attorney the Promoters have sole and exclusive rights to sell the Apartments in the said Complex/s to be constructed by the Promoter on the Said Project Land and to enter into Agreement/s with the PURCHASER/S(s)/s for sale of such of the Apartments and to receive the sale consideration in respect thereof;

AND WHEREAS the authenticated copies of 7/12 extract showing the nature of the title of the Promoters to the Said Project Land on which the Apartments are being constructed have been annexed hereto and marked as "ANNEXURE 'B'";

AND WHEREAS the authenticated copy of Title Report issued by Advocate of the Promoters Shri Nilesh S. Khopkar, is annexed hereto and marked as "ANNEXURE 'C'";

AND WHEREAS the Said Project Land stands as under -

adm. OH 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196/A/2

AND WHEREAS under the circumstances, the Promoters intend to carry out the Development of the Said Project in one phase as under -

Comprising of one Complex as under.

- a) Building 1- GROUND + 6 FLOOR RESIDENTIAL PERMITTED 2704.09 SQ.MTRS.
- b) Building 2- GROUND + 6 FLOOR RESIDENTIAL AND PARTLY commercial: PERMITTED 1566.47 SQ.MTRS.

The Promoter has applied through Said Architect to District Collector (Said Local Authority) and the Said Local Authority by and under its original sanction order dated

Finesh kumar . *G.M. Jain* *Shankar* *ABHINAV KUMAR*



4
स ह प
द. क्र. २०३० २०२४
पाने C E3

The Promoter has applied through said Architect to District Collector (Said Local Authority) and the said Local Authority by and under its original sanction order dated 7th July 2017 bearing kra.mahasul/K-1/TE-11/NAP/VASIND/SR-48/2014 and read with revised sanction order dated 8th February 2021 bearing kra.mahasul/K-1/TE-11/NAP/VASIND(Shahpur)/173909/SU. BA. P./SR-31/2020 has approved the said plans for construction above referred to AND has Completed the 100 % Work Of Apartment/Project And obtained occupancy and/or completion certificate from the Concerned Local Authority bearing kra.mahasul/K-1/TE-11/SR-10/2023 dated 12/03/2024.

AND WHEREAS the authenticated copies of the plans/ Commencement certificate of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "ANNEXURE 'D'" ("Said Sanctioned Plans");

(The aforesaid development is hereinafter referred to as PHASE ONE).

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the said complex and open spaces are proposed to be provided for on the Said Project Land have been annexed hereto and marked as "ANNEXURE 'E'" ("Said Proposed layout Plans");

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections for and of the said Complex and shall obtain the balance approvals from various authorities from time to time, so as to obtain Complex Completion Certificate or Occupancy Certificate of the Said Complex/s;

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 Promoters while developing the Said Complex on the Said Project Land and the said Complex and upon due observance and performance of which only the completion or occupancy certificate in respect of the Said Complex shall be granted by the concerned local authority;

AND WHEREAS the Promoters have accordingly commenced the construction of the Said Complex in accordance with the Said Sanctioned Plans;

AND WHEREAS on demand from the PURCHASER/S, the Promoters have given inspection to the PURCHASER/S of all the documents of title relating to the Said

Inesh Goswami

G. M. Jain

Dhankar

(Signature)



स. ह. प.	
द. क्र. ४०३०	२०२४
पाने e	६३

Architects and of such other documents as are specified under the Said RERA Act and the Rules and Regulations made there under (the Rules and Regulations");

AND WHEREAS being satisfied with such inspection, the PURCHASER/S has applied to the Promoters and the Promoters, after deliberations, have agreed to allot to the PURCHASER/S an Apartment adm.48.78 Sq.Mtrs., (Area 35.87 Sq.Mtrs., And Appurtenant area adm.4.47 Sq.Mtrs and Open Terrace area adm 8.44 Sq-Mtrs) ✓
Carpet area bearing Apartment No.101 on 1 st Floor in the building No.2 of the Complex to be known as "MIDAS ENCLAVE", ("Said Complex") being constructed in the Said Project Land;

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the PURCHASER/S hereby agrees to purchase the Said Apartment as detailed hereinafter;

AND WHEREAS, prior to the execution of these presents the The Purchaser/s shall pay to the Builder/Developer a sum of Rs.27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand only) total price in respect of the said premises apart from other payments to be made by the Purchaser/s under this agreement to the Builder. The Purchaser/s has paid amount 5,50,000 (Rupees Five Lakh Fifty Thousand only) as part payment of consideration amount and PURCHASER/S amount as said Apartment as agreed to be sold by the Promoter to the PURCHASER/S and considered as 'advance payment' or 'Application Fee' (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the PURCHASER/S has agreed to pay to the Promoters the balance amount of the sale consideration in the manner hereinafter appearing;

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

AND WHEREAS, under section 13 of the Said RERA Act, the Promoters are required to execute a written Agreement for sale of said Apartment with the PURCHASER/S, being in fact these presents and also to register such Agreement under the Registration Act, 1908;

Fresh Gosan

G.M. Jain

Devi...

...



6
स ल प
द. क्र. २९३०/२०२४
पाने १०/६३

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

1. THE PROMOTERS TO CONSTRUCT THE SAID COMPLEX IN PHASE ONE/TWO-

1.1 The Promoters shall construct the Said Complex with Parking/Stilt Parking/Sanctioned Open Parking on the Said Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Promoters shall have to obtain prior consent in writing of the PURCHASER/S in respect of variations or modifications which may adversely affect the Apartment of the PURCHASER/S except any alteration or addition required by any Government/Municipal authorities or due to change in law.

1.2 The nature, extent and description of the common area and the facilities to be provided in the Said Complex are more particularly described in "ANNEXURE 'G'" annexed hereto.

2. THE PROMOTERS TO SELL AND THE PURCHASER/S TO PURCHASE FROM THE PROMOTERS THE RESIDENTIAL APARTMENT AND THE PARKING:

2.1 The PURCHASER/S hereby agrees to purchase from the Promoters and the Promoters agree to allot to the PURCHASER/S the Residential Apartment adm.48.78 Sq.Mtrs., (Area 35.87 Sq.Mtrs., And Appurtenant area adm.4.47 Sq.Mtrs and Open Terrace area adm 8.44 Sq-Mtrs) Carpet area bearing Apartment No.101 on 1 st Floor in the building No.2 of the Complex to be Known As "MIDAS ENCLAVE", being constructed on the Said Project Land (hereinafter referred to as the "Said Apartment") as shown on the Floor Plan thereof hereto annexed and marked "ANNEXURE 'F' for consideration of Rs.27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand only) including being the proportionate price of the common areas and facilities appurtenant to the premises.

Note (1)

a) The aforesaid consideration is 'ALL INCLUSIVE PACKAGE DEAL' PRICE INCLUSIVE OF towards Price of the Said Apartment, infrastructure expenses, development expenses, deposits and expenses towards obtaining of water and electricity services, legal expenses till execution hereof, Society formation and registration expenses, etc.

Fresh Hasan

G.M. Jain

[Signature]

[Signature]



स. नं. प.	
द. क्र. ४९३०	२०२४
पाने ११	६३

- b) - BUT EXCLUDING GST and such other payables - if any, which may be introduced in future by the Competent Authority/ies.
- c) - BUT EXCLUDING Stamp Duty and Registration charges and expenses for Registration of this Agreement as well as further documents - if any, requiring payment of Stamp Duty and Registration.
- d) - BUT EXCLUDING Maintenance charges payable by the Allottee from the date of Promoters obtaining of Occupation/Completion Certificate or Date of this Agreement - whichever is later.
- e) - BUT EXCLUDING Charges and expenses towards execution of Conveyance as provided hereunder.

NOTE (2) -

The Carpet area is -	
Rera Carpet Area -	Adm. 35.87 Sq. Mtrs., Carpet
(Inclusive of net usable area including the internal walls).	
Appurtenant area -	Adm. 4.47 Sq. Mtrs., Carpet
(inclusive of external walls, area under service Shafts, exclusive balcony appurtenant to the Said Apartment for exclusive use of the Allottee as well as verandah area.	
Open Terrace area -	Adm 8.44 Sq-Mtrs Carpet

Note - (3)

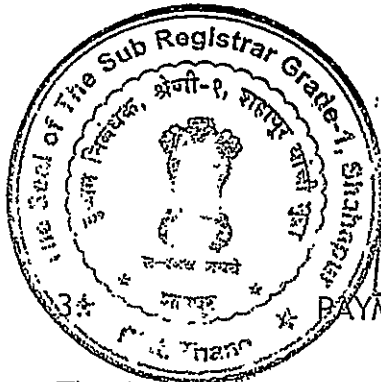
As per Floor Plan annexed hereto at "Annexure 'F'" excluded for the purpose of calculation of carpet area of the Said Apartment, the balcony area adm 47.63 Sq.Mtrs., adjacent to the Hall/ Bedroom/Kitchen is excluded. The PURCHASER/S for the sake of ease of its beneficial user has requested the Promoter to 'enclose' the said balcony by removing the wall between hall and the balcony and the Promoter upon such specific request has agreed to enclose the said balcony by removing the wall in between, by obtaining at the cost of the Promoters proper permission from the District Collector but without charging any extra or additional consideration from the PURCHASER/S for such enclosure.

2.2. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoters in the said Complex and the Apartment.

Fresh Hasan G.M. Jain

Shankar

(A) Anurag Kumar



स. ह. प.	
द. क्र. ४८३०	२०२४
पाने १२	६३
PAYMENT SCHEDULE	

The PURCHASER/S shall pay the Full consideration to the Promoters by cheque or electronic transfer in the name of M/s. MAYRA DEVELOPERS having Account No. 002120100009001 IFSC CODE - TJSB0000002, TJSB SAHAKARI BANK LTD, THANE MAIN BRANCH, Within 30 Days from the date of Registration as the Promoters has completed 100% Work of the said Building, If the PURCHASER/S fail to pay the consideration amount as per the given time schedule by the Promoters, PURCHASER/S Will be liable to pay Interest on Balance Amount i.e. 21 % PA.

4. THE COMPOSITION OF CONSIDERATION -

4.1 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 Promoters undertakes and agrees that while raising a demand on the PURCHASER/S for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoters 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/S, which shall only be applicable on subsequent payments.

4.2 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax and Cess or GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Said Apartment.

5. PAYMENT OF FURTHER AMOUNTS -

5.1 The PURCHASER/S shall on or before delivery of possession of the said premises shall not required to pay to the Promoters, the following expenses-

- Rs. 600/- for share money, application entrance fee of the Society.
- Rs.25,203/- for deposit towards provisional monthly contribution for 12 months towards outgoings of Society Federation/Apex Body.

Fresh Hasan

G. M. Jadhav

Shankar

(Signature)



स ह प	
द. क्र. ४०३०	२०२४
पाने ९३	६३

Rs.25,803/-
=====

6. THE FINAL CARPET AREA -

The Promoter shall confirm the final carpet area that has been allotted to the PURCHASER/S after the construction of the Complex is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes - If there is any reduction in the carpet area then Promoter shall not required to refund any money paid by PURCHASER/S simultaneously If there is any increase in the carpet area allotted to PURCHASER/S, the Promoter shall not demand any additional amount from the PURCHASER/S.

7. PROMOTERS TO OBTAIN OCCUPANCY/COMPLETION CERTIFICATE -

The Promoter hereby declares that they have observed, performed and complied with all the terms, conditions, stipulations and restrictions - if any, which have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and has, before handing over possession of the Apartment to the PURCHASER/S, obtained from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

8. TIME IS AN ESSENCE -

Time is an essence for the Promoters as well as the PURCHASER/S. The Promoters shall abide by the time schedule for completing the project and handing over the Said Apartment to the PURCHASER/S and the common areas to the association of the PURCHASER/Ss after receiving the occupancy certificate (or the completion certificate or both, as the case may be).

Similarly, the PURCHASER/S 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 hereinbefore.

9. RIGHTS OF PROMOTERS OVER DEVELOPMENT POTENTIAL - .

The Promoters hereby declare that the Floor Space Index available as on date in respect of the Said Project Land is 3440 square meters only and Promoters have planned to utilize Floor Space Index of 3440 Sq.mtrs. by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing

[Signature]
Anish Goekar

G. M. Jang

[Signature]

[Signature]



10 -
स ह प
द. क्र. ४२३० २०२४
पाने १४/६३

various scheme as mentioned in the Development Control Regulations or 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 Promoters have disclosed the Floor Space Index of

3440 Sq.mtrs. as proposed to be utilized by him on the project land in the said Project and PURCHASER/S has agreed to purchase the Said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI, and on the understanding that the declared proposed FSI shall belong to Promoters only.

10. IF THE PROJECT IS DELAYED -

If the Promoters fail to abide by the time schedule for completing the project and handing over the Said Apartment to the PURCHASER/S, the Promoters agree to pay to the PURCHASER/S, who do not intend to withdraw from the project, interest as specified in the Said Rules, on all the amounts paid by the PURCHASER/S, for every month of delay, till the handing over of the possession. The PURCHASER/S agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the PURCHASER/S to the Promoters under the terms of this Agreement from the date the said amount is payable by the PURCHASER/S(s) to the Promoters.

11. IF PURCHASER/S COMMITS DEFAULT IN FURTHER PAYMENTS -

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

Provided that, Promoter shall give notice of fifteen days in writing to the PURCHASER/S, by Registered Post AD at the address provided by the PURCHASER/S and mail at the e-mail address provided by the PURCHASER/S, 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/S fails to rectify the breach or breaches mentioned by the Promoters within the period of

Tinash Kosar

G.M. Jary

Shankar

(Signature)



स ह प	
द. क्र. ४६३०	२०२४
पान ५	६३

notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the PURCHASER/S (subject to adjustment and recovery of liquidated damages of 10 % of the consideration for sale of Said Apartment and/or of any other amount which may be payable to Promoters) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the PURCHASER/S to the Promoters.

12. DELIVERY OF POSSESSION -

12.1 The Promoters shall give possession of the respective Apartment in the said Building to the PURCHASER/S on complete payment (Within 30 Days from the date of Registration) of all dues in respect of the said Apartment and any other due if applicable to the said Apartment.

12.2 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the PURCHASER/S as per the agreement shall offer in writing the possession of the Said Apartment to the PURCHASER/S in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoters shall give possession of the Said Apartment to the PURCHASER/S. The Promoters agrees and undertakes to indemnify the PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The PURCHASER/S agree(s) to pay the maintenance charges as determined by the Promoters or association of PURCHASER/S, as the case may be. The Promoters on its behalf shall offer the possession to the PURCHASER/S in writing after receiving the said Consideration amount of the said Apartment.

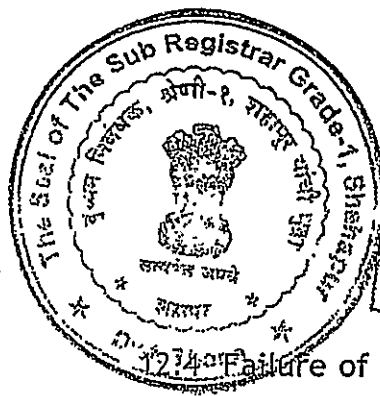
12.3 The PURCHASER/S shall take possession of the Apartment within 15 days of the written notice from the Promoters to the PURCHASER/S intimating that the said Apartments are ready for use and occupancy.

Prakash Kulkarni

G. M. Jadhav

Prakash Kulkarni

Prakash Kulkarni



स ह प	
द. नं. ४८३०	२०२४
पाने १६	६३

- 12 -

12.4 Failure of PURCHASER/S to take Possession of Said Apartment: Upon receiving a written intimation from the Promoters as per clause 12.1, the PURCHASER/S shall take possession of the Said Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Said Apartment to the PURCHASER/S. In case the PURCHASER/S fails to take possession within the time provided in clause 12.1 such PURCHASER/S shall continue to be liable to pay monthly maintenance charges as applicable.

13. WARRANTY PERIOD BY PROMOTERS -

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

However, it is specifically agreed by the PURCHASER/S that if during the warranty period, as an effect of PURCHASER/S having carried out any internal work including but not limited to replacing of tiles or flooring causing damage to the water proofing; removing of internal walls; removing or addition of internal construction or due to any other reason, howsoever, resulting any leakage on lower floors and/or any damage to the R.C.C. and/or in common areas and/or to the fixtures and amenities to be provided in the phase is caused, the legal and financial consequences thereof shall be on the PURCHASER/S alone. The PURCHASER/S hereby unconditionally agrees and undertakes to reimburse fully such expenses without any demure, which may cause to the Promoters or to the society and to keep the Promoters fully indemnified in respect thereof.

Mresh kumar
G.M Jain

Sharma

(M)



स ह प	
व. क्र. ४९३०	२०१४
पाने ७	९३

14. USER OF THE APARTMENT -

The PURCHASER/S shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking PURCHASER/S's own vehicle.

15. REGISTRATION OF THE SOCIETY -

The PURCHASER/S along with other PURCHASER/S(s) of Apartments in the Complex shall join informing and registering the Society 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 and for becoming a member, including the bye laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the PURCHASER/S, so as to enable the Promoters to register the common organization of PURCHASER/S. No objection shall be taken by the PURCHASER/S- if any, changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies.

16. CONVEYANCE -

16.1 The Promoters shall, within three months of registration of the Society as aforesaid, cause to be transferred to the society all the right, title and the interest of the Promoters and the owners in the said Complex in which the said Apartment is situated.

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

16.2. The PURCHASER/S shall on or before delivery of possession of the said premises keep Deposited with the Promoter, the following amounts:-

(i) Rs _____/-For Deposit towards Water, Electric, and other utility and services connection charges &:

(ii) Rs _____/- for deposits of electrical receiving and Sub Station provided in Layout

[Signature]
Purchaser

G. M. Jain

[Signature]
Promoter

[Signature]
Purchaser



- 14 -

स ह प	
द. क्र. ४९३०	१०२४
पाने १८	९३

16.3. The PURCHASER/S shall pay to the Promoter a sum of Rs. _____/ 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.

16.4. At the time of registration of conveyance or Lease of the structure of the Complex or wing of the Complex, the PURCHASER/S shall pay to the Promoter, the PURCHASER/Ss' 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 Complex/wing of the Complex. At the time of registration of conveyance or Lease of the project land, the PURCHASER/S shall pay to the Promoter, the PURCHASER/Ss' 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 favor of the Apex Body or Federation.

17. ADVANCE DEPOSIT FOR MAINTENANCE EXPENSES -

Within 15 days after notice in writing is given by the Promoters to the PURCHASER/S that the Apartment is ready for use and occupancy, the PURCHASER/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Complex/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and Complex/s. Until the Society is formed and the said structure of the Complex/s is transferred to it, the PURCHASER/S shall pay to the Promoters such proportionate share of outgoings as may be determined. The PURCHASER/S further agrees that till the PURCHASER/S' share is sp determined the PURCHASER/S shall pay to the Promoters provisional monthly contribution towards the outgoings. The amounts so paid by the PURCHASER/S to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the Complex is executed in favor of the society as

Finesh kumar G.M. Jany

Devesh kumar

(A2)



स ह प	
द. क्र. ४९३०	२०१४
पाने ९	९३

aforsaid. On such conveyance being executed for the structure of the Complex or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society as the case may be.

18. PAYMENT OF STAMP DUTY, ETC. -

At the time of registration of conveyance of Gut No. 196/A/2 the PURCHASER/S shall pay to the Promoters, the PURCHASER/S' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer.

19. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represents and warrants to the PURCHASER/S as follows:

- 19.1 The Promoters have 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;
- 19.2 The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- 19.3 There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- 19.4 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;
- 19.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said Complex/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 Complex/wing shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Complex/wing and common areas;

Prakash Hosan

G. M. Jain

Chanderkumar

Prakash Hosan



16

प ह य	
प. क्र. ४९३०	२०१४
पाने २०	९३

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

19.7 The Promoters have 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 Apartment which will, in any manner, affect the rights of PURCHASER/S under this Agreement;

19.8 The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the Said Apartment to the PURCHASER/S in the manner contemplated in this Agreement;

19.9 At the time of execution of the conveyance deed of the structure to the association of PURCHASER/Ss the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the PURCHASER/Ss;

19.10 The Promoters have duly paid and shall continue to pay till handing over of the Project to the body of the Apartment Purchasers and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

19.11 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 Promoters in respect of the project land and/or the Project except those disclosed in the title report.

20. THE PURCHASER/S OR HIMSELF/THEMSELVES WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE APARTMENT MAY COME, HEREBY COVENANTS WITH THE PROMOTERS AS FOLLOWS :-

20.1 The PURCHASER/S shall not be entitled to use Said Apartment for user like hospital, restaurant, beer bar, wine shop, mutton and fish shop, storage of any explosive goods, milk dairy parlor, banquet hall, beauty parlor, gambling den, discotheque, beef shop, massage parlor, tuition/coaching class. However, such restriction on smaller plot mainly meant for comer user shall be restricted to beer bar, mutton

M. S. Hosur

G. M. Jain

Sub Registrar

(M. S. Hosur)



स ह प	
व. क्र. ४९३०	२०२४
पाने २९	९३

and fish shop, wine shop, pan shop, gambling den, save and except said restrictions, the PURCHASER/S, otherwise, shall be entitled to use the Said Apartment in the Said Complex for any commercial purpose not restricted or prohibited by District Collector Thane.

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

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

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

20.5 Not to demolish or cause to be demolished the Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the Complex in which the Apartment is

Fresh Gosan

G.M. Jadhav

Shankar

Shankar



स ह फ - 18
क्र. ०-८३० २०२५
१२ ६३

situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Complex in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said Apartment without the prior written permission of the Promoters and/or the Society or the Limited Company.

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

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

20.8 Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Complex in which the Apartment is situated.

20.9 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 Apartment by the PURCHASER/S for any purposes other than for purpose for which it is sold.

20.10 The PURCHASER/S shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the PURCHASER/S to the Promoters under this Agreement are fully paid up.

20.11 The PURCHASER/S shall observe and perform all the rules and regulations which the Society 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 Complex and the Apartments therein and for the observance and performance of the Complex Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The

Fresh wasan G.M. Jain

Subramanian

(M. V. Srinivasulu)



स ह प	
द. क्र. ४८३०	२०२४
पाने २३	६३

PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Complex and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

20.12 Till the completion of the project, the PURCHASER/S shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Complexes or any part thereof to view and examine the state and condition thereof.

20.13 Till the completion of the development, the PURCHASER/S shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

20.14 The Purchaser shall not be entitled to use said commercial premises for user like hospital, restaurant, beer bar, wine shop, mutton and fish shop, storage of any explosive goods, milk dairy parlor, Banquet hall, beauty parlor, gambling den, disco-theque, beef shop, massage parlor, tuition/coaching class. However, such restriction on smaller plot mainly meant for commercial user shall be restricted to beer bar, mutton and fish shop, wine shop, pan shop, gambling den. Save and except said restrictions, the Purchaser, otherwise shall be entitle to use the premises in the Complex for any commercial purpose not restricted or prohibited by Thane Municipal Corporation.

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

22. VESTING OF RIGHTS -

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Complex or any part thereof. The PURCHASER/S shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the Complex is transferred to the Society or other

Fresh Hasan

G. M. Jain

Devarshi

Pravin Kumar



स ह प
 दि. क्र. ४२३० / २०२४
 पाने २४ / ए३

body. and the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

23. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE -

After the Promoters executes this Agreement, they shall not mortgage or create a charge on the Said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the PURCHASER/S who has taken or agreed to take such Apartment.

24. BINDING EFFECT

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

25. ENTIRE AGREEMENT

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

26. RIGHT TO AMEND

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

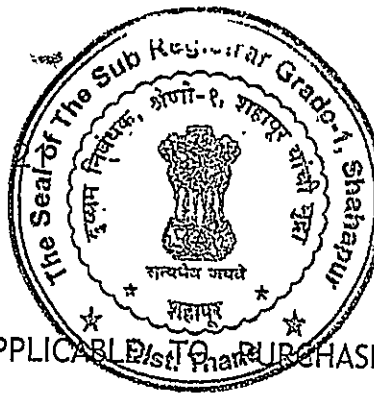
Shresh Kosar

G.M. Jain

Promoter

(A. K. Jain)

27. PU
 It i
 pro
 Pro
 PU
 al
 28.
 f a
 unc
 app
 del
 the
 of
 Agr
 this
 29.
 TH
 /h
 pay
 pro
 Sai
 30.
 Bot
 ins
 spe
 the
 cor
 suc
 31



स ह प	
द. क्र. ४९३०	१०१४
पाने २५	६३

27. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT PURCHASER/S

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 PURCHASER/Ss of the Said Apartment, in case of a transfer, as the said obligations go along with the Said Apartment for all intents and purposes.

28. SEVERABILITY

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

29. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the PURCHASER/Shas to make any payment, in common with other PURCHASER/S(s) in Project, the same shall be in proportion to the carpet area of the Said Apartment to the total carpet area of all the Said Apartments in the Project.

30. FURTHER ASSURANCES

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

31. PLACE OF EXECUTION

Jinesh Joshi
G.M. Jain

Shankar

Abhimanyu



स ह प = 22 -
व. क्र. ४८३० २०२४
२६ ६३

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the PURCHASER/S. After the Agreement is duly executed by the PURCHASER/S and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane.

32. The PURCHASER/S and/or Promoters 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 Promoters will attend such office and admit execution thereof.

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

Name of PURCHASER/S

(PURCHASER/S's Address)

Notified Email ID: _____

Promoters name :M/s. MAYRA DEVELOPERS

(Promoters Address)

Notified Email ID: _____

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

34. JOINT PURCHASER/SS

That in case there are Joint PURCHASER/Ss all communications shall be sent by the Promoters to the PURCHASER/S 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 PURCHASER/Ss.

Srinivasan G.M. Jain

Subramanian

Subramanian

35. of th
36. case
Comj
Deve
37. That
all
being
Agre
38. This
(Regi
FIRS
ALL
Gut
b-l
SECC
Builc
Carp
Carp
cove
area
use
appu
Apar



स ह प	
द. क्र. ४९३०	२०२४
पाने २६	९३

35. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASER/S.

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

37. GOVERNING LAW -

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

38. EFFECT OF LAWS -

This Agreement shall always be subject to the provisions of The Real Estate (Regulations and Development) Act, 2016 (RERA) and Rules made there under.

FIRST SCHEDULE ABOVE REFERRED TO: (SAID PROJECT LAND)

ALL THAT piece or parcel of adm. 0H 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196/A/2 of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilhaparishad Thane within the limits of Vasind Grampanchayat.

SECOND SCHEDULE ABOVE REFERRED TO:

Building No. 02 Apartment no.101 adm.35.87 Sq. Mtrs. equivalent to 386.1 Sq. Ft. Carpet area as under -

Carpet area is -

- Inclusive of usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts,

- But Exclusive balcony adm 4.47 Sq. Mtr. (48.12 Sq.Ft.) and Open Terrace area adm 8.44 Sq.Mtrs (90.85 Sq.Ft.) appurtenant to the Said Apartment for exclusive use of the PURCHASER/S or verandah area and exclusive open terrace area appurtenant to the Said Apartment for exclusive use of the PURCHASER/S.

- But includes the area covered by the internal partition walls of the Apartment

Inesh Inani

G.M. Jain

Dehankole

Abhinav



स ह प	
द. क्र. २९३०	२०२४
पाने २८	९३

24 -

Bearing Building No. 02 on 1 st Floor in Apartment No. 101 of the Complex popularly known as "MIDAS ENCLAVE" of the Development.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED by the }
 With in named "PROMOTERS" }
 SIGNED AND DELIVERED By the }
 Within-named the "PROMOTER" }
 M/s. MAYRA DEVELOPERS, }
 Through it's Partners }

Dinesh Gosar

(1) MR. DINESH SUNDERJI GOSAR, }



G.M. Jain

(2) MR. GUNWANT MANSALAL JAIN, }

in the presence of }



SIGNED AND DELIVERED by the }

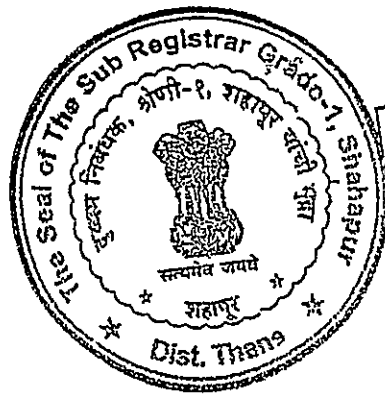
Within named "PURCHASER/S" }

Dipali Akash Haramkar

MISS DIPALI AKASH HARAMKAR, }



SH
in th
1.
2.



स ह प	
क्र. 25. ४२३०	२०२४
पाने २२	६३

AD/1000/144

SHRI AKASH RAMDHAN HARAMKAR,



in the presence of }

1.

Yogesh K. Bawra

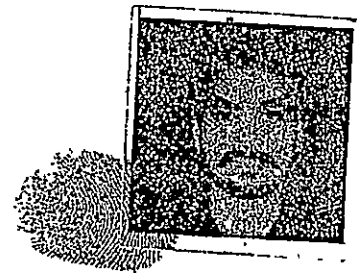
Yogesh K. Bawra



2.

Sumit D. Bagay

Sumit D. Bagay





स ह प	
क्र. ४०३०	२०२४
३०	६३

26

RECEIPT

RECEIVED of and from the within named PURCHASER/S the sum of 5,50,000 (Rupees Five Lakh Fifty Thousand only) being the Part Consideration paid by him/her/them to us as per these presents, by cheques details of which appearing hereinafter:-

NO	Cheque No.	Bank Name	Dated	Amount in Rupees
1.	860429	PUNJAB NATIONAL BANK	25/10/2024	5,50,000/-
Total				5,50,000/-

WITNESSES :- WE SAY RECEIVED 5,50,000 (Rupees Five Lakh Fifty Thousand only)

(Subject to realization of cheque)

Dinesh Gosar

For M/s. MAYRA DEVELOPERS,
(1) MR. DINESH SUNDERJI GOSAR,

G.M. Jain

For M/s. MAYRA DEVELOPERS,
(2) MR. GUNWANT MANSALAL JAIN,
(PROMOTERS)

This re
P5170
Project
421601

1. W
4
2. T

3. I

Date
Place

ANNEXURE 'A'

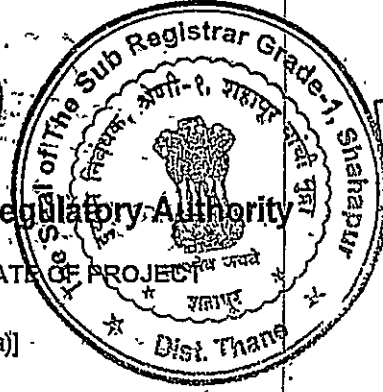


Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



स	ह	प
द. क्र.	४०३०	२०२४
पान	३९	६३

This registration is granted under section 5 of the Act to the following project under project registration number : P51700028808

Project: Midas Enclave , Plot Bearing / CTS / Survey / Final Plot No.:196 A/2 at Washind (CT), Shahapur, Thane, 421601;

1. Mayra Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400601.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, 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 (l) 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.

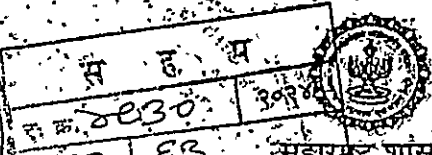
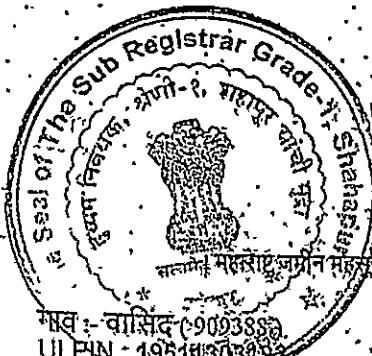
 - The Registration shall be valid for a period commencing from 30/03/2021 and ending with 31/03/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and 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:30-03-2021 20:44:13

Dated: 30/03/2021

Place: Mumbai

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



गाव :- वासिद (909388)
ULPIN : 1951430388

तालुका :- शहापूर
भूमापन क्रमांक व उपविभाग :- 196/अ/2

जिल्हा :- ठाणे

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटदाराचे नाव	क्षेत्र	आकार	पो.ख.	फ.फा.	कुळ, खेड व इतर अधिकार	
क्षेत्र एकक हे.आर.चौ.मी. 165	1349	कृष्णविनायक चक्रवर्ती	0.3440	3.81		(5554)	कुळाने सातव खंड इतर अधिकार इतर खेदीदारास शेतकरी असल्यास दुर्भेद मिळणार नाही (5554) मालमिती करणारा नाही शिवटचा फेरफार क्रमांक : 6468 व दिनांक : 17/07/2023	
आ) लागवड योग्य क्षेत्र		कृष्णा गजानन जाधव	0.3440	3.81		(5554)		
जिरापत बागायत इतर 0.3440								
एकूण ला.यो. 0.3440								
क्षेत्र								
ब) पाट-खराब क्षेत्र (लागवड अयोग्य)								
वर्ग (अ)								
वर्ग (ब)								
एकूण पो.ख. 0.0000								
एकूण क्षेत्र 0.3440								
आकारणी 3.81								
जुडी किंवा विशेष आकारणी								
जुन फेरफार क्र (345) (371) (398) (650) (651) (813) (2243) (2247) (5554) (5830) (6468)								सिमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (न्याय करणे व सुस्थितीत ठेवणे) नियम 1978 यातील नियम 29

गाव :- वासिद (909388)

तालुका :- शहापूर

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग :- 196/अ/2

पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप क्षेत्र	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी.	हे.आर. चौ.मी.			हे.आर. चौ.मी.
2019-20	खरीप		निमळ	रावत		0.3440			

टीप :- सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या भूमापित प्रतीसाठी फ्री म्हणून १५/१२ रमये भिजवले." दिनांक :- 21/07/2023 सांकेतिक क्रमांक :- 27210011421060000720231185

(जाव :- सविषा भीमराव बांगर) तलाठी साहाय्य :- वासिदताम :- शहापूर जि :- ठाणे

(Signature)
21/7/2023
वलादी सजा वासिद ता. शहापूर, जि. ठाणे

Nilesh Khopkar
ADVOCATE HIGH COURT



स ह प	
द. क्र. ४२३०	२०२३
पाने ३३	३३

25 MAR 2021

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non Agricultural land & as per Revenue Records of 'Class I Tenure' and adm. OH 34R 4P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196A/2 (PLOT No. 1) of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilha parishad Thane within the limits of Vasind Grampanchayat (hereinafter referred as the said plot " ").

I have investigated the title of the said plot on the request of Shri. Krushna Gajanan Jadhav and following documents i.e. :-

- 1) Non Agricultural land & as per Revenue Records of 'Class I Tenure' and adm. OH 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196A/2 (PLOT No. 1) of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilha parishad Thane within the limits of Vasind Grampanchayat.
- 2) The documents of allotment of plot.- development agreement and power of attorney dated 27th May 2019.
- 3) 7/12 extract issued by talathi saja vashind dated 16/05/2019 mutation entry no 5554 dated 11/07/2013
- 4) Search report for 30 years from 1991 till 2020 dated 18/01/2021 from Advocate . Dayanand Sudam Chadhari.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owners & developers is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- (1) MR. KRUSHNA GAJANAN JADHAV - OWNERS



स ह प	
र. क्र. २०३०	२०२१
पाने ३४	६३

Qualifying comments/remarks, if any... THROUGH SAID OWNERS DEVELOPERS M/S. MYR
The report reflecting the flow of the title of the owner & Developers on the said land is enclosed
herewith as annexure.

Encl. Annexure.

Date: 25 MAR 2021



Advocate.
[Signature]
Date (Stamp)



स ह प	
सं. क्र. २९३०	२०२४
पाने ३५	६३

Nilesh Khopkar
ADVOCATE HIGH COURT

Office : 401, Thane VastuShilpa,
Opp. Awaz Radio, Kabad Ali,
Eduji Road, Charai
Thane (West) - 400601
Tel. : 25395678
Mob. : 9323542439

FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr No.

1) 7/12 extract as on date of application for registration.

2) Mutation Entry No. 5554

3) Search report for 30 years from 1991 TO 2020 Taken from Sub-Registrar office at - Shahapur, Thane Gramin .

4) Any other relevant title. - NIL

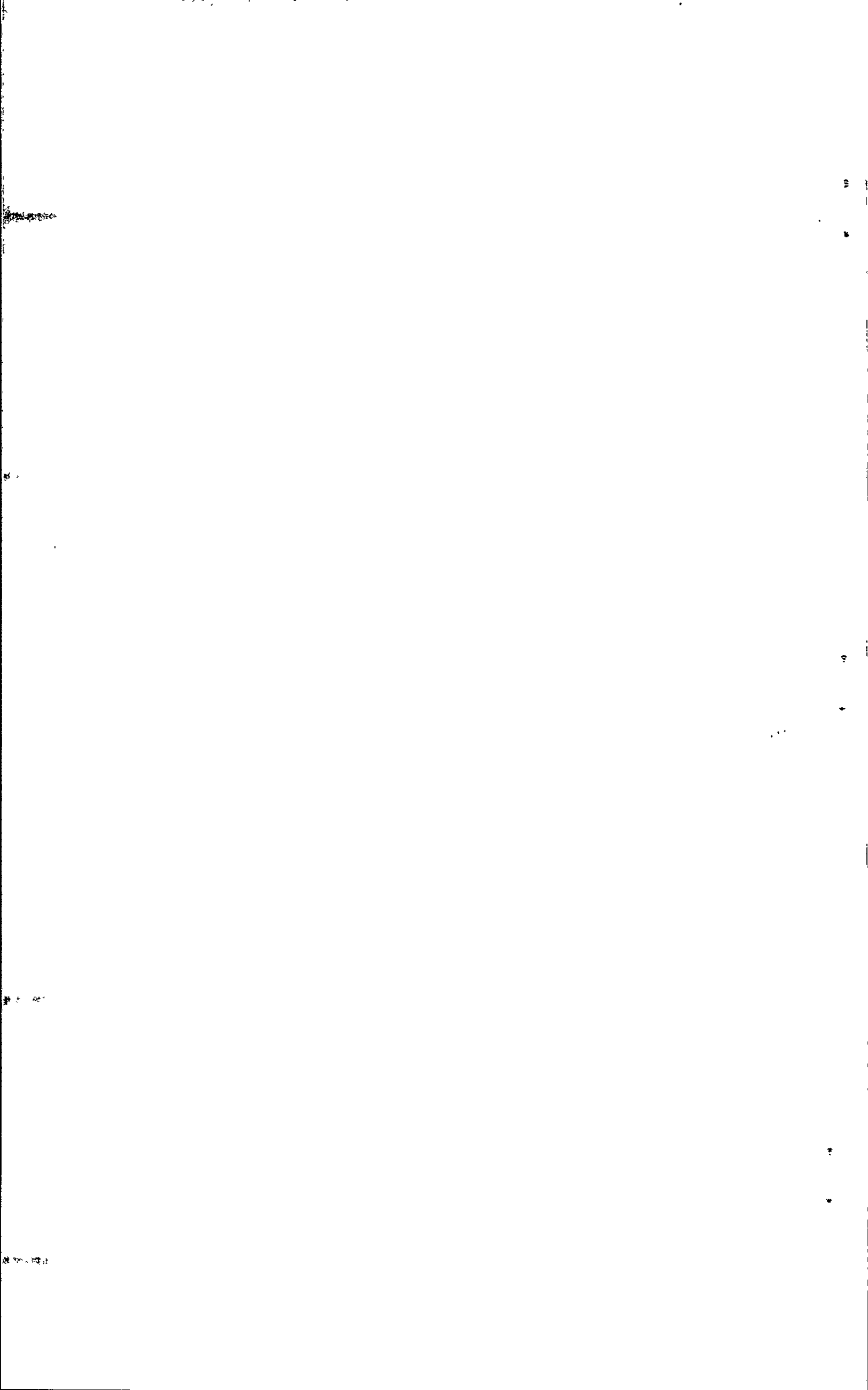
5) Litigations If any. - NIL

Date: 25 MAR 2021



Advocate.

(Stamp)



1/20/11



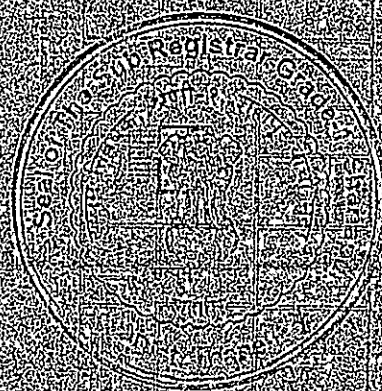
१३०	३३
१३०	३३

१२०० WIDE EXISTING
 ORD. MUMBAI PAGR
 १०/११/१२/१३



Annexure 'D'

1987

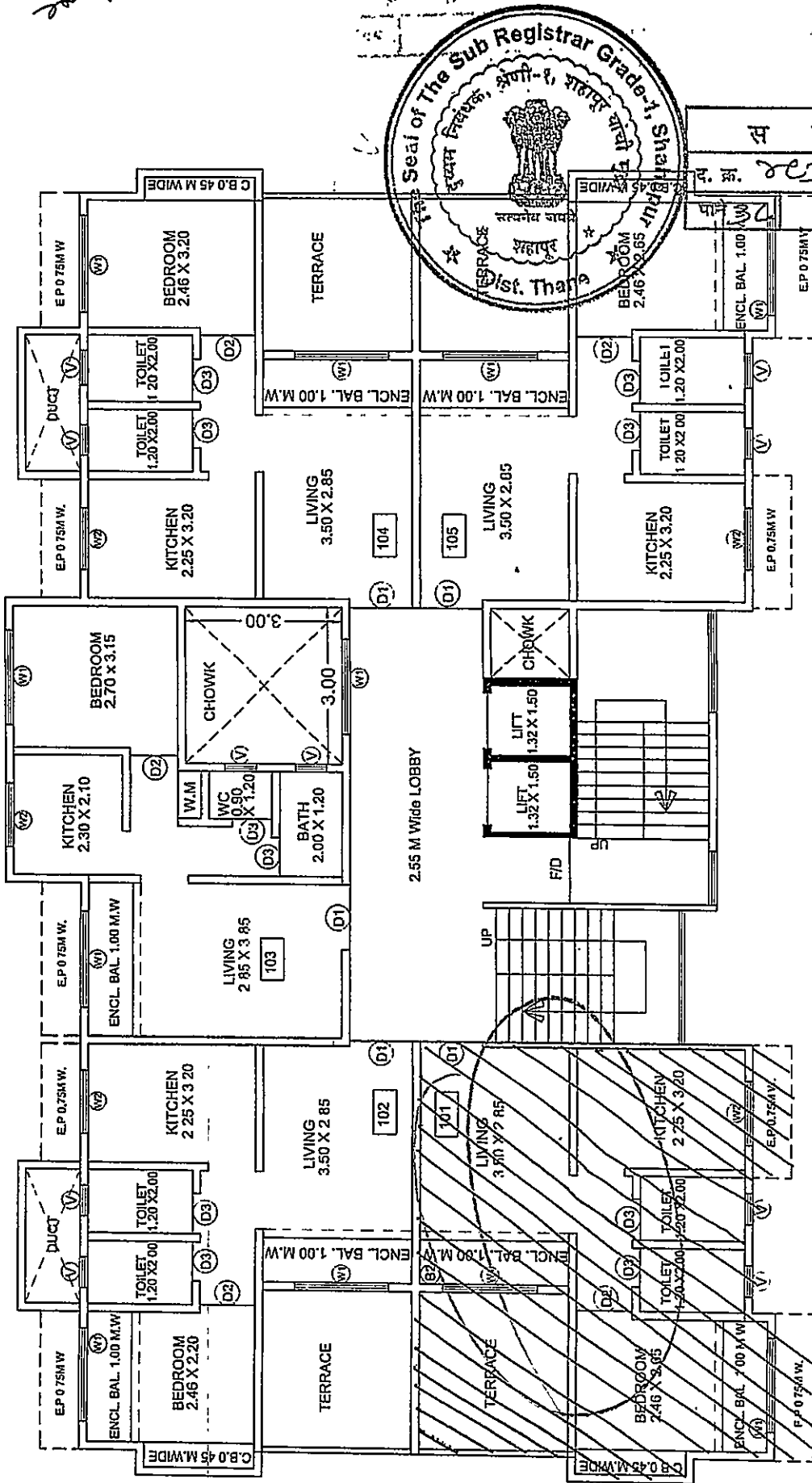


REGISTRATION
OFFICE
MUMBAI

FOR RERA CALCULATION

Annexure 'E' B-2

FOR RERA CALCULATION



स म प
 नं. ४०३० २०२४
 ३३

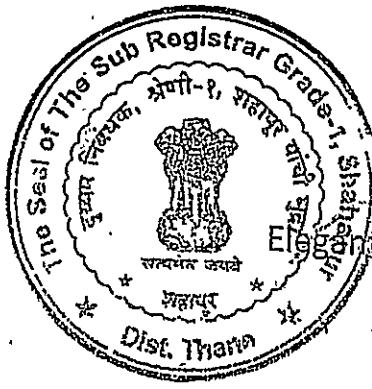
FIRST FLOOR PLAN

SCALE: 1:100 BUILDING : 2

G.M. Jadhav

[Handwritten signature]

[Handwritten signature]



ANNEXURE "G"

स ह R.C.C. Frame Structure

द. क्र. ४१३० २०
३८ ६३
Elegant 2x2 Vitrified Double-charge Tile Flooring In Entire Flat

All external walls and internal walls are 6" thick.

Double Coat Plaster From outside

Externally Painted With Semi-Acrylic paint.

Gypsum finished Walls painted With semi Acrylic Paint.

Elegant French Windows With Marble Sills

Power coated aluminum frame sliding windows

7Ft. Elegant doors in the entire flat

Tiles above Kitchen platform For Clean & Sparkling Look.

Kitchen Platform With Stainless Steel Sink

Branded Sanitary Ware for Bath/ Toilet

Geyser Points in all bathroom

Concealed Premium quality fittings for Plumbing

Marble frame for doors of Bath/ Toilet

Elegant wash basin in passage or bathroom

Premium Quality Tiles till 7 Ft. High Bath/ Toilet

English W.C. in Master Bedroom With Sanitary Fittings.

Branded Modular Switches.

A.C. Provision With Concealed Electrical Fittings

Wiring Of ISI Quality & Provisions For TV point



स ह प	
व. क्र. ४८३०	२०२४
पाने ४०	८३



सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर
दस्त क्रमांक : 2148/2019
नोंदणी :
Regn:63m

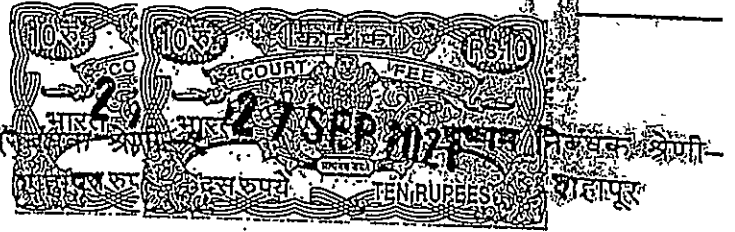
गावाचे नाव : वासिंद

- (1) विल्याचा प्रकार
- (2) सावदला
- (3) बाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

विकसितकारनामा

24751500

5883500



- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (अभ्यास)

1) पोलिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे वासिंद तालुका शहापुर, जिल्हा ठाणे
प्लॉट नं 196अ/2 प्लॉट नं 1, अक्ष 0-34-4 हे-आर- प्रति म्हणजेच 3440:00 चौरस मीटर
जमीन विकसन कारनामा(अभिनिर्णय प्र. क्र. 432/19/5182/19)((GAT NUMBER :
१९६अ/२ :))

- (5) क्षेत्रफळ

1) 34.400 हेक्टर . आर

- (6) आकारणी किंवा जुडी देण्यात असेल

- (7) दस्तावेज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यायालय, प्रतिवादिचे नाव व पत्ता.

1): नाव:-कृष्ण गजानन जाधव वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सु. भावसई, तालुका शहापुर, जिल्हा ठाणे, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 421601 पॅन नं:-AJSPJ6695D

- (8) दस्तावेज करून देणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यायालय, प्रतिवादिचे नाव व पत्ता

1): नाव:-मे मायरा डेव्हलपर्स तर्फे भागीदार दिनेश सुंदरजी गोसर वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2 पार्वती मदन, चिंतामणी ज्वेलर्स चे मागे, जांभळी नावा, समर्थ मंदिर हॉल जवळ, ठाणे पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- AB_LFM4680Q
2): नाव:-मे मायरा डेव्हलपर्स तर्फे भागीदार गुणवंत मनमंजाल जैन वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2 पार्वती मदन, चिंतामणी ज्वेलर्स चे मागे, जांभळी नावा, समर्थ मंदिर हॉल जवळ, ठाणे पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:- AB_LFM4660Q

- (9) दस्तावेज करून दिल्याचा दिनांक

27/05/2019

- (10) दस्त नोंदणी केल्याचा दिनांक

27/05/2019

- (11) अनुक्रमांक, खंड व पृष्ठ

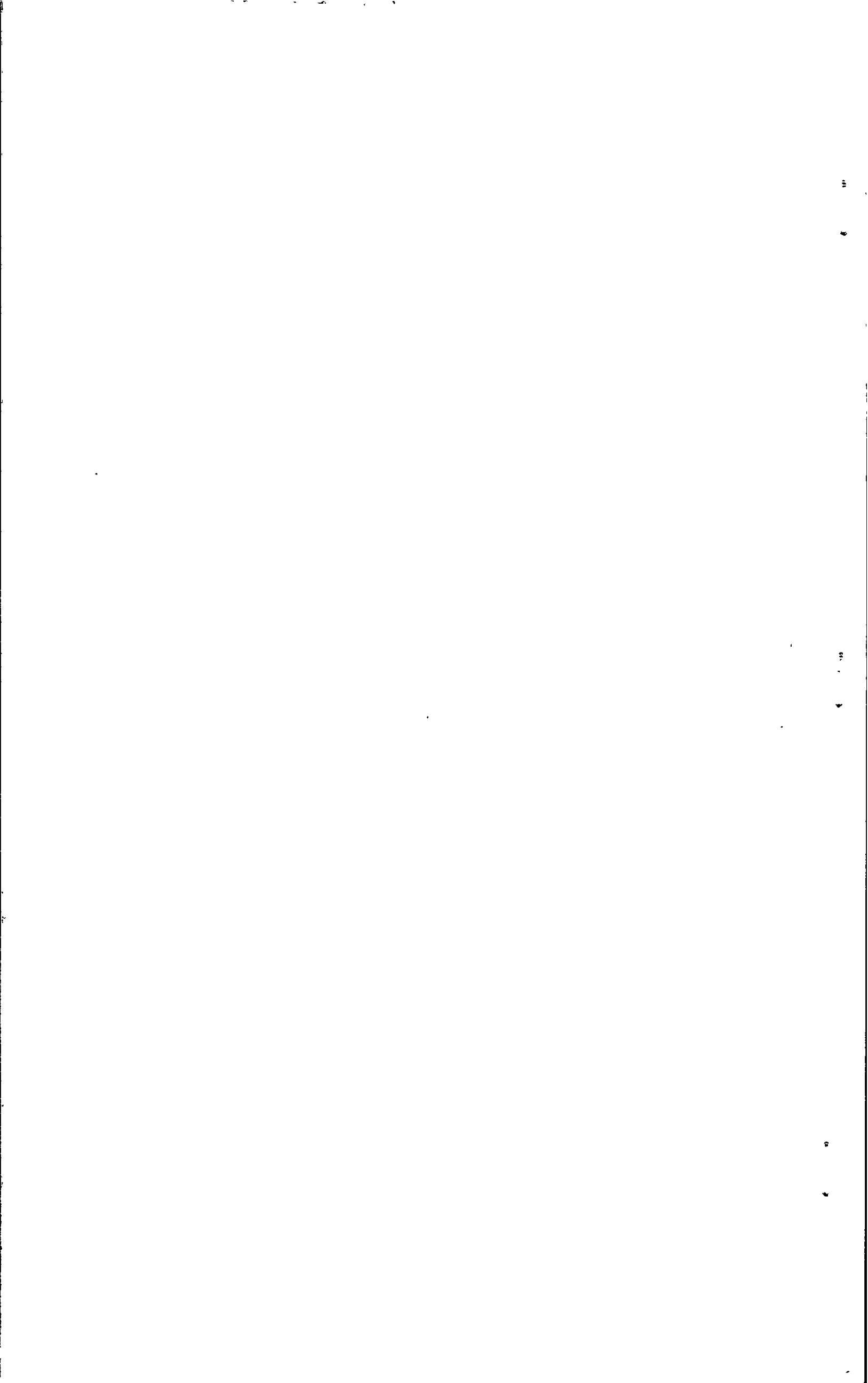
2148/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1237600

सदरहु नक्कल श्री. सौ. प्रविण कृष्णा जाधव
यांच्या अर्जांन्वये दि. २४/१२/२४
अन्वये दिली असे.
अर्ज क्र. ६६८/२०२४





4084723
March, October 25, 2021
533 PM

पारती

Original/Duplicate
शेती नं. 224
शेती नं. 224

पारती नं. 4774 दिनांक: 25/10/2021

कार्यालय, शांति
राज्यपाल भवन, पोस्ट नं. 4723-2221
राज्यपाल भवन, पोस्ट नं. 4723-2221
राज्यपाल भवन, पोस्ट नं. 4723-2221

शेती नं. 224
शेती नं. 224
शेती नं. 224

राज्यपाल भवन, पोस्ट नं. 4723-2221
राज्यपाल भवन, पोस्ट नं. 4723-2221

शेती नं. 224
शेती नं. 224

- 1) शेती नं. 224, DMC नं. 2240
- 2) शेती नं. 224, DMC नं. 2240
- 3) शेती नं. 224, DMC नं. 2240
- 4) शेती नं. 224, DMC नं. 2240

M. G. Jain

सदर मुब दस्त
राज्यपाल भवन



Scanned with CamScanner

स ह प
2023 2028
9 93

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

FRN 2510202110212 Receipt Date 25/10/2021

Received from MNCESH GUHA ANIT JADI, Mobile number 9850905568, an amount of Rs. 260, towards Document Handling Charges for the Document to be registered on Document No. 4723 dated 25/10/2021 at the Sub Registrar office S.R. Shahaipuri of the District Thana Gm.

DEFACED
₹ 260
DEFACED

Payment Details

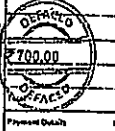
Bank Name	IBKL	Payment Date	25/10/2021
Bank CN	10004152021102509205	RFN No.	2721154338
Debit No	25102021102120	Debit Date	25/10/2021

This is computer generated receipt hence no signature is required.



स ह प
2023 2028
पाने 83 83

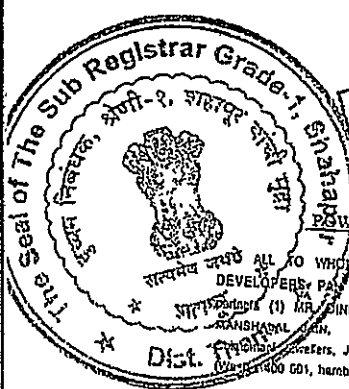
Department	Invoice Number	Barcode	Invoice Date	Invoice Time	Invoice ID
Sub-Registrar	2510202110212	10004152021102509205	25/10/2021	10:25:09	2721154338
Type of Payment	Registration Fee	TAX ID / PAN (if any)			
Office Name	Sub-Registrar Office, Thana, Nepal	Full Name			
Invoice No.	2510202110212	Invoice Date			
Invoice Time	10:25:09	Invoice ID			
Amount Paid	260.00	Payment Method			
Payment Details	IBKL	Payment Date			
Bank Name	IBKL	Bank Code			
Branch Name	IBKL	Branch Code			
Account No.	10004152021102509205	Account Name			
Debit No.	25102021102120	Debit Date			
Debit Time	10:25:09	Debit ID			
Debit Amount	260.00	Debit Currency			
Debit Bank	IBKL	Debit Branch			
Debit Account	10004152021102509205	Debit Name			



Department	Invoice Number	Barcode	Invoice Date	Invoice Time	Invoice ID
Sub-Registrar	2510202110212	10004152021102509205	25/10/2021	10:25:09	2721154338
Type of Payment	Registration Fee	TAX ID / PAN (if any)			
Office Name	Sub-Registrar Office, Thana, Nepal	Full Name			
Invoice No.	2510202110212	Invoice Date			
Invoice Time	10:25:09	Invoice ID			
Amount Paid	260.00	Payment Method			
Payment Details	IBKL	Payment Date			
Bank Name	IBKL	Bank Code			
Branch Name	IBKL	Branch Code			
Account No.	10004152021102509205	Account Name			
Debit No.	25102021102120	Debit Date			
Debit Time	10:25:09	Debit ID			
Debit Amount	260.00	Debit Currency			
Debit Bank	IBKL	Debit Branch			
Debit Account	10004152021102509205	Debit Name			

स ह प
2023 2028
3 93

सदर मुब दस्त
राज्यपाल भवन



स ह प
 दि. २३/१०/२०२३
 १०२३ २०२३
 १९३

ALL TO WHOM THESE PRESENT SHALL COME, MAYRA DEVELOPERS PVT. LTD. (MAYRA) A Partnership Firm through its partners (1) MR. BINESH SUNDERJI GOSAR, (2) MR. GUNWANT MANSHUKT JAIN, having address at 2, Parvati Sadan, Behind Chintamani Jewellers, Jambhal Naka, Near Samarth Mandir Hall, Titana Dist. Shahapur, Maharashtra 431001, hereby appoint power of attorney.

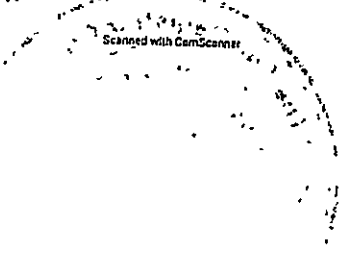
WHEREAS due to my busy schedule We are not able to present before Joint Sub-Registrar for execution of various document. Due to aforesaid reason it is necessary that we should appoint a constituted power of attorney for the purpose of Execution before the Sub-Registrar Shahapur and confer upon him the powers hereinafter referred, we have undertaken the project of Survey No 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2 To appear before any office of Sub-Registrar Shahapur



AND NOW THESE PRESENCE WITNESSETH THAT we do hereby appoint MUNESH GUNWANT JAIN address at 2, Parvati Sadan, Behind Chintamani Jewellers, Jambhal Naka, Near Samarth Mandir Hall, Thane (West) - 400 001, to be our true and lawful attorney in our name and for on our behalf to appear before the Sub-Registrar of Assurance or other officer or officers appointed in that behalf and to present and admit execution of the various deed signed by me and if necessary to make any alterations of a formal nature therein for the purpose of completing the registration of various deed on our behalf and we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever of my said attorney shall lawfully do or cause to be done by virtue of these presents.

And also to appear before the Sub-Registrar of Assurance or other officer or officers appointed on our behalf to sign the document for the purchase and Lease and License Agreement, Sale Agreement,

G. N. Jain
 Frankhosen



Annexure 'A'

स ह प
 दि. २३/१०/२०२३
 १०२३ २०२३
 १९३

क्र.सं.	विवरण	अंश	वर्ग	मूल्य	सं.सं.	विवरण
1	प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2	150/W/2	OH-34R-4DP	150/W/2	OH-2AR-4DP	प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2

क्र.सं.	विवरण	अंश	वर्ग	मूल्य	सं.सं.	विवरण
1	प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2	150/W/2	OH-34R-4DP	150/W/2	OH-2AR-4DP	प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2

सहकारी न्यायालय, शाहपूर, महाराष्ट्र

सहकारी न्यायालय, शाहपूर, महाराष्ट्र



स ह प
 दि. २३/१०/२०२३
 १०२३ २०२३
 १९३

Mortgage deed and All registration document this Present of the property and give his thumb impression on the said agreement and to appear before Sub-Registrar of Assurance or other office same execution by our of the various deed, we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever of my said attorney shall lawfully do or cause to be done by virtue of these present. To do all the act and also do any other act, deeds or things which are necessary to be done in order to protect our interest in respect of said property.

IN WITNESS WHEREOF we have sold and subscribed our hands on this 25th day of Oct 2021

Binesh Gosar
 EXECUTANT
 MAYRA DEVELOPERS THROUGH
 MR. BINESH SUNDERJI GOSAR



M. N. Kulkarni
 M. N. Kulkarni, Tal. Shahapur

G. N. Jain
 EXECUTANT
 MAYRA DEVELOPERS THROUGH
 MR. GUNWANT MANSHUKT JAIN.



M. N. Kulkarni

I accept the said power of attorney and will do the act as per the power of attorney

M. N. Kulkarni
 Power of Attorney Holder
 MUNESH GUNWANT JAIN



स ह प
 दि. २३/१०/२०२३
 १०२३ २०२३
 १९३

प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2

प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2

प्लॉट नं. 150/W/2, OH-34R-4DP, Joint Share OH-2AR-4DP, Vashid, Taluka, Shahapur, Dist. Thane, MIDAS ENCLAVE Building No.1 and 2



APPROVATE
Bar Council of Maharashtra & Goa
 MUMBAI, GOA
 Name: SHAMBAHARISHEN KESAN
 Residence: SHAMBAHARISHEN KESAN
 Roll No.: 141170122017
 Date of Birth: 18-11-2017
 18022 800027140

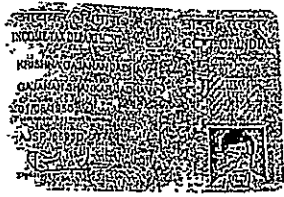
स ह प
 २०२३ २०२३
 ९३

IF THE HOLDER OF THIS FACILITY CARD
 WANTS TO CHANGE TO PRACTICE
 IN ANOTHER STATE, THE
 BAR COUNCIL OF MAHARASHTRA & GOA
 MUST BE INFORMED IN WRITING
 AND THE BAR COUNCIL MUST BE
 ADVISED IN WRITING.

BAR COUNCIL OF MAHARASHTRA & GOA
 HIGH COURT BUILDING, 10th FLOOR, BOMBAY - 400 012
 TEL: 2311 8411, 2311 8412, www.barmahgoa.org



Scanned with CamScanner



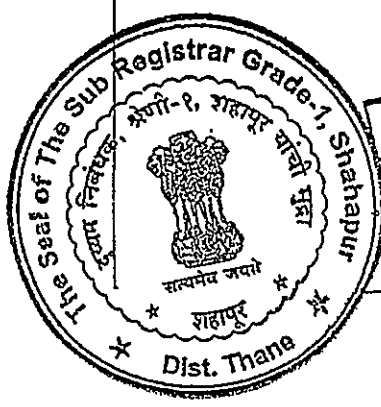
स ह प
 २०२३ २०२३
 ९० ९३

IF THE HOLDER OF THIS FACILITY CARD
 WANTS TO CHANGE TO PRACTICE
 IN ANOTHER STATE, THE
 BAR COUNCIL OF MAHARASHTRA & GOA
 MUST BE INFORMED IN WRITING
 AND THE BAR COUNCIL MUST BE
 ADVISED IN WRITING.

BAR COUNCIL OF MAHARASHTRA & GOA
 HIGH COURT BUILDING, 10th FLOOR, BOMBAY - 400 012
 TEL: 2311 8411, 2311 8412, www.barmahgoa.org

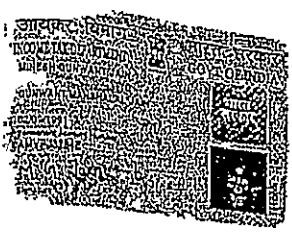


Scanned with CamScanner



स ह प
 व. क्र. २८३० १०४४
 पाने ४५ ९३

Scanned with CamScanner



स ह प
 २०२३ २०२३
 ९९ ९३

IF THE HOLDER OF THIS FACILITY CARD
 WANTS TO CHANGE TO PRACTICE
 IN ANOTHER STATE, THE
 BAR COUNCIL OF MAHARASHTRA & GOA
 MUST BE INFORMED IN WRITING
 AND THE BAR COUNCIL MUST BE
 ADVISED IN WRITING.

BAR COUNCIL OF MAHARASHTRA & GOA
 HIGH COURT BUILDING, 10th FLOOR, BOMBAY - 400 012
 TEL: 2311 8411, 2311 8412, www.barmahgoa.org



16-10-2023

12/11/21
 दिनांक 25 अक्टूबर 2021 8:53 AM

सह नोंदणी पत्र-१

१२-१३
 (12/11/21 4:22/2021)

व्यक्तिगत पत्र
 दिनांक २५ अक्टूबर २०२१
 म. नं. २८३० का दिनांक १०-१०-२०२१
 तारीख २५ अक्टूबर २०२१

मार्ग नं. २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

११-११-२०२१

Sub Registrar, Thane

Sub Registrar, Thane

दिनांक २५ अक्टूबर २०२१
 दिनांक २५ अक्टूबर २०२१
 दिनांक २५ अक्टूबर २०२१

पत्रिका २७
 दिनांक २५ अक्टूबर २०२१



1948



Form No. 2
Date: 25/10/2021

25/10/2021 15:23:23 PM

1. **DRIVEN SUPPLIER**
 2. **DRIVEN SUPPLIER**
 3. **DRIVEN SUPPLIER**

संस्थागत नाम
 पंजीकृत क्षेत्र
 तारीख
 वैधता का अवधि

DRIVEN SUPPLIER
 DRIVEN SUPPLIER
 DRIVEN SUPPLIER

DRIVEN SUPPLIER
 DRIVEN SUPPLIER
 DRIVEN SUPPLIER

DRIVEN SUPPLIER
 DRIVEN SUPPLIER

DRIVEN SUPPLIER
 DRIVEN SUPPLIER

25/10/2021 15:23:23 PM

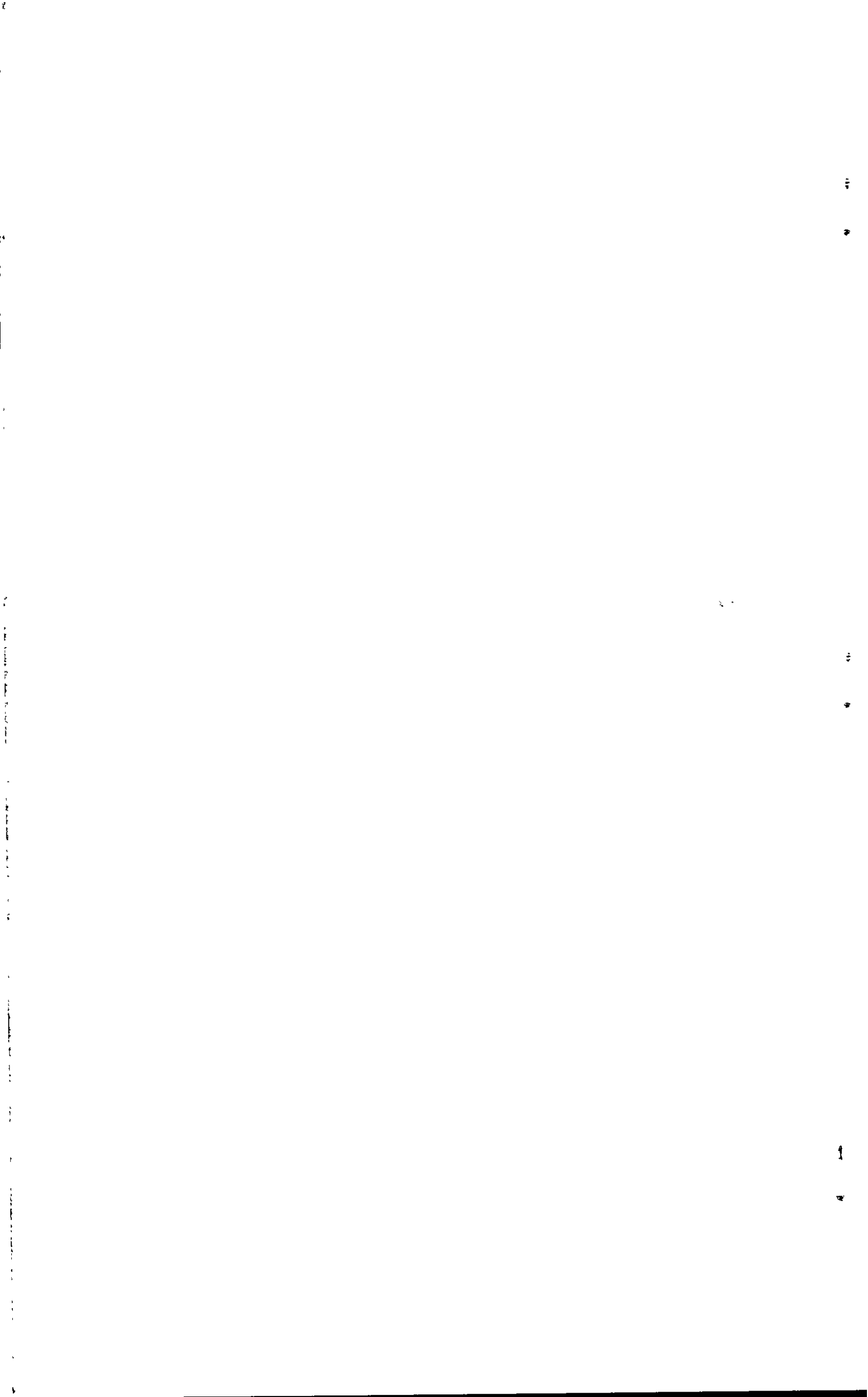
DRIVEN SUPPLIER

Sl. No.	Plat No.	Type	Verification no./order	GRN/Invoice	Amount	Sheet No.	Deface Number	Done Date
1	DRIVEN SUPPLIER AND OT-HEX	DRIVEN SUPPLIER AND OT-HEX	25102021102112	25102021102112	600.00	01	00027172112112	25/10/2021
2	DRIVEN SUPPLIER AND OT-HEX	DRIVEN SUPPLIER AND OT-HEX	25102021102112	25102021102112	200	02	00027172112112	25/10/2021
3		DHC	25102021102112	25102021102112	200	03	25102021102112	25/10/2021

DRIVEN SUPPLIER



स ह प
 25/10/2021
 25/10/2021





जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

क्र.महसूल/क-१/टे-११/एसआर-१०/२०२३

दिनांक :- 19 2 MAR 2024

भोगवटा/बांधकाम पूर्णत्व प्रमाणपत्र

प्रति,
श्री. कृष्णा गजानन जाधव
रा.भातसई, पो.वासिंद, ता.शहापूर, जि.ठाणे



स	ह	प
द. क्र. ४९३०		२०२४
पाने ४७		६३

विषय :- मौजे वासिंद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.०० चौ.मी. मधील इमारतीचे बांधकामास बांधकाम पूर्णत्व/भोगवटा प्रमाणपत्र मिळणेबाबत.

- संदर्भ :- १) या कार्यालयाकडील आदेश क्रमांक महसूल/क-१/टे-११/एनएपी/वासिंद/ता.शहापूर/सु.बां.प./एसआर-३१/२०२० दि.८/१/२०२१
- २) आपला दि.१/११/२०२३ रोजीचा या कार्यालयात दाखल केलेला अर्ज
- ३) सहायक संचालक नगररचना ठाणे यांचेकडील शिफारस पत्र क्र.जा.क्र.मौजे वासिंद/ता.शहापूर/बांधकाम पूर्णत्वाचा दाखला/संसंनर-ठाणे/७६६ दि.१२/२/२०२४

मौजे वासिंद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.०० चौ.मी. या जमिनीवर सहायक संचालक, नगररचना ठाणे यांचेकडील शिफारस पत्र क्र.जा.क्र.विशेष/बां.प/मौ.वासिंद/ता.शहापूर/संसंठाणे/११६३ दि.१७/५/२०१४ व पत्र क्र.विशेष/बां.प/मौ.वासिंद/ता.शहापूर/संसंठाणे/२१३३ दि.२४/११/२०१६ नुसार या कार्यालयाकडील अकृषिक व बांधकाम परवानगी आदेश क्र.महसूल/क-१/टे-११/एनएपी/वासिंद/एसआर-४८/२०१४ दि.७/७/२०१७ अन्वये अकृषिक व बांधकाम परवानगीचे आदेश पारित करणेत आलेले आहेत. तदनंतर आपण दि.९/७/२०२० रोजीचे अर्जान्वये सुधारीत बांधकाम आराखडे मंजूरीकामी या कार्यालयाकडे सादर केलेले होते. सदर बांधकाम आराखडे शिफारसकामी सहायक संचालक, नगररचना ठाणे यांचेकडे पाठविणेत आलेले होते. त्यानुसार सहायक संचालक, नगररचना, ठाणे यांनी शिफारस पत्र क्र.जा.क्र.सुधा. बां.प/मौ.वासिंद/ता.शहापूर/स.नं.१९६/अ/२/संसंठाणे/१९४४ दि.९/१२/२०२०

ठाणे जिल्हा सत्र न्यायालयासमोर, कोर्टनाका, ठाणे (पश्चिम) तालुका व जिल्हा ठाणे - ४००६०९.

फॉन क्र. ०२२ - २५३४ ३६३६ / २५३४ ९७३७ / ३९ * ई-मेल : collectoroffice@thane@gmail.com * Website : www.thane.nic.in



अनुज्ञेय बांधकाम प्रस्तावित जमिनीवर खालील रकामात नमुद केलेनुसार रहिवास प्रयोजनार्थ बांधकाम प्रस्तावित केलेले होते.

अनुज्ञेय बांधकाम प्रस्तावित जमिनीवर खालील रकामात नमुद केलेनुसार रहिवास प्रयोजनार्थ बांधकाम प्रस्तावित केलेले होते.

जमिनीचे एकूण क्षेत्र (चौ.मी.)	भूखंडाचे निव्वळ क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र (चौ.मी.) (१.० + ०.२० टेंबल क्र.१३ नुसार M.D.R.No.६० असल्याने + ०.२० प्रिमियम शुल्क आकारून = १.४०)	प्रस्तावित बांधकाम क्षेत्र		
			इमारत क्रमांक	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
३४४०.००	३०६८.११	४२९५.३५	इमारत क्र.१	भागशः तळ + भागशः स्टिल्ट + ६ मजले रहिवास	२७०४.०९
			इमारत क्र.२	तळ + ६ मजले रहिवास व वाणिज्य	१५६६.४७
३४४०.००	३०६८.११	४२९५.३५	०२	एकूण	४२७०.५६

सदर आदेशानुसार खालील परिशिष्ट "अ" मध्ये नमुद केलेल्या जमिनीवर बांधकाम पूर्ण केलेले असून त्या नुसार बांधकाम पूर्णत्वाचा दाखला मिळणेबाबत आपण या कार्यालयाकडे दि.१/११/२०२३ रोजी अर्ज दाखल केलेला आहे.

परिशिष्ट "अ"

अ. क्र.	गाव व तालुका	स.नं./हि.नं.	क्षेत्र (चौ.मी.)	भोगवटादाराचे नाव
१.	वासिंद ता.शहापूर	१९६/अ/२	३४४०.००	कृष्णा राजानन जाधव

सदर प्रकरणी वास्तुविशासक श्री.प्रशांत चव्हाण, कला वास्तु यांनी सहायक संचालक, नगररचना, ठाणे यांचे कार्यालयाकडे सादर केलेल्या दि.२१/१०/२०२३ रोजीच्या प्रमाणपत्रामध्ये प्रमाणित केलेनुसार प्रस्तावित जागेवर मंजूर बांधकाम नकाशाप्रमाणे बांधकाम झालेले असून सदर बांधकाम हे त्यांच्या देखरेखेखाली झालेले आहे.

मौजे वासिद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.०० चौ.मी. या जमिनीवरील बांधकाम हे त्यांच्या पर्यवेक्षणाखाली झालेले आहे व उक्त इमारत ही सुरक्षित असल्याबाबतचे Certificate Of Structural Design Adequacy श्री.अजय महापत्रे मधील दि.२०/१२/२०१३ अन्वये सहायक संचालक, नगररचना ठाणे यांचे कार्यालयाकडे सादर केलेले आहे. तसेच अजय महापत्रे यांनी उद्योग, ऊर्जा, कामगार विभागाचे उद्वाहन (लिफ्ट) परवानगीचे प्रमाणपत्र सहायक संचालक, नगररचना ठाणे यांचे कार्यालयाकडे सादर केलेले आहे.

मौजे वासिद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४० चौ.मी. या जमिनीवरील सहायक संचालक, नगररचना ठाणे यांचे कार्यालयांमार्फत घेतल्या गेलेल्या अंती व शर्ती अंती असाता जागेवर मंजूर बांधकाम नकाशाप्रमाणे बांधकाम झालेबाबत सहायक संचालक, नगररचना ठाणे यांनी पत्र क्र.जा.क्र.मौजे वासिद/ता.शहापूर/बांधकाम पूर्णत्वाचा दाखला/संसंनं-ठाणे/७६६ दि.१२/२/२०२४ रोजीचे शिफारस पत्राल नमुद केलेले असून जागेवर झालेल्या बांधकामाचा तपशील खालीलप्रमाणे आहे.

अ. क्र	जमिनीचे एकूण क्षेत्र (चौ.मी.)	भूखंडाचे निव्वळ क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र (चौ.मी.)	प्रस्तावित बांधकाम क्षेत्र		
				इमारत संख्या	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१.	३४४०.००	३०६८.११	४२९५.३५	१	भागशः तळ + भागशः स्टिल्ट + ६ मजले रहिवास	२७०४.०९
				२	तळ + ६ मजले रहिवास + वाणिज्य	१५६६.४७
	३४४०.००	३०६८.११	४२९५.३५	०२	एकूण	४२७०.५६

प्रस्तावित जमिनीवर मंजूर बांधकाम आराखड्यानुसार वरीलप्रमाणे बांधकाम झाल्याचे कळवून सहायक संचालक, नगररचना ठाणे यांनी पत्र दि.१२/२/२०२४ रोजीचे पत्रान्वये काही अटी व शर्तीस अधिन भोगवटा/बांधकाम पूर्णत्व प्रमाणपत्र देण्याबाबत शिफारस केलेली असल्याने मौजे वासिद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.०० चौ.मी. मधील इमारत क्र.१ चे भागशः तळ + भागशः स्टिल्ट + ६ मजल्याचे रहिवास प्रयोजनाचे व इमारत क्र.२ चे तळ + ६ मजल्याचे रहिवास व वाणिज्य प्रयोजनाचे इमारतीकरीता भोगवटा/बांधकाम पूर्णत्व प्रमाणपत्र पुढील अटी व शर्तीवर देणेत येत आहे.

अटी व शर्ती :-

- या कार्यालयाकडील सुधारित बांधकाम परवानगी आदेश क्रमांक महसूल/क-१/टे-११/एनएपी/वासिद/ता.शहापूर/सु.बा.प./एसआर-३१/२०२० दि.८/२/२०२१ मधील सर्व अटी व शर्ती या अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.
- सहायक संचालक, नगररचना, ठाणे यांचेकडील शिफारस पत्र क्र.जा.क्र.सुधा.बां.प/मौ.वासिद/ता.शहापूर/स.नं.१९६/अ/२/संसंठाणे/१९४४ दि.९/१२/२०२० व भोगवटा प्रमाणपत्र शिफारस पत्र क्र.जा.क्र.



मौजो वासिंदवा शिवाय/बांधकाम पूर्णत्वामु दाखला/ससनर-ठाणे/७६६ दि.१२/२/२०२४ रोजीचे शिफारस पत्रातील अटी व शर्तीचे पालन करणे जमिनमालक/विकासक/वास्तुविशारद/अनुज्ञाग्राही यांचेवर बंधनकारक राहिलेले. ०-६३

सदर परवानगी ही फक्त या कार्यालयाकडील आदेश क्रमांक महसूल/क-१/टे-११/एनएपी/वासिंदवा/शिवाय/ससनर/एसआर-३१/२०२० दि.८/२/२०२१ रोजीच्या सुधारीत बांधकाम परवानगी आदेशातील रहिवास प्रयोजनार्थ भोगवटा प्रमाणपत्र (OCCUPANCY CERTIFICATE) बाबत आहे.

४. जागेत सांडपाणी अथवा भूपृष्ठात पाणी वाहून घेणेसाठी जे मार्ग असतील ते अबाधित ठेवावेत.
५. नियोजित बांधकामामध्ये मंजूरीपेक्षा वेगळे बदल करावयाचे झाल्यास किंवा वापर बदलावयाच्या झाल्यास नियोजन प्राधिकरणाची पूर्व परवानगी घेणे बंधनकारक राहिले.
६. मंजूर रेखांकन नकाशात तसेच मंजूर बांधकामात पूर्व परवानगी शिवाय कोणताही बदल तसेच वापरात बदल करण्यात येऊ नये.
७. सदर जागेची पुढील कोणतीही उपविभागणी अवैध ठरेल. तसेच त्यातील कोणत्याही एका भागाच्या सुधारीत विकासासाठी स्वतंत्रपणे विचार करता येणार नाही.
८. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणत्याही वहिवाटीचा हक्काचा (EASEMENT RIGHTS) भंग होणार नाही याची जबाबदारी अर्जदार/जमिनमालक/अनुज्ञाग्राही यांची राहिले.
९. मंजूर विकास नियंत्रण नियमावलीतील तरतूदी अर्जदारावर बंधनकारक राहिले.
१०. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. TPB-१०९४/२८२९/UD-११ दि.१९/०१/१९९५ अन्वये रेनवॉटर हार्वेस्टिंग सिस्टिम जागेवरील इमारतीमध्ये कार्यान्वित ठेवणे आवश्यक राहिले.
११. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. DCR-१०९४/२८२९/UD-११ दि.१९/०१/१९९५ अन्वये सदरहू इमारतीचे संपूर्ण बांधकाम झाल्यावर इमारतीवर सोलर वॉटर हिटिंग सिस्टिम बसविणे व कार्यान्वित ठेवणे आवश्यक राहिले.
१२. सदर प्रस्तावा संबंधी सहायक संचालक, नगररचना, ठाणे यांचे कार्यालयाकडे सादर केलेल्या विविध विभागाकडील ना-हरकत प्रमाणपत्रामधील अटी व शर्तीचे पालन करणे व त्यांची आवश्यकता भासल्यास वेळोवेळी नुतनीकरण करणे अर्जदार/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिले.
१३. मंजूरी व्यतिरिक्त जागेवर कोणतेही वाढीव व अनधिकृत बांधकाम केल्याचे आढळल्यास तसेच वापरात बदल केल्यास पूर्व सूचना न देता तोडून टाकण्यात येईल व याची सर्वस्वी जबाबदारी अर्जदार/विकासक यांची राहिले.
१४. भोगवटा शिफारस पत्रामधील नमूद इमारतीच्या दर्शनी भागावर तसेच प्रकल्पाचे प्रवेशद्वारावर सी.सी. टि.व्ही. चित्रीकरण करण्यासाठी यंत्रणा कार्यान्वित ठेवणे जमीन मालकांवर/विकासकावर बंधनकारक राहिले.
१५. संदर्भित जागेचे क्षेत्र, स्थान, आकार वापर वहिवाट, भोगवटादार, भाडेकरू, मालकी हक्काबाबत तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदारावर बंधनकारक राहिले.
१६. प्रमाणित मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. २.६ नुसार संबंधित प्राधिकारी यांनी बांधकाम नकाशे मंजूर केले असल्यास अथवा नसल्यास त्यांनी जागेवर बांधकामाची पाहणी केली असल्यास किंवा नसल्यास, यापैकी काहीही असेल तरी विकास नियंत्रण नियमावलीनुसार आणि भारतीय प्रमाणकानुसार सुरक्षितेच्या सर्व निकषांचे पालन करणेची संपूर्ण जबाबदारी जमिनमालक,

संस्था, विकासक, वास्तुविशारद, सल्लागार अभियंता, अर्जदार/विकासक यांचेवर बंधनकारक राहिल, व ते त्यांचेवर बंधनकारक राहिल.

१७. भविष्यात देय गौण खनिजांचे स्वामित्व धनाची रक्कम निश्चिन्न झाल्यास ती मालकी जिल्हाधिकारी, ठाणे यांचे कार्यालयाकडे जमा करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.

१८. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा त्यावर बदलाव्याचा असल्यास पूर्व परवानगी घेणे अर्जदार/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

१९. महाराष्ट्र इमारत व इमारत कामगार नियम २००७ मधील तरतुदी जमीनधारक विकासक यांच्यावर बंधनकारक राहतील.

२०. प्रस्तावासोबत अर्जदार यांनी सहायक संचालक, नगररचना, ठाणे यांनी कार्यालयाकडे सादर केलेल्या कागदपत्रांच्या आधारे सदर बांधकाम पूर्णत्व प्रमाणपत्र/ भोगवटा प्रमाणपत्र पारीत करणेत येत आहेत. अर्जदार यांनी सदर प्रकरणी प्रस्तावासोबत सादर केलेली कागदपत्रे अथवा माहिती चुकीची किंवा दिशाभूल करणारी आढळल्यास तसेच विधीग्रहित नसलेले कागदपत्रे आढळून आल्यास सदरचे प्रमाणपत्र रद्द समजण्यात येईल, त्यासाठी स्वतंत्र आदेश काढण्याची आवश्यकता भासणार नाही.

२१. सदरहु प्रस्तावास मंजूरी देणेपूर्वी नियोजित बांधकामामुळे/विकसनामुळे/भूखंडावर असलेल्या कोणत्याही वहिवाटीचे बंधनकारक अंग होणार नाही याची जबाबदारी अर्जदार/जमिनमालक यांची राहिल. प्रस्तावित जागेच्या हद्दीबाबत काही तक्रार असल्यास त्याची सर्वस्वी जबाबदारी अर्जदारावर राहिल.

२२. अर्जदार/विकासक यांनी (MAHARASHTRA REAL ESTATE REGULATORY ACT- २०१६) रेरा अधिनियमातील तरतुदीचे पालन करणे बंधनकारक आहे.

२३. विशेष प्रसंगी जिल्हाधिकारी, ठाणे यांनी लेखी आदेश दिले तर ते अर्जदार/जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहतील. त्यास सदर परवानगीवरून बाधा येणार नाही.



स	ह	प
४३०		२०२४
पाने ५१	६३	

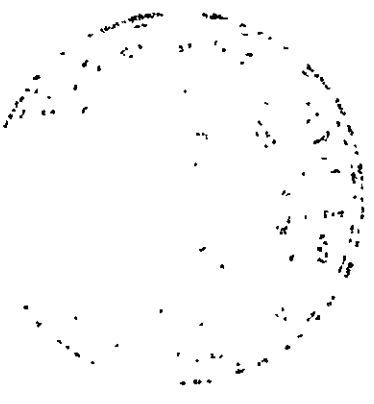


(Handwritten Signature)
(रेवणू लक्ष्म)

तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय ठाणे

(स्थळप्रतीवर मा.जिल्हाधिकारी यांची स्वाक्षरी संश्लेषित जयते)

4505



श्री
Blank



स ह प	
व. क्र. ४९३०	२०२४
पाने ५२	६३

श्री
Blank

8

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

म

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

व्यक्ति
व्यक्ति का नाम: मनीष मण्डार
जन्म तिथि: 19/04/1976
पता: 400088



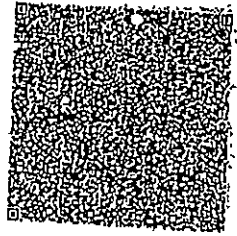
Address
V.P. Manoj Sant, near Ganesh Mandir, Room no
Chantabai Chowk, Ustic in and upper Trombay,
Donar S.C. Mumbai
Maharashtra - 400088



1517
help@uidai.gov.in www.uidai.gov.in PO Box No. 1947
Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

व्यक्ति
पता: 601, अंतील सिल्वर स्टोन, राम मारुती रोड, शिवसागर
नाउपाडा, ठाने, ठाने,
महाराष्ट्र - 400602



Address:
601 GASTS SILVER STONE, RAM MARUTI
ROAD, OPP. SHIVSAGAR RESTAURANT,
NAUPADA, Thane, Thane,
Maharashtra - 400602

7501 2531 8541
VID : 9138 5586 4543 6320

1517 | help@uidai.gov.in | www.uidai.gov.in



स ह प	
द. क्र. 8030	2024
पाने 93	83

भारत सरकार
GOVERNMENT OF INDIA



स्वामी मनीष मण्डार
Swati Manoj Sant
जन्म तिथि/DOB: 19/04/1976
लिंग/ GENDER: FEMALE



6231 5548 8090

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



योगेश किशोर बावु
Yogesh, Kishor Bauva
जन्म तिथि/DOB: 17/09/1980
लिंग/ GENDER: MALE

Issue Date: 12/09/2011

7501 2531 8541
VID : 9138 5586 4543 6320

माझे आधार, माझी ओळख

कोरे
Blank



स	ह	प
द. क्र. २८३०	२०२४	
पाने ५४	९३	

कोरे
Blank



स ह प
 प.क्र. ४८३० २०२४
 पानेय्य ए३

सर्वोच्च न्यायालय
 सुप्रीम कोर्ट ऑफ इंडिया
 न्यायाधीश/जज
 जन्म तारीख/DOB: 02/07/1975
 लिंग/MALE
 9367 6284 5916

निदेश सुदंती गोंसाल
 Dinesh Sundant Gosar
 जन्म तारीख/DOB: 02/07/1975
 लिंग/MALE
 7438 9907 0286

आचार्य, सामाज्य-सांख्यिकी अधिकार

G.M. Jadhav

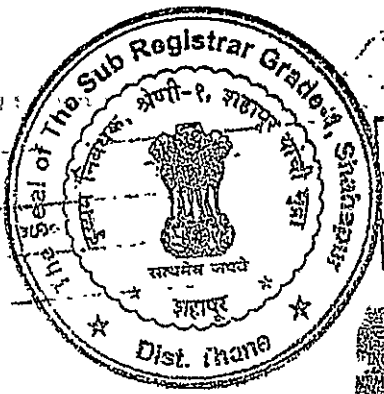
Fresh Kosh

भारत सरकार
 Government of India
 निदेश सुदंती गोंसाल
 Dinesh Sundant Gosar
 जन्म तारीख/DOB: 02/07/1975
 लिंग/Male

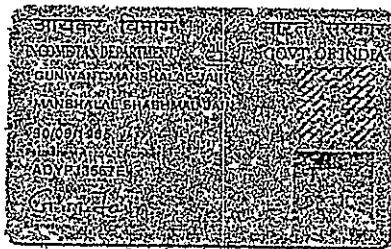
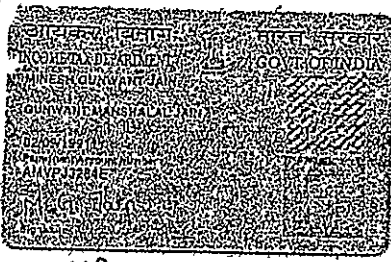
7782 2201 9893

माझे आधार, माझे अधिकार

M. G. Jadhav

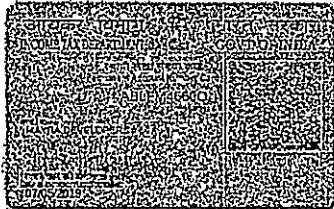
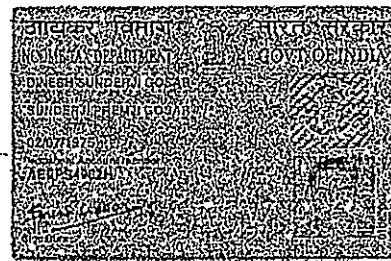


स ह प	
द. नं. ४८३०	२०२४
पाने ५	६३

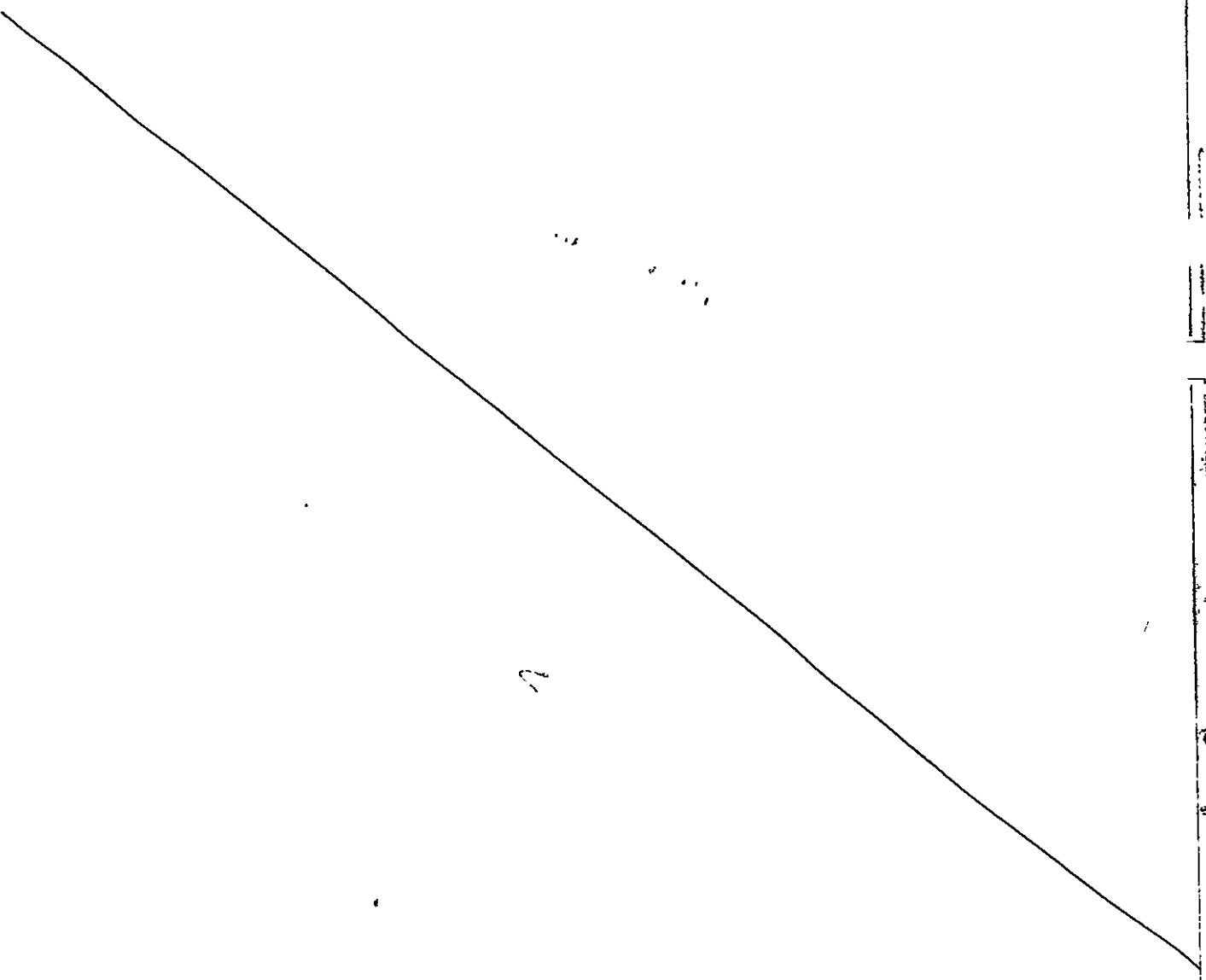


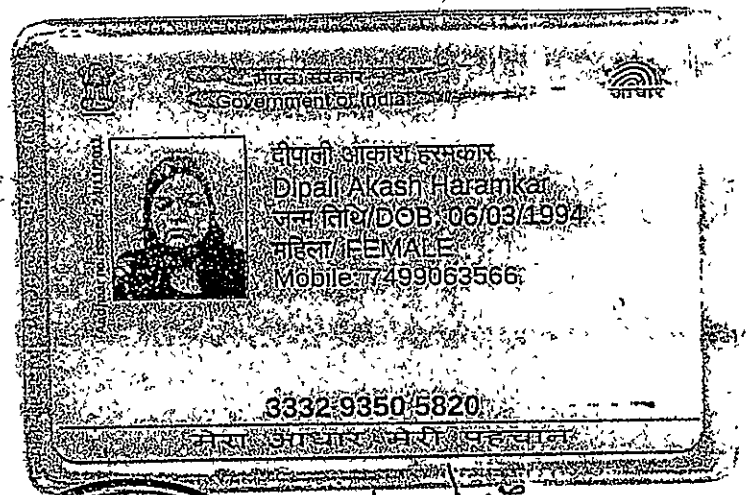
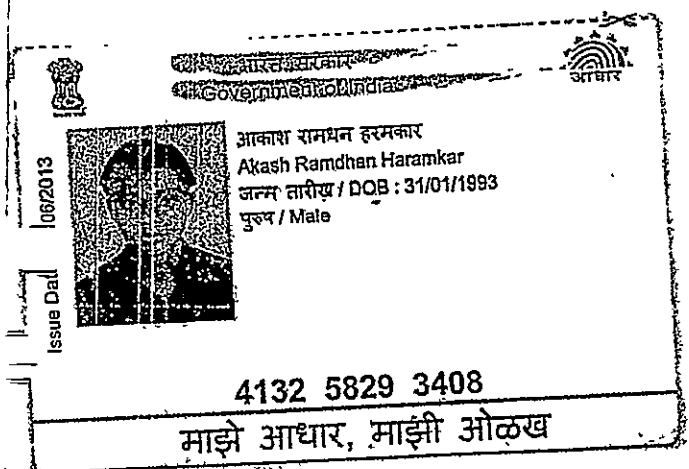
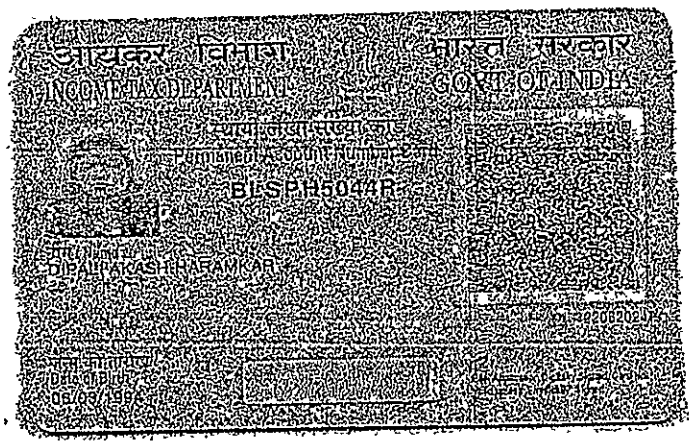
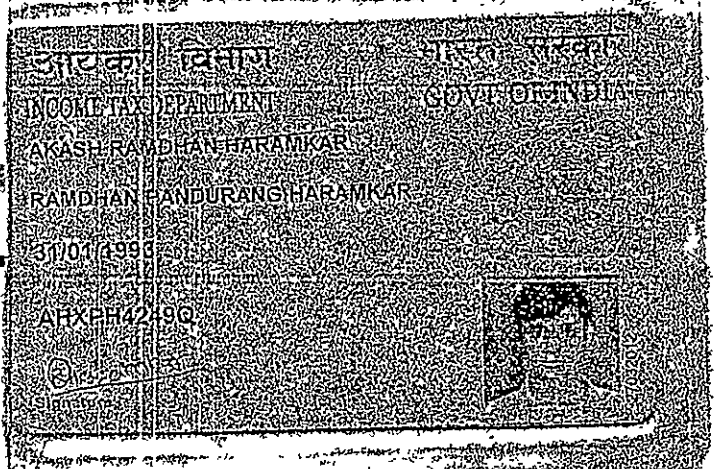
M.G. Jain

G.M. Jain



Finch has an

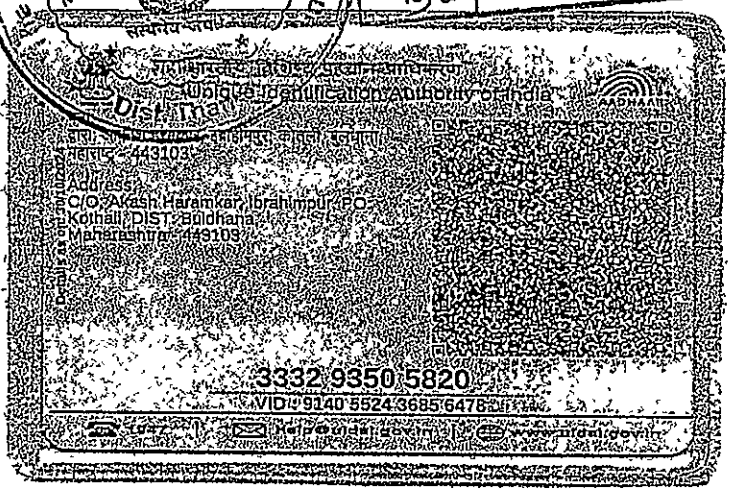
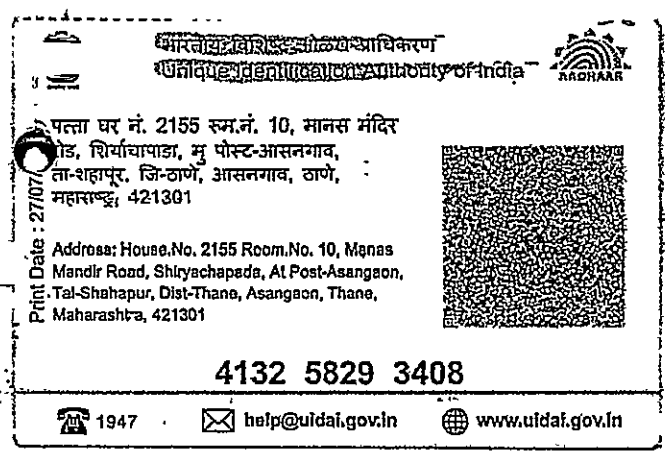




Akasharam/42

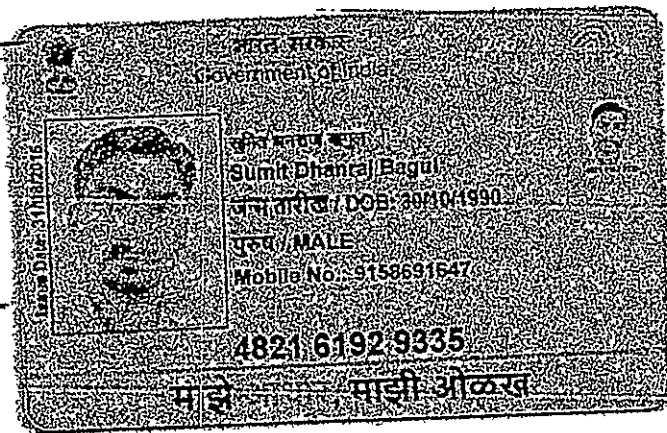
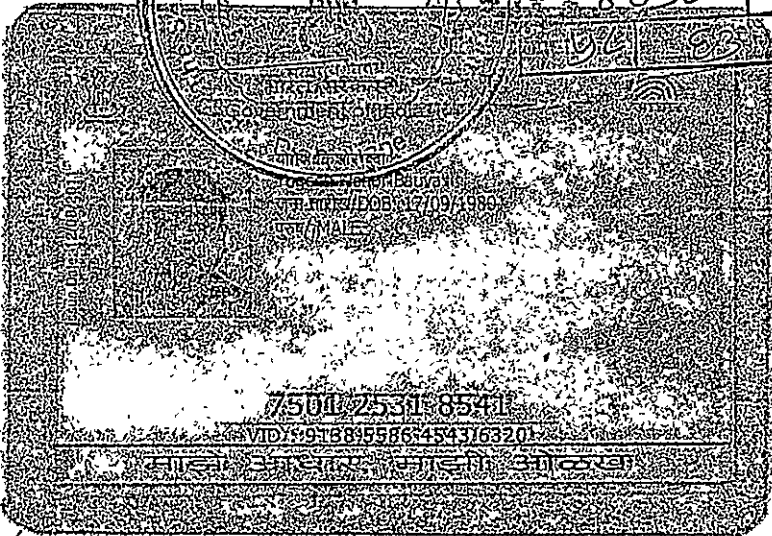


स ह प
व. क्र. ४८३० २०२४
५१० ८३



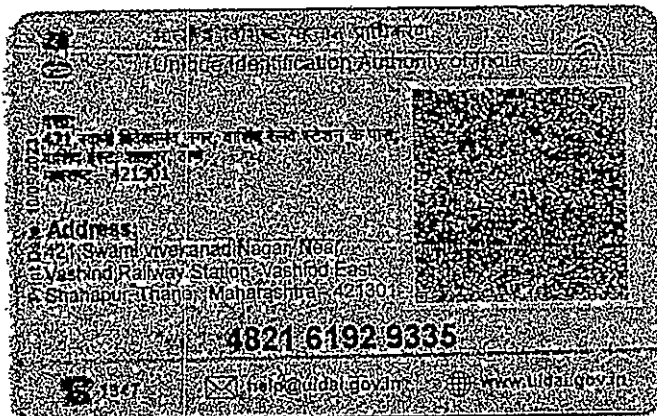
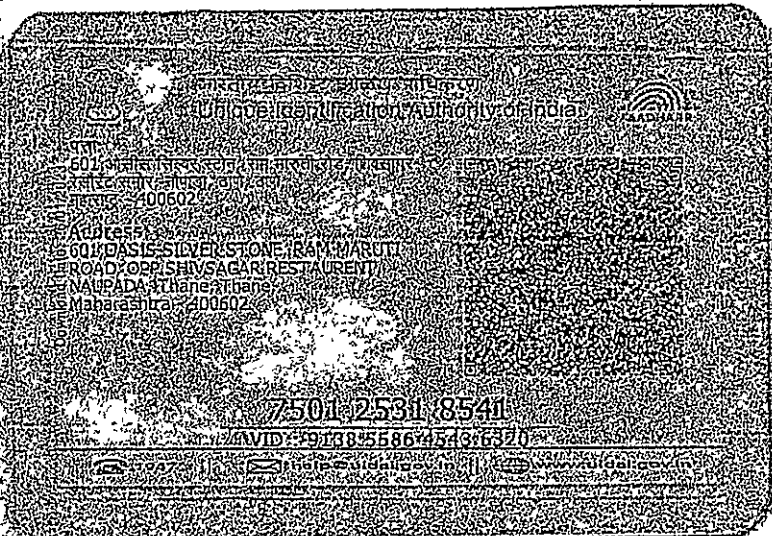


स ह प
४२३० २०२४



[Handwritten signature]

[Handwritten signature]



शासन निर्णय क्रमांक -प्रसुधा 1614/345/प्र.क. 71/18-अ,

दिनांक 09 मार्च

प्रपत्र -

स्वयं - साक्षात्कारासाठी स्वयं घोषणापत्र



स	ह	प
द. क्र. 8030	1	2028
पाने ५९		६३

लिहून घेणार :- 1. आकाश रामधन हरमकार, 2. दिपिका आकाश हरमकार,

पत्ता- घर नं. 2155 रुम नं. 10, मानस मंदीर रोड, शिर्याचापाडा, मु. पोस्ट आसनगाव, तालुका शहापुर, जिल्हा ठाणे 421601.

लिहून देणार :- मायरा डेक्लपर्स तर्फे 1. दिनेश सुंदरजी गोसर, 2. गुणवंत मंशालाल जैन.

पत्ता- पार्वती सदर, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, 400601

याद्वारे घोषित करतो / करते की, मी स्वयं साक्षात्कारित (self declaration) केलेल्या प्रती या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम 1908 किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

लिहून घेणार यांची सही

लिहून देणार यांची सही

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



रु ह प	
द. क्र. ४३०	२०२४
काने ६०	६३

घोषणापत्र / शपथपत्र

आम्ही खालील सही करणार मा. नोंदणी महीनिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. ३०/११/२०१३ रोजी परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणी दस्तऐवज निशपादीन करताना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/ कब्जेदार हितसंबंधित व्यक्ती यांची मालकी लिहुन देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व ते आजपर्यंत पावती रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज बँक बोजे, विकसन बोजे, शासन बोजे, व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदार समक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालयात/ शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधीत होत नाही याची मी/ आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने/ उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासा हे नोंदणी अधिकारी यांची जबाबदारी नाही, यांची आम्हांस पूर्ण जाणीव आहे. स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/ बनावटीकरण/ संगनमत व त्या अनुप्रमाणे पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही घोषणापत्र/ शपथपत्र लिहुन देत आहोत. भविष्यात मी/ आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/ बुडविली गेली असल्यास त्यास मी/आम्ही दस्तऐवजातील सर्व निषपादक व ओळख देणार जबाबदारी राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/ आम्ही नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हांला पूर्णपणे जाणिव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहुन देणार

G. M. Jadhav
S. M. K. Wosar

लिहुन घेणार

Debanankar

(A. M. K. Wosar)

408/4
बुधवा
दस्त
वाज
भरले
दु. नि
अ. वं
रोजी

दस्त

दस्त
मुद्र
खि
अन
शि
शि

408/4930

बुधवार, 30 ऑक्टोबर 2024 1:01 म.नं.

दस्त गोषवारा भाग-1

सहप

E91 E3

दस्त क्रमांक: 4930/2024

दस्त क्रमांक: सहप /4930/2024

बाजार मूल्य: रु. 21,95,100/-

मोबदला: रु. 27,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,65,000/-

दु. नि. सह. दु. नि. सहप यांचे कार्यालयात

पावती:6343

पावती दिनांक: 30/10/2024

अ. क्रं. 4930 वर दि.30-10-2024

सादरकरणाराचे नाव: दीपाली आकाश हरमकार

रोजी 12:59 म.नं. वा. हजर केला.

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 1260.00

पृष्ठांची संख्या: 63

एकूण: 28760.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar, Shahapur

Sub Registrar, Shahapur

दस्ताचा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 30 / 10 / 2024 12 : 59 : 54 PM ची वेळ: (सादरीकरण)

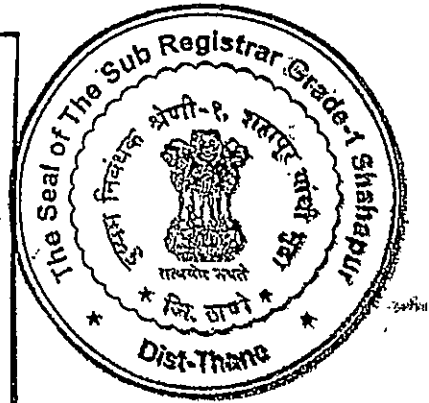
शिक्का क्रं. 2 30 / 10 / 2024 01 : 00 : 47 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

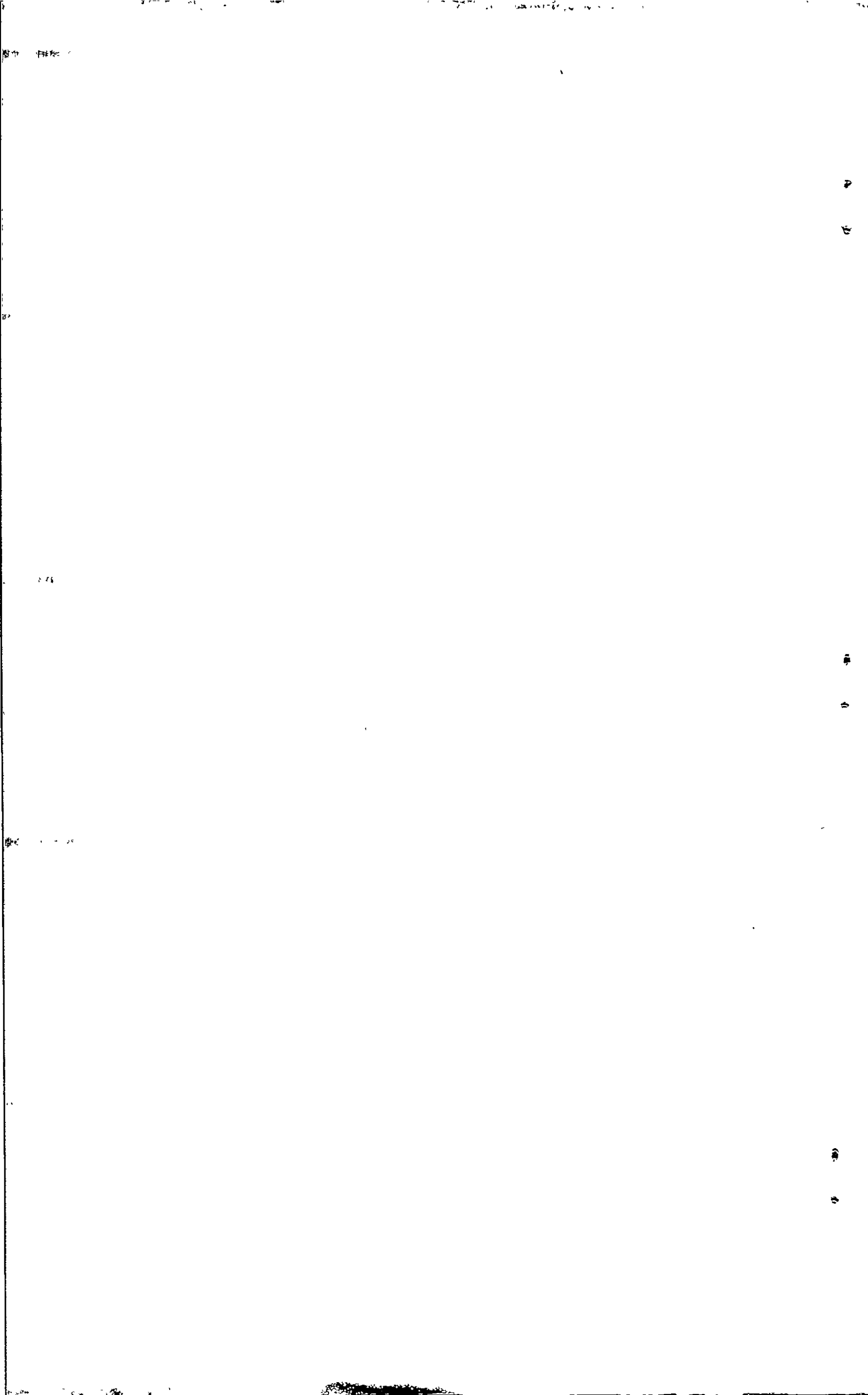
“सादर दस्तऐवज ह॥ नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. “दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, माक्षीदार, अ॥ जोरत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. “दस्ताची सत्यता, तेव्हा कायदेशीर बाबीसाठी दस्त निष्पादक व कटुलीधारक हे संपुर्णपणे जाणून घेतले आहेत. दस्तातील दस्तऐवजासोबत जोडलेले कागदपत्रे, कुळपुस्त्यादस्पर, अ॥ इत्यादी वनावट आढळून आल्यास याची संपुर्ण जबाबदारी निष्पादकाची राहिल.

M. G. Jadhav
लिहून देणारे

लिहून घेणारे:



लिहून घेणारे:





30/10/2024 1 05:00 PM

दस्त गोषवारा भाग-2

सहप 821/83
दस्त क्रमांक:4930/2024

दस्त क्रमांक :सहप/4930/2024

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कवुली जबाब देणार मिनेश गुणवंत जैन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पार्वती सदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ABLFM4660Q	लिहून देणार वय :-49 स्वाक्षरी:- <i>M. G. Jadh</i>		
2	नाव:मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कवुली जबाब देणार मिनेश गुणवंत जैन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पार्वती सदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ABLFM4660Q	लिहून देणार वय :-59 स्वाक्षरी:- <i>M. G. Jadh</i>		
3	नाव:दीपाली आकाश हरमकार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु इम्राहिंमपुर बुलढाणा जिल्हा बुलढाणा , रोड नं: -, महाराष्ट्र, बुलढाणा. पॅन नंबर:BLSPH5044R	लिहून घेणार वय :-30 स्वाक्षरी:- <i>Shankar</i>		
4	नाव:आकाश रामधन हरमकार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: घर नंबर 2155 रूम नंबर 10 भानस मंदिर रोड मु पोस्ट आसनगाव तालुका शहापुर जिल्हा ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AHXPH4249Q	लिहून घेणार वय :-31 स्वाक्षरी:- <i>Amrutesh</i>		

वरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:30 / 10 / 2024 01 : 02 : 32 PM

ओळख:-
दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कवुली जबाब देणार मिनेश गुणवंत जैन	30/10/2024 01:03:41 PM	मिनेश गुणवंत जैन M 1169974879866933248
2	लिहून देणार मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कवुली जबाब देणार मिनेश गुणवंत जैन	30/10/2024 01:03:56 PM	मिनेश गुणवंत जैन M 1169974879866933248
3	लिहून घेणार दीपाली आकाश हरमकार	30/10/2024 01:03:18 PM	दीपाली आकाश हरमकार F 1301086668779446272
4	लिहून घेणार आकाश रामधन हरमकार	30/10/2024 01:02:55 PM	आकाश रामधन हरमकार M 1301086668779446272



शिक्का क्र.4 ची वेळ:30 / 10 / 2024 01 : 03 : 57 PM

शिक्का क्र.5 ची वेळ:30 / 10 / 2024 01 : 04 : 18 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Shahapur

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DIPALI AKASH HARAMKAR AND OTHER	eChallan	69103332024103012782	MH010472127202425E	165000.00	SD	0005750818202425	30/10/2024
2		DHC		1024294001075	1260	RF	1024294001075D	30/10/2024
3	DIPALI AKASH HARAMKAR AND OTHER	eChallan		MH010472127202425E	27500	RF	0005750818202425	30/10/2024

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

4930 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

प्रमाणित करण्यांत घेते की, सदर दस्तक क्र ४९३०
मध्ये ए३ पाने आहेत पुस्तक क्र. .१. वर नांदला
दि. ३०/१०/२०२४

Tridhar
दुधम निरस्थक (श्रे. १), शहापूर



स ह प	
सं. क्र. ४९३०	२०२४
पाने ए३	ए३

MIDAS ENCLAVE

VASIND, SHAHAPUR
MahaRera No. P51700028808

Project By



Mayra Developers

Gr. Flr., Bldg. No. 02, Opp. JSW Gate No. 01,
Old Agra Road, Vashind (W),
Taluka - Shahapur, Thane - 421601

RCC Consultant

AJAY MAHALE

203, Irani Building, Sant Dnyaneshwar Marg,
Opposite TMC Gate No. 4,
Panchpakhadi, Thane - 400602

Architect

KALA VASTU

Defines Beyond Designs...

Legal Advisor

NILESH KHOPKAR

Thane

