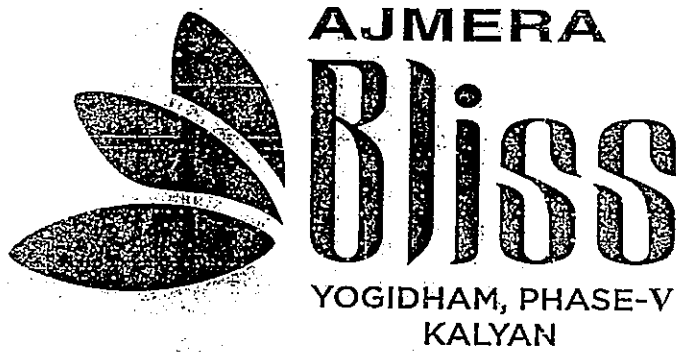




A JOINT VENTURE OF
AJMERA AND MEHTA GROUP

mob 9829640324

98296
99190/28



1 & 2 BHK Homes

AGREEMENT FOR SALE

70/14217

Friday, October 11, 2024

5:54 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: गौरीपाडा

दस्तऐवजाचा अनुक्रमांक: कलन1-14217-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: घायवट प्रणाली प्रकाश - -

पावती क्र.: 16605

दिनांक: 11/10/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3360.00

पृष्ठांची संख्या: 168

एकूण:

रु. 33360.00

Sub Registrar Kalyan 1

वाजार मुल्य: रु.5525000/-

मोबदला रु.5844450/-

भरलेले मुद्रांक शुल्क : रु. 409200/-

सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

1) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024104605218 दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024109405172 दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009569227202425E दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:



Valuation ID: 202410117029
कलना

मूल्यांकन वर्ष: 2024
जिल्हा: ठाणे
मूल्य विभाग: तालुका कल्याण
उप मूल्य विभाग: 1862-विभाग 8ब गौरीपाडा या गावातील सर्व मिळकती
क्षेत्राचे नांव: Kalyan/Dombival Municipal Corporation सर्व्हे नंबर: न भू क्रमांक स हें नंबर: 22

वांधीव मूल्य दर	तक्त्यानुसार मूल्यदर रु.	खुली जागेची	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक	मालमामानाचे टक्के
20100	72900	83600	90900	83600	83600	83600	10%

वांधीव क्षेत्राची माहिती	वांधीव क्षेत्र (Built Up): 66.803 चौ. मीटर	मिळकतीचा वापर:	निवासी सदानिका	मिळकतीचा प्रकार:	वांधीव
बांधकामाचे वर्गीकरण:	1-आर सी सी	मिळकतीचे वय:	0 to 2 वर्षे	बांधकामाचा दर:	18,620
उद्दाहण सुविधा:	आहे	मजला:	21st and Above	कार्गट क्षेत्र:	वांधीव

Sale Type: First Sale
Sale: Resale of built up Property constructed after circular no 02/01/2018

मजला नियम घट/वाढ: 110 / 100 Apply to Rate - Rs.80190/-
घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर: (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी + खुल्या जमिनीचा दर
= ((80190-20400) * (100 / 100)) + 20400
= Rs.80190/-
A) मूळ मिळकतीचे मूल्य = वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र
= 80190 * 66.803
= Rs.536932.57/-
B) उच्च मजला बाह्यतळाचे क्षेत्र लायवलेले बाह्यतळाचे मूल्य = 13.94 चौ. मीटर
= 13.94 * (80190 * 15/100)
= Rs.167677.29/-

Applicable Rules: 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य: मूळ मिळकतीचे मूल्य + बाह्यतळाचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + उच्च मजला बाह्यतळाचे मूल्य + वरील मजला मूल्य + वरील बाह्यतळाचे मूल्य + उच्च मजला बाह्यतळाचे मूल्य + उच्च मजला बाह्यतळाचे मूल्य + उच्च मजला बाह्यतळाचे मूल्य + उच्च मजला बाह्यतळाचे मूल्य
= A + B + C + D + E + F + G + H + I + J
= 536932.57 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = 536932.57
= Rs.5524610/-
= २ पंचावन्न लाख चौवीस हजार सहा शें दहा /-

कलना - १
दस्ता क्र. १४२९६ | २०२४
१ | १६८





CHALLAN
MTR Form Number-6



GRN	MH009569227202425E	BARCODE			Date	10/10/2024-12:42:46		Form ID	40(a)		
Department	Inspector General Of Registration			Payer Details							
Stamp Duty				TAX ID / TAN (If Any)							
Type of Payment	Registration Fee			PAN No.(If Applicable)							
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	GHAIVAT PRANALI PRAKASH						
Location	THANE			Flat/Block No.	VILLAGE GAURIPADA, S.NO. 21/1/1 , AND						
Year	2024-2025 One Time			Premises/Building	OTHERS						
Account Head Details				Amount In Rs.		Road/Street					
0030046401 Stamp Duty				409200.00		AJMERA BLISS , BUILDING NO. H-7, FLAT NO.2103, 21 th FLOOR					
0030063301 Registration Fee				30000.00		Area/Locality					
						KALYAN					
						Town/City/District					
						PIN .					
						4 2 1 3 0 1					
						Remarks (If Any)					
						SecondPartyName					
						MS YUGLDEV FLIPPERS CORPORATION					
						कलन - १					
						दरत क्र. १४२१७					
						२०२४					
						२ १६६					
Total				4,32,200.00		Amount In		Four Lakh Thirty Nine Thousand Two Hundred Rupees			
						Words		Only			
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		10572024101024989			
Cheque/DD No.				Bank Date		RBI Date		10/10/2024-12:42:43			
Name of Bank				Bank-Branch		Scroll No. , Date		STATE BANK OF INDIA KALYAN-1			
								Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Ward No.

Village Gauripada

Flat / Shop / area 60.73 ^{Mtrs} sq.ft. (carpet)

Mkt. Value 55,25,000/-

Actual Value 58,44,450/-

AGREEMENT FOR SALE

This Agreement made at Kalyan on this 11 day of Oct ~~2020~~ 2024,
 between M/s. Yogi Developers Corporation, a partnership firm, having
 their Registered office at Second floor, City Mall, Andheri Link Road,
 Andheri (W), Mumbai, 400 053 hereinafter called and referred to as the
 Promoters (which expression shall unless it be repugnant to the context or
 meaning thereof mean and include the partners constituting the said firm for
 the time being, the survivors of them/their/his/her heirs, executors,
 administrators and assigns) being the party of the first part.

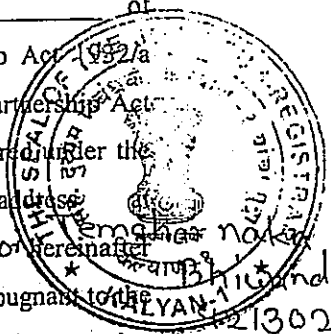
11-10-24	
98296	2028
y	96L

AND
 Mr./Ms./Messrs. Ghayvat Pranali Prakash
Ketan Prakash Ghayvat

Indian Inhabitant(s)/a firm registered under the Indian Partnership Act 1932/a
 limited liability partnership registered under the Limited Liability Partnership Act
 2008/a Hindu Undivided Family/a limited liability company registered under the
 Companies Act 2013 having his/her/ their/its address

H.NO G10/c-704, Siddhivinayak complex 7th Floor

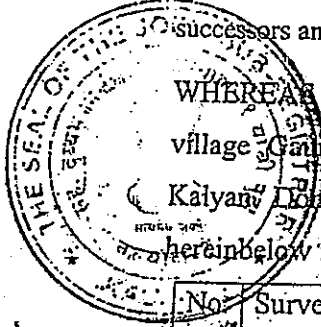
referred to as the 'Purchaser' (which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and include his/her/their respective
 heirs executors and administrators and assigns/the partners for the time being of
 the firm their survivors or survivor and the heirs executors and administrators of
 such last survivor/the members for the time being of the Hindu Undivided Family
 and the respective heirs executors and administrators of such last survivor/its



(Handwritten signatures and initials on the left margin, including 'Pranali', 'Ketan', and 'Yogi')

कलन - १	
सं. क्र. १०२१६	२०२४
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-2-



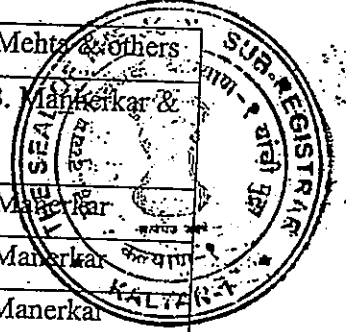
(successors and assigns) of the other part.

WHEREAS all those pieces and parcels of land lying, being and situate at village Gaupada, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation are owned by the persons hereinbelow:

No.	Survey No.	H.No.	Area (Sq.Mtrs)	Name of Owners
1	22	1/1	912.00	Suman Ramu Manerkar
2	22	1/8	1075.00	Kamalbai Shivram Mhatre
3	22	2	300.00	Chandrabai N. Manerkar
4	22	3	510.00	Parvatibai K. Manerkar
5	24	2 (pt)	3800.00	Manoj Ranjikan Mehta & 2 others
6	24	2 (pt)	3800.00	Deepak Ramesh Mehta and 2 others
7	24	2 (pt)	3800.00	Ketan Ramesh Mehta and 2 others
8	24	2 (pt)	3800.00	Ramesh Amrutlal Mehta and 2 others
9	24	2 (pt)	18075.00	Irfan Mohammed Hanif Maulavi and others
10	24	2 (pt)	18075.00	Abdul Razzak Gulamali Maulavi and others
11	24	2 (pt)	10495.80	Yogi Developers Corporation
12	25	1	1310.00	Sadu Motiram Manerkar & others
13	25	2	2120.00	Govind Rajaram Manerkar & others
14	25	3	1210.00	Govind Rajaram Manerkar & others

कलन-१	
दस्त क्र. १०२१६	२०२४
६	१६६

15	25	4 (pt)	1600.00	Priti Ramesh Mehta & others
16	25	4 (pt)	1750.00	Draupadibai B. Manerkar & others
17	25	5	200.00	Eknath Arjun Manerkar
18	25	6	350.00	Eknath Arjun Manerkar
19	25	7	200.00	Eknath Arjun Manerkar
20	26	-	2090.00	Gopinath B. Manerkar & others
21	24	2 (pt)	7580.00	Yogi Developers

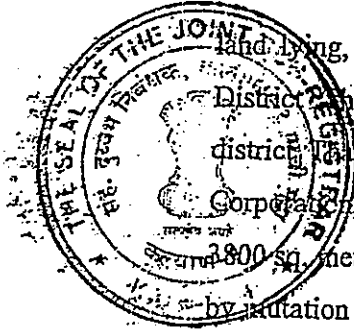


AND WHEREAS

- 1) by an Agreement for Sale dated 21.02.1987 Sau. Jayshree Mehta, Ramesh Amrutlal Mehta, Ketan Amritlal Mehta, Deepak Ramesh Mehta, Bhupendra Takurdas Shah, Rajanikant Amritlal Mehta, Ghansham Amritlal Mehta, Smt. Damayant Rajanikant Mehta and Prana Ghansham Mehta acquired all those pieces and parcels of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 22 Hissa No. 1/1 admeasuring 912 sq. metres, Survey No. 22 Hissa No.1/8 admeasuring 1075 sq. metres, Survey No. 22 Hissa No. 2 admeasuring 300 sq.meters and Survey No.22 Hissa No. 3 admeasuring 510 sq. metres from Suman Ramu Manerkar, Kamalbai Shivaram Mhatre, Chandrabai Narayan Manerkar, Parvatibai Krishna and Others and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;
- 2) by a Deed of Conveyance dated 28.07.1995 registered with the office of Sub-Registrar of Assurances at Kalyan under serial No.3509/1995 Shri Manoj Rajnikant Mehta, Shri Ghanshyam Amrutlal Mehta and Shri Bhupendra Thakorlal Shah acquired all that piece and parcel of

कत-१	
क्र. १०२१०	२०२४
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- 4 -



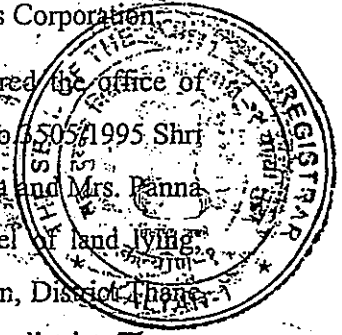
land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Ashok Bhima Manerkar and Others as evidenced by mutation entry No. 187 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;

- 3) by a Deed of Conveyance dated 04.08.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No. 3515 /1995-Shri Ramesh Amrutlal Mehta, Smt. Damayanti Rajnikant Mehta and Smt. Taralaxmi Amrutlal Mehta acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Krishna Balu Manerkar and Others as evidenced by mutation entry No. 186 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;
- 4) by a Deed of Conveyance dated 04.08.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3514/1995 Shri Deepak Ramesh Mehta, Mrs. Jayshree Ramesh Mehta and Mrs, Alpa Ketan Mehta acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Shri Baliram Manerkar and Others as evidenced by mutation entry No. 185 and further under the supplement deed the said land stands introduced

कलान - २	
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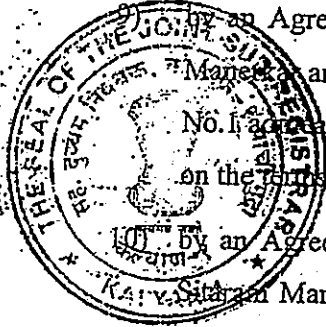
in favour of the Promoter's firm M/s. Yogi Developers Corporation

- 5) by a Deed of Conveyance dated 04.08.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No. 505/1995 Shri Ketan Ramesh Mehta, Shri Rajnikant Amrutlal Mehta and Mrs. Panna Ghanshyam Mehta acquired all that piece and parcel of land lying being and situated at village Gauripada, Taluka Kalyan, District Thane, within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Shri Eknath Arjun Manerkar and Others as evidenced by mutation entry No. 184 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;
- 6) by an Agreement for Sale dated 19.04.1994 the Owners Irfan Mohammed Hanif Maulavi and others have agreed to sell the property bearing Survey No. 24 Hissa No.2 (pt) admeasuring 18075 sq. metres, to Promoter herein on the terms and conditions therein contained.
- 7) by an Agreement for sale dated 19.04.1994, the Owners Abdul Razzak Gulamali Maulavi and others have agreed to sell the property bearing Survey No. 24 Hissa No.2 (pt) admeasuring 18075 sq. metres to Promoter herein on the terms and conditions therein contained.
- 8) by a Deed of Conveyance dated 06.10.2008 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.7464/2008 the Promoter acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 10495.80 sq. metres from Shri Gulam Gaus Mohammed Ibrahim Moulvi and Others as evidenced by mutation entry No. 371;



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an Agreement dated 05.08.1997, the Owners Shri Sadu Motiram Manerkar and others granted the property bearing Survey No. 25 Hissa No. 1 admeasuring 1310 sq. metres for development to Promoter herein on the terms and conditions therein contained.

by an Agreement for Sale dated 19.05.1995, the Owners Shri Babu Saharan Manerkar and others and M/s. Amrut Builders as confirming party have agreed to sell the property bearing Survey No. 25 Hissa No.2 admeasuring 2120 sq. metres and Survey No. 25 Hissa No.3 admeasuring 1210 sq. metres thus totally admeasuring 3330 sq metres to Promoter herein on the terms and conditions therein contained.

- 11) by a Deed of Conveyance dated 28.07.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3514/1995 Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Mrs. Lata Bhupendra Shah and Shri Kanubhai Odhavji Oza acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 25 Hissa No. 4(part) admeasuring 1600 sq. metres from Shri Baliram Ganesh Manerkar and Others as evidenced by mutation entry No. 313 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;
- 12) by a Deed of Conveyance dated 28.07.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3522/1995 Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Mrs. Lata Bhupendra Shah and Shri Kanubhai Odhavji Oza acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 25 Hissa

कलान-१	
दस्त क्र.	१०२१७ २०२४
११	१६८

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No. 4(part) admeasuring 1750 sq. metres from Shri. Krishna Bala Manerkar and Others and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;



- 13) by a Deed of Conveyance dated 28.07.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3506/1995 Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Shri Manoj I. Ajmera and Shri Ashwin Ajmera acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 25 Hissa No. 5 admeasuring 200 sq. metres, Survey No. 25 Hissa No. 6 admeasuring 350 sq. metres and Survey No. 25 Hissa No. 7 admeasuring 200 sq. metres from Shri Eknath Arjun Manerkar and Others and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;
- 14) by an Agreement for Development dated 19.04.2020 the Owners Shri Ramu Krishna Manerkar and others have granted the development rights in respect of land admeasuring 2090 sq. metres out of the property bearing Survey No. 26 Hissa No. - admeasuring 2120 sq. metres to Promoter herein on the terms and conditions therein contained.

AND WHEREAS the Kalyan Dombivli Municipal Corporation have sanctioned the plans on the land admeasuring 75450 sq. metres comprising of Survey Nos. 22/1/8, 22/1/1, 22/2, 22/3,24/2(pt), 25/1, 25/2, 25/3, 25/4(pt), 25/4(pt), 25/5, 25/6, 25/7 & 26 under building commencement certificate No. KDMP /NRV /BP /KV / 180-83 dated 08.07.2008.

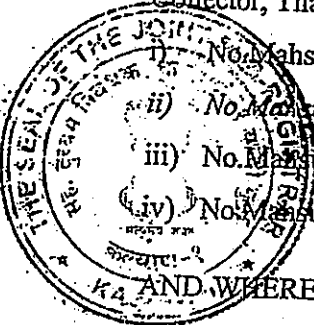
AND WHEREAS the property totally admeasuring 75450 sq. metres is converted to non-agricultural use under the Orders passed by the District

कल्याण - १	
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१२	१६८

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कल्याण - १

Collector, Thane viz.



- (i) No. Mahsul/K-1/T-8/NAP/SR-184/95 dated 20.01.1996
- (ii) No. Mahsul/K-1/T-7/NAP/SR-97/2000 dated 19.10.2001
- (iii) No. Mahsul/K-1/T-7/NAP/SR-79/05 dated 21.10.2005
- (iv) No. Mahsul/K-1/T-7/NAP/SR-278/2008 dated 17.09.2008.

AND WHEREAS the said scheme of construction on the entire property is divided into four phases viz. Phase-I, Phase-II, Phase-III and Phase-IV and out of the said four phases the Promoters have constructed certain buildings and obtained building occupation certificate, certain occupation certificates of duly completed buildings are yet to be obtained and further certain buildings are under construction and accordingly the commencement work in pursuance of the sanction plans and permission has been duly commenced and the construction work in progress on the entire property.

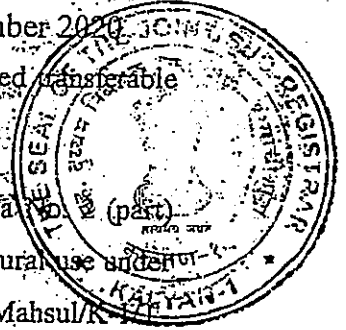
AND WHEREAS further by and under a Deed of Conveyance dated 29.12.2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 2/2011 on 09.02.2011 the Promoter acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 7580 sq. metres from Shri Sharique Ibrahim Moulvi and Others and the name of Promoter stands mutated in the records of right as evidenced by mutation entry No. 453.

AND WHEREAS during the course of construction of the buildings in pursuance to the above sanctioned plans and permissions, the Promoter amalgamated the above said land admeasuring 7580 sq. metres with the existing construction and submitted the plans for renewal and approval by following due process of law and the Kalyan Dombivli Municipal Corporation have accorded the revised sanction by granting the building commencement certificate bearing No. _____

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KDMCNRB/BP/KV/2012/13/21/47 dated 30th September 2020 which includes the sanction of use and utilization of permitted transferable development rights.

AND WHEREAS the said land bearing Survey No. 24 Hissad (part) admeasuring 7580 sq. metres stands converted to non-agricultural use under order granted by the Collector, Thane under No.Mahsul/K/7/NAP/SR-136/2013 dated 30.06.2014.



AND WHEREAS the Promoter during the course of construction have completed the construction work of Building A1, A2, E1, E2, B1, B2, C1, C2, D1, D2, F1 and have obtained the Occupation Certificate from Kalyan Dombivali Municipal Corporation :

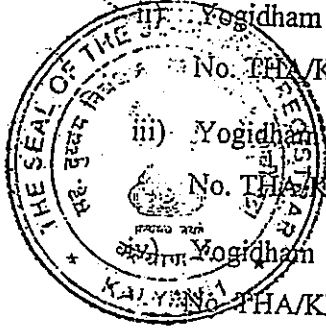
- i) KDMP/NRV/CC/KV/106 dated 13.09.2012 in respect of Building No. 1, Wing-A1 & A2 and Building No. 3, E1 & E2
- ii) KDMP/NRV/CC/KV/69 dated 31.05.2013 in respect of Building No. 2, Wing B1 & B2
- iii) KDMP/NRV/CC/KV/02 dated 04.04.2015 in respect of Building No. 4, Wing C1, and C2 & D
- iv) KDMP/NRV/CC/KV/317 dated 19.12.2016 in respect of Building No. 6, Wing G1
- v) KDMP/NRV/CC/KV/74/17 dated 20.07.2017 in respect of Building No. 6 Wing G1 & G2
- vi) KDMP/NRV/CC/KV/2012-13/21/219 dated 21/8/2017 in respect of Building No. 6 Wing F1

AND WHEREAS the cooperative housing society of the following buildings are formed and registered under the provisions of Maharashtra Cooperative Societies Act, 1960

- i) Yogidham B-1 Opal Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/26183/2013-14/2014 dated 11.03.2014

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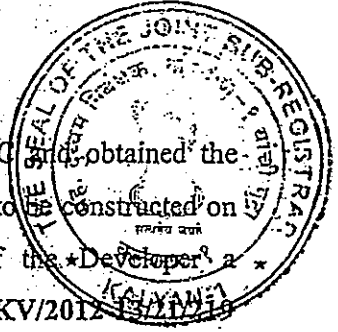
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- ii) Yogidham B2 Onyx Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/26184/2013-14/2014 dated 11.03.2014
- iii) Yogidham A1 Iris Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/25671/2013-14/2014 dated 14.11.2014
- iv) Yogidham A2 Ivy Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/25672/2013-14/2014 dated 14.11.2014
- v) Yogidham E1 Rosemary Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/25673/2013-14/2014 dated 14.11.2014
- vi) Yogidham E2 Rosewood Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/25674/2013-14/2014 dated 14.11.2014
- vii) Yogidham C1 Emerald Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/27782/2015-16/2015 dated 22.07.2015
- viii) Yogidham C2 Sapphire Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/27783/2015-16/2015 dated 22.07.2015
- ix) Yogidham D Ruby Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/27784/2015-16/2015 dated 22.07.2015
- x) Yogidham New Era - G2 "B" Wing Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/30909/2018-19/2018 dated 13.6.2018
- xi) Yogidham New Era - G2 "B" Wing Cooperative Housing Society bearing Registration No. THA/KLN/HSG(TC)/30909/2018-19/2018 dated 13.6.2018
- xii) Yogidham New Era F1 "C" wing Co-operative Housing Society Ltd., bearing Registration No. THA/KLN/HSG(TC)/32067/2019-20 dated

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16.7.2019.



The Developer had made an application to the KDMC and obtained the sanction of the plans in respect of residential building/s to be constructed on the Property. The KDMC has issued in favour of the Developer a Construction Permission bearing No. KDMP/NRV/CC/KV/2012

dated 21/8/2017. Thereafter the Promoter obtained further Commencement Certificate bearing No. KDMP / NRV / BP / KV / 2019-20 / 21 / 1 dated 16.03.2020 for stilts + 1st (first) 2nd (Second) floor to 7th (Seventh) Floor of the proposed building and then the said commencement certificate revised on 01/11/21 bearing its no. KDMC/TDP/BP/KD/2012-13/21/32 for stilts + 2nd 21st

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upper floors. Copies of the Construction Permission are annexed hereto and marked as Annexure 'A' and 'A1'.

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of the said building No. 7 to be known as "AJMERA BLISS" on the part of the amalgamated properties more particularly described in the Schedule hereunder written hereinafter called and referred to as the Said Property.)

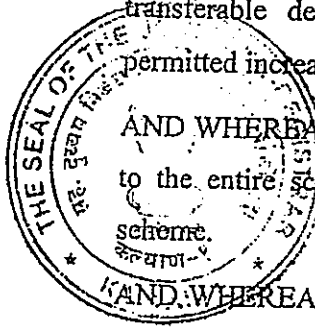
AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible FSI to be used and utilized on the above property as may be granted by the Kalyan Dombivli Municipal Corporation from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings and / or additional floors to be constructed on the said property by using, utilizing and consuming the

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transferable development rights, staircase floor space index and / or permitted increases therein.



AND WHEREAS the Promoters intend to acquire the adjacent land abutting to the entire scheme of construction and to merge the same in the said scheme.

AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force;

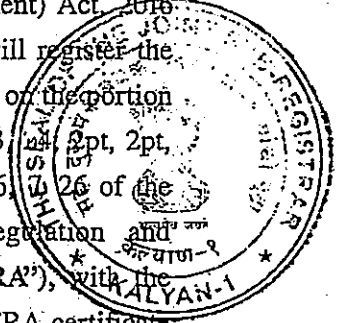
AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats/units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats/shops/units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats/units.

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

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects; M/s. Rachana Shilp, registered with the Council of Architects at No. T/107/LS and have also appointed M/s. JW Consultants as structural Consultant for preparing structural design and drawings and specifications of the building. The Purchaser/s accept/s the professional supervision of the said Architects and the said Structural Engineer till the completion of the Building unless otherwise changed.

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AND WHEREAS, the Promoter shall follow the requisite procedure under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority. The Developer will register the project of development and construction of the Building No. 7 of the portion of Approved layout on land bearing CTS No. 22,1/8, 1/1, 2, 3, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 25 H. No. 1, 2, 3, 4pt, 5, 6, 7, 26 of the property under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as "RERA"), with the Maharashtra Real Estate Regulatory Authority. The copy of RERA certificate herewith attached with the Agreement for Sale which will be marked as Annexure 'B' and the Rera Registration Number is P51700026925 shall be mentioned the Agreement for Sale.



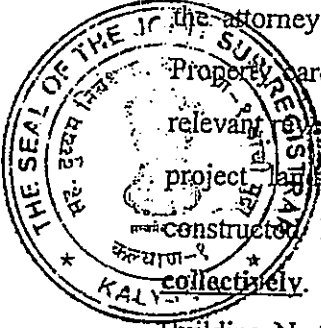
AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by

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the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'C' collectively. The right and entitlement of the Developer to construct the Building No.7 on the land bearing CTS No. 22,1/8, 1/1, 2, 3, 24, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 25 H.No.1, 2, 3, 4pt, 5, 6, 7, 26 forming a part of the Phase IV of the property has been set out in the Title Report dated 31.10.2009 issued by Advocate Mr. Deepak R. Shah and Title Report dated 26.09.2016 issued by Advocate Mr. Krunal A. Adhikari; and a copy of the said Title Reports are annexed hereto as Annexure 'D' and Annexure 'D-1'.

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

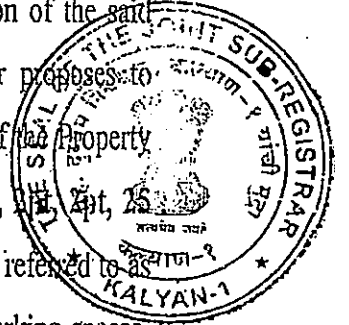
AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority is a copy of the Typical Floor Plan have been annexed and marked as Annexure 'E-1'.

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

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and, upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans. The Developer proposes to construct a multistoried building being Building No. H- 7 in Yogidham of the Property bearing CTS No. 22,1/8, 1/1, 2, 3, 24, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, 2pt, H.No.1, 2, 3, 4pt, 5, 6, 7, 26 to be known as "Ajmera Bliss" (hereinafter referred to as "the said Building"). It is proposed that the said Building shall have parking spaces, Stilt and shall have residential flats from 1st (First) to 21st (twenty First) floors.



AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat / Unit being No. 2103 on 21st floor in building No. H-7 more particularly described in the Third Schedule hereunder written in the scheme of construction known as "Ajmera Bliss" being constructed on Yogidham Phase V of the property described in the Third Schedule hereunder written being the said premises.

P. Singh

P. Singh

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

AND WHEREAS, prior to the execution of these presents the Purchaser has

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paid to the Promoter a sum of Rs 51000/- (Rupees Five Thousand) only, being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 2(a) (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat /Unit being No. 2103 on 21st floor in Bliss building

No. H-7 and more, particularly described in the Third Schedule hereunder written in the scheme of construction known as Ajmera Bliss" Yogidham _____ as shown in the Floor plan thereof for the consideration of Rs. 5844450 (Rupees Fifty Eight Lakh Forty Four Thousand Four Hundred Fifty

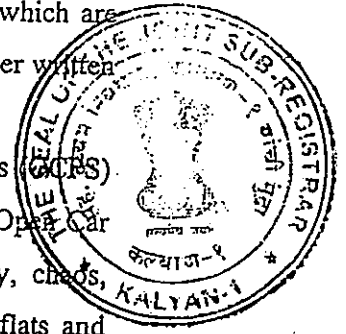
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agreed to be paid by the Purchaser/s to the Developer/s in the manner contained in Clause 2(b) hereunder written (hereinafter referred to as "the Purchase Price") including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule hereunder written (herein after referred to as the "said premises").

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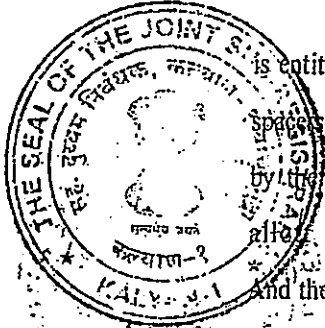
Project

(ii) The Promoter has, in relation to Open Car Parking Spaces (OCPs) evolved a system whereby the usage of the non- earmarked Open Car Parking Spaces on daily basis does not create disharmony, chaos, confusion & conflicts inter-se between the allottees of the flats and other premises in the subject phase or other phases of the Project and/or between one or more such allottees and the Ultimate Body and/or the Apex Body and/or otherwise howsoever. The Promoter has made suggestion in this behalf to all the purchasers of the flats and other premises that each of the open CPSs to be earmarked for use thereof by the allottees concerned & such usage to be as a mere/bare licensee & incidental to and coextensive with the holding of the flat or Apartment or any other premises by the allottees with no vested right (other than a licensee) of the particular allottee or the allottees concerned in the earmarked open CPS subject to payment of all levies and charges and on such terms and conditions that may be imposed by any Statutory authority or the body of allottees. The Purchaser/s has fully understood the suggestion as above and requested the Promoter to initiate the same and as such the Promoter by virtue of this agreement



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is entitled to and has been authorized to earmark the available open car parking spaces in the project to certain Purchaser or Purchasers as would be solely decided by the Promoter on first come first bases and accordingly the Promoter shall allot a car parking Space duly earmarked to the Purchaser/s. And the earmarked number of the Open Car Parking Space as per the suggestion by the Promoter and the corresponding acceptance by the Purchase/s is mentioned in the Third schedule hereunder written. }

2(b) The said aggregate Purchase Price of Rs. 5844450 /- (Rupees Fifty Eight Lakh Forty Four Thousand Four Hundred Fifty Only) shall be paid by the Purchaser/s to the Developer in the following manner:

(i) Rs. 51000 /-(Rupees

Fifty one Thousand

Only), being the booking amount paid by the Purchaser/s to the Developer prior to the execution hereof (the payment and receipt whereof the Developer doth hereby admit and acknowledge);

Balance (ii) Rs. 393450 / Call Money

Rs. — Allotment Letter

Rs. — On Commencement of Piling Work

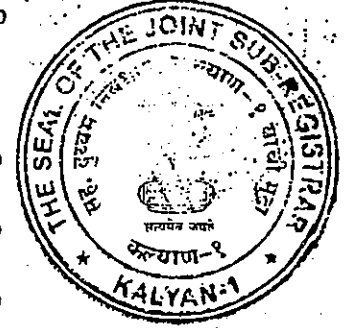
Rs. — On or before casting of the Plinth

Signature

Signature

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- Rs. _____ 1st installment for slab
- Rs. _____ 2nd installment for slab
- Rs. _____ 3rd installment for slab
- Rs. _____ 4th installment for slab
- Rs. _____ 5th installment for slab
- Rs. _____ 6th installment for slab
- Rs. _____ 7th installment for slab
- Rs. _____ 8th installment for slab
- Rs. _____ 9th installment for f slab
- Rs. _____ 10th installment for slab
- Rs. _____ 11th installment for slab
- Rs. _____ 12th installment for slab
- Rs. _____ 13th installment for slab
- Rs. _____ 14th installment for slab
- Rs. _____ 15th installment for slab
- Rs. _____ 16th installment for slab
- Rs. _____ 17th installment for slab
- Rs. _____ 18th installment for slab
- Rs. _____ 19th installment for slab
- Rs. _____ 20th installment for slab
- Rs. _____ 21st installment for slab
- Rs. _____ 22nd installment for slab

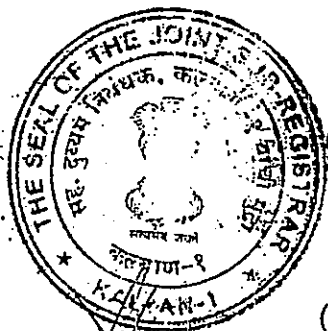


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Rs. _____ 23rd installment for slab

(iii) Rs. _____ /- (Rupees _____ Only) on or before the masonry work;

(iv) Rs. _____ /- (Rupees _____ Only) on or before the External Plastering work;

(v) Rs. _____ /- (Rupees _____ Only) on or before the Internal Plastering work;

(vi) The balance Purchase Price of Rs. 5400,000 /- (Rupees Fifty Four Lakh only - _____ On _____ ly), within 7 (seven) days of the Developer offering to put the Purchaser/s in possession of the said Flat.

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

M/s Yogi Developers Corporation

A/C No: 59231000000009

IFSC CODE: 0000199

Bank HDFC BANK

2(c) The Purchase Price mentioned in the foregoing clauses is inclusive/exclusive of Goods and Service Tax. The Purchaser shall pay the amount of such Goods and Service Tax if it is excluded from the Purchase Price as and when demanded by the Developers. The Purchaser shall however, bear and pay all other taxes, cess etc. if

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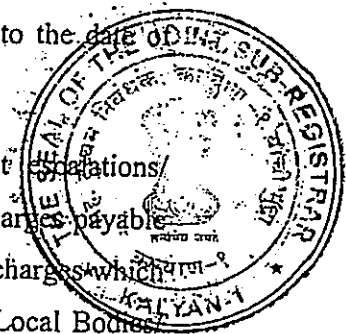
made applicable on this transaction or the project up to the date of completion of the project.

2(d) The Total Price is escalation-free, save and except for escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

2(e) The Developer may allow, in his discretion a rebate for early payments of the installments of the Purchase Price payable by the Purchaser/s by discounting such early payments at the Agreed Interest Rate per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Developer. It is clarified that the installments (and milestones) for payment of the Purchase Price as set out hereinabove have been mutually arrived at after considering and negotiating the quantum/price of the Purchase Price as arrived at herein.

2(f) It is clarified that the term "Agreed Interest Rate" wherever the same appears in this Agreement, shall be deemed to be a reference to the Interest Rate as mentioned in Rule 18 of the RERA Rules.

3. Notwithstanding anything contained in this Agreement, it is specifically agreed that:



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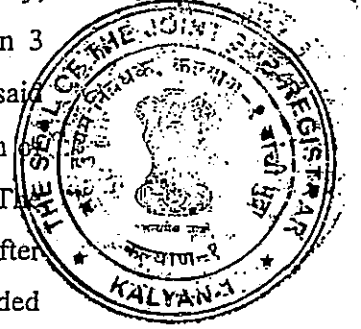
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- a. The time for making the payments of the installments of the Purchase Price as mentioned hereinabove, is strictly of the essence of this contract and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement voidable at the sole and exclusive option of the Developer without any further act and/or reference and/or recourse to the Purchaser/s and in the event of the Developer so treating this Agreement void, the Developer shall be entitled to forfeit the initial booking amount paid by the Purchaser/s to the Developer as mentioned in Clause 2(b) above along with further sum equivalent to 20% of the total Purchase Price as receivable by the Developer from the Purchaser/s, towards the Purchase Price of the said Premises; and thereupon the Developer shall also be free and entitled in its own right to deal with the said Flat and Developer's rights therein, in any manner as the Developer in its sole discretion deems fit and proper, without any reference and/or payment whatsoever to the Purchaser/s and without the requirement of any orders of declaration of termination from any Courts and without the requirement of the execution or registration any document or deed of cancellation.
- b. A termination letter issued by the Developer to the Purchaser/s regarding such termination shall effectively terminate this Agreement and thereupon the Purchaser/s shall have no right, title, interest, share, claim or demand in to or upon the said Premises and/or any part thereof and/or otherwise against the Developer in any manner whatsoever and howsoever arising. The refund pursuant

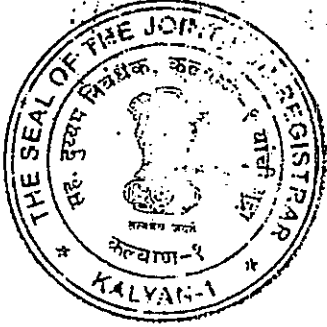
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to the termination as provided in this Clause 3, if any, shall be made (without any interest thereon) within 3 (three) months of the sale by the Developer of the said Flat to a third party or completion of the construction of the entire Building No. 7 whichever is earlier. The amount of refund in such an event shall further be after deduction of any taxes paid and other amounts expended by the Developer pursuant to this Agreement (including *inter alia* any brokerage charges paid by the Developer in pursuance of the transaction recorded in this Agreement) and other amounts i.e. interest at the Agreed Interest Rate on delayed payments till then payable by the Purchaser/s hereunder (as may be payable by the Purchaser/s up to the date of termination) as well as the costs incurred by the Developer in finding a new willing acquirer/transferee who may acquire the said Flat (including brokerage charges as may be incurred by the Developer in that behalf).



- c. The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the said Premises in such an event of termination **PROVIDED HOWEVER THAT** the Developer shall not exercise the aforesaid right of termination as provided under this Clause [3] unless and until a notice of 15 (Fifteen) days demanding payment of the due installment is given to the Purchaser/s and even thereafter, the Purchaser/s fail/s to make payment of the

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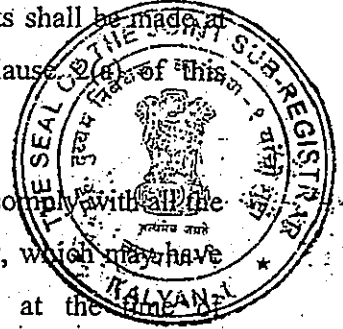
relevant installment/s of the Purchase Price PROVIDED FURTHER THAT strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may, instead of treating this Agreement void as aforesaid, permit the Purchaser/s to pay the said installments after their respective due dates but after charging interest thereon @at the Agreed Interest Rate on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Purchaser/s till the date of actual payment thereof).

- d. In the event of any delayed payment being received by the Developer from the Purchaser/s, the Developer shall, notwithstanding any instructions to the contrary by the Purchaser/s accompanying such payment, be entitled to appropriate the amount received first towards the interest receivable from the Purchaser/s in respect of the delayed payment and thereafter towards the principal amount of the delayed payment.
4. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone

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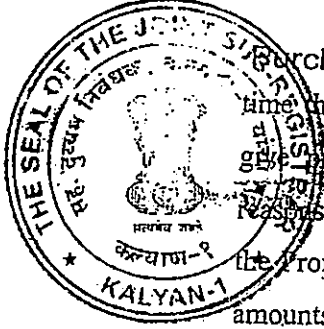
of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause (c) of this Agreement.

5. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
6. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 6820.93 square meters only and Promoter has planned to utilize Floor Space Index of 6820.93 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation 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 Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
7. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'F', annexed hereto.
8. The Promoter shall give possession of the said premises to the



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Purchaser on or before 31/10/2023 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 3 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iv) any other circumstances which does not allow the Promoter to complete the work like lockdown /

8.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions,

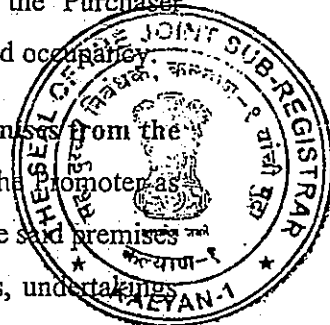
formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

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8.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Apartments are ready for use and occupancy.

8.3 Failure of Purchaser to take Possession of Said Premises from the Promoter: Upon receiving a written intimation from the Promoter as per clause 8.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 8.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

8.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Apartment or the building 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 Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Further It is clarified that the Internal Amenities are not manufactured or produced by the Developer and that the same are sourced from third party



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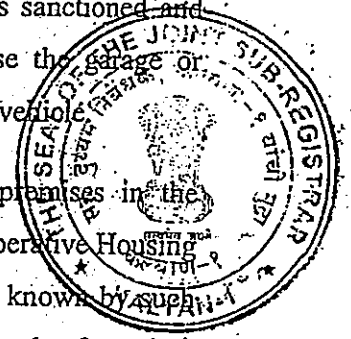
vendors/suppliers. Some of the Internal Amenities may be acquired under warranties and others may not have any warranties and the Developer shall not be responsible to repair and/or replace the same. Accordingly, once possession of the said Flat with the Internal Amenities is handed over by the Developer to the Purchaser/s, thereafter, in case of to any operational issues or malfunctioning of the Internal Amenities, the Purchaser/s shall not hold the Developer responsible and/or liable for repairs or replacement thereof; and the Purchaser/s shall make appropriate claims only against the supplier/manufacturee thereof, as per the terms of the respective warranties of the respective Internal Amenities (if applicable). It is further clarified that the defect liability obligations of the Developer as contained in this Agreement do not pertain or extend to the Internal Amenities and the same are restricted only to any defects in the construction of the Proposed Building.

8.5 THE Promoter hereby agrees that they shall make out clear and marketable title to the said property free from encumbrances and doubts before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property subject to the charge of HDFC Bank so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

9. The Purchaser shall use the said premises or any part thereof or permit

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- the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.
10. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft byelaws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.



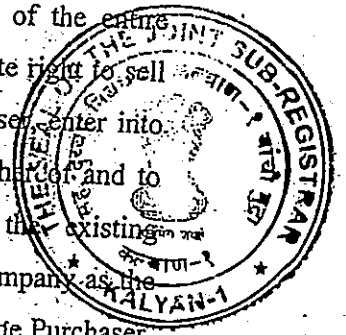
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The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the co-operative housing society or association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

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted

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by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

12. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 3996 /- per month (amounting to Rs. 7992 /- for a period of 2 months) towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry

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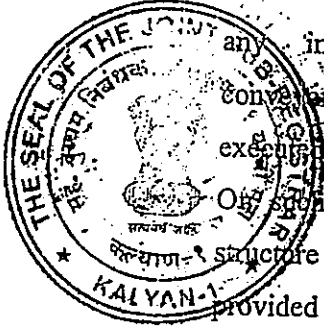
Promoter

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any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. Including 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.

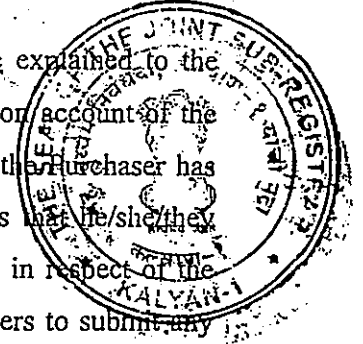
13. The Purchaser hereby agrees and undertakes to pay the amount of Rs. _____/- on demand but in any event prior to taking the possession of the said flat towards and on account of legal charges, entrance fees and share capital, society formation charges, payments made to Kalyan Dombivali Municipal Corporation and to various authorities, security deposits and any payment made to Maharashtra State Electricity Board and/or any concerned authority for getting water connection, Gas connection, drainage connection, electric connection, cost of sub station, main electric cables and/or any tax, lift generator and its accessories and water connection Deposit and charges, provisional outgoings for Municipal taxes, water bill, common electric expenses, health club charges and other maintenance (12 months contribution is to be paid before possession as mentioned in clause No. 12 appearing herein above), Development Charges, balcony enclosure charges and other charges payable to Kalyan Dombivali Municipal Corporation. The said as mentioned hereinabove are over

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Buyer

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and above the purchase price. The Promoter have explained to the purchaser/s and have also shown to the Purchaser on account of the amount spent/ to be spent on the said charges and the Purchaser has accepted and satisfied himself and hereby confirms that he/she/they shall not raise any further queries on the Promoter in respect of the said charges and neither shall call upon the Promoters to submit any further account of the said charges.



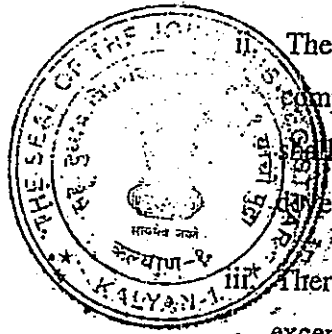
14. At the time of registration of conveyance or Lease of the structure of the building _ of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /_ of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

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

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ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

- iv. There are no litigations pending before any Court of law with respect to the project land or Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/_ are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/_ shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/_ and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the

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Purchaser in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area to the Structure to the Association of the Purchasers;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

i. To maintain the said premises the Purchaser'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 building 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 building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the said premises any goods which are of



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hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building 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 building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the Apartment on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the 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 committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the 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 building 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

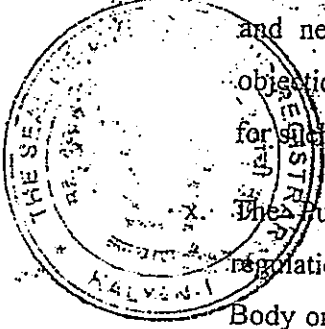
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and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.



- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the

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Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment.

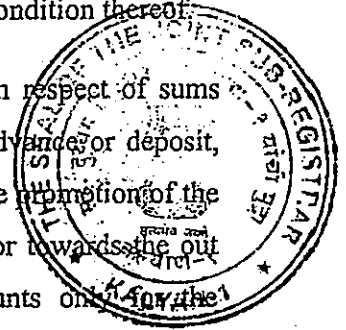
The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter 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

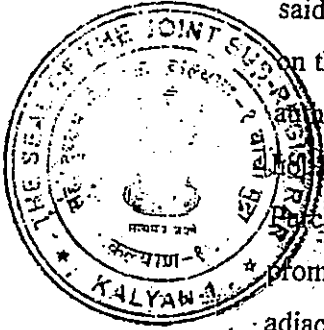
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part thereof to view and examine the state and condition thereof.

18. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
19. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
20. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
21. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
22. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the



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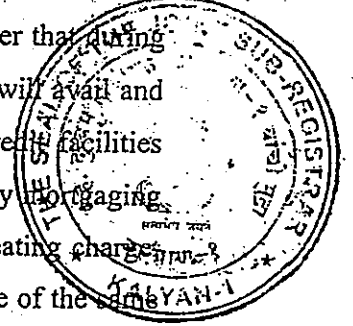


said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the Promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.

23. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.
24. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of development they shall sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said

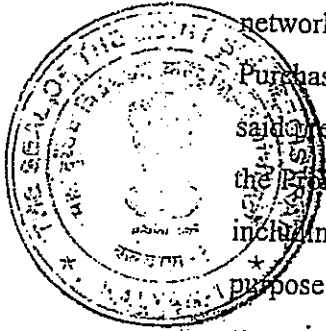
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property, and / or the said building or any part thereof. The Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction / development, the Promoter will avail and procure financial assistance, construction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



25. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable

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network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

26. 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 or of the said Plot and Building or any part thereof. The Purchaser 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 Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
27. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter:
 - a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
 - b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be

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transferred and/or conveyed/ assigned/ leased.

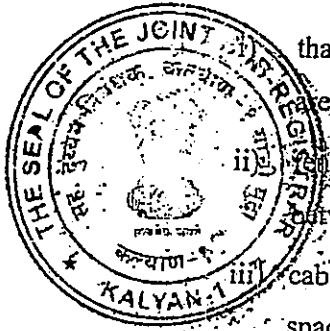
- c) to provide for and incorporate covenant and restriction obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- d) to decide from time to time to what extent the building/s along land appurtenant to its transferred to the respective body formed.
- e) to decide from time to time when and what sort of document of transfer should be executed.
- f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
- h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.



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

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

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that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.

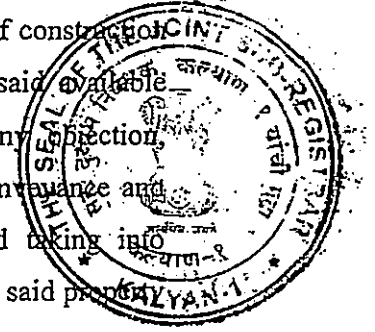
ii) Fencing, partition, retaining walls will not be constructed between the buildings.

iii) cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.

- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) the Promoter shall have the option to form a separate cooperative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
- ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the

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corporate body will not be equivalent to the area of construction available in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,



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

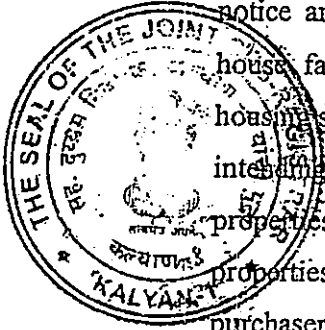
29. The Promoter has clearly brought to the notice and knowledge of the Purchaser

- (i) that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of Buildings as presently sanctioned under the building permission granted by the municipal corporation on the amalgamated property described in the Schedule hereunder written and that the Promoters have further brought to the

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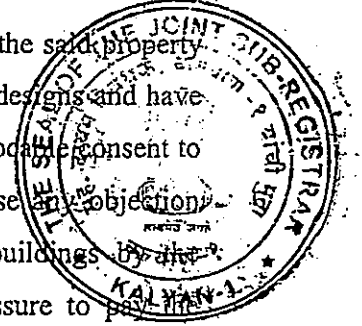
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notice and knowledge of the purchaser herein that the club house facilities and other common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on the properties described hereinabove as well as other amalgamated properties and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him and also the Promoter has clearly brought to the knowledge of the purchaser that they intend to get the said sanctioned plans and specifications modified, revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index, permissible increases and incentives in floor space index to be used and utilized on the said property as may be granted and approved by the Municipal Corporation from time to time and further the Promoters have given the clear inspection of such plans and specifications to the Purchasers herein as regards the existing sanctioned buildings, and the proposed annexed multi-storied buildings or otherwise touching the existing constructed buildings and also further expansion in buildings to be constructed on the said property as permitted by the Municipal Corporation by way of further amalgamation, expansion thereto and the Purchaser has gone through the said plans as well as the proposed plans including provision of annexed buildings, touching the existing constructed buildings further expansions and do hereby admit, acknowledge and confirm the said fact of construction of additional buildings,

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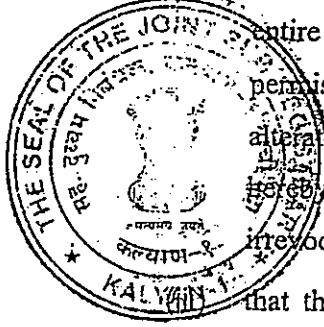
annexed buildings, expansion of buildings on the said property by revision and modification in the plans and designs and have accordingly granted his / her express and irrevocable consent to the Promoters for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter. The purchaser herein agree and assure to pay the corpus fund in advance as and when demanded by the Promoter irrespective of the completion of the above amenities and facilities and the scheme of construction and will not be withhold the same on any reason whatsoever.



- (ii) the Promoters have also shown to the Purchaser the entire layout of the said property along with the amalgamation of lands, further expansions as well as future amalgamation and extension thereto, the nature and extent of the land to be handed over to the concerned authorities on account of setback, reservations etc., as well as the potentiality of floor space index to be used on the remaining land and in such eventuality the transfer and conveyance of the land in favour of the cooperative housing society or condominium of apartment owners and / or any corporate body will not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed thereon and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same. It is further brought to the notice and knowledge of the Purchaser that there are certain reservations to be handed over to the municipal authorities and that at the time of execution of conveyance and further transfer proceedings, the area affected by roads and / or reservation will stand deducted as per the due process of law and the net land will be conveyed and handed

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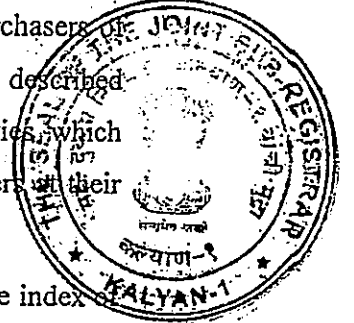
over to the cooperative housing society on completion of the entire scheme of construction as per the sanctioned plans and permissions as well as further revisions, modifications and alterations therein from time to time and the Purchaser do hereby confirm the same and has granted his / her express and irrevocable consent for the same.

that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited

- (iv) that the Promoters have intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible floor space index to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation as well as the Promoters have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension of the said property.
- (v) that the Promoters in the entire scheme of construction intends to provide club house (inclusive of Gymnasium, Indoor Games), recreational facilities and other allied infrastructural common amenities, facilities as the Promoters may deem fit and proper from time to time to the present housing scheme of construction and such facilities and amenities will be used,

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utilized, availed and shared by all the intending purchasers of the buildings to be constructed on the properties described hereinabove as well as other amalgamated properties, which may be purchased from time to time by the Promoters at their own discretion.



- (vi) that the Promoters intend to use, utilize the floor space index of the property as may be sanctioned by the Municipal authorities and shall also follow the requisite procedure under law as regards the areas affected by reservations, CRZ, buffer areas, Green Zone as well as the land affected by roads forming a part of the larger property and in accordance with the sanctioned plans and permissions shall proceed with the Development work / Infrastructural work thereof and the Promoters has brought to the notice of the Purchaser that they have utilized the Floor Space Index as mentioned in the approved plan and shall further also be using, utilizing and consuming the available Floor Space Index as per the norms and policies of the Development Control Rules and Regulations and the Promoters has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoters intends to acquire the Transfer of Development Rights, permitted increases in Floor Space Index to be used, availed and consumed on the said property and thereby construct additions buildings, additional floors, Flats, Units in the said scheme of construction and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

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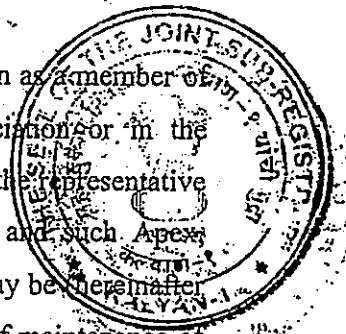
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The Promoters have informed the purchaser that the project comprises construction to buildings and that there will be common access and internal roads, central recreation spaces, common electric and telephone vales, waterlines, drainage lines and sewage treatment and other common amenities in the said Property and the promoters shall be entitled at all times to lay such pipe lines, sewage lines etc. through any part of the said Property and buildings irrespective of whether the conveyance is executed in favour of the said incorporated body of purchasers or not. It shall be the primary responsibility of the purchasers and the incorporated bodies of purchasers in the housing scheme to form an apex body, federation or association or a Committee of their representative for maintaining the common amenities and facilities accordance with such directions, instructions and guidance as may be given by the promoters from time to time and as they may in their sole discretion deem fit. The Purchaser of premises in the building on the said land or any of the said incorporated bodies of purchasers or not. It shall be the primary responsibility of the purchasers and the incorporated bodies of purchasers in the housing scheme to form an Apex Body, federation or association or a Committee of their representatives for maintaining the common amenities and facilities aforesaid in any part of the exempted lands in accordance with such directions, instructions and guidance as may be given by the promoters from time to time and as they may in their sole discretion deem fit. The Purchaser or Purchasers of premises in the building on the said Property or any of the said incorporated bodies of purchasers or an apex body federation, association, Committee or other body of purchasers formed or to be formed shall not be entitled to raise any objection and shall allow free access to the Promoters, their servants and agents through any part of the said Property and building for the purposes aforesaid irrespective of whether the said Property is transferred to the said Society/ies.

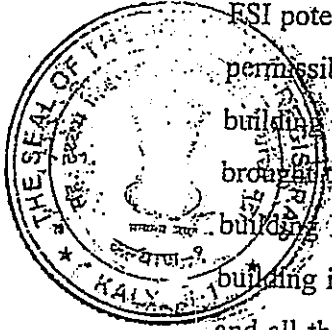
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31. IT is expressly agreed that the said Society shall join as a member of the intended Apex Body of Federation or Association or in the alternative of such Committee as may be formed of the representative of each of the said Society on the said Property and such Apex Federation, Association or Committee as the case may be hereinafter referred to as "the Apex Body") shall be in charge of maintenance of access roads, common recreation spaces, sewage treatment plant and all other common amenities in the said Property and rulez of the said incorporated bodies of purchasers if already formed and otherwise each of the purchasers of premises shall contribute a share towards expenses of maintenance, repair and reconstruction of the internal and access roads, open recreation spaces, sewage treatment plant and all the common amenities as may be necessary individually or jointly with others, the Promoters shall not be responsible for any consequences thereof
32. Upon completion of the entire scheme of construction and completion of all the building in the said property and exploiting the full available construction potential of the said property including any additional potential that may become available, the Promoter shall execute or cause to be executed in favour of each of the co-operative societies formed in respect of each building standing on the said property, a conveyance of the undivided share in the said property of the said co-operative society. The undivided share coming to each of the Co-operative societies would be calculated on the basis of the FSI utilized for the purpose of construction of the respective building belonging to such Co-operative society/ies. In addition to the undivided share in land, the Promoter shall convey or cause to be conveyed in favour of each of the respective co-op society/ies the building/s which is occupied by the members of such society/ies.
33. The Purchaser is aware that the Promoters will be consuming the full



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FSI potential in relation to the total area of the said entire property as permissible under the relevant D.C Rules while constructing the said building on the basis of the approved single layout. It has also been brought to the notice of the Purchaser/s that the FSI consumed in the building has no relation with the area of the land on which the said building is constructed. It is abundantly made clear to the Purchaser/s and all the Purchasers that none of the buildings constructed shall be entitled to additional benefits of F.S.I in lieu of open spaces, internal road, garden and/or the land appurtenant to the said building as the FSI of the entire property has been/shall be utilized fully by the Promoters irrespective of the size or height or floor space consumed by the individual buildings. The conveyance shall be executed only after the completion of the entire project/layout and exploitation of the full construction potential on the said property In view of what is stated above, it is hereby agreed that none of the purchasers and none of the societies so formed shall claim any proportionate benefit of F.S.I in respect of their individual buildings nor shall they be entitled to raise any objection for the imbalance in the distribution/consumption of F.S.I inter se between the buildings.

34. the Promoter has categorically brought to the knowledge of the purchaser that the said entire scheme of construction comprises of portion of land on which the club house viz. "Swiss Club" and other recreational facilities will be formulated by the Promoters themselves and that the said club house and recreational facilities (apart from the separate club house provided by the Promoter in building New Era on the ground specifically for the purchasers of the flats in the G1, G2 & F1 tower, known as A.B and C Wing Respectively of New Era Building comprised in Phase IV of the project Yogidham) shall be available to the purchasers of the entire scheme of construction as well the other general public and it shall be the sole

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discretion of the promoter to grant or reject such membership and that such club house and recreational facilities shall be solely owned, possessed, used, utilized by the promoter only and such land as well as club house viz. "Swiss Club" and other recreational facilities shall not form a part and parcel of the land to be conveyed to the cooperative housing society and / or corporate body and the same shall always be a sole and absolute property of the Promoter and the Promoter shall be well and sufficiently entitled to assign and/or part with the right, title and interest the such club house viz. "Swiss Club" and other recreational facilities to any person/firm/company or in partnership basis or joint venture basis and to promoter such activities for effectual and beneficial profit and enjoyment thereof without any recourse, concession or rebate to the purchaser herein or without any monetary consideration thereto and the Purchaser has clearly understood the said scheme of club house and recreational facilities and the vesting of ownership right, title and interest of the promoter and have granted their express and irrevocable consent to the same and shall not raise any dispute or objection thereto.

35. It is further agreed and understood between the parties that if there is any change, modification and / or revision in the reservation and / or acquisition area, then such benefits and incentives thereto will be for exclusive use and beneficial enjoyment of the Promoters herein and the Promoters herein is and shall be well and sufficiently entitled to derive the benefits thereof for his own and exclusive profit and the Purchaser herein has granted his/her express and irrevocable consent for the same and shall not raise any objection for the same.
36. It is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government may impose certain taxes and levies in future and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies as imposed

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by the government authorities as and when called upon by the Promoters and the Purchaser agree and assure to pay the same without any delay, and if any taxes are paid on behalf of purchasers, then the purchasers shall refund and reimburse the same to the Promoters on demand.

It is clearly agreed and understood between the parties that the Deed of Transfer, Assignment, Conveyance and / or assurances to be executed on completion of the entire scheme of construction shall be prepared by the Advocate/s of the Promoters and during the course of transfer of the land in favour of the Co operative Housing Societies or Condominium of Apartment Owners, the area of land conveyed or to be conveyed and transferred may not be equivalent to the total Floor Space Index consumed and utilized for construction of the buildings in the said scheme of construction.

38. BINDING EFFECT

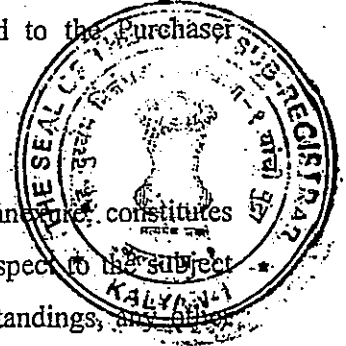
Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in Clause 2(b) within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith

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including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

39. ENTIRE AGREEMENT

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



40. RIGHT TO AMEND

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

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

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

42. SEVERABILITY

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

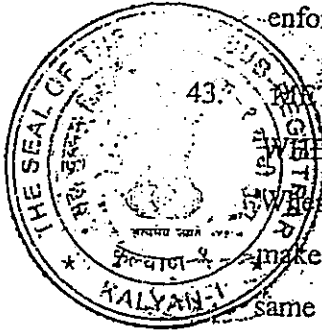
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दस्त क्र. १०२१६ २०२४

६० १६६

-56-

enforceable as applicable at the time of execution of this Agreement.



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

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

44. FURTHER ASSURANCES

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

45. PLACE OF EXECUTION

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

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

47. That all notices to be served on the Purchaser and the Promoter as

कालन - १	
दस्ता क्र. १४२१७	२०२४
६९	१६८

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

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

48. JOINT PURCHASERS

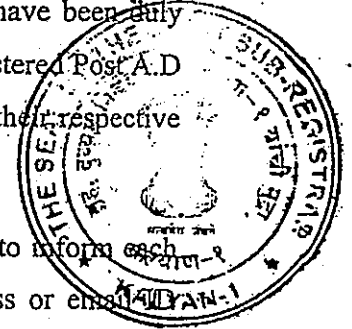
That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

49. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone.

50. 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.

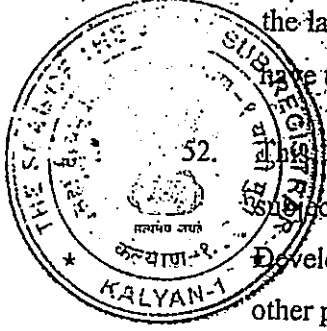
51. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with



कलन-१	
दस्तावेज क्र. १०२१७	२०२४
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the laws of India for the time being in force and the Civil Courts will have the jurisdiction for this Agreement

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

FIRST SCHEDULE OF THE PROPERTY

All those pieces and parcels of land lying, being and situate at village Gauripada, Taluka Kalyan, District Thane, within the limits of Kaiyan Dombivali Municipal Corporation are owned by the persons hereinbelow :

No.	Survey No.	H.No.	Area (Sq.Mtrs)	Name of Owners
1	22	1/1	912.00	Suman Ramu Manerkar
2	22	1/8	1075.00	Kamalbai Shivram Mhatre
3	22	2	300.00	Chandrabai N. Manerkar
4	22	3	510.00	Parvatibai K. Manerkar
5	24	2 (pt)	3800.00	Manoj Ranjikan Mehta & 2 others
6	24	2 (pt)	3800.00	Deepak Ramesh Mehta and 2 others
7	24	2 (pt)	3800.00	Ketan Ramesh Mehta and 2 others
8	24	2 (pt)	3800.00	Ramesh Amrutlal Mehta and 2 others
9	24	2 (pt)	18075.00	Irfan Mohammed Hanif Maulavi and others
10	24	2 (pt)	18075.00	Abdul Razzak Gulamali Maulavi and others
11	24	2 (pt)	10485.80	Yogi Developers

कलन - १	
दिनांक	१४/२९/२०२४
६३	१६६

				Corporation
12	25	1	1310.00	Sadu Motiram Manerkar & others
13	25	2	2120.00	Govind Rajaram Manerkar & others
14	25	3	1210.00	Govind Rajaram Manerkar & others
15	25	4 (pt)	1600.00	Priti Ramesh Mehta & others
16	25	4 (pt)	1750.00	Draupadibai B. Maherkar & others
17	25	5	200.00	Ek Nath Arjun Manerkar
18	25	6	350.00	Ek Nath Arjun Manerkar
19	25	7	200.00	Ek Nath Arjun Manerkar
20	26	-	2090.00	Gopinath B. Manerkar & others
21	24	2(pt)	7580.00	Yogi Developers
			83042.80	

together with all easement rights etc.,

SECOND SCHEDULE ABOVE REFERRED TO

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

Common Areas shall include:

Areas covered under the external and internal walls and pardis (built up areas)

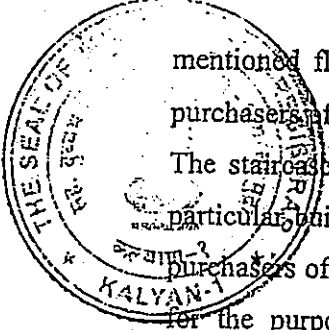
Staircase, Lobbies, Passages and Landings, Open Spaces appurtenant to the building.

Limited Common Areas in the Building shall include:

Entrance Lobby and foyer of the particular building in which the above

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दस्ता क्र. १०२१०	२०२४
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mentioned flat is located and the lift/s of such building shall be for the purchasers of the said building.

The staircase of the particular building including the main landing of the particular building in which the said flat is located shall be available to the purchasers of the said building for the purpose of ingress and egress but not for the purpose of storing, recreation or for residence purposes, or for sleeping.

Limited Common Facilities in the Building shall include:

Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.

Drainage and sewerage including septic tank and soak etc

Electrical common load wiring, starters/switches and all common wirings.

Common lights in staircase, landings, gates, terrace and compound.

Compound gate/s.

Common Compound walls.

THE THIRD SCHEDULE OF THE PROPERTY:

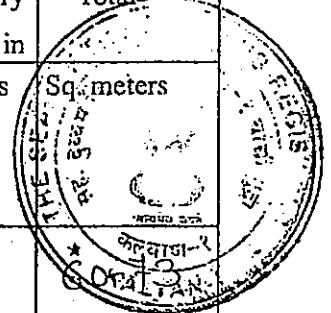
a) ALL THAT Flat/Shop/Premises situated on the 21st level computed from the plinth/ground level of the building known as "Ajmera Bliss" which is being constructed as part of the layout of the land more particularly described in the First Schedule above written and on the 21st habitable floor in Building No. H-7 and numbered 2103 (flat Number) for the purpose of development having carpet area of 60.73 square meters of the flat / shop (excluding the areas as detailed below as per provisions of section 2(k) of the Real Estate (Development and Regulation) Act, 2016 having following details.

Prakash

Dnyanesh

दिनांक 27/06/2028	2028
एन	986

Carpet Area of the Flat	Aggregate Area of the Enclosed Balcony in Sq. meters	Aggregate Area of the Unenclosed Balcony in Sq. meters	Area of Dry Balcony in Sq. meters	Total Sq. meters
50.78	9.95	-	-	



Palmair
Brevel

With the benefit of having exclusive access to the Flower beds in the flat having aggregate area of sq. meters.

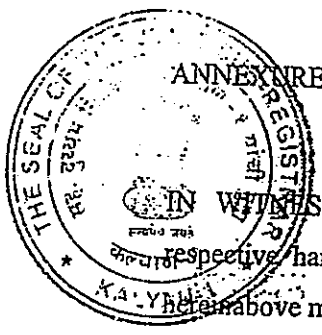
- b) The Licence to use the Open Car Park Space earmarked by the Promoter bearing No. as per clause 2(a) (ii) of this Agreement. *Upper stack car parking 34.*

ANNEXURES

- ANNEXURE - A and A1: Copies of the Construction Permission
- ANNEXURE -B : Copy of the project registration certificate issued by the Maharashtra Real Estate Regulatory Authority
- ANNEXURE - C and C-1: Copy of Property Card or extract Village Forms VI or VII and XII
- ANNEXURE - D and D-1: Copy of Title Reports
- ANNEXURE - E Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project
- ANNEXURE - E-1 Authenticated copies of the Typical Floor Plan and specifications of the said premises agreed to be purchased by the Purchaser as

दस्तावेज क्र. ४२९७	२०२४
६६	९६८

approved by the concerned local authority
 Specification and amenities for the
 Premises,



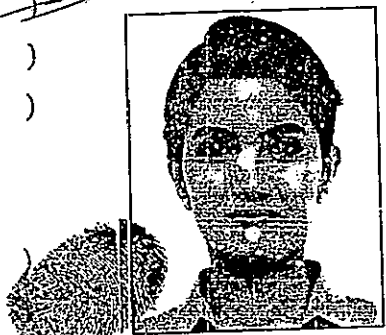
ANNEXURE - F

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

SIGNED & DELIVERED
 by the within named "Promoters"
 M/s. Yogi Developers Corporation
 (PAN AAFY 1308H)
 through its partner
 Shri. Deepak Ramesh Mehta
 In the presence of....



SIGNED & DELIVERED
 by the within named Purchaser/s
 Ghaivat Pranali Prakash
 (PAN DDZFG 0248D)
 In the presence of....



Ghaivat



Ketan Prakash Ghayvat
(PAN DJDPG46396G4)

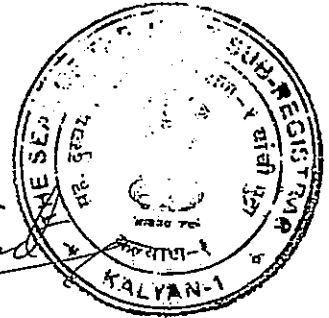
Prayvat

कलम - १	
दिनांक २०२८	२०२४
६०	९६८

(PAN)

WITNESS:

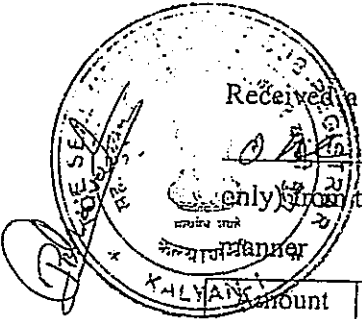
- 1 Prakash Mahadeo Ghayvat *Prakash*
- 2 Mrs. Rekha Prakash Ghayvat *Rekha*



कालन - ४

क्र. ५४२९६	२०२४
९६	९६

RECEIPT



Received a sum of Rs. 51000/- (Rupees Fifty
Thousand)

only from time to time prior to execution of this agreement in the following

Amount	Cheque Nc.	Date	Bank	Branch
51000	NEFT	05/28/24	SBT	

Handwritten signature

from the purchaser herein as and by way of advance / part consideration.

R. 51000/-

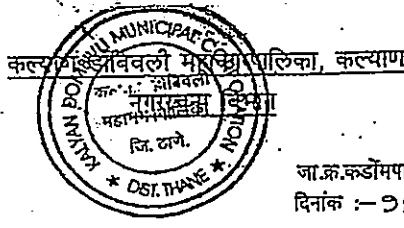
We say received

M/s. Yogi Developers Corporation
a partnership firm,
through its partner

The Promoters

Handwritten signatures

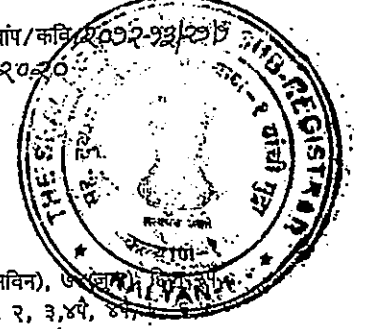
ANNEXURE - A



कलम - १	
दि. क्र. १०२१७	२०२४
८२	१६६

सुधारीत बांधकाम परवानगी
(ह.वि.ह. १४९९.६४ चौ.मी. क्षेत्रासह)
श्री.महम्मद हुसेन मोलवी
कु.मु.प.धारक:- श्री.दिपक मेहता
वास्तुशिल्पकार - श्री.राजन मोडक; कल्याण (प.)
स्थापत्य अभियंता:- श्री.जे.डब्ल्यु कॅन्सल्टंट एल.एल.पी, माटुंगा (प.)

जा.क्र.कडॉमपा/नरवि/वांप/कवि/२०२२-१३/२१/१२०
दिनांक :- ०६/०३/२०२०



विषय:- मौजे-गौरीपाडा, येथील स.नं.२२, हि.नं.१/८, १/१, २/३, स.नं.२४(नविन), ७४(जुना), हि.नं.२पै, २पै, २पै, २पै, २पै, २पै, स.नं.७७ (जुना) स.नं.२५ हि.नं.१, २, ३, ४पै, ४पै, ४पै, ४पै, ४पै, ४पै, स.नं.७९(जुना) २६ (नविन) या भुखंडावर ह.वि.ह. वापरून सुधारीत बांधकाम मंजूरीबाबत.

- संदर्भ:- १) बांधकाम प्रारंभ प्रमाणपत्र जा.क्र.कडॉमपा/नरवि/वांप/कवि/२०२२-१३/२१/१२०, दि.२१/०८/२०१७.
२) पत्र क्र. कडॉमपा/नरवि/ह.वि.ह./२००६ दि.०७/०७/२०१८.
३) वास्तुशिल्पकार श्री.राजन मोडक यांचा दि.२०/०२/२०१९ रोजीचा केलेला अर्ज क्र.४८०७.

महासष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-गौरीपाडा, येथील २२, हि.नं.१/८, १/१, २/३, स.नं.२४(नविन), ७४(जुना), हि.नं.२पै, २पै, २पै, २पै, २पै, २पै, स.नं.७७ (जुना) स.नं.२५ हि.नं.१, २, ३, ४पै, ४पै, ४पै, ४पै, ४पै, ४पै, स.नं.७९(जुना) २६ (नविन) येथे १५४८६.७३ चौ.मी. क्षेत्राच्या भुखंडावर १०५४३.६३ चौ.मी. चढई क्षेत्राकरीता संदर्भ क्र.१ अन्वये सुधारीत बांधकाम परवानगी प्रदान करण्यात आले आहे. सद्यस्थितीत त्यावेदकाने संदर्भ क्र.२ अन्वये १४९९.६४ चौ.मी. मंजूर ह.वि.ह. क्षेत्रासह असे एकूण १९९१.२२ चौ.मी. चढई क्षेत्राचा विकास करण्यास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये सुधारीत बांधकाम परवानगीसाठी केलेल्या दिनांक २०/०२/२०१९ च्या अर्जानुसार बांधकामास 'पुढील अटी' व शर्तीसह अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीसह इमारतीच्या बांधकामाबाबत, सुधारीत बांधकाम परवानगी देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत क्र.७ टाईप 'एच':- स्टिक्ट + पहिला मजला + दुसरा मजला ते सातवा मजला (रहिवास)

सहाय्यक संचालक-नगररचना (कृ.वि.)
कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) नगर सुधारीत बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षापर्यंत वेध असले, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व निपोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) गुंधारात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारचे, मंजूर नकाशाप्रमाणे वाडेभिंतीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे सुधारीत बांधकाम प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.

ANNEXURE - A



- १) मागास जमीन कपाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची जबाबदारी आपलेवर राहिल.
- २) भूखंडाकडे पाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. सुधारीत बांधकाम प्रमाणपत्र नियोजित रस्त्याच्या बाजूने असल्यास त्या रस्त्याचे काप महानगरपालिकेच्या सोयी प्रमाणे व धाधान्याप्रमाणे केले जाईल व तसा रस्ता होईल. इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ३) जागेत भूविकर असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यापुढे काही बाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाचे करणे आवश्यक राहिल.
- ४) जमीन मालक जमीन अधिनियम १९६२ मधील तरतूदी अन्वयेत असल्यास ती संबंधित विभागाच्या परवानगी शिवाय वुजवू नये.
- ५) सदनक व जमीन अधिनियम १९६२ मधील तरतूदी अन्वयेत असल्यास तो जलनिःसारण विभाग, (क.डो.म.पा.) च्या परवानगी शिवाय वगळू अथवा बंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर सुधारीत बांधकाम प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निर्लपयोगी साहित्य महापालिका सांगेल त्याठिकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास विन्नाचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डो.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या सुधारीत बांधकाम प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटारचे व पावसाच्या पाण्याचे निचरा होणेकरिता महानगरपालिकेच्या गटारस जोडणेसाठी पक्क्या स्वल्पाची गटार बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तालंदीकरणाला दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता रुंदीकरणाला जागा लागल्यास ती क.डो.म.पा.स विनामुल्य हस्तांतरित करवी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.नू अ.यांचे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, सुधारीत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विहास, योजना रस्ते क.डो.म.पा.च्या सार्व बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसीत करून कडोमपास विनामुल्य हस्तांतरित करावे.
- २३) भूखंडातील अस्थीत भाग, परणी करून व वाडेभित्तीचे बांधकाम करून रितसर कारारनामा व खरेदीखतासह कडोमपास विनामुल्य हस्तांतरित करावे.
- २४) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे
- २५) जागेच्या मालकी हक्काबाबत काही बाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरव्दल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविलेल्याप्रमाणे बांधकामाचा फक्त "रहिवात" वापरकरीता उपयोग करवा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वल्पात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी वास्तुशिल्पकार व स्वायत्तविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३१) रेल वॉटर हॉव्हेस्टिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३२) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करण्यापूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी जलनिःसारण व मलनिःसारण विभाग, अग्निशमन विभाग, कडोमपा.यांचे कडील अंतिम 'ना हरकत दाखला' सादर करावा.
- ३५) रस्त्याचे क्षेत्र महानगरपालिकेस हस्तांतरित करणे आपणांवर बंधनकारक राहिल.
- ३६) आ.क्र.२३५ 'वगीचा' वा आरक्षणाने २००२.७२ चौ.मी. क्षेत्राची ताबापावती व ७/१२ दोन महिन्यात अथवा यापुढील बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी जे अगोदर घडेल तेव्हा महापालिकेच्या नावे करून देणे आपणांवर बंधनकारक राहिल.



ANNEXURE - A

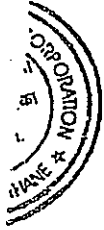
३७) प्रकरणी पर्यावरण नियंत्रण मंडळाकडील ना हरकत दाखला पत्र क्र.२०४१८/४, दि.१७/०५/२०१७ मधील अटी व शर्तीचे पालन करणे आपणांवर बंधनकारक राहिल.

इशास:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्हास पात्र राहाल.

सहाय्यक संचालक नगररचना *रिवा*
कल्याण डोंबिवली महानगरपालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण.
- २) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- ३) विद्युत विभाग, क.डो.म.पा.कल्याण.
- ४) पाणीपुरवठा विभाग, क.डो.म.पा.कल्याण.
- ५) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र.

कलन-१	
दस्त <i>३५४१४</i>	२०२४
२९ १९८८	



कलम - १

88

कलम - १

स क्र. १२९७ / २०२४

e2 १६८

ANNEXURE - A

कल्याण डोंबिवली महानगरपालिका, कल्याण
नगररचना विभाग



सुधार्ति -
जा.क्र.कडोंमपा/नरवि/वांप/कवि/२०१२-१३/२१/१८६
दिनांक - ३०/०६/२०२०

सुधार्ति बांधकाम परवानगी
श्री महमद...
श्री. म.प. शारदा...
श्री. राजन मोडक, डॉ. वि. ल. (१२)
श्री. जे. डब्ल्यू. कॅन्सल्टंट एल.एल.पी., माटुंगा (प.)

त्रिपक्षीय - मौजे-गौरीपाडा, येथील स.नं.२२, हि.नं.१/८, १/१, २/३, स.नं.२४(नविन), ७४(जुना), हि.नं.२पै, २पै, २पै, २पै, २पै, २पै, स.नं.७७ (जुना) स.नं.२५ हि.नं.१, २, ३, ४पै, ४पै, ५, ६, ७ स.नं.७९(जुना) २६ (नविन) या मुखंडावर CRZ ने मुक्त झालेले क्षेत्र विचारात घेऊन सुधार्ति बांधकाम मंजूरीबाबत.

- संदर्भ:- १) सुधार्ति बांधकाम परवानगी जा.क्र.कडोंमपा/नरवि/वांप/कवि/२०१२-१३/२१/१८६, दि.१६/०३/२०२०.
२) भाग बांधकाम पुर्णत्वाचा दाखला जा.क्र.कडोंमपा/नरवि/सौसी/कवि/कळ/२९३/१८, दि.२६/०९/२०१८
३) वास्तुशिल्पकार श्री.राजन मोडक यांचा दि.०४/०८/२०२० रोजीचा केलेला अर्ज क्र.४३४.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व.न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-गौरीपाडा, येथील २२, हि.नं.१/८, १/१, २/३, स.नं.२४(नविन), ७४(जुना), हि.नं.२पै, २पै, २पै, २पै, २पै, २पै, स.नं.७७ (जुना) स.नं.२५ हि.नं.१, २, ३, ४पै, ४पै, ५, ६, ७ स.नं.७९(जुना) २६ (नविन) येथे १५४८६.७३ चौ.मी. क्षेत्राच्या मुखंडावर १९९१.२२ चौ.मी. चढई क्षेत्राकरिता संदर्भ क्र.१ अन्वये सुधार्ति बांधकाम परवानगी प्रदान करण्यात आले आहे. तसेच आवेदकाने आवश्यकतेनुसार वेळोवेळी संदर्भ क्र.२ अन्वये इमारत क्र.५ एफ १ या इमारतीस ६८२०.९३ चौ.मी. क्षेत्रास भाग बांधकाम पुर्णत्वाचा दाखला प्रदान करण्यात आलेला आहे. सद्यस्थितीत संदर्भ क्र.३ अन्वये पुर्व मंजूरीनुसार १७००.०० चौ.मी. रहिवास क्षेत्र हे CRZ ने वाधीत होत होते, परंतु सदरचे CRZ ने वाधीत असलेले क्षेत्र मुक्त झालेले असून सदरचे क्षेत्र व जिनाखालील क्षेत्र विचारात घेऊन एकूण १०८९५६.८९ चौ.मी. चढई क्षेत्राचा विकास कसवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये सुधार्ति बांधकाम परवानगीसाठी केलेल्या दिनांक ०४/०८/२०२० च्या अर्जानुसार बांधकामास पुढील अटी व शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखवित्याप्रमाणे वाडे-भितीसह इमारतीच्या बांधकामाबाबत, सुधार्ति बांधकाम परवानगी देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे सुधार्ति बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत क्र.७२- स्टिक्ट + पहिला मजला ते वारावा पजला (रहिवास)

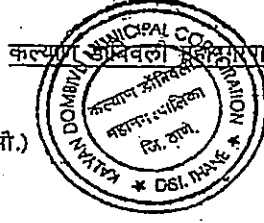
कच्चे हाऊस:- तळ मजला + पहिला मजला ते दुसरा मजला

सहाय्यक संचालक नगररचना विभाग
कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) सदर सुधार्ति बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षांपर्यंत वेळ असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम बालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि बालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे सुधार्ति बांधकाम प्रमाणपत्र रद्द झाले असे समजण्यात येईल.

ANNEXURE - A

कलम - १	
क्र. १४२१७	२०२४
२३	१६८



(सुधारीत बांधकाम परवानगी)
(ह.वि.ह. क्षेत्र २६, ०५, ५५ चौ.मी.)

जा.क्र.कडोंमपा/वाप/क.वि/२०२२-२३/२१/५२ दि.
११/०५/२०१६
कल्याण डोंविवली महानगरपालिका, कल्याण
दिनांक :- २९/०५/२०१७

श्री. महम्मद हुसेन मौलवी,
कु.मु.प.धारक - श्री.दिपक मेहता
द्वारा - वास्तुशिल्पकार, श्री. राजन मोडक, डोंविवली (पु.)



विषय:- मौजे-गौरवाडा, स.नं. २२, हि.नं. १/८, १/१, २/३, स.नं.२४ (नविन) ७४ (जुना), हि.नं. २पै., २पै., २पै., २पै., २पै., २पै., २पै., स.नं.७७ (जुना), स.नं. २, ३, ४पै., ४पै., ५, ६, ७ व स.नं. ७९ (जुना) २६ (नविन) या मुखंडावर बांधकाम करणेच्या मंजुरीबाबत.

संदर्भ:- १) सुधारीत बांधकाम परवानगी जा.क्र.कडोंमपा/वाप/क.वि/२०२२-२३/२१/५२, दि. ११/०५/२०१६;
२) आपला दि. ३/०७/२०१७ रोजीचा श्री.राजन मोडक, डोंविवली (पु.) वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज क्र.२५८३२.

महापुरुष प्रादेशिक व नगरवना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-गौरवाडा, स.नं. २२, हि.नं. १/८, १/१, २/३, स.नं.२४ (नविन) ७४ (जुना), हि.नं. २पै., २पै., २पै., २पै., २पै., २पै., स.नं.७७ (जुना), स.नं.२५, हि.नं. १, २, ३, ४पै., ४पै., ५, ६, ७ व स.नं. ७९ (जुना) २६ (नविन) मध्ये १५४८६.७३ चौ.मी. क्षेत्राच्या मुखंडावर ७९२८.०८ चौ.मी. क्षेत्राकरिता संदर्भ क्र.१ अन्वये सुधारीत बांधकाम परवानगी प्रदान करण्यात आली आहे. आता आवेदकाने संदर्भ क्र.१ अन्वये १६०५.५५ चौ.मी. इस्तंकारणापेक्षा अधिक क्षेत्रावर एकूण १०५४३.६३ चौ.मी. चढी क्षेत्राच्या मुखंडावर विकास करारधारास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ३/०७/२०१७ च्या आज्ञेत अनुसरून मुंबईला रतारित अधिन उल्लेखित मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे खालील नमुद केल्या जाणे, यदीवासी व वाणिज्य इमारतीच्या बांधकामाबाबत सुधारीत बांधकाम परवानगी देण्यात येत आहे, इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे.

इमारत क्र.१ - विंग F-1	संतपदा मजला ते बावीस मजला (रहिवास)
इमारत क्र.१७ - विंग	स्वीट + धोन मजले (रहिवास)
इमारत क्र.७ H - विंग	स्वीट + पहिला मजला (रहिवास)
इमारत क्र. G-1	तळ मजला (क्लब हाऊस)

सहाय्यक संचालक, नगरवना
कल्याण डोंविवली महानगरपालिका, कल्याण.

- हे सुधारीत बांधकाम परवानगी दिल्याचे ताखेपासून एक वर्षांपर्यंत वैध असेल. नंतर पुढील वर्षासाठी मंजुरीपत्राचे नूतनीकरण नुदत करण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोलित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- बांधकाम हिरव्या रंगाने केलेल्या दुरुस्तीचा आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस व्यधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाढीपत्र व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाढीपत्राचे व जोत्याचे बांधकाम केल्या-बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, व्ते केल्याचे आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विरादद यांचेवर राहिल.
- नकाशांत दाखविलेल्या गाळपांच्या संख्येमध्ये व नियोजनानध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्दीत इमारती मोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन काल भयांदा अधिनियम १९७६ मधील तरतूदी प्रमाणे जाणू बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.

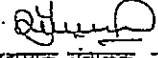
कल्याण - १	
दस्ता क्र. १०२१७	२०२४
२४	१६८

ANNEXURE - A



- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गांची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले. अस्त्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गांची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत बांधकाम असल्यास त्याच्याबाबत योग्य तो व्यवस्था करवण्याची जबाबदारी मालकाची राहिल व मालक पाडेकर याने कोणताही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संवीधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सध्या जागेत पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय बळवू अथवा उघड करू नये.
- १५) सदर प्रकल्पाने चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगिल त्याठिकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास मिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डॉ.म.पा. च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारस जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधवांत तसेच बांधकामासाठी नळाचे कॅनेक्शन मिळणार नाही त्यासाठी संविधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करवी.
- २०) नकारात रस्ताव्यतिकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच पवित्र्यात रस्ता हंडीकरणासाठी जागा लागल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करवी लागेल.
- २१) रस्तांकरिता प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाराप्रमाणे जागेवर आखणी ता.मि.भू.अ.भा.चे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाराची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या ता.रखेपासून एक वर्षांचे आत सादर करवी.
- २२) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खंडीकरण व गटार विकसित करून क.डॉ.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणी करून व वाडेपिंतीचे बांधकाम करून रितसर करणाना व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जोत्यापर्यंतच्या बांधकामाची सर्वस्वी जबाबदारी संविधित जागेमालक/विकासक यांची राहिल व याबाबत काही न्यायालयीन वाद निर्माण झाल्यास बांधकाम परवानगी रद्द करणे येईल. व ते अनुबंधाने प्रसाई अनुज्ञेय राहणार नाही.
- २५) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकारासह सादर करावा.
- २६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २७) नकारात दाखविल्याप्रमाणे बांधकामाचा फक्त रडिवासा/वाणिज्य उपयोग करवा.
- २८) भूखंडाना पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णत्वाचा दाखल्यासाठी, वारतुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचराकुंडयांची व्यवस्था करवी.
- ३१) कल्याण टॉविवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) रेल बाँडर हॉर्बिस्टिंगबाबत ना.कार्यकारी अधिपत्या पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३३) प्रकरणी प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारण होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) आवेदकाने अग्निशमन विभागाकडील ना हरकत दाखला चौथ्या मजल्यावरील बांधकाम करण्यापूर्वी घेणे आपणांवर बांधकारक राहिल.
- ३६) रस्त्याकडे क्षेत्र महानगरपालिकेस हस्तांतरित करणे आपणांवर बंधनकारक राहिल.
- ३७) ऑ.क्र.२३५. बगोचा या आरक्षणाने २००२.७२ चौ.मी. क्षेत्राची ताबा नावती व ७/१२ दोन महिन्यांत अथवा यामुडील बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी जे अगोदर घडेल तेव्हा महापालिकेच्या नावे करून देणे आपणांवर बंधनकारक राहिल.
- ३८) प्रकरणी पर्यावरण नियंत्रण मंडळाकडील ना हरकत दाखला पत्र क्र.२०४२८/४, दि.१७/५/२०१७ मधील अटी व शर्तीचे पालन करणे आपणांवर बंधनकारक राहिल.

इशास:- मंथार बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाभूट्ट प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्हास पात्र राहिल.

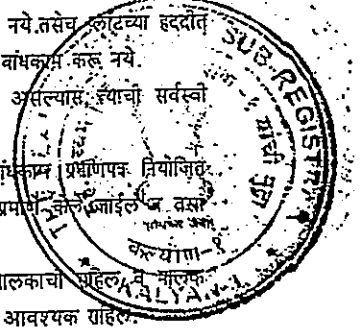

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 कल्याण टॉविवली महानगरपालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डॉ.म.पा.कल्याण.
- २) कर्णधारिक व संकलक, क.डॉ.म.पा.कल्याण.
- ३) विदयुत विभाग, क.डॉ.म.पा.कल्याण.
- ४) पाणीपुरवठा विभाग, क.डॉ.म.पा.कल्याण.
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A.VNEXURE - AI

कलन-१	
दस्त क्र. १०२५०	२०२४
२५	१५८

- ८) इमारतीच्या बांधकामाच्या सुस्थिततेचे (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व सहाय्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरखानगीशिवाय बदल करू नये. तसेच क्रांतीच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल भर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बांधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. सुधारित बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल. व तसे रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करवयाची जबाबदारी मालकाची राहिल. व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संबंधीत विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) च्या परवानगी शिवाय वगळू अथवा बंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर सुधारित बांधकाम प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीक्यागी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पाण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डॉ.म.पा. च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या सुधारित बांधकाम प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) भेदापे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारस जोडणेसाठी रस्त्या स्वरूपाची गटार बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करवी.
- २०) नकाशात रस्ताव्हीकरणखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता व्हीकरणसाठी जागा लागल्यास ती क.डॉ.म.पा.स विनामुल्य हस्तांतरित करवी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी तानि.पू.अ.यांचे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, सुधारित बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करवी.
- २२) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सार्व बांधकाम विभागाच्या निर्देशानुसार खंडीकरण व गटार विकसीत करून कडोमपासू विनामुल्य हस्तांतरित करणे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व बाडेभेतीचे बांधकाम करून रितसर कारगनाम व खरेदीखतसह कडोमपा.स विनामुल्य हस्तांतरित करणे.
- २४) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशानुसार इमारतीत सौरऊर्जा उपकरणे दसवणे आवश्यक आहे.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविलेल्याप्रमाणे बांधकामाचा फक्त "रहिवास" वापरकरिता उपयोग करवा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करू नये. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व सहाय्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करवी.
- ३१) रैन वॉटर हार्वेस्टिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३२) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करण्यापूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी जलनिःसारण व मलनिःसारण विभाग, अग्निशामन विभाग, कडोमपा.यांचे कडील अंतिम 'ना हरकत दाखला' सादर करवा.



ANNEXURE - AI

कलन-१	
दस्ता क्र. १४२१७	२०२४
९६	१६६



३५) रस्त्याचे क्षेत्र महानगरपालिकेस हस्तांतरित करणे आपणावर बंधनकारक राहिल.

३६) आ.क्र. २४ 'बगीचा' या आरक्षणाचे २००२.७२ चौ.मी. क्षेत्राची तावापावती व ७/१२ दोन महिन्यात अथवा यापुढील

बांधकाम विभागाचा दाखला घेणेपूर्वी जे अगोदर घडेल तेव्हा महपालिकेच्या नावे करून देणे आपणावर बंधनकारक राहिल.

३७) प्रकरण ११३११११ नियंत्रण मंडळाकडील ना हरकत दाखला पत्र क्र.२०४१८/४, दि.१७/०५/२०१७ मधील अटी व

शर्तीचे प्रमाणे आपणावर बंधनकारक राहिल.

३८) कोवोड-१४ च्या शासन परिपत्रकातील अटी व शर्ती आपणावर बंधनकारक राहतील.

३९) मधुर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदी नुसार दखलपत्र गुन्हास पात्र राहाल.

सहाय्यक संचालक नगररचना (कृति)
कल्याण डोंबिवली महानगरपालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण.
- २) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- ३) विद्युत विभाग, क.डो.म.पा.कल्याण.
- ४) पाणीपुरवठा विभाग, क.डो.म.पा.कल्याण.
- ५) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र.



ANNEXURE - B



कलन - १	
दस्ता क्र. १४२१७	२०२४
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number : P51700026925

Project: AJMERA BLISS Plot Bearing / CTS / Survey / Final Plot No.: 22, 1/8, 1/1, 2/3, 24, 2PT, 2PT, 2PT, 2PT, 2PT, 2PT, 2PT, 25, 1, 2, 3, 4PT, 5, 6, 7, 26 at Kalyan-Dombivall (M Corp.), Kalyan, Thane, 421301;

1. **M/S Yogi Developers Corporation** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 03/11/2020 and ending with 31/10/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 03-11-2020 11:19:18

Dated: 03/11/2020
Place: Mumbai

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

ANNI XURE - D
TITLE CERTIFICATE

कारण - १	
दस्ता क्र. ५४२९०	२०२४
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Deepak R. Shah

BALLB.

ADVOCATE HIGH COURT

Mobile: 9018320745

B-1, 204, Rajshree Asha, Tejpal Nagri, Shi Road, Netivall, Kalyan (E), Pin 421 806.

Ref. No. _____

Date: 31/10/2024

Title Certificate

To,

M/s Yogi Developers Corporation
City Hall, Andheri Link Road,
Andheri (W) Mumbai.

Reg: All those pieces and parcels of land lying, being and situate at Village - Gauripada, Taluka Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation are owned by the persons hereinbelow.

No.	S.No.	H.No.	Area (Sq.Mtrs)	Name of Owners.
01	22	1/1	912.00	Suman Ramu Manerkar
02	22	1/8	1075.00	Kamalbai Shivram Mhatre
03	22	2	300.00	Chandrabai N.Manerkar.
04	22	3	510.00	Parvatibai K.Manerkar.
05	24	2(pt)	3300.00	Hanoj Ranjikan Mehta & 2 others.
06	24	2(pt)	3800.00	Daepak Ramesh Mehta & 2 others.
07	24	2(pt)	3800.00	Katan Ramesh Mehta & 2 others.
08	24	2(pt)	3800.00	Ramesh Anantlal Mehta & 2 others.
09	24	2(pt)	18075.00	Irfan Mohamad Hanif Maulavi and others.
10	24	2(pt)	18075.000	Abdul Razzak Gulamali Maulavi and others.
11	24	2(pt)	10495.00	Yogi Developers Corpn.

..2..

कलम - १

दस्तावेज क्र. १२९०

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TITLE CERTIFICATE

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S.No.	H.No.	Area (Sq.Mtrs)	Name of Owners
25	1	1310.00	Bedu Motiram Manerkar & others.
25	2	2120.00	Govind Rajaram Manerkar & others.
25	3	1210.00	Govind Rajaram Manerkar & others.
25	4(pt)	1600.00	Priti Ramesh Mehta & others.
25	4(pt)	1750.00	Draupadibai B.Manerkar & others.
25	5	200.00	Eknath Arjun Manerkar
25	6	350.00	Eknath Arjun Manerkar
25	7	200.00	Eknath Arjun Manerkar
26	-	2120.00	Gopinath B.Manerkar & others.

Read:

1. Extracts of 7/12
2. Relevant Mutation Entries.
3. Agreement for Sale dated 21.02.1987 executed between Suman Ramu Manerkar, Kamlabai Shivaram Mhatre, Chandrabai Narayan Manerkar, Parvatibai Krishna Manerkar and others as Mehta as the Purchasers in respect of all those pieces and parcels of land lying, being and situated at Village Gauripada, Taluka-Kalyan, Dist.Thane within registration Sub-District, Kalyan, Registration District Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No.22, Hissa No.1/1 admeasuring 912 sq.meters. Survey No.22 Hissa No.1/8

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ANNEXURE - D
TITLE CERTIFICATE

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दस्ता क्र. ११७	२०२४
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Deepak R. Shah

B.A.L.L.B.

ADVOCATE HIGH COURT

Mobile: 9819320745

B-1, 204, Rajshree Asha, Tejpal Nagri, Shil Road, Netivali, Kalyan (E), Pin - 421308.

Ref. No. _____

Date: _____

- 3 -

admeasuring 1075 sq.mtrs. Survey No.22, Hissa No.2, admeasuring 300 sq.mtrs. and Survey No.22, Hissa No.3, admeasuring 510 sq metres.

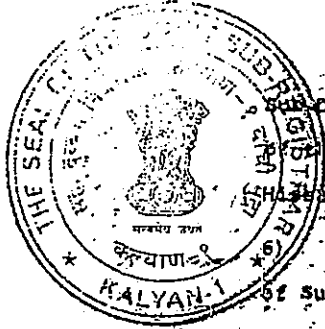
4) Deed of Conveyance dated 28/07/1995 registered the office of Sub-Registrar of Assurances at Kalyan under Serial No.3509/1995 executed between Ashok Bhima Manerkar and others as the owners and Shri. Manoj Rajnikant Mehta, Shri. Ghanshyam Amrutlal Mehta and Shri. Bhupendra Tnakorlal Shah as the purchaser in respect of all that piece and parcel of land lying, being and ~~xxxx~~ situated at Village Gauripada, Tal. Kalyan, District Thane within registration Sub-District, Kalyan, Registration District Thane, within the limits of Kalyan Dombivli Municipal Corporation, bearing Survey No.24, Hissa No.2(pt) admeasuring 3800 sq.mtrés.

5) Deed of Conveyance dated 04/08/1995 registered, at the office of Sub-Registrar of Assurances at Kalyan executed between Krishna Balu Manerkar and others as the owners and Shri. Ramesh Amrutlal Mehta, Smt. Damayanti Rajnikant Mehta and Smt. Taralaxmi Amrutlal Mehta as the purchaser in respect of all that piece and parcel of land lying, being and situated at village Gauripada, Tal. Kalyan, Dist. Thane within registration

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TITLE CERTIFICATE



6) Sub-District Kalyan, Registration District Thane within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No.24 Hissa No.2(pt) admeasuring 3800 sq.metres.

Deed of Conveyance dated 04/08/1995 registered the office of Sub-Registrar of Assurances at Kalyan under Sr.No.3514/1995 executed between Shri.Baliram Manerkar and others as the owners and Shri.Deepak Ramesh Mehta, Mrs. Jayashree Ramesh Mehta and Mrs. Alpa Ketan Mehta as the purchaser in respect of all that piece and parcel of land lying, being and situated at Village Gauripada, Tal. Kalyan, Dist. Thane within registration Sub-District Kalyan, registration District Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No.2(pt) admeasuring 3800 sq.metres.

7) Deed of Conveyance dated 04/08/1995 registered the office of Sub-Registrar of Assurances at Kalyan under Serial No.3505/1995 executed between Shri. Elmath Arjun Manerkar and others and Shri.Ketan Ramesh Mehta, Shri.Rajnikant Amrutlal Mehta and Mrs. Panna Ghanshyam Mehta as the purchasers in respect of all that piece and parcel of land lying, being and situated at Village Gauripada, Tal. Kalyan, Dist. Thane, within registration Sub-District Kalyan, registration Dist. Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No.24, Hissa No.2(pt) admeasuring 3800 sq.mtrs.

8) Agreement for Sale dated 19/04/1994 executed between Irfan Mohammed Hanif Maulavi and others as the owners and M/o Yogi Developers Corporation as the purchasers in respect of Survey No.

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ANNEXURE - D
TITLE CERTIFICATE

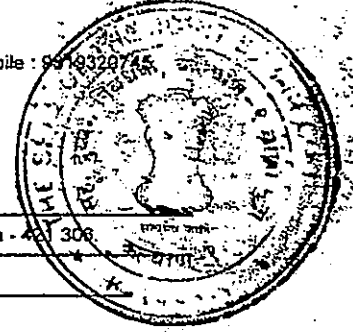
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Deepak R. Shah

B.A.L.L.B.

ADVOCATE HIGH COURT

Mobile : 9919320745



B-1, 204, Rajshree Asha, Tajpal Nagri, Shil Road, Netivail, Kalyan (E), Pin - 421 306

Ref. No. _____

Date: _____

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24, Hissa No.2(pt) admeasuring 18075 sq.mtrs.

9) Agreement for Sale dated 19/04/1994 executed between Abdul Razzak Gulnawali Maulavi and others and M/s Yogi Developers Corporation as the Purchaser in respect of Survey No.24, Hissa No.2(pt) admeasuring 18075 sq.metres.

10) Deed of Conveyance dated 06/10/2008 registered the office of Sub Registrar of Assurances at Kalyan under Serial No.7464/2008 executed between Shri,Gulam Gaus Mohammed Ibrahim Moulavi and others as the owners and M/s Yogi Developers Corporation as the purchaser in respect of Survey No.24, Hissa No.2(pt) admeasuring 10495.80 sq.metres from as evidenced by mutation entry No.371.

11) Agreement dated 05/08/1997 executed between Shri.Sadu Motiram Manerkar and others as the owners and M/s Yogi Developers Corporation as the Developers in respect of Survey No.25, Hissa No.1 admeasuring 1310 sq.mtrs.

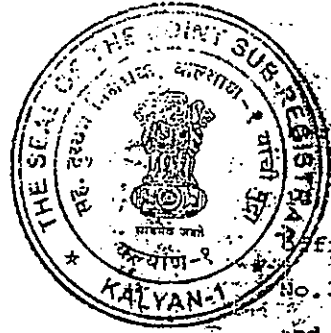
12) Agreement for Sale dtd 19/05/1995 executed between Shri. Babu Sitaram Manerkar and others as the owners and M/s Anrut Builders as the confirming party and M/s Yogi Developers Corporation as the purchaser in respect of Survey No.25, Hissa No.2 admeasuring 2120 sq.mtrs and Survey No.25 Hissa No.3, admeasuring 1210 sq.mtrs. thus totally admeasuring 3330 sq.meters to Promoter

...6..

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**ANNEXURE - D
TITLE CERTIFICATE**

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- in on the terms and conditions therein contained
- Deed of Conveyance dated 28/07/1995 registered the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 3514/1995 executed between Shri. Baliram Ganesh Manerkar and others as the owners and Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Mrs. Lata Bhupendra Shah and Shri. Kanubhai Odhavji Oza as the purchaser in respect of Survey No. 25 Hissa No. 4(pt) admeasuring 1600 sq.mtrs.
- 14) Deed of Conveyance dated 28/07/1995 registered the office of Sub-Registrar of Assurances at Kalyan under Serial No. 3522/1995 executed between Shri. Krishna Balu Manerkar and others as the owners and Mrs. Preeti Pamesh Mehta and Mrs. Mallika Deepak Mehta, Mrs. Lata Bhupendra Shah and Shri. Kanubhai Odhavji OZA as the purchaser in respect of Survey No 25 Hissa No. 4(pt) admeasuring 1750 sq.mtrs.
- 15) Deed of Conveyance dated 28/07/1995 registered the office of Sub-Registrar of Assurances at Kalyan under Serial No. 3506/1995 executed between Shri. Eknath Arjun Manerkar and others as the owners and Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Shri. Mansj I. Ajmera and Shri. Ashwin Ajemra in respect of Survey No. 25, Hissa No. 5, admeasuring 200 sq.metres. Survey No. 25 Hissa No. 6 admeasuring 350 sq. mtrs and Survey No. 25 Hissa No. 7 admeasuring 200 sq.mtrs.
- 16) Agreement for Development dated 19/04/2000 executed between Shri. Ramu Krishna Manerkar and others as the Owners and M/s Yogi Developers Corporation as the Developers in

ANNEXURE - D
TITLE CERTIFICATE

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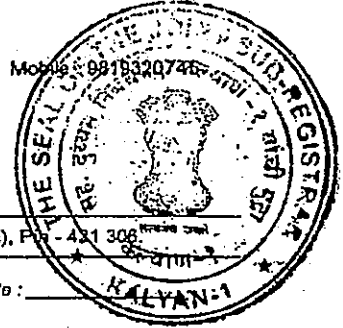


Deepak R. Shah

B.A.L.L.B.

ADVOCATE HIGH COURT

Mobile: 9918320746



B-1, 204, Rajshree Asha, Tejpal Nagri, Shil Road, Netivati, Kalyan (E), Pin - 421 306

Ref. No.: _____

Date: _____

- 7 -

respect of land admeasuring 2090 sq.mtres out of the property bearing Survey No.26 Hissa No. - admeasuring 2120 sq.meters.

17) Ceiling orders under the provisions of the Urban Land (Ceiling and Regulation) Act, 1975 granted by Dr. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane viz.

- (i) ULC/ULN/6(1)/SR-50/Barave of 1987.
- (ii) ULC/ULN/6(1)/SR-12/Barave of 2005.
- (iii) ULC/ULN/6(1)/SR-42/Barave of 2004.
- (iv) ULC/ULN/20(N)/SR-505 of 2005.

18) Non agricultural order granted by the Collector of Thane, bearing Nos.

- i) Mahsul/K-1/T-3/NAP/SR-184/95 dated 20/01/1996.
- ii) Mahsul/K-1/T-7/NAP/SR-97/2000 dated 19/10/2001.
- iii) Mahsul/K-1/T-7/NAP/SR-79/05 dated 21/10/2005.
- iv) Mahsul/K-1/T-7/NAP/SR-27B/2008 dated 17/09/2008.

19) Building Commencement Certificate issued by KalyanDombivli Municipal Corporation bearing No. R KDMF/NRV/SP/KV/180-83 dated 08/07/2008.

20) Supplement Deed executed by all the partners of M/s Yogi Developers Corporation for introducing the properties in favour

...8...

कलन-१

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of the firm.

21) Search Report.

On going through the above documents and subject to what is referred hereinabove I am of opinion that and I hereby certify that the title of the respective owners to their abovesaid lands is clear, marketable and free from encumbrances and doubts.

It is further appears that by and under the above referred deeds and documents and in accordance with the above sanctioned plans, permissions and approvals H/s Yogi Developers Corporation is entitle to commence, carry out the construction on the said property.

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

Advocate..

(D.P. Shoh)

ANNEXURE - DI

SHRI. KRUNAL A. ADHIKARI

B.A.L.L.B.

ADVOCATE HIGH COURT



Office : Nav Everest Towers co. Op. Hsg.
 Soc. Ltd. Shop No. B-9, Karnik Rd.,
 Kalyan (w)-421 301

Res. : At & Post-Varap, Tal.-Kalyan, Murbad Rd.,
 Dist, Thane-421 301.

Mob : 9167922789

Ref. No.

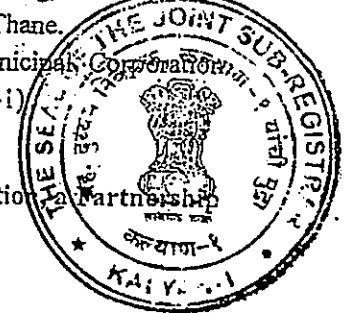
TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Date: 26/12/2016	
926-92	
29/12/2010	2028
926	92

Reg : All those pieces and parcels of land lying, being and situated at
 Village Gauripada, Taluka Kalyan, District Thane.
 Within the Limits Kalyan Dombivali Municipal Corporation
 Bearing Survey no. 24, Hissa No. 2P (24/2B-1)
 Area Admeasuring 4464.06 Sq. Mts.

Owner :- M/s. Yogi Developers Corporation
 Firm



READ:

- 1) Extracts of 7/12
- 2) Relevant Mutation entries.
- 3) Search reports dated 15/05/2008, 21/07/2011 and 17/09/2016 in respect of Survey No. 24/2P.
- 4) Conveyance deed dated 29/12/2010, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2/2011, on 09/02/2011, Wherein Dr. Sharique Ibrahim Moulavi and others are the Vendors/Owners and M/s. Shree Ram Builders, a partnership firm, through its partner Shri. Ketan Ramesh Mehta is the Confirming Party No. 1 and Shri. Hasan Dokadia is confirming party No. 2 and M/s. Yogi Developers Corporation, a partnership firm is the Purchaser for the area admeasuring about 7580 Sq. Mts.
- 5) Agreement for Sale dated 04/01/2013, which is registered at the office of Sub Registrar Kalyan 1, at Registration No. 239, on 09/01/2013, Wherein M/s. Vidhi Construction Through its Partner Deepak Ramesh Mehta is the Vendor/Owner and Yogi Developers Corporation through its partner Shri. Ramesh Mehta is the Purchaser for TDR.
- 6) Mortgage Deed dated 29/01/2014, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 488, on 29/01/2014, Wherein

CPD.

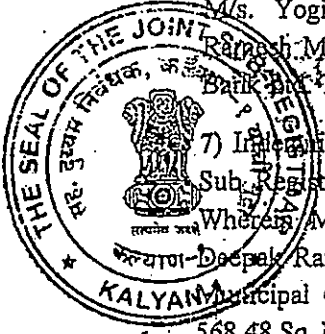
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ANNEXURE - DI



M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Bandish B. Ajmera are the Mortgagees and Indusind Bank Ltd. Through Mohammed Salim Khan is the Mortgagee.

7) Indemnity Bond dated 11/12/2015, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 8092/2015, on 11/12/2015, Whereas M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta is the Vendors / Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 568.48 Sq. Mts., for 12 meter D. P. Road.

8) Indemnity Bond dated 04/01/2016, which is registered at the office of Sub Registrar Kalyan 4, at Registration No. 87/2016, on 04/01/2016, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Ramesh Mehta both are for self & Power of Attorney Holder for others are the Vendors / Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 3316.11 Sq. Mts., (5% Amenity Plot). (S. No. 22/1/1 & 24/2Pt.)

It appears from the records in respect of the said land that Sharique Ibrahim Moulvi and others and other co-owners (Sarfaraj Abdul Latif Moulavi and others) the previously well and sufficiently were entitled to all that piece and parcel of land lying, being and situated at Village Gauripada being Survey No, 24, Hissa No. 2(part) totally admeasuring 21619 sq. yards equivalent 18075 sq. meters as per partition deed dated 13/2/1987 which registered at registration No. 738 on 17/2/1987. Thereafter partition deed executed for the said 18075.80 sq. meters and said land area admeasuring 7580 sq. meters allotted to the share of Jainbi Mohammad Ibrahim Moulavi and others. (Sharique Ibrahim Moulvi and others)

AND WHEREAS by virtue of the deed of partition the owner of the 7580 sq. meters i.e. Sharique Ibrahim Moulvi and others were well and sufficiently entitled to all that piece and parcel of the said land.

That the owners of the said Land, 1) Sharique Ibrahim Moulavi, 2) Nisar Gulam Rasul Moulavi, 3) Jabeen Shrique Moulavi, 4) Sarver Shrique Moulavi, 5) Mohammad Sameer Shrique Moulavi, 6) Aakif Raşool Shrique Moulavi, 7) Simin Majaz Farid, 8) Saher Shahid Falke, 9) Sabeena Mohammadali Kaskar, 10) Sabeena Mohammadali Kaskar, 11) Arbeena Farid Jin, 12) Mahek Shafique Moulavi, 13) Tazeen Murtuza Dolare, 14) Nurunnisa Ahmed Patel, 15) Shamsunnisa Nasruddin Moulavi, 16) Anwari Nazir Hullek, 17) Zubair Ali Amir Arab, 18) Rizwan Ali Amir Arab, 19) Riyaz Ali Amir Arab, 20) Saad Ali Amir Arab, 21) Arsalan Ali Amir Arab, 22) Sadat Ali Amir Arab, 23) Shaheen Gulam Akbar Karte 24) Saba Shahid Patil, 25) Uzma Rayyan Falke, 26) Humera Abdul Sattar Moulavi, 27) Farzana Saad Nachan, 28) Farhat Rizwan Jairumi, 29) Rafat Mursalin.

Car

ANNEXURE - DI

SHRI. KRUNAL A. ADHIKARI
B.A.L.L.B.
ADVOCATE HIGH COURT



Office : Nav Everest Towers co. Op. Hsg.
Soc. Ltd. Shop No. B-9, Karrik Rd.

Kalyan (w)-474001
Res. : At & Post-Varap, Tal. Kalyan, Murbad Rd.
Dist. Thane-421 301
Mob : 91679227895

कलान - १	
50290	2028
Date : 920.962	

Ref. No.

Date :

Jalal, 30) Farrokh Rizwan Jairumi, 31) Faiz Abdul Sattar Moulavi, 32) Aqueel Abdul Sattar Moulavi, 33) Iqbal M. Ismile Moulavi, 34) M. Ismile Moulavi, 35) Farooque Abdul Latif Moulavi, 36) Sadan Ibrahim Moulavi, 37) Sohail Ibrahim Moulavi, 38) Shakir Ibrahim Moulavi, 39) Naseem Abdul Latif Moulavi, 40) Anas Abdul Latif Moulavi, 41) Hafizbani Gulam Husaain Patel, 42) Safia Hanif Farid, 43) Sema Sarfaraz Moulavi, 44) Salaudin Sarfaraz Moulavi, 45) Siddiqui Sarfaraz Moulavi, 46) Safi Sarfaraz Moulavi, 47) Sufi Sarfaraz Moulavi, 48) Saba Sarfaraz Moulavi, 49) Sanobar Mukhtar Kanekare, 50) Sadiya Sarfaraz Moulavi, 51) Sariya Sarfaraz Moulavi, 52) Khalid A. Aziz Sayyed, 53) A. Aziz Sayyed, 54) Iqbal A. Aziz Sayyed, 55) Aqueela Abdul Karim Pathan, 56) Zakiya Sayyed Zakir Edroos, 57) Farida Mohammadali Mulla, 58) Zubaida Haidar Moulavi, 59) Wasim Haidar Moulavi, 60) Khurshid Haidar Moulavi, 61) Athir Haidar Moulavi as a Vendors and M/s. Shree Ram Builders, a partnership firm, through - Ramesh Amrutlal Mehta as a confirming party No. 1 & Rajjak Hasan Dokadiya as a confirming party no. 2 executed a Conveyance Deed in favour of M/s. Yogi Developers Corporation Partnership Firm through its partner Shri. Ketan Ramesh Mehta on 29/12/2010 which is registered at the office of Sub Registrar Kalyan - 2, at Registration No. 02/2011, on 09/02/2011, for the area admeasuring about 7580 sq. meters.

That the name of M/s. Yogi Developers Partnership Firm is mutated in Revenue Record and on 7/12 extract of the said land as owner by Mutation Entry No. 453, dated 15/04/2011.

That the owners of the said Land, M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Bandish B. Ajmera executed a Mortgage Deed in favour Indusind Bank Ltd. Through Mohammed Salim Khan on 29/01/2014, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 488/2014, on 29/01/2014, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Bandish B. Ajmera are the Mortgagers and M/s. Indusind Bank Ltd. Through Mohammed Salim Khan is the Mortgagee.

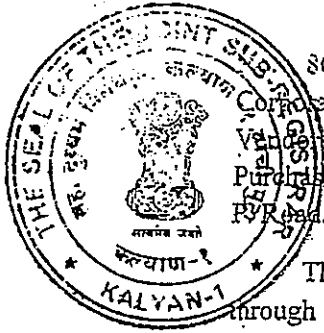
That the owners of the said Land, M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta executed a Indemnity Bond in favour Kalyan Dombivali Municipal Corporation on 11/12/2015, which is registered at the office of Sub Registrar Kalyan 5, at Registration

(Signature)

कलन - १	
क्र. १४२१७	२०२४
१३०	१६८

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ANNEXURE - DI



8092 2015, on 11/12/2015, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta is the Vendor/Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 568.48 Sq. Mts., for 12 meter D.

That the owners of the said Land, M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Ramesh R. Mehta executed Indemnity Bond in favour Kalyan Dombivali Municipal Corporation on 04/01/2016; which is registered at the office of Sub Registrar Kalyan 4, at Registration No. 87/2016, on 04/01/2016, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Ramesh R. Mehta are the Vendors/Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 3316.11 Sq. Mts., (5% Amenity Plot). (S. No. 22/1/1 and 24/2part)

That the M/s. Yogi Developers Corporation is well and sufficiently were entitled to all that piece and parcel of land lying, being and situated at Village Gauripada being Survey No, 24, Hissa No: 2(part) (New 24/2B-1) totally admeasuring 4464.06 sq. meters

In the matter of investigation of title of above stated land. It appears that the owner/developer/builder is well and sufficiently entitled to Develops, sale, or transfer the said land property subject to repayment of loan of indusind Bank by obtaining other necessary permissions from revenue authorities and other concern department. After obtaining necessary permission entitled to sale Fiats, Shops or other Units sanctioned by concern authorities.

That the revenue records in respect of the said land do not reveals any entry, which may fall in the category of encumbrances over the said property.

I have also gone through the search reports taken at the office of Sub-Registrar of assurance at Kalyan for the period mentioned therein and the same does not reveals any entry, which may fall in the category of encumbrances over the said land property.

Upon perusal of the above said documents, available revenue records and search reports, I am of the opinion that the title of the owner/developer/builder in respect of above stated land appears clear, marketable and free from all encumbrances subject to repayment of loan of indusind Bank and the owner/developer/builder is well and sufficiently entitled to Develops the said land property by obtaining other necessary permissions.

CPZ

ANNEXURE - IV

SHRI. KRUNAL A. ADHIKARI
B.A.L.L.B.
ADVOCATE HIGH COURT



Office : Nav Everest Towers co. Op. Hsg.
Soc. Ltd. Shop No. B-9, Karnik Rd.,
Kalyan (w)-421 301
Res. : At & Post-Varap, Tal.-Kalyan, Murbad Rd.,
Dist. Thane-421 301
Mob. : 9167922789

Ref. No.

Date :

Hence this title Certificate issued by me on this 26th day of
September 2016..

K.A.
ADVOCATE

K. A. ADHIKARI

कालन - १	
दस्ता क्र. ११२५०	२०२४
१३१ / १६८	



कलन - १

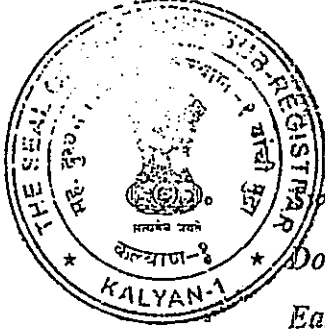
128

सं क्र ४२१७ २०२४

१३२ १६८

ANNEXURE - "F"

LIST OF AMENITIES



Swiss Club ready to use

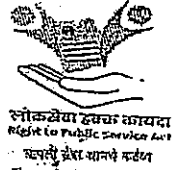
Double height elegant lobby with entrance hall.

Earthquake resistant design as per Zone - III specification

- 30" x 30" Vitrified flooring in all room.
- Granite Kitchen platform with stainless steel sink
- Designer bathroom tiles & toilet with superior quality sanitaryware and fittings.
- Decorative Main door.
- Colour anodized Aluminium sliding window.
- Design safety grill for windows.
- Automatic Elevator.
- Generator back-up lift, waterpump, staircase light and entrance lobby.
- Concealed copper wiring with telephone point and cable T.V. Point.
- Common Solar System for heating water. For master Toilet



Kalyan Dombivli Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : KDMCC/PO/2023/APL/00018
Proposal Code : KDMCC-23-ENTRY-69687

Building Proposal Number - 206083
Date : 23/10/2023

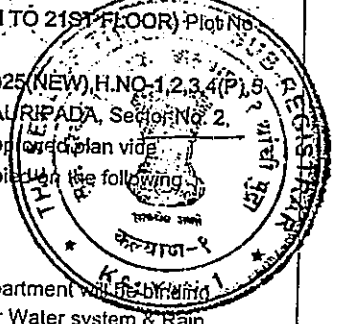
Building Name :	BLDG NO 7 TYPE H(Residential)	Floor :	GROUND FLOOR - 0F(0.00 Sq m);TYPICAL 1ST TO 12TH FLOOR - 1F(279.66 Sq m);TYPICAL 13TH TO 21ST FLOOR - 13F(418.19 Sq m)
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To,
i) Mr. Mahammad Hanif Husen Moulavi Poa Mr. Deepak Mehra,
S.NO. (OLD)76, S.NO.22, H.NO. 1/8, 2 AND
3, 1/1, S.NO. (OLD)74, S.NO. (NEW)24, H.NO.2 (PT), 2 (PT), 2 (PT), 2 (PT), 2 (PT), 2 (PT), 2 (PT), S.NO. (OLD) 77, H.NO. 1, 2, 3, 4 (PT), 5, 6
AND 7, S.NO. (OLD)79, S.NO. (NEW)26, H.NO. NIL, VILLAGE GAURIPADA, KALYAN (W)
ii) RAJAN MODAK (Architect)

कालन - १
२०२३
१३३ १६८

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No /Name BLDG NO 7 TYPE H(GROUND FLOOR, TYPICAL 1ST TO 12TH FLOOR, TYPICAL 13TH TO 21ST FLOOR) Plot No. , Final Plot No -, City Survey No./Survey No./Khasara No./ Gut No. S.NO-22, H.NO-1/8, 1/1, 2/3, S.NO-24 (NEW), 74 (OLD), H.NO-2 (P), 2 (P), S.NO-77 (OLD) 25 (NEW), H.NO-1, 2, 3, 4 (P), 5, 6, 7 AND S.NO-79 (OLD) 26 (NEW) VILLAGE-GAURIPADA, Village Name/Mouje GAURIPADA, Section No. 2, completed under the supervision of Architect, License No CA/1984/08623 as per approved plan vide Permission No. KDMC/TPD/BP/KD/2012-13/21/328 Date 01/11/2021 may be occupied on the following conditions.



1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/KD/2012-13/21/328 Date 01/11/2021

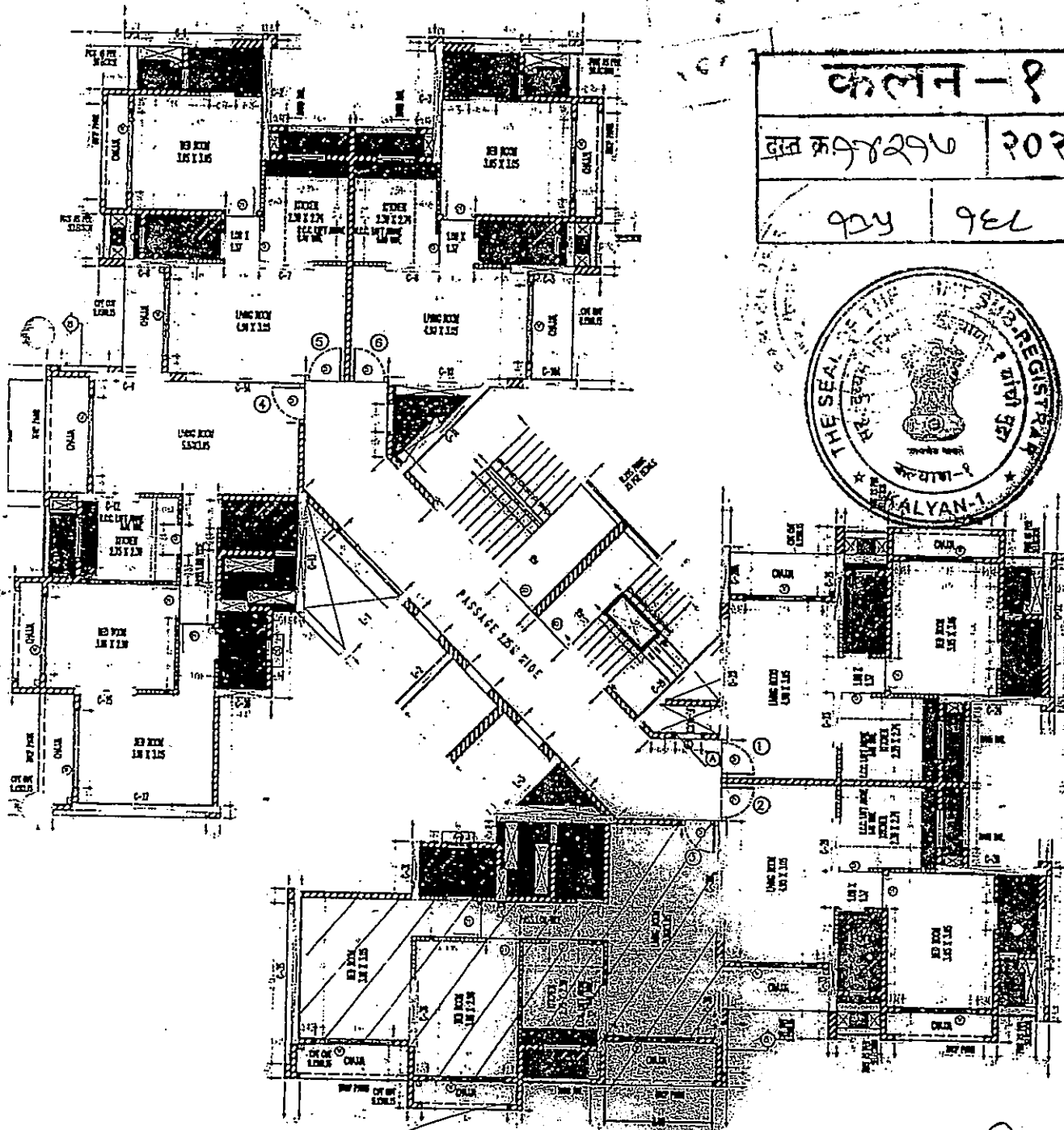
Signature valid

Digitally signed by DISHA PRADIP KARKAR SAWANT
Date: 2023.10.23 18:43:27 +05'30'
Reason: Approved Certificate
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMC/PO/2023/APL/00018
Application Number : 206083
Proposal Number : 206083
Certificate Number : KDMCC/PO/2023/APL/00018



Scan QR code for verification of authenticity.

Yours faithfully,
Assistant Director Town Planning,
Kalyan Dombivli Municipal Corporation,



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दस्ता क्र. १४२१०	२०२४
१२५	१६८



Flat No 2103 on 21st Floor
 60.73 sqmtrs Carpet in Sqmtr
 equivalent to 653 sqft Carpet

Pohar
Dharat

70.939

पावती

Original/Duplicate

Friday, January 22, 2021

नोंदणी क्र.: 39म

5:49 PM

Regn.: 39M

पावती क्र.: 1346 दिनांक: 22/01/2021

गावाचे नाव: गौरीपाडा

दस्तऐवजाचा अनुक्रमांक: कलन-1-939-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: अंकुश गोविंद उघडे - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 400.00

पृष्ठांची संख्या: 20

एकूण: ₹. 500.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे

6:07 PM ह्या वेळेस मिळेल.

Sub Registrar, Kalyan-1

वाजार मुल्य: ₹. 0/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

श.स.ह.दुय्यम निबंधक कल्याण-१

1) देयकाचा प्रकार: By Cash रक्कम: ₹. 400/-

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010487491202021E दिनांक: 22/01/2021

वैकेचे नाव व पत्ता:

कलन-१	
दस्त क्र. 936	2028
936	936

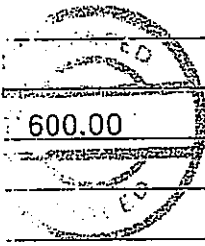


(Handwritten signature)

CHALLAN
MTR Form Number-6

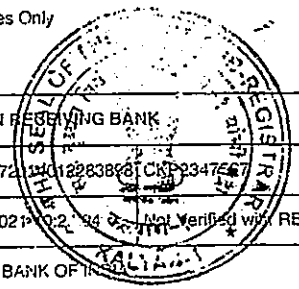
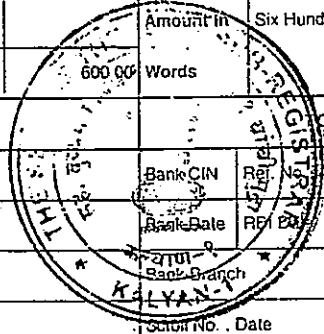


GRN	M-010457-01202021E	BARCODE	Date		22/01/2021-10:03:34	Form ID	48(f)
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				KLN1 KALYAN NO 1 SUB REGISTRAR			
Location				THANE			
Year				2020-2021 One Time			
Full Name				Ms YOGI DEVELOPERS CORPORATION			
Flat/Block No.				VILLAGE GAURIPADA			
Premises/Building				S.NO 22/1/1,22/1/8,22/2,22/3,24/2pt,25/1/2/3/4pt			
Account Head Details		Amount In Rs.		Road/Street			
000046401 Stamp Duty		500.00		YOGIDHAM PHASE-5 AJMERA BLISS			
000045301 Registration Fee		100.00		Area/Locality KALYAN			
				Town/City/District			
				PIN			
				4 2 1 3 0 1			
				Second Party Name=ANKUSH GUJHADAR			
				कलन-१			
				93E 98E			
				2028			
				Amount in Words			
				600.00 Six Hundred Rupees Only			
Payment Details				STATE BANK OF INDIA			
Cheque-DD Details				FOR USE IN RESERVING BANK			
Cheque/DD No.				Bank CIN Reg No. 0004057210122838831 CND934756			
Name of Bank				Bank Date Reg No. 22/01/2021-02-94 Not Verified with RBI			
Branch				STATE BANK OF INDIA KALYAN-1			
				Serial No. Date Not Verified with Scroll			



कलन-१
दस्तावेज क्र. 93E/98E
2028

कलन-१
93E 9120
2028



Mobile No. : 0000000000
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हाचा चालान केवळ कलनाच्या उप-नोंदणी कार्यालयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करता येणाऱ्या दस्तऐवजासाठी सधर संचालन लागू.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
34704939		0004892819202021	22/01/2021-17:49:21	IGR124	100.00

16	25	4 (pt)	1750.00	Draupadibai B. Maherkar & others	
17	25	5	200.00	Eknath Arjun Manerkar	
18	25	6	350.00	Eknath Arjun Manerkar	
19	25	7	200.00	Eknath Arjun Manerkar	
20	26	-	2090.00	Gopinath B. Manerkar & others	कलकत - १ दल क्र. १४२९६ २०२४
21	24	2 (pt)	7580.00	Yogi Developers	

C. By an Agreement for Sale dated 21.02.1987 Sau. Jayshree Mehta,

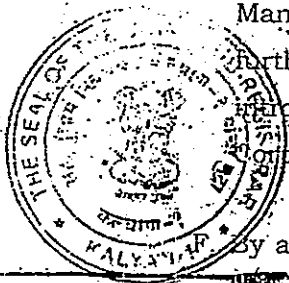
Ramesh Amrutlal Mehta, Ketan Amrutlal Mehta, Deepak Ramesh Mehta, Bhupendra Takurdas Shah, Rajanikant Amrutlal Mehta, Ghansham Amrutlal Mehta, Smt. Damayant Rajanikant Mehta and Panna Ghansham Mehta acquired all those pieces and parcels of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 22 Hissa No. 1/1 admeasuring 912 sq. metres, Survey No. 22 Hissa No.1/8 admeasuring 1075 sq. metres, Survey No. 22 Hissa No. 2 admeasuring 300 sq. meters and Survey No.22 Hissa No. 3 admeasuring 510 sq. metres from Suman Ramu Manerkar, Kamalbai Shivaram Mhatre, Chandrabai Narayan Manerkar, Parvatibai Krishna and Others and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;

D. By a Deed of Conveyance dated 28.07.1995 registered with the office of Sub-Registrar of Assurances at Kalyan under serial No.3509/1995 Shri Manoj Rajnikant Mehta, Shri Ghansham Amrutlal Mehta and Shri Bhupendra Thakorlal Shah acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Ashok Bhima Manerkar and Others as evidenced by mutation entry No. 187 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;

E. By a Deed of Conveyance dated 04.08.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No. _____ /1995 Shri Ramesh Amrutlal Mehta, Smt. Damayanti Rajnikant Mehta and Smt. Taralaxmi Amrutlal Mehta acquired all

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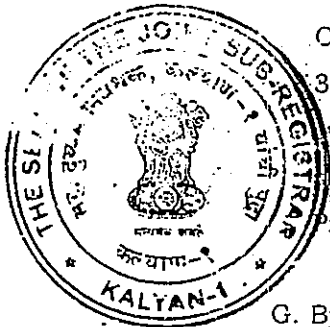
that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Krishna Balu Manerkar and Others as evidenced by mutation entry No. 186 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;



By a Deed of Conveyance dated 04.08.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3514/1995 Shri Deepak Ramesh Mehta, Mrs. Jayshree Ramesh Mehta and

कलन-४	
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Alpa Ketan Mehta acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Shri Baliram Manerkar and Others as evidenced by mutation entry No. 185 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;



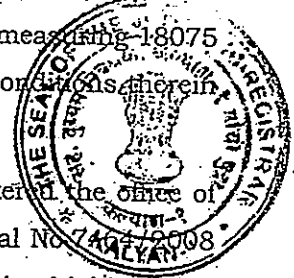
G. By a Deed of Conveyance dated 04.08.1995 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.3505/1995 Shri Ketan Ramesh Mehta, Shri Rajnikant Amrutlal Mehta and Mrs. Panna Ghanshyam Mehta acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 3800 sq. metres from Shri Eknath Arjun Manerkar and Others as evidenced by mutation entry No. 184 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;

3325

H. By an Agreement for Sale dated 19.04.1994 the Owners Irfan Mohammed Hanif Maulavi and others have agreed to sell the property bearing Survey No. 24 Hissa No.2 (pt) admeasuring 18075 sq. metres to Promoter herein on the terms and conditions therein contained.

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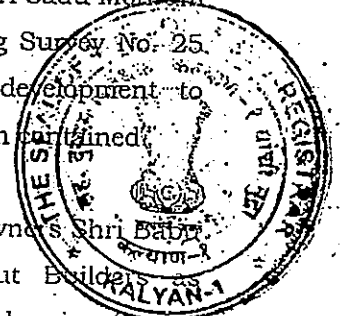
I. By an Agreement for sale dated 19.04.1994, the Owners Abdul Razzak Gulamali Maulavi and others have agreed to sell the property bearing Survey No. 24 Hissa No.2 (pt) admeasuring 18075 sq. metres to Promoter herein on the terms and conditions therein contained.



J. By a Deed of Conveyance dated 06.10.2008 registered in the office of Sub-Registrar of Assurances at Kalyan under serial No. 7447/2008 the Promoter acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 70495.80 sq. metres from Shri Gulam Gaus Mohammed Ibrahim Moulvi and Others as evidenced by mutation entry No. 371;

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70495.80	2028
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K. By an Agreement dated 05.08.1997, the Owners Shri Sadu Motiram Manerkar and others granted the property bearing Survey No. 25 Hissa No.1 admeasuring 1310 sq. metres for development to Promoter herein on the terms and conditions therein contained.

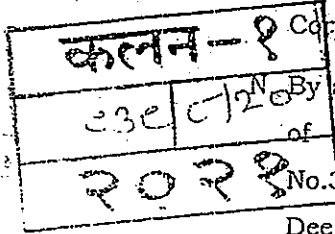


L. By an Agreement for Sale dated 19.05.1995, the Owners Shri Babu Sitaram Manerkar and others and M/s. Amrut Builders as confirming party have agreed to sell the property bearing Survey No. 25 Hissa No.2 admeasuring 2120 sq. metres and Survey No. 25 Hissa No.3 admeasuring 1210 sq. metres thus totally admeasuring 3330 sq. meters to Promoter herein on the terms and conditions therein contained.

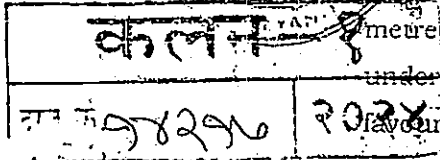
M. By a Deed of Conveyance dated 28.07.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3514/1995 Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Mrs. Lata Bhupendra Shah and Shri Kanubhai Odhavji Oza acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 25

3945

Hissa No. 4(part) admeasuring 1600 sq. metres from Shri Baliram Ganesh Manerkar and Others as evidenced by mutation entry No. 313 and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;



By a Deed of Conveyance dated 28.07.1995 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.3522/1995 Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Mrs. Lata Bhupendra Shah and Shri Kanubhai Odhavji Oza acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taiuka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 25 Hissa No. 4(part) admeasuring 1750 sq.



metres from Shri Krishna Balu Manerkar and Others and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;

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१६६०

By a Deed of Conveyance dated 28.07.1995 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.3506/1995 Mrs. Preeti Ramesh Mehta and Mrs. Mallika Deepak Mehta, Shri Manoj I. Ajmera and Shri Ashwin Ajmera acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taiuka Kalyan, District Thane within registration sub-district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 25 Hissa No. 5 admeasuring 200 sq. metres, Survey No. 25 Hissa No. 6 admeasuring 350 sq. metres and Survey No. 25 Hissa No. 7 admeasuring 200 sq. metres from Shri Eknath Arjun Manerkar and Others and further under the supplement deed the said land stands introduced in favour of the Promoter's firm M/s. Yogi Developers Corporation;



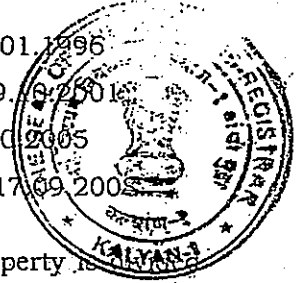
P. By an Agreement for Development dated 19.04.2008 the Owners Shri Ramu Krishna Manerkar and others have granted the development rights in respect of land admeasuring 2090 sq. metres out of the property bearing Survey No. 26 Hissa No. - admeasuring 2120 sq. metres to Promoter herein on the terms and conditions therein contained.

C. The Kalyan Dombivli Municipal Corporation have sanctioned the plans on the land admeasuring 75450 sq. metres comprising of Survey Nos. 22/1/8, 22/1/1, 22/2, 22/3,24/2(pt), 25/1, 25/2, 25/3, 25/4(pt), 25/4(pt), 25/5, 25/6, 25/7 & 26 under building Commencement Certificate No. KDMP / NRV / BP / KV / 180/83 dated 08.07.2008.

कलन-१	
e3e	e/20
२०२१	

R. The property totally admeasuring 75450 sq. metres is converted to non-agricultural use under the Orders passed by the District Collector, Thane viz.

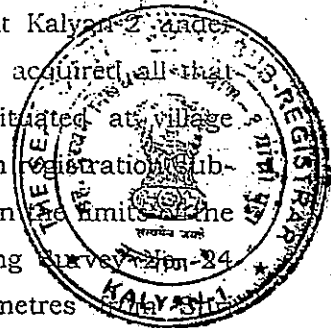
- i) No.Mahsul/K-1/T-8/NAP/SR-184/95 dated 20.01.1996
- ii) No.Mahsul/K-1/T-7/NAP/SR-97/2000 dated 19.09.2001
- iii) No.Mahsul/K-1/T-7/NAP/SR-79/05 dated 21.10.2005
- iv) No.Mahsul/K-1/T-7/NAP/SR-278/2008 dated 17.09.2008



S. The said scheme of construction on the entire property is into four phases viz. Phase-I, Phase-II, Phase-III and Phase-IV and out of the said four phases the Promoters have constructed certain buildings and obtained building occupation certificate, certain occupation certificates of duly completed buildings are yet to be obtained and further certain buildings are under construction and accordingly the commencement work in pursuance of the sanctioned plans and permission has been duly commenced and the construction work in progress on the entire property.

कलन-१	
१०२१०	२०२४
१०२	१२६

T. By and under a Deed of Conveyance dated 29.12.2010, registered at the office of Sub-Registrar of Assurances at Kalyan-2, made serial No. 2/2011 on 09.02.2011 the Promoter acquired all that piece and parcel of land lying, being and situated at village Gauripada, Taluka Kalyan, District Thane within registration district Kalyan, registration district Thane, within the limits of the Kalyan Dombivli Municipal Corporation, bearing Survey No. 24 Hissa No. 2 (part) admeasuring 7580 sq. metres Sharique Ibrahim Moulvi and Others and the name of Promoter stands mutated in the records of right as evidenced by mutation entry No. 453.



U. During the course of construction of the buildings in pursuance to the above sanctioned plans and permissions, the Promoter amalgamated the above said land admeasuring 7580 sq. metres with the existing construction and submitted the plans for renewal

(Handwritten signature)

and approval by following due process of law and the Kalyan Dombivli Municipal Corporation have accorded the revised sanction by granting the building commencement certificate bearing No. _____ dated _____ which includes the sanction for use and utilization of permitted transferable development rights.

कलम-१	
२३८	१०/२०
२०२२	

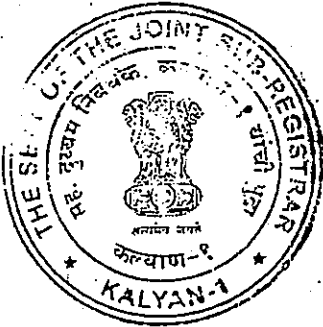
V. The said land bearing Survey No. 24 Hissa No. 2 (part) measuring 7580 sq. metres stands converted to non-agricultural use under order granted by the Collector, Thane under No. Mahsul/K-1/T-7/NAP/SR-136/2013 dated 30.06.2014.



W. The KDMC has issued in favour of the Developer a Construction Permission bearing No. KDMP/NRV/CC/KV/2012-13/21/219 dated 21/8/2017. Thereafter the Promoter obtained further Commencement Certificate bearing No. KDMP / NRV / BP / KV / 2019-20 / 21 / 1 dated 16.03.2020 for stilts + 1st (first) 2nd (Second) floor to 7th (Seventh) Floor of the proposed building and then the said commencement certificate revised on 30th Sep 2020 bearing its No. KDMP / NRV / BP / KV / 2012-13/29/47 for stilts +12th upper floors.

कलम-१	
५१२२१७	२०२४
१४७	१६८

X. I the partner of M/S. YOGI DEVELOPERS CORPORATION am unable to go to the office of the Sub-Registrar at Kalyan for admitting execution of the Agreements between us being the Promoter and the shops/flat/garage purchasers for sale of flats/shops & garage.



Y. I am desirous to appoint SHRI. ANKUSH G. UGHAD, Adult Indian Inhabitant having address at Chongaon, Post: Badlapur Tal: Ambernath, Dist.:- Thane-421503 as our true and lawful Constituted Attorneys for the purpose of only registration of such documents.

NOW KNOW by these present, I SHRI DEEPAK R. MEHTA partner of M/s. YOGI DEVELOPERS CORPORATION do hereby appoint, nominate and constitute to SHRI. ANKUSH G. UGHAD, as our true and lawful attorneys to do the following acts, deeds and things

1. To present and appear before the office of Sub- Registrar of Assurances, Kalyan to admit only execution of the documents

(Signature)

like Agreement for Sale of flats / office / shop etc. constructed on the said property, and such other ancillary documents which are executed by us and to admit execution of such documents.

2. To present and lodge the documents in respect of the said property for registration in the office Sub-Registrar of Assurances, Kalyan executed by us in favour of purchasers of flats / office / shops etc.

3. The attorneys appointed herein are authorized for admitting execution and registration of the documents pertaining to the present project only and they are not authorized to receive all cash money on my / our behalf from any purchaser.

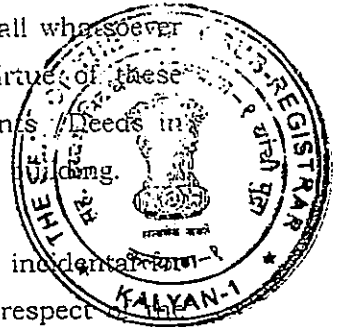
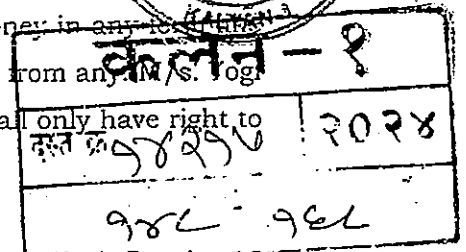
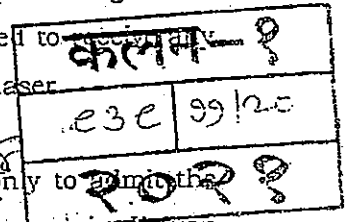
4. This POWER OF ATTORNEY is restricted to only to admit the execution before the Sub-Registrar of Assurances in Kalyan pertaining to the flats/ shops / office / parking space in said building. These are not for the execution of Conveyance or Sale Deeds etc.

5. This Power of Attorney is given only registration purpose and it shall not be used by Attorney to receive money in any form like cash, cheque or transfer from bank to bank from any M/s. Yegi Developers Corporation and its partners shall only have right to take the money for the transactions.

6. I, Deepak Ramesh Mehta Partner of M/s. Yegi Developers Corporation, hereby agree to ratify and confirm all whatsoever said Attorney do or caused to be done by virtue of these presents, with respect to admission of Agreements / Deeds in respect to the flats / shops / parking space in the

7. To do all acts, deeds and things necessary and incidental for effective registration of the said documents in respect of said property.

AND I DO HEREBY myself agree to ratify and confirm all and whatever our said Constituted Attorney shall or purport to do or cause to be done by virtue of these presents.



(Handwritten signature)

कलन-१	
वस्त क्र १०२१७	२०२४
१४२	१४८

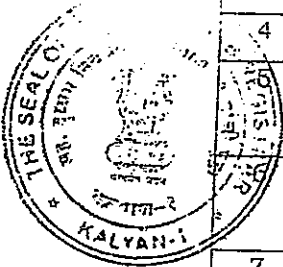
SCHEDULE OF THE PROPERTY

(The said property)



All those plots and parcels of land lying, being and situate at village Ganpada, Taluka Kalyan, District Thane, within the limits of Kalyan Municipal Corporation are owned by the persons hereinbelow :

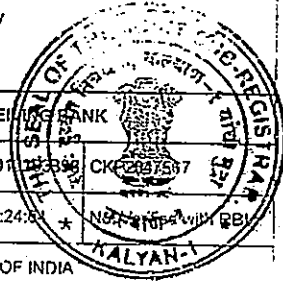
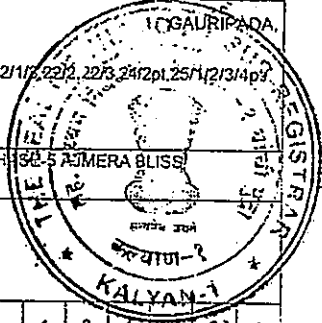
No.	Survey No.	H.No.	Area (Sq.Mtrs)	Name of Owners
१	२२	१/१	९१२.००	Suman Ramu Manerkar
२	२२	१/८	१०७५.००	Kamalbai Shivram Mhatre
३	२२	२	३००.००	Chandrabai N. Manerkar
४	२२	३	५१०.००	Parvatibai K. Manerkar
५	२४	२ (pt)	३८००.००	Manoj Ranjikanth Mehta & २ others
६	२४	२ (pt)	३८००.००	Deepak Ramesh Mehta and २ others
७	२४	२ (pt)	३८००.००	Ketan Ramesh Mehta and २ others
८	२४	२ (pt)	३८००.००	Ramesh Amrutlal Mehta and २ others
९	२४	२ (pt)	१८०७५.००	Irfan Mohammed Hanif Maulavi and others
१०	२४	२ (pt)	१८०७५.००	Abdul Razzak Gulamali Maulavi and others
११	२४	२ (pt)	१०४८५.८०	Yogi Developers Corporation
१२	२५	१	१३१०.००	Sadu Motiram Manerkar & others
१३	२५	२	२१२०.००	Govind Rajaram Manerkar & others
१४	२५	३	१२१०.००	Govind Rajaram Manerkar & others
१५	२५	४ (pt)	१६००.००	Priti Ramesh Mehta & others
१६	२५	४ (pt)	१७५०.००	Draupadibai B. Maherkar & others



CHALLAN
MTR Form Number-6



HC:104#7491202021E	BARCODE	Date	22/1/2021-10:03:34	Form ID	48(f)
Inspector General Of Registration		Payer Details			
Stamp Duty		कलन-१			
Registration Fee		TAX ID, TAN (If Any)	दस्तावेज क्र. १४२१० २०२४		
		PAN No.(If Applicable)			
Name: KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name	Ms YOGI DEVELOPERS CORPORATION		
THANE			१०१ १९८		
2020-2021 One Time		Flat/Block No.	VILLAGE		
		Premises/Building	S.NO.22/1/1,22/1/2,22/2,22/3,24/2p1,25/1,2/13/4p3		
Account Head Details		Amount In Rs.	5/6/7		
46/01 Stamp Duty	500.00	Road/Street	YOGIDHAM PHASE 5 AJMERA BLISS		
46/01 Registration Fee	100.00	Area/Locality	KALYAN		
		Town/City/District	KALYAN-1		
		PIN	4 2 1 3 0 1		
		Remarks (If Any)	SecondPartyName=ANKUSH G UGHADE- कलन-१		
			६३८ २/२०		
			२०२१		
		Amount In Words	Six Hundred Rupees Only		
			600.00		
Payment Details		STATE BANK OF INDIA			
Cheque-DD Details		FOR USE IN RECEIPT			
DD No.	Bank CIN	Ref. No.	000405720210123398 CK2217567		
	Bank Date	RBI Date	22/01/2021-10:24:34		
	Bank-Branch	STATE BANK OF INDIA			
	Scroll No., Date	Not Verified with Scroll			



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 कॅलन दस्त्याव निसयक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी चदर चलान लागू

17	25	5	200.00	Ekmath Arjun Manerkar
18	25	6	350.00	Ekmath Arjun Manerkar
19	25	7	200.00	Ekmath Arjun Manerkar
20	26	-	2090.00	Gopinath B. Manerkar & others
21	24	2(pt)	7580.00	Yogi Developers Corp.
			83042.80	

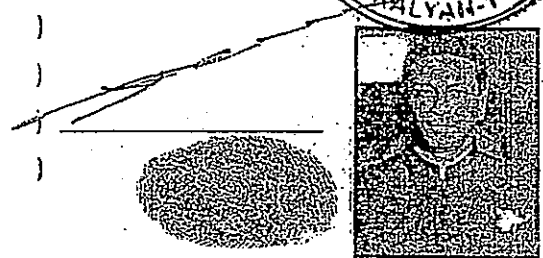
कलन-१	
१४२५६	२०२४
१५०	१६८

together with all easement rights etc.,

IN WITNESS WHEREOF I, SHRI DEEPAK R. MEHTA, PARTNER OF M/S. YOGI DEVELOPERS CORPORATION HAVE PUT MY HANDS IN THIS WRITING ON THIS 22nd DAY OF Jan 2021.



SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED EXECUTANT)
SHRI. DEEPAK R. MEHTA)
Partner of M/S. YOGI DEVELOPERS)
CORPORATION)



In the presence of
1.

2.
Specimen signature of
Power of Attorney Holder
is appended below.

I ACCEPT,

(SHRI. ANKUSH G. UGHADE)
२३/१२/२०
२०२१





दुय्यम निबंधक: कल्याण 1

दस्तावेजांक व वर्ष: 7464/2008

नोंदणी 63 म.प्र. 1/2008

Friday, January 22, 2021

सूची क्र. दोन INDEX NO. II

Regn. 63 m.p.

3:31:26 PM

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेशा अचलत्यास, यादीचे नाव व संपूर्ण पत्ता :- गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेटवसाहत: -; शाहर/गाव: हनुमन्त, वि.308, फोर्ट मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AAAFY1308H.

- | | | |
|--------------------------------------|---------------|------------|
| (7) दिनांक | करून दिल्याचा | 06/10/2008 |
| (8) | नोंदणीचा | 06/10/2008 |
| (9) अनुक्रमांक, खंड व पृष्ठ | | 7464 /2008 |
| (10) वाजारभावाप्रमाणे मुद्रांक शुल्क | रु | 1277100.00 |
| (11) वाजारभावाप्रमाणे नोंदणी | रु | 30000.00 |
| (12) शेर | | |

कलन-१	
दस्तावेजांक: 7464/2008	२०२४
१५४	१६८



कलन-१	
६३८	१५/२०
२०२१	



70/14217

शुक्रवार, 11 ऑक्टोबर 2024 5:54 म.नं.

दस्त गोषवारा भाग-1

कलन1

980/982

दस्त क्रमांक: 14217/2024

दस्त क्रमांक: कलन1/14217/2024

वाजार मुल्य: रु. 55,25,000/-

मोवदला: रु. 58,44,450/-

भरलेले मुद्रांक शुल्क: रु.4,09,200/-

दु. नि. सह. दु. नि. कलन1 यांचे कार्यालयान

पावती:16605

पावती दिनांक: 11/11/2024

अ. क्र. 14217 वर दि.11-10-2024

सादरकरणाराचे नाव: घायवट प्रणाली प्रकाश --

गेजी 5:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3360.00

पृथांची संख्या: 168

एकुण. 33360.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Kalyan 1
सह. दुय्यम निबंधक लो २

कल्याण क्र. १

दस्ताचा प्रकार: करारनामा

Sub Registrar Kalyan 1

सह. दुय्यम निबंधक लो २

कल्याण क्र. १

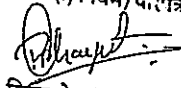
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानदत्त असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

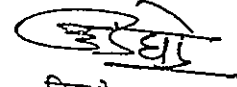
शिक्षा क्र. 1 11 / 10 / 2024 05 : 23 : 00 PM ची वेळ: (सादरीकरण)

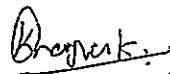
शिक्षा क्र. 2 11 / 10 / 2024 05 : 24 : 02 PM ची वेळ: (फी)

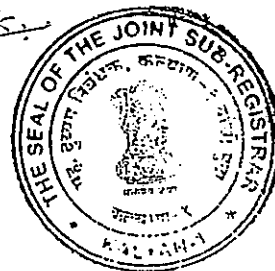
प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तत्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांचो सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.


लिहून देणार सही

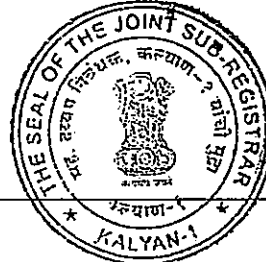

लिहून देणार सही





गावाचे नाव : गौरीपाडा

(1)चिन्हेचा प्रकार	करारनामा
(2)गोंयदला	5844450
(3) वाजाराभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5525000
(4) भू-मापन,गोटेद्विग्या व घरक्रमांक(अमल्यान)	1) पाणिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मोजे गौरीपाडा,ता.कल्याण,जि. ठाणे येथील स.नं. 22/1/1,22/1/8,22/2,22/3,24/2 पैकी,24/2पैकी,24/2 पैकी,24/2पैकी,24/2पैकी,25/1, 25/2,25/3,25/4 पैकी,25/4 पैकी,25/5,25/6,25/7,26 वरील योगीधाम या गृहसंकुलातील अजमेरा ब्लिम इमारत नं. एच-7,सदनिका नं. 2103,21 वा मजला,क्षेत्रफळ 50.78 चौ.मी. कार्पेट + 9.95 चौ.मी. एनक्लोज्ड बाल्कनी असे एकूण क्षेत्रफळ 60.73 चौ.मी. कार्पेट + अप्पर स्टॅक पार्किंग नंबर 34 (Survey Number : स.नं. 22/1/1,22/1/8,22/2,22/3,24/2 पैकी,24/2पैकी,24/2 पैकी,24/2 पैकी,24/2पैकी,24/2पैकी,25/1,25/2,25/3,25/4 पैकी,25/4 पैकी,25/5,25/6,25/7,26 :)
(5) क्षेत्रफळ	1) 60.73 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/निहून ठेवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स योगी डेव्हलपर्स कॉर्पोरेशन लॉफे दिपक आर. पेठता यांचे तर्फे कवुनी जवाबा करीता कु.यु. म्हणून अंकुश गो. उघडे - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुसरा मजला, सिटी मॉल, अंधेरी लिंक रोड, अंधेरी प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAAFY1308H
(8)दस्तावेज करून देणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान,प्रतिवादिचे नाव व पत्ता	1): नाव:-वासवट प्रणाली प्रकाश - - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नंबर 610/मी -704 सिद्धिविनायक कॉम्प्लेक्स, सातवा मजला, टेमघर नाका, भिवंडी-421602, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-DDZPG0248D 2): नाव:-केतन प्रकाश धायवट - - वय:-21; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नंबर 610/मी -704 सिद्धिविनायक कॉम्प्लेक्स, सातवा मजला, टेमघर नाका, भिवंडी-421602, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-DJDPG6396G
(9) दस्तावेज करून दिल्याचा दिनांक	11/10/2024
(10)दस्ता नोंदणी द्याचा दिनांक:	11/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	14217/2024
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	409200
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेग	



असह. दुय्यम निबंधक वार्ग १
कल्याण क्र. १

मुल्यांकनामाठी विचारान घेतलेला नपशीर:-

मुद्रांक शुल्क आकारणाना नियडवेला अनुच्छेद :-

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