

408/5057

Friday, November 08, 2024
12:14 PM

पावती

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

पावती क्रं.: 6506 दिनांक: 08/11/2024

गावाचे नाव: वासिंद
दस्तऐवजाचा अनुक्रमांक: सहप-5057-2024
दस्तऐवजाचा प्रकार : विक्री करारनामा
मादर करणाऱ्याचे नाव: सुनिता काळू चव्हाण

नोंदणी फी ₹. 27800.00
दस्त हाताळणी फी ₹. 1260.00
पृष्ठांची संख्या: 63

एकूण: ₹. 29060.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:33 PM ह्या वेळेस मिळेल.


पुण्य निबंधक शहापूर
Registrar, Shahapur

वाजार मुल्य: रु.1571000 /-
मोबदला रु.2675000/-
भरलेले मुद्राक शुल्क : रु. 160500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1260/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124078117654 दिनांक: 08/11/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.27800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010826662202425E दिनांक: 08/11/2024
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

सदर मुळ दस्त
यांचेकडे देणेत यावा



सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 5057/2024

नोदणी

Regn:63m

08/11/2024

गावाचे नाव : वासिंद

| | |
|--|--|
| (1)विलेखाचा प्रकार | विक्री करारनामा |
| (2)मोबदला | 2675000 |
| (3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1571000 |
| (4) भू-मापन,पोटहिस्सा 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 भार सी सी इमारत मिडास ईनक्लिव मधील बिल्डिंग नं 1 पाचव्या मजल्या वरिल सदनिका नं 506 क्षेत्र 31.49 चौ.मी. कारपेट + अपरचन क्षेत्र 4.76 चौ.मी. कारपेट अमे एकुण क्षेत्र 36.25 चौ.मीटर कारपेट अशी मिळकत((Survey Number : 196/अ/2 ;)) |
| (5) क्षेत्रफळ | 1) 36.25 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या आकाराचे 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:- AEEPS4962H 2): नाव:-मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल 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:- ADYPJ3567E |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुनिता काळू चव्हाण वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु ठाकुरवाडी माणिकखांब पोस्ट मुंडेगाव तालुका इगतपुरी जिल्हा नाशिक, रोड नं: -, महाराष्ट्र, पान्:ईक पिन कोड:-422403 पॅन नं:-CKAPC6124P 2): नाव:-काळू मारुती चव्हाण वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु ठाकुरवाडी माणिकखांब पोस्ट मुंडेगाव तालुका इगतपुरी जिल्हा नाशिक, रोड नं: -, महाराष्ट्र, पान्:ईक. पिन कोड:-422403 पॅन नं:-ARJPC6729J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 08/11/2024 |
| (10)दस्त नोदणी केल्याचा दिनांक | 08/11/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 5057/2024 |
| (12)वाजारभावाप्रमाणे मुद्रांक शुल्क | 160500 |
| (13)वाजारभावाप्रमाणे नोदणी शुल्क | 27800 |
| (14)शेरा | |

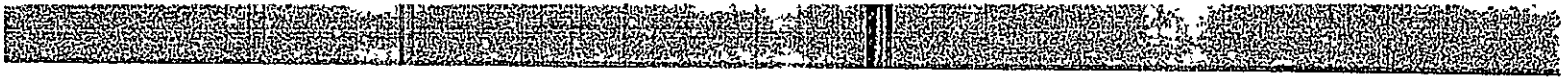
Satish
दुय्यम निबंधक श्रे-२
शहापुर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



11
12

13
14

15
16

17
18

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 202411081522 08 November 2024, 11:32.27 AM सहप

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 37500 मोजमापनाचे एकक चौ. मीटर

बांधीव क्षेत्राची माहिती
मिळकतीचे क्षेत्र - 39.875 चौ. मीटर मिळकतीचा वापर - निवासी सदनिका मिळकतीचा प्रकार - बांधीव
बांधकामाचे वर्गीकरण - 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे मूल्यदर/बांधकामाचा दर- Rs.37500/-
उद्भववाहन सुविधा - आहे मजला - 5th to 10th 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 = 1.05 of 37500 = Rs.39375/-

Rules Applicable 3, 19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 39375 * 39.875
= Rs.1570078.125/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + तगतच्या गच्चीचे मूल्य/खुली बाळकनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मॅझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाळकनी + स्वयचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1570078.125 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.1570078/-
= ₹ पंधरा लाख सत्तर हजार अठ्ठ्याहत्तर /-

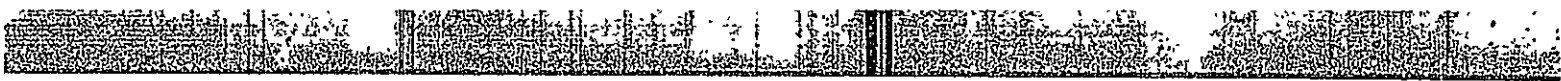
Home

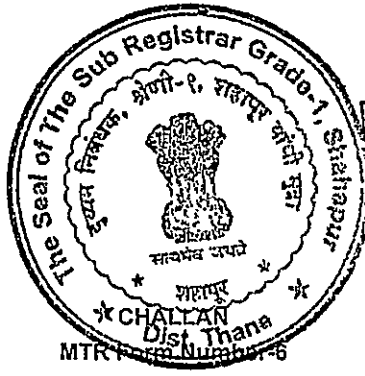
Print

Dattar
प्रमुख निबंधक श्रे-१
शहापूर



स ह प
द. क्र. ५०५७ २०२४
पाने ७ ६३

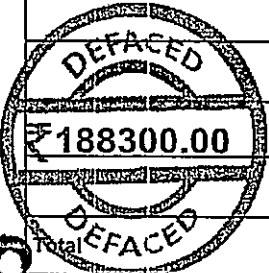




स ह ष
 व. क्र. ५०५७ २०२४
 पाने २ ६३



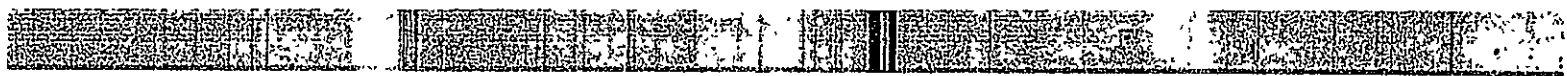
| | | | | | | | | | | |
|----------------------|-----------------------------------|---------|---------------|---------------------------|---|--------------------------|-----------------------|---------------------|---------|------|
| GRN | MH010826662202425E | BARCODE | [Barcode] | | | | Date | 07/11/2024-18 45 18 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | | | |
| Type of Payment | Stamp Duty | | | TAX ID / TAN (If Any) | | | | | | |
| | | | | PAN No.(If Applicable) | CKAPC6124P | | | | | |
| Office Name | SHP_SHAHPUR SUB REGISTRAR | | | Full Name | SUNITA KALUA CHAVAN AND OTHER | | | | | |
| Location | THANE | | | | | | | | | |
| Year | 2024-2025 One Time | | | Flat/Block No. | FLAT NO 506 MIDAS ENCLAVE MAUJE VASIND | | | | | |
| Account Head Details | | | Amount In Rs. | Premises/Building | TAL SHAHPUR DI THANE | | | | | |
| 030046401 | Stamp Duty | | 160500.00 | Road/Street | | | | | | |
| 0030063301 | Registration Fee | | 27800.00 | Area/Locality | SHAHPUR | | | | | |
| | | | | Town/City/District | | | | | | |
| | | | | PIN | 4 | 2 | 1 | 6 | 0 | 1 |
| | | | | Remarks (If Any) | SecondPartyName=MAYRA DEV THROUGH DINESH S GOSAR AND OTHER-CA=2675000-Marketval=1631250 | | | | | |
| | | | | Amount In | One Lakh Eighty Eight Thousand Three Hundred Rupee | | | | | |
| | | | | Words | s Only | | | | | |
| | | | 1,88,300.00 | | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | | | |
| IDBI BANK | | | | Bank CIN | Ref. No. | 69103332024110719618 | 2898132648 | | | |
| Cheque-DD Details | | | | Bank Date | RBI Date | 07/11/2024-18:46:41 | Not Verified with RBI | | | |
| Cheque/DD No. | | | | Bank-Branch | | IDBI BANK | | | | |
| Name of Bank | | | | Scroll No. , Date | | Not Verified with Scroll | | | | |
| Name of Branch | | | | | | | | | | |



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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-408-5057 | 0005950341202425 | 08/11/2024-12:13:58 | IGR139 | 27800.00 |
| 2 | (IS)-408-5057 | 0005950341202425 | 08/11/2024-12.13.58 | IGR139 | 160500.00 |
| Total Defacement Amount | | | | | 1,88,300.00 |

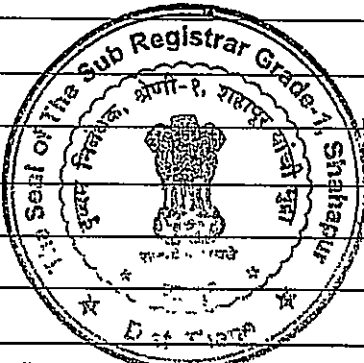




CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|--------------------|---------|-----------|---|----------|--|--------------------------|------|
| GRN | MH010826662202425E | BARCODE | [Barcode] | | Date | 07/11/2024-18.45:18 | Form ID | 25 2 |
| Department | | | | Inspector General Of Registration | | | | |
| Type of Payment | | | | Stamp Duty | | | | |
| Office Name | | | | SHP_SHAHPUR SUB REGISTRAR | | | | |
| Location | | | | THANE | | | | |
| Year | | | | 2024-2025 One Time | | | | |
| Account Head Details | | | | Amount In Rs. | | Payer Details | | |
| 0030046401 Stamp Duty | | | | 160500.00 | | TAX ID / TAN (If Any) | | |
| 0030063301 Registration Fee | | | | 27800.00 | | PAN No.(If Applicable) CKAPC6124P | | |
| | | | | | | Full Name SUNITA KALUA CHAVAN AND OTHER | | |
| | | | | | | Flat/Block No. FLAT NO 506 MIDAS ENCLAVE MAUJE VASIND | | |
| | | | | | | Premises/Building TAL SHAHPUR DI THANE | | |
| | | | | | | Road/Street | | |
| | | | | | | Area/Locality SHAHPUR | | |
| | | | | | | Town/City/District | | |
| | | | | | | PIN | | |
| | | | | | | 4 2 1 6 0 1 | | |
| | | | | Remarks (If Any) | | | | |
| | | | | SecondPartyName=MAYRA DEV THROUGH DINESH S GOSAR AND OTHER-CA=2675000-Marketval=1631250 | | | | |
| | | | | <p style="text-align: center;">स ह प</p> <p>पं. क्र. ५०५७ २०२४</p> <p>मं. ३ ३३</p> | | | | |
| Total | | | | 1,88,300.00 | | Amount in Words One Lakh Eighty Eight Thousand Three Hundred Rupees s Only | | |
| Payment Details | | | | IDBI BANK | | | | |
| Cheque/DD Details | | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD No. | | | | Bank CIN | Ref. No. | 69103332024110719618 | 2898132648 | |
| Name of Bank | | | | Bank Date | RBI Date | 07/11/2024-18:46:41 | Not Verified with RBI | |
| Name of Branch | | | | Bank-Branch | | | IDBI BANK | |
| | | | | 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. 9863040560
सदर चलन केवल दृश्य निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

| Department of Stamp & Registration, Maharashtra | |
|--|--------------------|
| Receipt of Document Handling Charges | |
| PRN 1124078117654 | Date 07/11/2024 |
| Received from SUNITA KALUA CHAVAN, 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 07/11/2024 |
| Bank CIN 10004152024110716739 | REF No. 2936980948 |
| This is computer generated receipt, hence no signature is required. | |



| | |
|-------------|------|
| स ह प | |
| व. नं. ५०५७ | २०२४ |
| पाने ४ | ६३ |



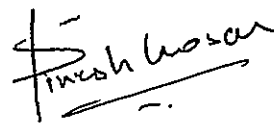
| | | |
|--------------|------|---|
| स | ह | ष |
| द. क्र. ५०५७ | २०२४ | |
| पाने ५ | ६३ | |

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this ६ day of Nov 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.

G.M. Jain AND 

S.K. Chavan





| | | |
|--------|------|------|
| श | ह | प |
| प. नं. | ५०५७ | २०३४ |
| पाने | ६ | ६३ |

2 -

MISS. ~~SUNITA~~ KALU CHAVAN, Adhar No 4235 7803 9162, PAN CKAPC6124P, Age 29 years, Indian Inhabitant, having address at : Thakurwadi, Manikkhamb, Po.Mundhegav, Tal- Igatpuri, Dist-Nashik 422403, MR.KALU MARUTI CHAVAN, Adhar No 3278 1857 9910, PAN ARJPC6729J, Age 31 years, Indian Inhabitant, having address at : Thakurwadi, Manikkhamb, Po.Mundhegav, Tal- Igatpuri, Dist-Nashik 422403, 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. 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, interalia, 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 -

G.M. Jain
Minesh Gosar
S.K. Chavan



| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२४ |
| पाने ७ | ६३ |

- a) The Said Project Land is of free-hold tenure without any restrictive covenant running therewith.
- b) There are no impediments attached to the Said Project Land.
- c) 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;

AND WHEREAS the Promoter has entered into a Standard Agreement as prescribed by the Council of Architects with Mr. Prashant Chavan - M/s. Kala Vastu Architect duly 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 -

G.M. Jain

Nilesh Khopkar

S.K. Chavan

Khopkar



| | |
|---------------|------|
| स ह प | |
| द. क्र. ५०५१० | २०१४ |
| पाने ६ | ६३ |

adm. 0H-34R-4P 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.

- Building 1- GROUND + 6 FLOOR RESIDENTIAL PERMITTED 2704.09 SQ.MTRS.
- 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 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

G. M. Jain
Ambe

Fresh Chohan

S. K. Chohan



| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२४ |
| पाने | ६३ |

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 Project Land the plans, designs and specifications prepared by the Promoters' Said 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.36.25 Sq.Mtrs., (Area 31.49 Sq.Mtrs., And Appurtenant area adm.4.76 Sq.Mtrs) Carpet area bearing Apartment No.506 on 5 th Floor in the building No.1 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. 26,75,000/- (Rupees Twenty Six Lakh Seventy Five 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 2,75,000 (Rupees Two Lakh Seventy Five 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;

G.M. Jain

Finesh Goswami

S.K. Chavan

(Signature)



स ह प - 6
क. क्र. ५०५७ | २०२४
१० | ६३

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;

NOW THEREFOR, 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.36.25 Sq.Mtrs., (Area 31.49 Sq.Mtrs., And Appurtenant area adm.4.76 Sq.Mtrs) Carpet area bearing Apartment No.506 on 5 th Floor in the Building No.1 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. 26,75,000/- (Rupees Twenty Six Lakh Seventy Five Thousand only) including being

G.M. Jain
[Signature]

[Signature]
[Signature]

S.K. Chavan



| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२४ |
| पाने ११ | ६३ |

the proportionate price of the common ~~Leas 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.
- 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. 31.49 Sq. Mtrs., Carpet
(Inclusive of net usable area including the internal walls).
Appurtenant area - Adm. 4.76 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.

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 36.25 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

G.M. Jain
S.K. Chavan
Fresh Mason



| | |
|--------------|------|
| स ह ष - | 8 |
| व. क्र. ५०५७ | २०२४ |
| प. १२ | ६३ |

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.

3. PAYMENT SCHEUDLE -

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.

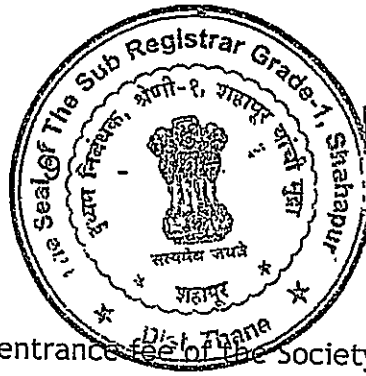
5. PAYMENT OF FURTHER AMOUNTS -

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-

S.K. Chavan

G.M. Jain
Hosh

Prakash Wason



a) Rs. 600/- for share money, application entrance fee of the Society.

b) Rs.18,729/- for deposit towards provisional monthly contribution for 12 months towards outgoings of Society Federation/Apex Body.

Rs.19,329/-
=====

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.

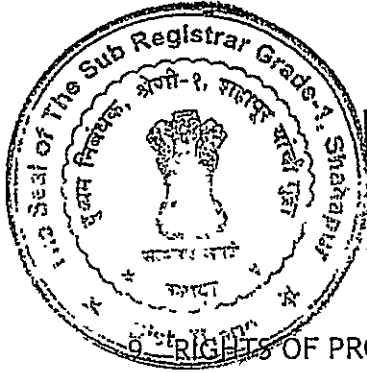
8. TIME IS AN ESSENCE -

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.

S. K. Chavan

G. M. Jadhav
S. K. Chavan



| | |
|--------------|------|
| स ह प | |
| प. क्र. ५०५७ | २०२४ |
| क. क्र. ११४ | ६३ |

- 10 -

6. 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 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 -

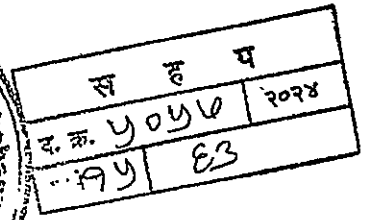
Without prejudice to the right of Promoters to charge interest in terms of stipulations hereinabove, on the PURCHASER/S committing default in payment on due date of any amount due and payable by the PURCHASER/S to the Promoters under this Agreement (including his/her proportionate share of taxes levied 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

S.K. Chavan

G.M. Jadhav
K.M.

Vinayak Kulkarni



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 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.

G.M. Jain

[Handwritten Signature]
Anesh Chavan

S.K. Chavan

[Handwritten Signature]



| | |
|-------------|------|
| 12 | |
| प. नं. ५०५७ | २०२४ |
| सं. ए | EB |

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.

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 Apartment are situated or 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

S.K. Chavan

G.M. Jain

Prakash Chavan



| | |
|--------------|------|
| स ह ष | |
| द. क्र. ५०५७ | २०२४ |
| पाने १७ | ६३ |

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.

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.

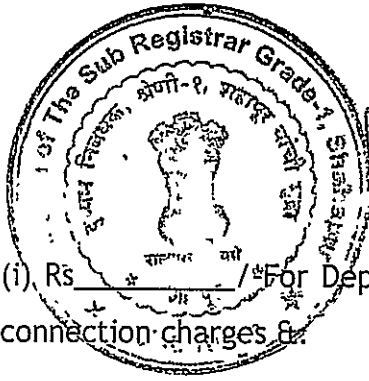
16. CONVEYANCE -

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:-

G. M. Jain
S. K. Chavan
Fresh Loan



14 -
स ह प
क्र. 10410 / 2020
19/11/20

(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

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.

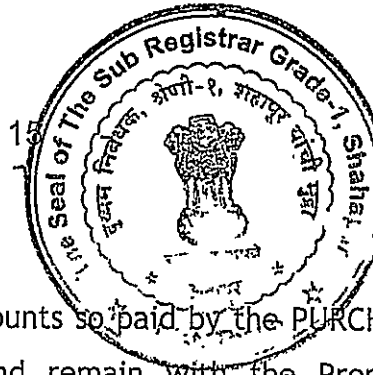
17. ADVANCE DEPOSIT FOR MAINTENANCE EXPENSES -

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 so determined the PURCHASER/S shall pay to the Promoters provisional monthly

S.K. Chauhan

G.M. Jaim
Kishor

Finesh Chauhan



| | |
|--------------|------|
| स ह प | |
| न. क्र. ५०५७ | २०२४ |
| ३९९ | ९३ |

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 aforesaid. 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:


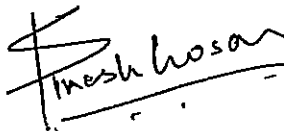
19.1 The Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation 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,

S.K. Chavan  G.M. Jain  Fresh Hasan



16
ख ड प
र. क्र. ५०५७ २०२४
-२० ६३

remain to be in compliance with all applicable laws in relation to the Project, project land, Complex/wing and common areas;

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

S.K. Chavan

G.M. Jain
G.M.

Finesh Kumar



| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२४ |
| → 29 | E3 |

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 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 tenantable 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.

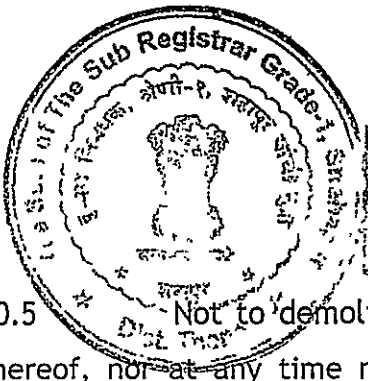
20.3 Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Complex in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall 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.

G.M. Jain

Finesh Kosar

S.K. Chavan



18 -
स ह प
प. क्र. 4046 2025
22 83

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 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

S.K. Chawan

G.M. Jain

Fresh Hasan



| | |
|--------------|------|
| स ह ष | |
| द. क्र. ५०५७ | २०१४ |
| पाने २३ | ६३ |

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 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.

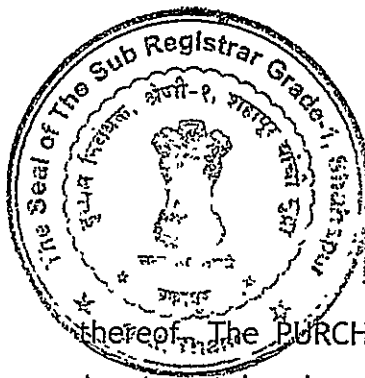
20.14 The Purchaser shall not be entitled to use said commercial premises for user like hospital, restaurant, beer bar, wine shop, mutton and fish shop, storage of any explosive goods, milk dairy parlor, Banquet hall, beauty parlor, gambling den, disco-theque, beef shop, massage parlor, tuition/coaching 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

G. M. Jain
S. K. Chavan
Fresh House
[Signature]



| | |
|-----------|------|
| स ह प | |
| क्र. ५०५७ | २०२४ |
| २४ | २३ |

20

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 body and until 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.

S.K. Chavan

G.M. Jain

Pinchhosan

Prabhu



| | | |
|--------------|------|---|
| स | ह | प |
| द. क्र. ५०५७ | २०२४ | |
| पाने २५ | ६३ | |

26. RIGHT TO AMEND

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

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.,

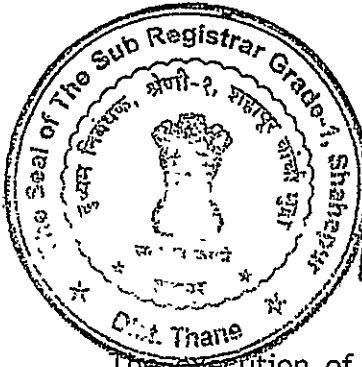
30. FURTHER ASSURANCES

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

S.K. Chavan

G.M. Jain



| | |
|---------------|------|
| स ह प | |
| क्र. नं. 4046 | २०२४ |
| पत्रे | ६३ |

22 -

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/SSs.

S.K. Chavan

G.M. Jain

Meshwari



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.

FIRSTSCHEDULE 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. 01 Apartment no.506 adm.31.49 Sq. Mtrs. equivalent to 338.96 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 4.76 Sq. Mtr. (51.23 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

G. M. Jain
S. K. Chavan
Fresh Hasan



| | |
|--------------|------|
| रा ह ष | |
| द. क्र. ५०५७ | २०१४ |
| २८ | ६३ |

Bearing Building No. 01 on 5 th Floor in Apartment No. 506 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 }

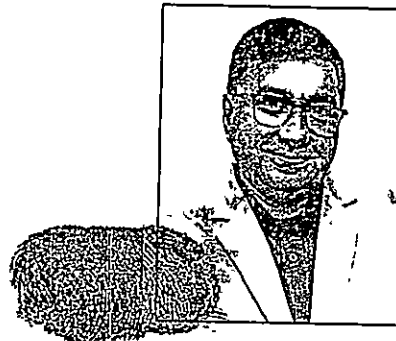
Dinesh Gosar

(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" }

S. K. Chavan

(1) MISS. SUNITA KALU CHAVAN, }





| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२४ |
| पाने २९ | ९३ |

Kalu

(2) MR. KALU MARUTI CHAVAN, }



in the presence of }

Yogesh

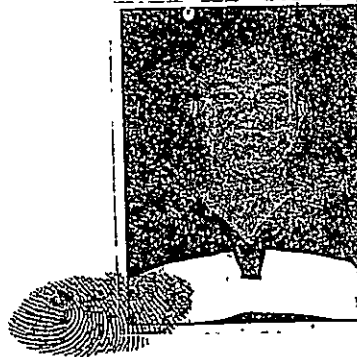
1. Yogesh K Bawa



Amar

2.

Amar B. Chavan





26
ख ह प
1096 2024
30 83

RECEIPT

RECEIVED of and from the within named PURCHASER/S the sum of Rs.2,75,000 (Rupees Two Lakh Seventy Five Thousand only) being the Part Consideration paid by him/her/them to us as per these presents, by cheques details of which appearing hereinafter:-

| Cheque No. | Bank Name | Dated | Amount in Rupees |
|------------|----------------------|------------|------------------|
| 106026 | Canara Bank, Matunga | 04/11/2024 | 2,75,000/- |
| | | | |
| | | | |
| Total | | | 2,75,000/- |

WITNESSES :- WE SAY RECEIVED Rs. Rs.2,75,000 (Rupees Two Lakh Seventy Five Thousand only)

(Subject to realization of cheque)

Dinesh Gosar

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

G. M. Jain

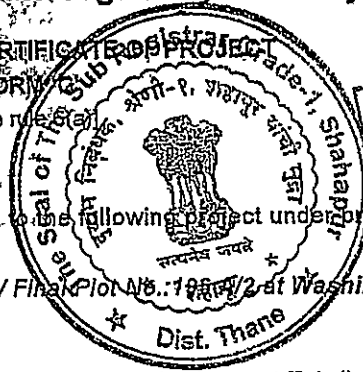
For M/s. MAYRA DEVELOPERS,
(2) MR. GUNWANT MANSALAL JAIN,
(PROMOTERS)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE FOR PROJECT

[See rule 6(a)]



| | |
|--------------|------|
| स ह प | |
| व. क्र. ५०५७ | २०२४ |
| पृष्ठ ३९ | ६३ |

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

Project: Midas Enclave , Plot Bearing / CTS / Survey / Final Plot No. 198/2 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:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - o The Registration shall be valid for a period commencing from 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.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. 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



स ह प
व. क्र. ५०५७
नं. ३२. ६३

Page 1 of 1
अहवाल दिनांक : 21/07/2023

महाराष्ट्र शासन.

गाव नमुना सात (अधिकार अभिलेख पत्रक)
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- वासिंद (909388)
ULPIN : 19511303192

ता. नं. १९६/अ/२
भूमापन क्रमांक व उपविभाग : 196/अ/2

जिल्हा :- ठाणे



| क्षेत्र, एकक व आकारणी | खात क्र. | भोगवटादाराचे नाव | क्षेत्र | आकार | पो.ख. | फे.फा. | शेताचे स्थानिक नाव : | कुळ, खंड व इतर अधिकार |
|---|----------|---------------------|---------|------|-------|--------|----------------------|---|
| अ) लोखंड योध क्षेत्र | 1349 | कृष्णा राजानन जोधवे | 0.34.40 | 3.81 | | (5554) | कुळाचे नाव व खंड | इतर अधिकार इतर खरेदीदारास शेतकरी असल्याचा दर्जा मिळणार नाही (5554) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6468 व दिनांक : 17/07/2023 |
| ब) पोट खराब क्षेत्र (लोखंड योध क्षेत्र) | | | 0.34.40 | 3.81 | | (5554) | | |
| एकूण ला.पो. | 0.34.40 | | | | | | | |
| एकूण क्षेत्र | 0.34.40 | | | | | | | |
| एकूण आकारणी | 3.81 | | | | | | | |

फेरफार क्र. 345 (371) (398) (650) (651) (813) (2243) (2247) (5554) (5830) (6468)

सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

गाव :- वासिंद (909388)

ता. नं. १९६/अ/२
भूमापन क्रमांक व उपविभाग : 196/अ/2

जिल्हा :- ठाणे

पिकाखालील क्षेत्राचा तपशील

| वर्ष | हगाम | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | लापवडीसाठी उपलब्ध नसलेली जमीन स्वरूप | क्षेत्र | शेरा |
|-------|-------|--------------|---------------|------------|--------------|--------------|------------------|--------------------------------------|---------|--------------|
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) |
| 19-20 | दारीप | | निशब्द | गवत | हे.आर. चौ.मी | हे.आर. चौ.मी | | | | हे.आर. चौ.मी |
| | | | | | | 0.3440 | | | | |

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 21/07/2023
सांकेतिक क्रमांक :- 27210011421060000720231185

(नाव :- मनिषा भीमराव वांगर)
तलाठी साक्षा :- वासिंदता :- शहापूर जि :- ठाणे

Muni
21/7/2023
तलाठी सजा वासिंद
ता. शहापूर, जि. ठाणे

Annexure

Nilesh Khopkar
ADVOCATE HIGH COURT



| | |
|--------------|------|
| स ह ष | |
| द. क्र. ५०५७ | २०२४ |
| पन्ने ३३ | ६३ |

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

25 MAR 2021

To
Maha RĒRA

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 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 (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 | |
| U/V/V | 2021 |
| 30 | ES |

THROUGH SAID OWNERS DEVELOPERS M/S. MYRA

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 | |
| द. क्र. ५०५८ | 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's office at - Shahapur, Thane Gramin .
- 4) Any other relevant title. - NIL
- 5) Litigations if any. - NIL

Date: 25 MAR 2021



Advocate.

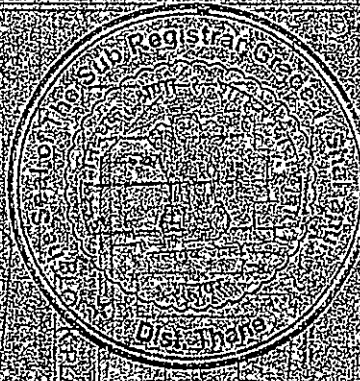
(Stamp)

को
क



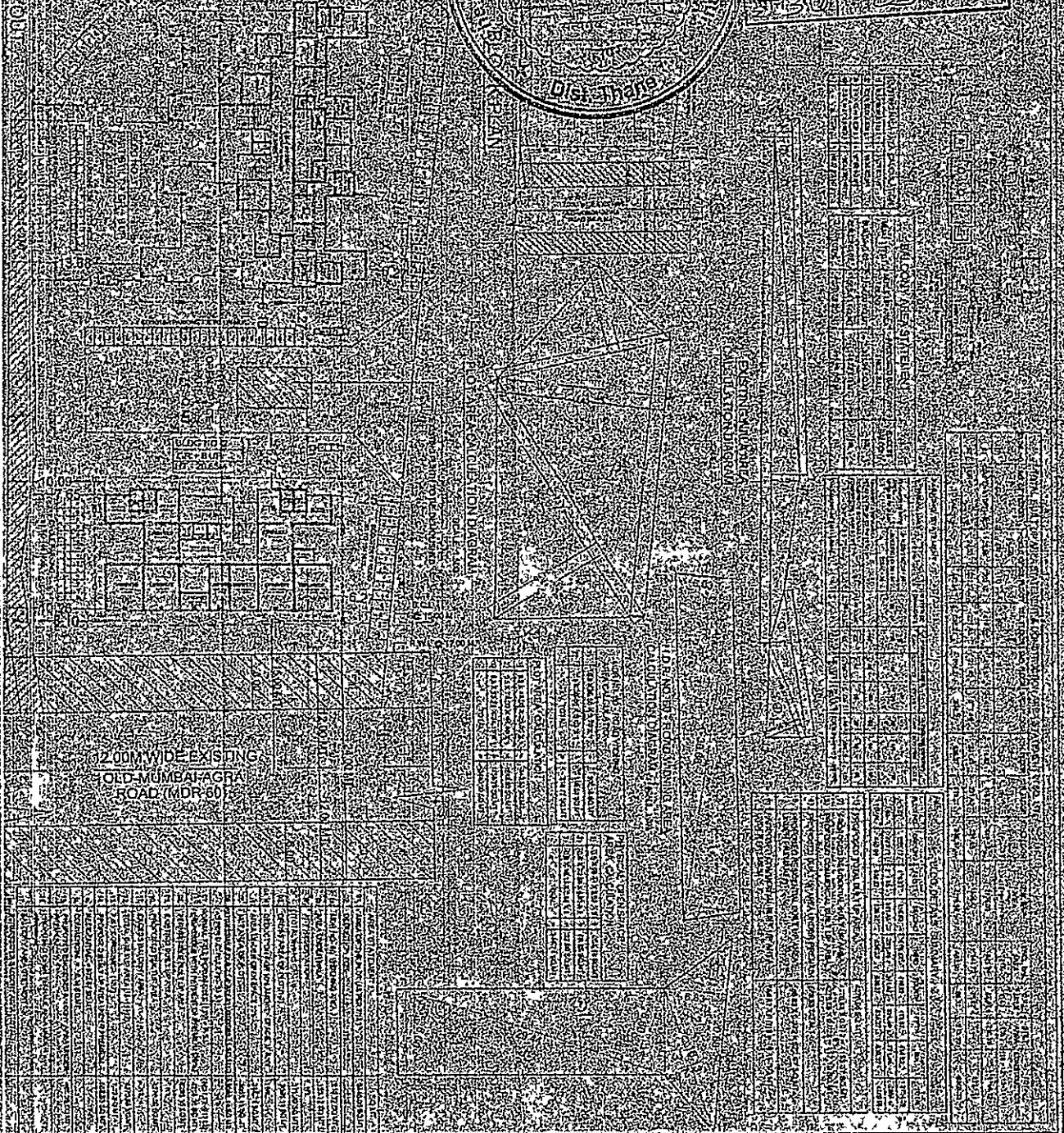
स ह प
दि. क्र. ५०५७ २०२४
पृष्ठ ६ ६३

क
क



Uttar Pradesh
District of Agra
District Registrar

ANNEXURE 'D'



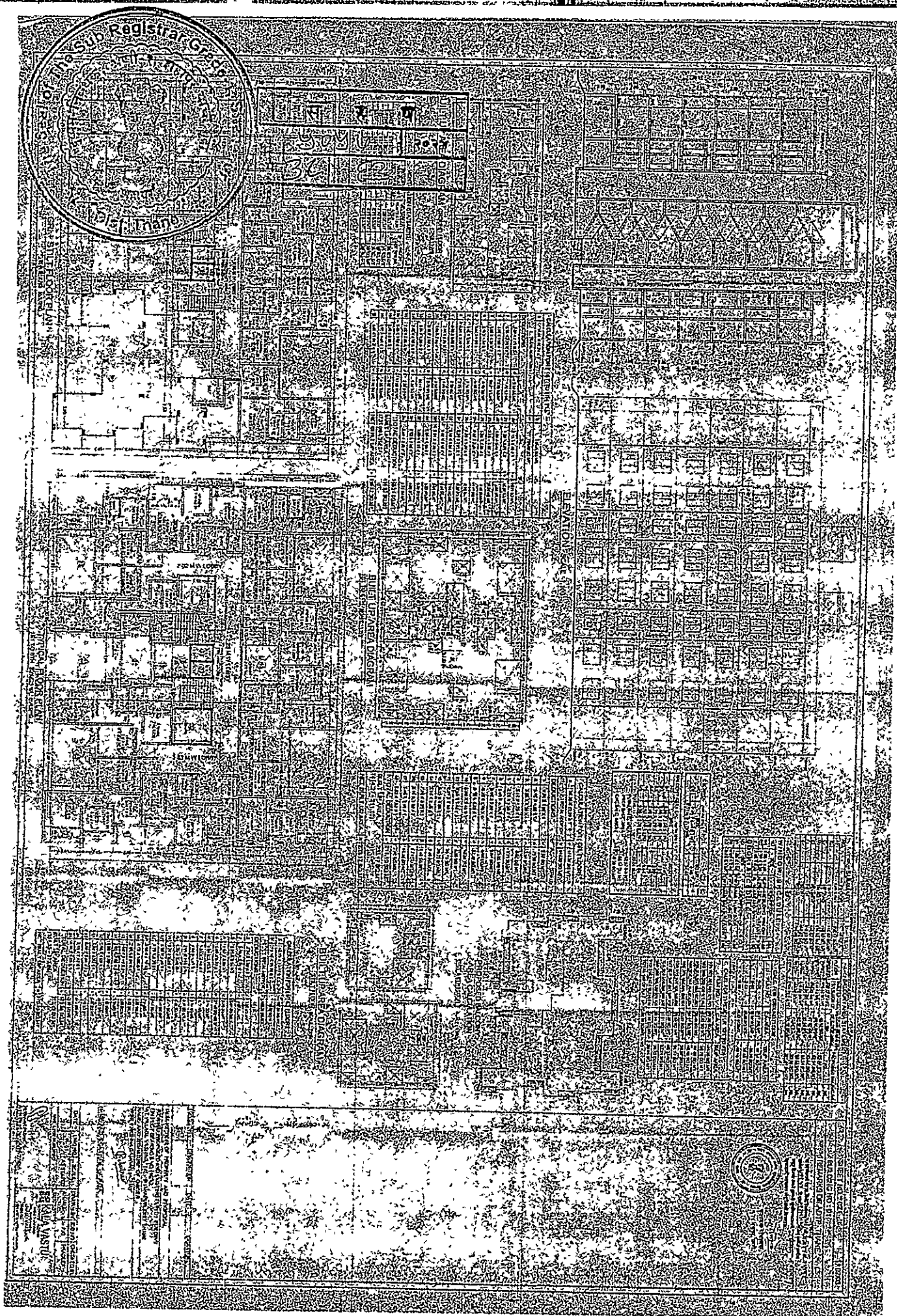
200M WIDE EXISTING
ROAD MUMBAI-AGRA
ROAD (MDR-60)



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



ANNEXURE 'D'



ANNEXURE 'E' B-1

| |
|-------|
| करे |
| Blank |



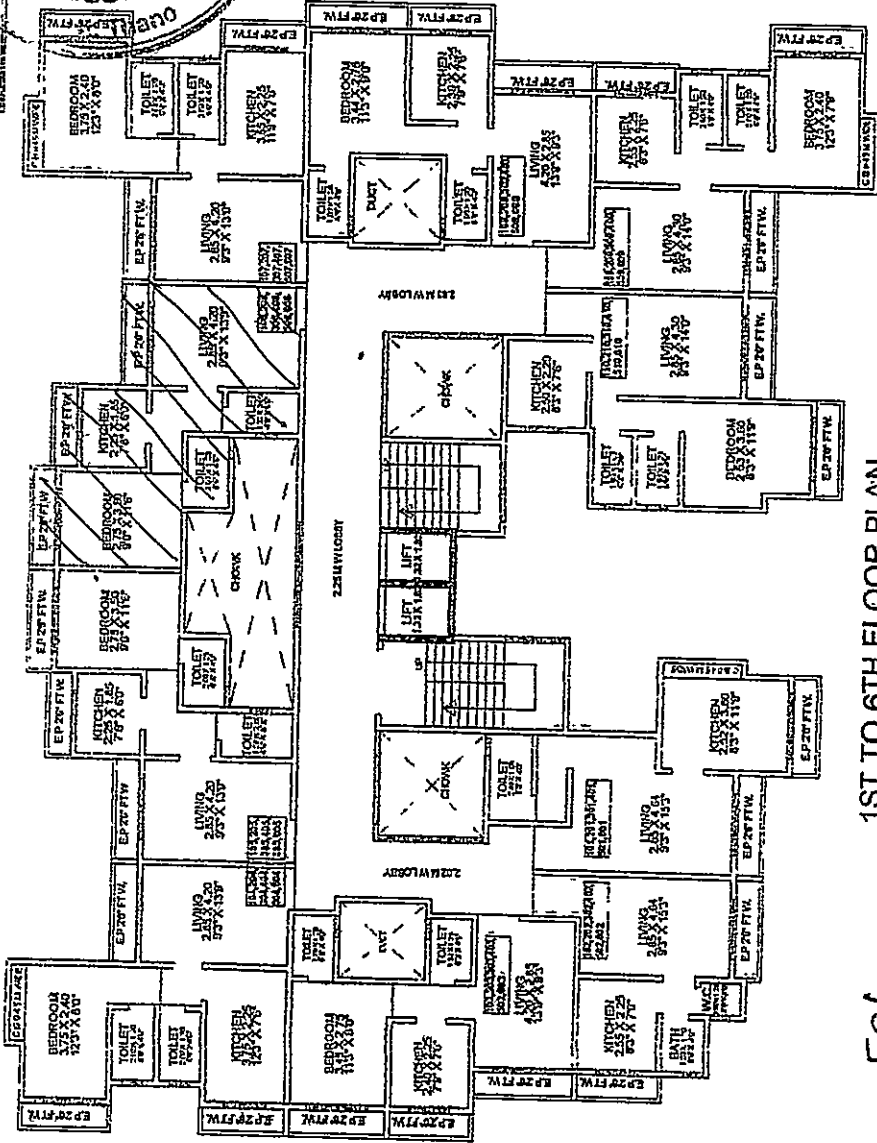
| | |
|--------------|------|
| स ह प | |
| प. क्र. ५०५० | २०२४ |
| पाने ३२ | ६३ |

| |
|-------|
| करे |
| Blank |

Annexure 'f' B-1



र. नं. ५०५० २०२४
 ए३



1ST TO 6TH FLOOR PLAN

FLAT NO. :- 506

FLOOR :- 5th Floor

WING :- B-1

| | CARPET AREA | ENC. BALCONY |
|--------|-------------|--------------|
| SQ.MT. | 31.49 | 4.76 |
| SQ.FT. | 338.95 | 51.23 |

SIGN OF DEVELOPER :- G.M. Jaisy Fresh Corner
 SIGN OF PURCHASER :- S.K. Chauhan

DEVELOPER

MAYRA DEVELOPERS

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED BUILDING COMPLEX
 ON PLOT BEARING, S.NO - 196 /A/2.
 AT VILLAGE - VASHIND, TAL-SHAHAPUR, DIST-THANE

KALA VASTU

ANNEXURE

R.C.C. Frame Structure



| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२३ |
| पाने ४९ | 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

Geysers 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

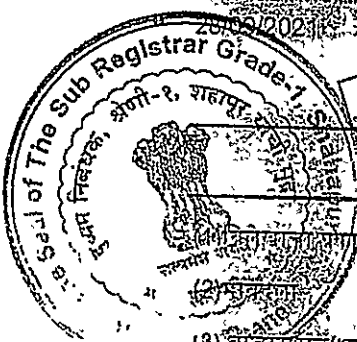
सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 2148/2019

नोदणी :

Regn:03m



| | | |
|------|----|----|
| स | ह | प |
| 2019 | 05 | 16 |
| 2028 | | |

गोचाले नाव : वासिंद

विपणनकारनामा

24751

5383500



निबंधक श्रेणी शहापुर

(3) आनिपट्टा (माडेपट्टयाच्या मालनिपट्टाकारां आकारणी देतो की पट्टया त्तुवामुद करावे)

(4) आनिपट्टा (माडेपट्टया व परक्रमांक आकारणी)

(6) आनिपट्टा

(6) वाजारा गोचाला जेडी दण्यात असेल

(7) आनिपट्टा (माडेपट्टयाच्या/विहून उण्या उण्या मालाचा नाव किंवा दिवाणी मालाच्या जाहू मालाचा निवा आदेश अनल्यामपनिवादिचे नाव व पत्ता.

(8) आनिपट्टा (माडेपट्टयाच्या/विहून उण्या उण्या मालाचा नाव किंवा दिवाणी मालाच्या जाहू मालाचा निवा आदेश अनल्यामपनिवादिचे नाव व पत्ता.

1) पोलिकेचे नाव: ठाणे इतर वर्णन :-, उत्तर मसहिबी: मोजे वाशिंद तालुका शहापुर, जिल्हा ठाणे, येथील गट/मठे नं 196अ/2 प्लॉट नं 1, क्षेत्र 0-34-4 हे-आर- प्रति म्हणजेच 3440.00 चौरग मीटर जमीनीचे विकसन कारनामा (अभिनिर्णय प्र. क्र. 432/19/5182/19) ((GAT NUMBER : १९६अ/२ :))

1) 34.400 हेक्टर . आर

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

1): नाव:-मे मायरा डेव्हलपर्स तर्फे भागीदार त्रिनेशा सुंदरजी गौस वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2 पार्वती मदन, चिंतामणी ज्वेलर्स चे मागे, जांभळी नाका, ममर्थ मंदिर हॉल जवळ, ठाणे पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABLFM4660Q

2): नाव:-मे मायरा डेव्हलपर्स तर्फे भागीदार गुणवंत मनसालाल जैन वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2 पार्वती मदन, चिंतामणी ज्वेलर्स चे मागे, जांभळी नाका, ममर्थ मंदिर हॉल जवळ, ठाणे पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-ABLFM4660Q

(9) दस्तावेजांकलेन देण्याची दिनांक 27/05/2019

(10) दस्त नोंदणी केल्याचा दिनांक 27/05/2019

(11) अनुक्रमांक बंड व पृष्ठ 2148/2019

(12) वाजारा भावाधमारे मुद्राक शुल्क 1237600

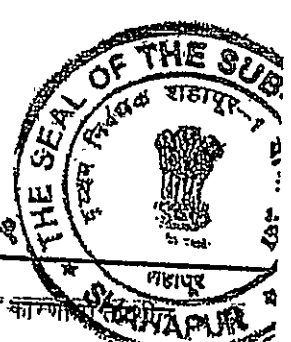
(13) वाजारा भावाधमारे नोंदणी शुल्क 30000

(14) शेरग

सदरह नक्कल श्री. श्री. प्रविण कृष्णा जाधव यांच्या अर्जावचे दि. 27/5/2019 अन्वये दिली असे. अर्ज क्र. ६६६६/२०२१

दुय्यम निबंधक (शे-१) शहापुर

दुय्यम निबंधक श्रेणी शहापुर



मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कोणा शासकीय/निमशासकीय किंमत

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment

मुद्राक शुल्क आकारनाचा विवरण

4004723
Monday Dec 28 2021
5:33 PM

Original Duplicate
श्रीमती ए. 229
Regd. 2264

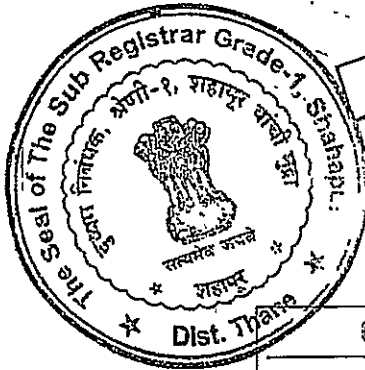
श्रीमती ए. 2774 दिनांक: 25/10/2021

श्रीमती ए. = 200.00
श्रीमती ए. 200.00
श्रीमती ए. 13

कुल = ₹ 400.00

अवकाश शुल्क = ₹ 500.00
5.32 PM 28/10/2021

श्रीमती ए. 2774
श्रीमती ए. 2774



स ह प
क्र. क्र. 2023 2022
2793 2022

स ह प
2793 2022
9 93

D. Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PAH 2510202110212 Receipt Date 25/10/2021

Received from **MINESH KUMHANT JAIN**, Mobile number 8860040560, an amount of (₹.200/-) 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. Shikharpur of the District Thane Gm.

DEFAUCED
₹ 200
DEFAUCED

Payment Details

| | | | |
|------------|----------------------|--------------|------------|
| Bank Name | IBKL | Payment Date | 25/10/2021 |
| Bank CNR | 10004152021102509265 | REF No. | 2721154338 |
| Defauce No | 2510202110212D | Defauce Date | 25/10/2021 |

This is computer generated receipt, hence no signature is required.

1) किराया शुल्क ₹ 200/-
श्रीमती ए. 2774 दिनांक: 25/10/2021
श्रीमती ए. 2774
श्रीमती ए. 2774
श्रीमती ए. 2774
श्रीमती ए. 2774

1) Fee Adjustment (yashada bhavna) code added for keeping track of adjusted fees

M.G. JAIN
सदर मुकदमा
याचकडे देणेत यावा



Scanned with CamScanner



Scanned with CamScanner

स ह प
2793 2022
2793 2022

CHALLAN
MTR Form Number-4

| | | | | | | | |
|---------|---------|---------|---------|------|------------|---------|-----|
| FORM NO | 4004723 | BARCODE | 4004723 | Date | 25/10/2021 | Form ID | 400 |
|---------|---------|---------|---------|------|------------|---------|-----|

Department Inspector General of Registration

Type of Payment Stamp Duty

PAH No 2510202110212

Full Name MINESH KUMHANT JAIN

Address SHIKHARPUR

Amount ₹ 200.00

Stamp Duty ₹ 200.00

Payment Details

| | | | |
|------------|----------------------|--------|------------|
| Bank Name | IBKL | Branch | SHIKHARPUR |
| Account No | 10004152021102509265 | Branch | SHIKHARPUR |

Amount ₹ 200.00

Stamp Duty ₹ 200.00

DEFAUCED
₹ 700.00

CHALLAN Details

| Sl. No. | Challan No. | Amount | Date |
|---------|-------------|--------|------------|
| 1 | 4004723 | 200.00 | 25/10/2021 |
| 2 | 4004723 | 200.00 | 25/10/2021 |

CHALLAN
MTR Form Number-4

| | | | | | | | |
|---------|---------|---------|---------|------|------------|---------|-----|
| FORM NO | 4004723 | BARCODE | 4004723 | Date | 25/10/2021 | Form ID | 400 |
|---------|---------|---------|---------|------|------------|---------|-----|

Department Inspector General of Registration

Type of Payment Stamp Duty

PAH No 2510202110212

Full Name MINESH KUMHANT JAIN

Address SHIKHARPUR

Amount ₹ 200.00

Stamp Duty ₹ 200.00

Payment Details

| | | | |
|------------|----------------------|--------|------------|
| Bank Name | IBKL | Branch | SHIKHARPUR |
| Account No | 10004152021102509265 | Branch | SHIKHARPUR |

Amount ₹ 200.00

Stamp Duty ₹ 200.00

DEFAUCED
₹ 700.00

CHALLAN Details

| Sl. No. | Challan No. | Amount | Date |
|---------|-------------|--------|------------|
| 1 | 4004723 | 200.00 | 25/10/2021 |
| 2 | 4004723 | 200.00 | 25/10/2021 |

Scanned with CamScanner

Scanned with CamScanner



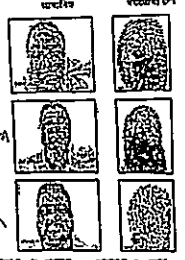
பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

1. பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

2. பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

3. பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை



பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

1. பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

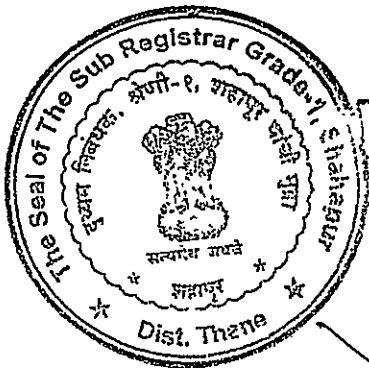
2. பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை



பாதுகாப்பு அட்டை
பாதுகாப்பு அட்டை

| Sl. No. | Purchase Type | Reference No./Order | GR/Reference | Amount | Unit | Ex. No. | Ex. Date |
|---------|--------------------------------|---------------------|---------------------|--------|------|------------------|------------|
| 1 | CHESHI SUNDARA GODAR AND OTHER | 69103 | 2024072415822021228 | 800.00 | RD | 0023127211272122 | 25/10/2024 |
| 2 | CHESHI SUNDARA GODAR AND OTHER | 69103 | 2024072415822021228 | 200 | RF | 0023127211272122 | 25/10/2024 |
| 3 | DHC | | 2511202110212 | 240 | RF | 2311020110212 | 25/10/2024 |

Scanned with CamScanner



சுப் ரிஜிஸ்ட்ரார்
 ம. அ. யோகேஷ்
 2024
 பக்கம் 2 | 33



| | |
|--------------|------|
| स ह प | |
| द. क्र. ५०५७ | २०२४ |
| पाने ४९ | ९३ |

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

क्र.महसूल/क-१/टे-११/एसआर-१०/२०२३

दिनांक :- 19 2 MAR 2024

भोगवटा/बांधकाम पूर्णत्व प्रमाणपत्र

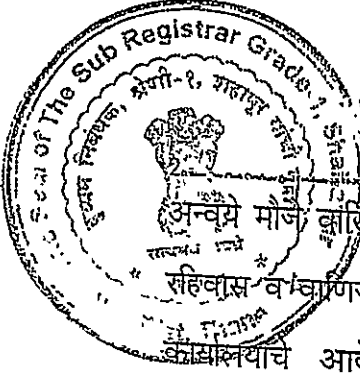
प्रति,
श्री.कृष्णा गजानन जाधव
रा.भातसई, पो.वासिंद, ता.शहापूर, जि.ठाणे

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.८/२/२०२१
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/ससंनर-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/ससंठाणे/१११३ दि.२७/५/२०१४ व पत्र क्र.विशेष/बां.प/मौ.वासिंद/ता.शहापूर/ससंठाणे/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 पारीत
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/ससंठाणे/१९४४ दि.९/१२/२०२०



| | |
|-----------|------|
| स ह प | |
| क्र. ७०५७ | २०२४ |
| ५७ | ६३ |

अन्वये आपणांस प्रस्तावित जमिनीची सुधारीत बांधकाम परवानगी देणेत आलेली आहे. सदर आदेशानुसार प्रस्तावित जमिनीवर खालील रकान्यात नमुद केलेनुसार रहिवास प्रयोजनार्थ बांधकाम प्रस्तावित केलेले होते.

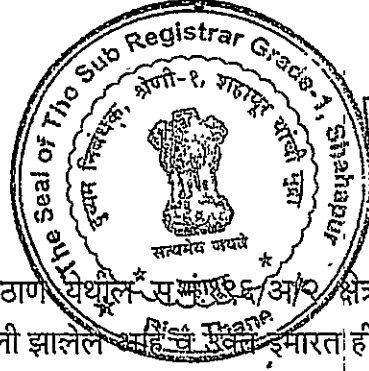
| जमिनीचे एकूण क्षेत्र (चौ.मी.) | भूखंडाचे निव्वळ क्षेत्र (चौ.मी.) | अनुज्ञेय बांधकाम क्षेत्र (चौ.मी.) (१.० + ०.२० टेबल क्र.१३ नुसार M.D.R.No.६० असल्याने + ०.२० प्रिमियम शुल्क आकारून = १.४०) | प्रस्तावित बांधकाम क्षेत्र | | |
|-------------------------------|----------------------------------|---|----------------------------|--|-----------------------|
| | | | 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 पुर्ण केलेले असून त्या नुसार बांधकाम पुर्णत्वाचा 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.) | भोगवटदाराचे नाव |
|---------|------------------|--------------|------------------|-------------------|
| १. | वासिंद ता.शहापूर | १९६/अ/२ | ३४४०.०० | कृष्णा गजानन जाधव |

सदर प्रकरणी त्रास्तुविशारद श्री.प्रशांत चव्हाण, कला वास्तु यांनी सहायक संचालक, नगररचना, ठाणे यांचे कार्यालयाकडे सादर केलेल्या दि.३१/१०/२०२३ रोजीच्या प्रमाणपत्रामध्ये प्रमाणित केलेनुसार प्रस्तावित जागेवर मंजूर बांधकाम नकाशाप्रमाणे बांधकाम झालेले असून सदर बांधकाम हे त्यांच्या देखरेखेखाली झालेले आहे.



| | |
|--------------|------|
| स ह प | |
| व. क्र. ५०५७ | २०२४ |
| पाने ५१ | ६३ |

3

मौजे वासिंद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.०० चौ.मी. या जमिनीवरील बांधकाम हे त्यांच्या पर्यवेक्षणाखाली झालेले आहे. ही इमारत ही सुरक्षित असल्याबाबतचे Certificate Of Structural Design Adequacy श्री.अजय महाले यांनी दि.२०/१२/२०२३ अन्वये सहायक संचालक, नगररचना ठाणे यांचे कार्यालयाकडे सादर केलेले आहे. तसेच अर्जदार यांनी उद्योग, ऊर्जा, कामगार विभागाचे उदवाहन (लिफ्ट) परवानगीचे प्रमाणपत्र सहायक संचालक, नगररचना, ठाणे यांचे कार्यालयाकडे सादर केलेले आहे.

मौजे वासिंद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.०० चौ.मी. या जागेची सहायक संचालक, नगररचना, ठाणे यांचे कार्यालयामार्फत प्रत्यक्ष स्थळपाहणी केली असता जागेवर मंजूर बांधकाम नकाशाप्रमाणे बांधकाम झालेबाबत सहायक संचालक, नगररचना, ठाणे यांनी पत्र क्र.जा.क्र.मौजे वासिंद/ता.शहापूर/बांधकाम पूर्णत्वाचा दाखला/ससंनर-ठाणे/७६६ दि.१२/२/२०२४ रोजीचे शिफारस पत्रात नमुद केलेले असून जागेवर झालेल्या बांधकामाचा तपशील खालीलप्रमाणे आहे.

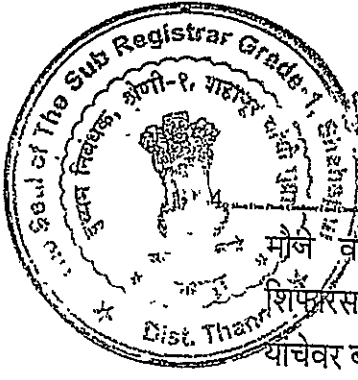
| अ. क्र | जमिनीचे एकूण क्षेत्र (चौ.मी.) | भूखंडाचे निव्वळ क्षेत्र (चौ.मी.) | अनुज्ञेय बांधकाम क्षेत्र (चौ.मी.) | प्रस्तावित बांधकाम क्षेत्र | | |
|--------|-------------------------------|----------------------------------|-----------------------------------|----------------------------|--|-----------------------|
| | | | | 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 आराखड्यांनुसार 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 वासिंद, 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 सुधारीत बांधकाम परवानगी आदेश क्रमांक महसूल/क-१/टे-११/एनएपी/वासिंद/ता.शहापूर/सु.बां.प./एसआर-३१/२०२० दि.८/२/२०२१ मधील सर्व अटी व शर्ती या अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहतील.
- सहायक संचालक, नगररचना, ठाणे यांचेकडील शिफारस पत्र क्र.जा.क्र.सुधा.बां.प/मौ.वासिंद/ता.शहापूर/स.नं.१९६/अ/२/ससंठाणे/१९४४ दि.९/१२/२०२० व भोगवटा प्रमाणपत्र शिफारस पत्र क्र.जा.क्र.





| | | |
|------|------|---|
| ल | ह | ष |
| ५०५७ | २०२४ | |
| ५२ | ६३ | |

मौजे वासिद/ता.शहापूर/बांधकाम पुर्णत्वाचा दाखला/ससंनर-ठाणे/७६६ दि.१२/२/२०२४ रोजीचे शिफारस पत्रातील सर्व अटी व शर्तीचे पालन करणे जमिनमालक/विकासक/वास्तुविशारद/अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

३. सदर परवानगी ही फक्त या कार्यालयाकडील आदेश क्रमांक महसूल/क-१/टे-११/एनएपी/वासिद/ता. शहापूर/सु.बां.प./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 नेणेसाठी जे मार्ग असतील ते अबाधित ठेवावेत.
५. नियोजित बांधकामामध्ये मंजूरीपेक्षा वेगळे बदल करावयाचे झाल्यास किंवा वापर बदलावयाचा झाल्यास नियोजन प्राधिकरणाची पूर्व परवानगी घेणे बंधनकारक राहिल.
६. मंजूर रेखांकन नकाशात तसेच मंजूर बांधकामात पूर्व परवानगी शिवाय कोणताही बदल तसेच वापरात बदल करण्यात येऊ नये.
७. सदर जागेची पुढील कोणतीही उपविभागणी अवेध 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 राहिल.
९. मंजूर विकास नियंत्रण नियमावलीतील तरतूदी अर्जदारावर बंधनकारक राहिल.
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 राहिल.
११. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. DCR-१०९४/२८२९/UD-११ दि.१९/०१/१९९५ अन्वये सदरहू इमारतीचे संपुर्ण बांधकाम झाल्यावर इमारतीवर सोलर वॉटर हिटींग सिस्टिम बसविणे व कार्यान्वित ठेवणे आवश्यक राहिल.
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 राहिल.
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 राहिल.
१४. भोगवटा शिफारस पत्रामधील नमूद इमारतीच्या दर्शनी भागावर तसेच प्रकल्पाचे प्रवेशद्वारावर सी.सी. टि.व्ही. चित्रीकरण करण्यासाठी यंत्रणा कार्यान्वित ठेवणे जमीन मालकावर/विकासकावर बंधनकारक राहिल.
१५. संदर्भित जागेचे क्षेत्र, स्थान, आकार वापर वहिवाट, भोगवटादार, भाडेकरू, मालकी हक्काबाबत तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदारावर बंधनकारक राहिल.
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,



| | | |
|--------------|------|---|
| स | ह | प |
| द. क्र. ५०५७ | २०२४ | |
| पाने ५३ | ६३ | |

5. Maharashtra Real Estate Regulatory Act, 2016

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

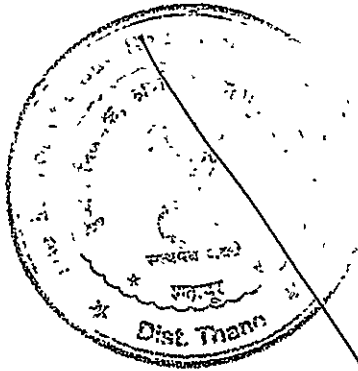
१७. भविष्यात देय गौण खनिजाचे स्वामित्व धनाच्ची रक्कम निष्पन्न झाल्यास ती मा.जिल्हाधिकारी, ठाणे यांचे कार्यालयाकडे जमा करणे अर्जदार/विकासक यांच्यावर बंधनकारक राहिल.
१८. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे अर्जदार/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१९. महाराष्ट्र इमारत व इमारत कामगार नियम २००७ मधील तरतूदी 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 विधीग्राह्यता 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 व हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमीनमालक 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 तरतुदींचे 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.

{स्थळप्रतीवर मा.जिल्हाधिकारी यांची



(रेवण लॅभ)
तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय ठाणे

| |
|-------|
| कोरे |
| Blank |



yoyw
y8 E3

| |
|-------|
| कार |
| Blank |

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MINEESH GUNWANT JAIN
 GUNWANT MANSHALAL JAIN
 02/09/1997
 Permanent Account Number
 AMVPJ3284E
 M.G. Jain
 Signature

M.G. Jain

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 GUNWANT MANSHALAL JAIN
 MANSHALAL SHASHMAL JAIN
 30/06/1966
 Permanent Account Number
 ADVP13567E
 G.M. Jain
 Signature

G.M. Jain

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 DINESH SUNDERJI GOSAR
 SUNDERJI PREMJI GOSAR
 02/07/1975
 Permanent Account Number
 AEPFS4962H
 D. Fresh Gosa
 Signature

D. Fresh Gosa

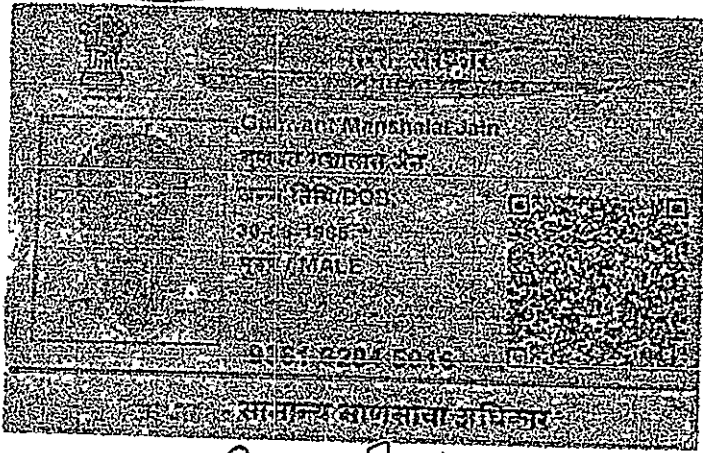
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 Permanent Account Number
 ABLFM46600
 AVTA DEVELOPERS
 07/07/2019




| | |
|--------------|------|
| स ह ष | |
| द. क्र. ५०५७ | २०२४ |
| पं. क्र. ५५ | ६३ |



| | | |
|-------------|------|---|
| स | क | प |
| र. नं. ५०५७ | २०२४ | |
| पन्ने | ६३ | |





 दिनेश सुंदरजी गोसर
 Dinesh Sundeji Gosar
 जन्म तारीख / DOB: 02/07/1976
 पुरुष / MALE

7458 9907 0286

आधार-सामान्य माणसाचा अधिकार

G.M. Jain

Dinesh Gosar


 दिनेश गुणवंत जैन
 Mitesh Gunwant Jain
 जन्म तारीख / DOB: 02/09/1991
 पुरुष / Male

7782 2201 9893

माझे आधार, माझी ओळख

M.G. Jain

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

सामान्य खाते संख्या
 Permanent Account Number Card
 AFJFC672911

ARJUN MARUTI CHAVAN
 MARUTI RAM CHANDRA CHAVAN

17/03/1999

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

सामान्य खाते संख्या
 Permanent Account Number Card
 GKAFGB124P

SUNITA KALU CHAVAN
 ARJUN SHRIRANG CHAVAN

19/05/1995

S.K. Chavan

भारत सरकार
 GOVERNMENT OF INDIA

कालु मारुती चव्हाण
 Kalu Maruti Chavan

जन्म तारीख / DOB: 17/03/1999
 पुरुष / MALE

3278 1857 9910

साझे आधार साझे ओळख

भारत सरकार
 GOVERNMENT OF INDIA

सुनिता कालु चव्हाण
 Sunita Kalu Chavan
 जन्म तारीख / DOB: 19/05/1995
 महिला / FEMALE

आधार हा शीक्यीक पुरेवा आहे. नागरिकत्व किंवा जन्मतारखेचा नाही. हे पुरेवा पड्याळणीसाठी केवळ त्रिजे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्वीटिव/ऑफलाईन XML).
 Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4235 7803 9162

साझे आधार साझे ओळख

Handwritten signature



| | | |
|--------------|------|---|
| स | ह | प |
| द. क्र. ५०५० | २०२४ | |
| ५०५० | ६३ | २ |

भारत सरकार
 GOVERNMENT OF INDIA

अमर भगवान चव्हाण
 Amar Bhagwan Chavan

जन्म वर्ष / Year of Birth : 1989
 पुरुष / Male

7204 0905 4969

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

गोपेश किशोर बावु
 Gopesh Kishor Bavu
 जन्म तारीख / DOB: 17/09/1980
 पुरुष / Male

7501 2531 8541
 VID: 9138 5686 4543 6320

साझे आधार साझे ओळख

Handwritten signature

Handwritten signature



| | |
|--------------|------|
| म ह प | |
| स. क्र. Yoyu | २०२४ |
| पाने YC | EB |

भारतीय विशिष्ट आंकड़ों प्राधिकरण
Unique Identification Authority of India

पता: ठाकुरवाडी, मु. मणिकखंब, पोस्ट. मुंदहेगाव, ता. इगतपुरी, जि. नाशिक, महाराष्ट्र - ४२२४०३

Address: Thakurwadi, Mu. Manikkhamb, Post. Mundhegaon, Tal. Igatpuri, Dist. Nashik, Maharashtra - 422403

4235 7803 9162
 VID : 9153 2911 4505 3049

1947 | help@uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट आंकड़ों प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: ठाकुरवाडी, मु. मणिकखंब, पोस्ट. मुंदहेगाव, ता. इगतपुरी, जि. नाशिक, महाराष्ट्र - ४२२४०३

Address: S/O Manu Chavan, THAKURWADI, Manik Khamb, Nashik, Maharashtra - 422403

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bangalore-560 001

भारतीय विशिष्ट आंकड़ों प्राधिकरण
Unique Identification Authority of India

पता: 601/0ASIS SILVERSTONE, RAM MARUTI ROAD, OPP. SHIVSAGAR RESTAURANT, NAUPADA, Thane, Maharashtra - 400602

Address: 601/0ASIS SILVERSTONE, RAM MARUTI ROAD, OPP. SHIVSAGAR RESTAURANT, NAUPADA, Thane, Maharashtra - 400602

7501 2531 8541
 VID : 9158 4586 4543 6320

1947 | help@uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट आंकड़ों प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O: भगवान चव्हाण, 153, देऊवाडी, कसारा, कसारा, ता. शहापूर, महाराष्ट्र - ४२१६०२

Address: S/O. Bhagwan Chavan, 153, deulwadi, Kasara, Kasara, Thane, Shahapur, Maharashtra, 421602

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bangalore-560 001



| | |
|--------------|------------|
| स ह प | २०२४ |
| द. क्र. ५०५७ | १०२४ |
| ७६ | ६३ |
| ०९ | मार्च २०१५ |

शासन निर्णय क्रमांक - प्रसुधा १३१४/२४-५/५४-७/६५-७/१८-अ. दिनांक

स्वयं - साक्षात्क्रमासाठी स्वयं घोषणापत्र (Self Declaration)

लिहून देणार व लिहून घेणार यांचा पासपोर्ट साईट फोटो

मी लिहून देणार श्री. / श्रीमती / मेसर्स मी. रवीशंकर ताम दिवडी
 वय वर्षे :- २७

राहणार :- पार्लो, रावण, बिनामणी कोरापूर

वय वर्षे :- ५७ आधार क्रमांक असल्यास :- _____ व्यवसाय :- _____

मी लिहून घेणार श्री. / श्रीमती / मेसर्स युजिता काळू चव्हाण

राहणार :- हिकरवाडी, भांडोळ रावण मुंदगाव, राणपूर

वय वर्षे :- २७ आधार क्रमांक असल्यास :- _____ व्यवसाय :- _____

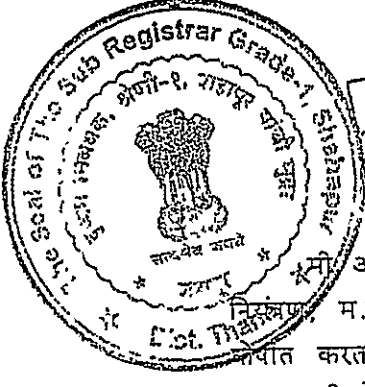
याद्वारे घोषित करतो / करते की, मी स्वयं साक्षात्कृत (Self Attested) केलेल्या प्रती या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोद्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नांदणी अधिनियम १९०८ किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहिन्याची मला पूर्ण जाणीव आहे.

लिहून देणार सही :- G. M. Jain
Fresh Cosar

लिहून घेणार सही :- S. K. Chavan
[Signature]

ठिकाण :-

दिनांक :-



| | |
|---------------------|------|
| स ह प | |
| ह. नं. ५०५७ | २०२४ |
| पाने ६० | ६३ |
| घोषणापत्र/शत्रुपत्र | |

मी/आम्ही खालील सही करणारे मा. नोंदणी महानिरीक्षक व मुद्राक निष्ठापण म.रा.पुणे यांचे दि. ३०/०९/२०१३ रोजीचे परिपत्रक वाचून असे नोंदणीत करता की, नोंदणीसाठी सदर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरी साठी घेवून आलो आहे

सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती याची मालकी टायटल तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अदयापाही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजा, विक्रसन, बोजे, शासन बोजे व कुलमुखत्याधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदार समक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा दस्तासोबत कोणत्याही मा. न्यायालयाय/शासकीय कार्यालयाचा मनाई नाही तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

स्थावर मिळकतविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्याअनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र लिहून देत आहोत भविष्यात मी आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदयानुसार गुद्रांक शुल्क किंवा नोंदणी फी लावली गेली असल्यास अथवा नोंदणी अधिनियम अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्ताऐवजातील सर्व निष्पादक व ओळख देणार जवाबदार राहणार आहेत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार
G. M. Jarn
Jinesh kumar

S. K. Chavan
लिहून घेणार

408/5057

शुक्रवार, 08 नोव्हेंबर 2024 12:14 म.नं.

दस्त गोषवारा भाग-1

सहप

E9 / 83

दस्त क्रमांक: 5057/2024

दस्त क्रमांक: सहप /5057/2024

वाजार मुल्य: रु. 15,71,000/-

मोवदला: रु. 26,75,000/-

भरलेले मुद्रांक शुल्क: रु. 1,60,500/-

नोंदणी फी माफी असल्यास तपशिल :-

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

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

पावती:6506

पावती दिनांक: 08/11/2024

अ. क्रं. 5057 वर दि.08-11-2024

सादरकरणाराचे नाव: सुनिता काळू चव्हाण

रोजी 12:11 म.नं. वा. हजर केला.

नोंदणी फी

रु 27800.00

दस्त हाताळणी फी

रु 1260.00

पृष्ठांची संख्या: 63

S.K Chavan

दस्त हजर करणाऱ्याची सही:

एकुण: 29060.00


Sub Registrar Shahapur


Sub Registrar Shahapur

दस्ताचा प्रकार: विक्री करारनामा

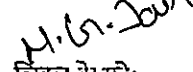
मुद्राक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्षा क्रं. 1 08 / 11 / 2024 12 : 11 : 26 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 11 / 2024 12 : 13 : 08 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

“सदर दस्तऐवज हा नोंदणी कायदा 1907 अर्थात असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. ‘दस्तातील संपुर्ण नजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोदत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ‘दस्ताची सत्यता, तेव्हा कायदेशीर दारीसाठी दस्त निष्पादक व कबुलीदास्त हे संपुर्णपणे जबाबदार राहतील दस्तऐवजासोबत जोडलेले कागदपत्रे, कुळमुसय्यातपत्र, व्यवहार इत्यादी व्हायट आढळून आल्यास चार्ज संपुर्ण जबाबदारी निष्पादकाची राहिल.


लिहून घेणारे:

S.K.Chavan
लिहून घेणारे:







111

111

111


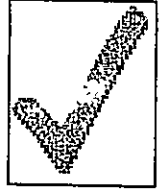

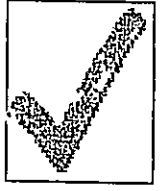

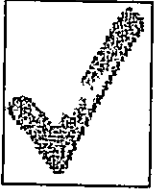


111

08/11/2024 12 18:37 PM

दस्त क्रमांक:5057/2024

दस्त क्रमांक महप/5057/2024

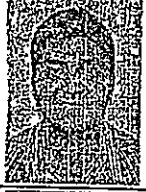



दस्ताचा प्रकार :-विक्री करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|---|---|---|---|
| 1 | नाव:मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कवुली जवाव देणार मिनेश गुणवंत जैन 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. पॅन नंबर:AEEPS4962H | लिहून देणार वय :-49 स्वाक्षरी:- M. G. Jain |  |  |
| 2 | नाव:मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कवुली जवाव देणार मिनेश गुणवंत जैन 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. पॅन नंबर:ADYPJ3567E | लिहून देणार वय :-59 स्वाक्षरी:- M. G. Jain |  |  |
| 3 | नाव:सुनिता काळू चव्हाण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु ठाकुरवाडी माणिकखाव पोस्ट मुंडेगाव तालुका इगतपुरी जिल्हा नाशिक, रोड नं: -, महाराष्ट्र, पाम्:ईक. पॅन नंबर:CKAPC6124P | लिहून घेणार वय :-29 स्वाक्षरी:- S. K. Chavan |  |  |
| 4 | नाव:काळू मारुती चव्हाण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु ठाकुरवाडी माणिकखाव पोस्ट मुंडेगाव तालुका इगतपुरी जिल्हा नाशिक, रोड नं: -, महाराष्ट्र, पाम्:ईक. पॅन नंबर:ARJPC6729J | लिहून घेणार वय :-31 स्वाक्षरी:- P. M. Chavan |  |  |

वरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:08 / 11 / 2024 12 : 15 : 23 PM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजवाव देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित -आधार प्रणालीद्वारे पडताळण्यात आली आहे, त्याबाबत प्रान माहिती पुढीलप्रमाणे आहे.

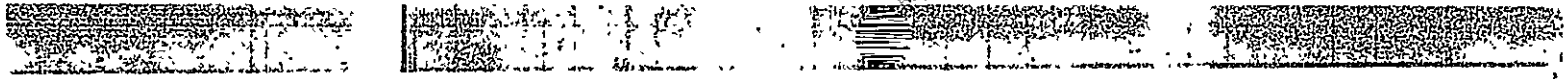
| Sr. No. | Type of Party & Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|---------|--|--|---|
| 1 | लिहून देणार मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कवुली जवाव देणार मिनेश गुणवंत जैन | 08/11/2024 12:15:38 PM | मिनेश गुणवंत जैन M 1169974879866933248  |
| 2 | लिहून देणार मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कवुली जवाव देणार मिनेश गुणवंत जैन | 08/11/2024 12:15:46 PM | मिनेश गुणवंत जैन M 1169974879866933248  |
| 3 | लिहून घेणार सुनिता काळू चव्हाण | 08/11/2024 12:16:01 PM | सुनिता काळू चव्हाण F 1304336294735273984  |
| 4 | लिहून घेणार काळू मारुती चव्हाण | 08/11/2024 12:16:16 PM | काळू मारुती चव्हाण 1304336294735273984  |

शिक्का क्र.4 ची वेळ:08 / 11 / 2024 12 : 16 : 17 PM

शिक्का क्र.5 ची वेळ:08 / 11 / 2024 12 : 17 : 50 PM नोंदणी पुस्तक 1 मध्ये

Sub.Registrar Shahapur





1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | SUNITA KALUA CHAVAN AND OTHER | eChallan | 69103332024110719618 | MH010826662202425E | 160500.00 | SD | 0005950341202425 | 08/11/2024 |
| 2 | | DHC | | 1124078117654 | 1260 | RF | 1124078117654D | 08/11/2024 |
| 3 | SUNITA KALUA CHAVAN AND OTHER | eChallan | | MH010826662202425E | 27800 | RF | 0005950341202425 | 08/11/2024 |

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

5057 /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 कम्पगान घेते की, सदर दस्त क्र ५०५७
मध्ये ए३. पाने आहेत पुस्तक क्र. १.. वर नांदला
दि. ०८/११/२०२४

Satish
प्रमुख निबंधक (श्रे-१), शहापुर

