

189

## गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | विक्री करारनामा   |
| (2) मोबदला   | 2835000   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)   | 1453000   |
| (4) भू-मापन, पोटहिसमा व घरक्रमांक (अमल्यास)  | 1) पालिकेचे नाव: पालघर इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे - कुरगाव ता व जि पालघर येथील नवीन मर्वे नं. 14/1+14/2/2 व जुना मर्वे नं. 14/1, या जमिनीवरील वसुंधरा नगरी मधील आकाश कॉम्प्लेक्स या इमारतीच्या डी विंग मधील दुसऱ्या मजल्यावरील मदनिका नं. 204, क्षेत्र 32.25 चौ.मी. कारपेट टा या विक्रीकराराचा विषय आहे( ( Survey Number : 14/1+14/2/2 ; ) ) |
| (5) क्षेत्रफळ  | 1) 32.25 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |
| (7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. एलएक्सएमआय इन्फ्रा तर्फे भागीदार गौरव दिलीप पोकळे - - वय:-; पत्ता:-प्लॉट नं: 04/403, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संस्कृती विल्डिंग , 90 फीट विल्डिंग , मेट वर्निश शाळामोर्ग, टाकूर कॉम्प्लेक्स , मुंबई , कांदिवली , (पूर्व) , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AAEFL4699Q                                    |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-डुरेशावार अझिझुल हसन सिद्दीकी वय:-24; पत्ता:-प्लॉट नं: 002, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: तिरुपती बालाजी अपार्टमेंट सीएचएम एलटीडी, लक्ष्मी पार्क लोधा रस्ता जवळ , आकाश गंगा टॉवर, मीरा रस्ता (पूर्व) मीरा भायंदर ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-FQQPS6603L   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 17/05/2021  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 17/05/2021  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 3325/2021   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 170100  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 28350   |
| (14) शेर   |   |

मुल्याकनामाठी विचारात घेतलेला तपशील:-

मुल्याकनामाची आवश्यकता नाही कारण दस्तप्रकार तुमारे आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



*[Handwritten signature]*  
 SUB-REGISTRAR

"TRUE COPY"

Authorized



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पल्लर  
दस्ता क्र. 8524 12044  
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"TRUE COPY"  
Authorized Signatory  
Kalyan Branch 42130

Agreement for Sale

THIS AGREEMENT made at <sup>17th</sup> ~~Agre~~ this Monday of May, 2021

M/s. LXMI INFRA, a Partnership firm having its office at LXMI Infra, Akash Complex, First Floor, A-Wing, Off Paanch Marg, Boisar Tarapur Road, Boisar West, Palghar 401502 hereinafter referred to as "BUILDER/PROMOTER" (which expression shall unless to be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors, assigns, legal representatives and administrators and assigns) of the ONE PART.

AND

1) Ms. Durreshahwar Azizulhasan Siddiqui

Adult Indian Inhabitant/s/ having his/her/their address for the purpose of these presents at 002, Tirupati Balaji Apartment CHS Ltd. Near Laxmi Park Lodha Road, Opp. Akash Ganga Tower, Mira Road East, Thane 401107.



as "The ALLOTTEE" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) OF THE FIRST PART.

a) WHEREAS originally by several Deed of Conveyance, registered with the Sub-registrar of Assurances, and Agreements to Sale executed between Mr. Tarkeshwar Rampratap Singh, as a Purchaser and Original Owners of the Lands as the Owners, purchased

*Lawyer Potele*

*Signature*

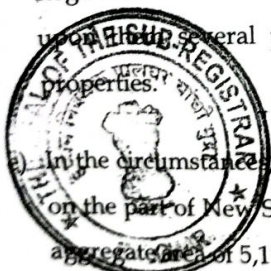


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inter-alia amongst others property at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar admeasuring about 10,400 sq. mtrs. or their about hereinafter called the Said Large Land more particularly described in the "FIRST SCHEDULE" written hereunder. E1YL

b) The said Owner namely Mr. Tarkeshwar Rampratap Singh were/are full, absolute and lawful owners of or otherwise well and sufficiently entitled to the "said property".

c) By an Agreement for Development dated 16 March 2013 duly registered in the office of Sub-Registrar, Palghar, under Sr. No. PLR/2405/2013 (hereinafter referred as the Said Agreement for Development), the said owner namely Mr. Tarkeshwar Rampratap Singh has granted the Development Rights to the Builder to consume FSI of 5,114 sq. mtrs. out of 10,400 sq. mtrs. of the said Larger Land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar. The total FSI of 5,114 sq. mtrs. granted by the Owner to the Builder and FSI acquired by virtue of land conveyances, and additional FSI that might be acquired in future is situated on the plot of Land situated on part of New Survey No. 14/1+14/2/2 & Old Survey No. 14/1 admeasuring in aggregate area of 5,114 sq. mtrs. at Village Kurgaon, Boisar, Taluka Palghar, District Palghar forming part of the said Larger Land is thereinafter referred to as the said smaller land/ said property which together with the total FSI is more particularly described in the "SECOND SCHEDULE" hereunder written.

d) In pursuance of the said Agreement for Development dated 16 March 2013 duly registered in the office of Sub-Registrar, Palghar, under Sr. No. PLR/2405/2013, the said owner namely Mr. Tarkeshwar Rampratap Singh had also executed Power of Attorney in favor of the Partner of the Builder (hereinafter referred as "The said Power Of Attorney") The said Power of Attorney dated 16 March 2013 is duly registered with the Sub-Registrar of Assurances at Palghar under Sr. No. PLR/ 2406 /2013 herein, conferring upon the Builder general powers inter-alia power to construct the buildings on the said Properties.



e) In the circumstances, the Builder is absolutely seized and possessed of the land situated on the part of New Survey No. 14/1 + 14/2/2 and Old Survey No.14/1 admeasuring in aggregate area of 5,114 sq. mtrs. at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar and more particularly described in the "SECOND SCHEDULE".

f) The Addl. Collector of Jawhar at Thane has also granted N.A. permission in respect of the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 03/06/2014.

*Signature*

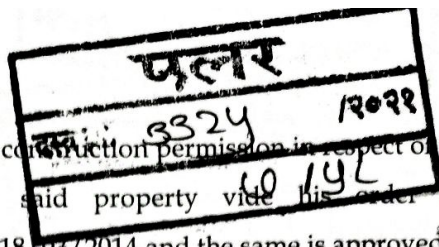
*Signature*

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g) The Town Planning of Palghar has also granted construction permission in respect of the said buildings to be constructed on the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 18/03/2014 and the same is approved by the Addl. Collector of Jawhar at Thane in respect of the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 03/06/2014, for Residential use on the terms and conditions mentioned therein.

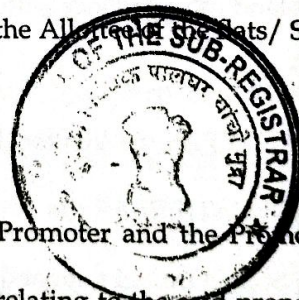


h) The Builder has entered into a standard Agreement with M/s Vastu Shilp Associates (Architects and Engineers). Being the Architects registered with the Counsel of Architects and have appointed M/s. Vastu Shilp Associates (Architects and Engineers), located at 103, Decent Delight, Opp Gold Cinema, Mahim Road, Palghar West, District Palghar as Structural Engineers for the preparation of the Structural design of the said Buildings.

i) The title of the Builder to the said Property is certified by Adv. Archana Warale, Advocates, Mumbai as clear and marketable free from encumbrances and copy of certificate dated 02/08/2014 is annexed hereto, as Annexure "A";

ii) The said project is financed by "THE MALAD SAHAKARI BANK LTD, having its registered office at 6, Sujata Niketan, Rani Sati Marg, Malad East, Mumbai - 400097. The prospective buyer should be aware of this and to obtained NOC form the said Bank of specified flat mentioned in the Deed of Registered Mortgaged vide Registration No. PLR2-4245-2018, dated 23.08.2018, entered into between M/S LXMI INFRA and The Malad Sahakari Bank Ltd."

AND WHEREAS in the premises aforesaid the Promoter alone have the sole and exclusive right to sell the Flats/ Shops in the said buildings to be constructed by the Promoter in the layout of the said properties and to enter into Agreement for Sale with the Allottee/s of Flats/ Shop and shops and to receive the sale price in respect thereof.



AND WHEREAS the Allottee/s have demanded from the Promoter and the Promoter have given inspect to the Allottee/s of all the documents of title relating to the said properties, the said orders and permissions granted by the authorities concerned and the documents executed by and between the parties thereto and also approved building plans, designs and specifications and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as the said "RERA, 2016") and the rules made there under.

*Pravin Pooje*

*[Signature]*



AND WHEREAS the Promoter have accordingly commenced construction of the said Buildings in accordance with the permissions and orders granted by the authorities concerned.

AND WHEREAS the Allottee/s applied to the Promoter for allotment of flat bearing number 204 on the Second floor of the D Wing of the building known as "AKASH COMPLEX" in the complex to be known as "VASUNDHARA NAGARI" to be constructed by the Promoter in the layout of the said properties (hereinafter referred to as "the Said Premises").

AND WHEREAS relying upon the said application, declaration and agreement, the Promoter agreed to sell to the Allottee/s the said premises at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Maharashtra Real Estate Regulatory Authority (MahaRERA) at Mumbai, having Registration No. P99000006053 , AND WHEREAS, under section 13 of the said Act, the Promoter is required to execute a written 'Agreement for Sale' of said Flat/Shop with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS the Promoter are entitled and enjoined upon to construct buildings on the project land in accordance with the details hereinabove;

AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land AND WHEREAS the Promoter has proposed to construct on the project of buildings having Stilt / Ground floor and 3 (Three) upper floors.

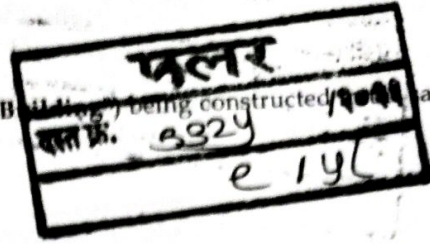
AND WHEREAS the Allottee is offered an Flat bearing number 204 on the Second floor, (herein after referred to as the said "Flat" Shop") in the D Wing of the Building called

Coventry Park

Amal



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Akash Complex (herein after referred to as "the said Building") being constructed/aid  
project, by the Promoter



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

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai No P99000006053 authenticated copy of Registration Certificate is attached in Annexure 'G';

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

AND WHEREAS by virtue of the Development Agreement/Power of Attorney, the Promoter has sole and exclusive right to sell all types of saleable units in the said buildings to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee/s of such saleable units and to receive the sale consideration in respect thereof;



AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messers M/s. Vastu Shilp Associates 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 the Plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure -H.

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*[Handwritten signature]*



AND WHEREAS the authentic copies of the Floor plans and relevant specifications of the Flat/Shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure I.

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

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



AND WHEREAS the Allottee has applied to the Promoter for allotment of Flat/Shop No. 204 on Second floor having D situated in the building No. 2 being constructed in the Akash Complex of the said Project.

AND WHEREAS the said Flat/Shop is having 32.25 square meters Carpet Area, under definition of Maha RERA authority.

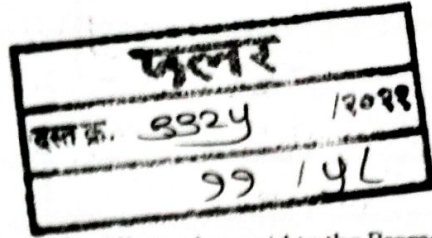
AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms

Caesar P. S.

[Signature]



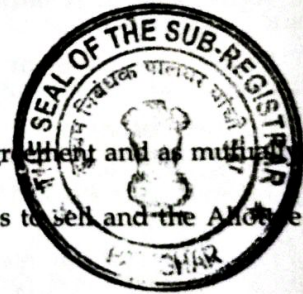
and conditions appearing hereinafter;



AND WHEREAS, prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 3,86,000/- (Rupees Three Lakhs and Eighty Six Thousand Only), being part payment / earnest money of the sale consideration of the Flat/Shop agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter, the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Maharashtra Real Estate Regulatory Authority (MahaRERA) at Mumbai, having Registration No. P99000006053; AND WHEREAS, under section 13 of the said Act, the Promoter is required to execute a written 'Agreement for Sale' of said Flat/ Shop with the Allottee, 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 Allottee hereby agrees to purchase the Flat No. 204



**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 consisting of 2 (Two) buildings, comprising of 6 (Six) wings with each wing of stilt/part ground floor and 3 (Three) upper floors on the project land 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 Allottee in respect of variations or modifications which may adversely affect the Flat/Shop of the Allottee, except any alteration or addition required by any Government authorities or due to change in law.

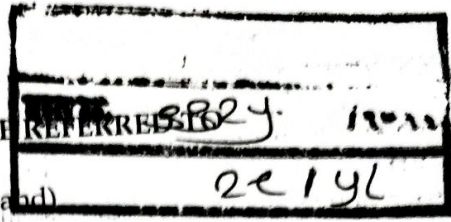
*Caravan POC. 4*

*[Signature]*



THE FIRST SCHEDULE ABOVE REFERRED TO

(The Said Larger Land)



ALL THAT piece or parcel of the land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar, bearing, New Survey no. 14/1+14/2/2 and old survey nos. 14/1, 14/2/2 for Group Housing Scheme admeasuring in aggregate area of 10,400 Sq. Mtrs. Land Area or thereabout.

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Smaller Land)

ALL THAT piece or parcel of the land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar, bearing; New Survey No. 14/1+14/2/2 & Old Survey No. 14/1 admeasuring in aggregate area of 5,114 Sq. Mtrs. (2 Buildings consisting of 6 wings) Land Area or thereabout.





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FIRST SCHEDULE ABOVE REFERRED TO

(Description of Flat)

Flat No. 204, on Floor Second, admeasuring Rera Carpet Area 32.25 sq. mtrs. in Wing D

of "AKASH COMPLEX" in "Vasundhara Nagari" situated on property described in

FIRST SCHEDULE & SECOND SCHEDULE.

IN WITNESS WHERE OF the parties hereto have executed these presents the day and year first hereinabove mentioned.

SIGNED and DELIVERED by the )  
 Within named BUILDER )

M/s LXMI Infra  
 Through its Partner/ Authorized Signatory )

*Gaurav Pokale*

Mr. Gaurav Pokale )

In the presence of )

1. Santosh Arjun Naik *Naik* )

2. Zahir Mawir Abbas. *Abbas* )



SIGNED and DELIVERED by the )

Within named PURCHASER/s )

*Durreshwar Siddiqui*

Ms. Durreshwar Azizulhasan Siddiqui )

In the presence of )

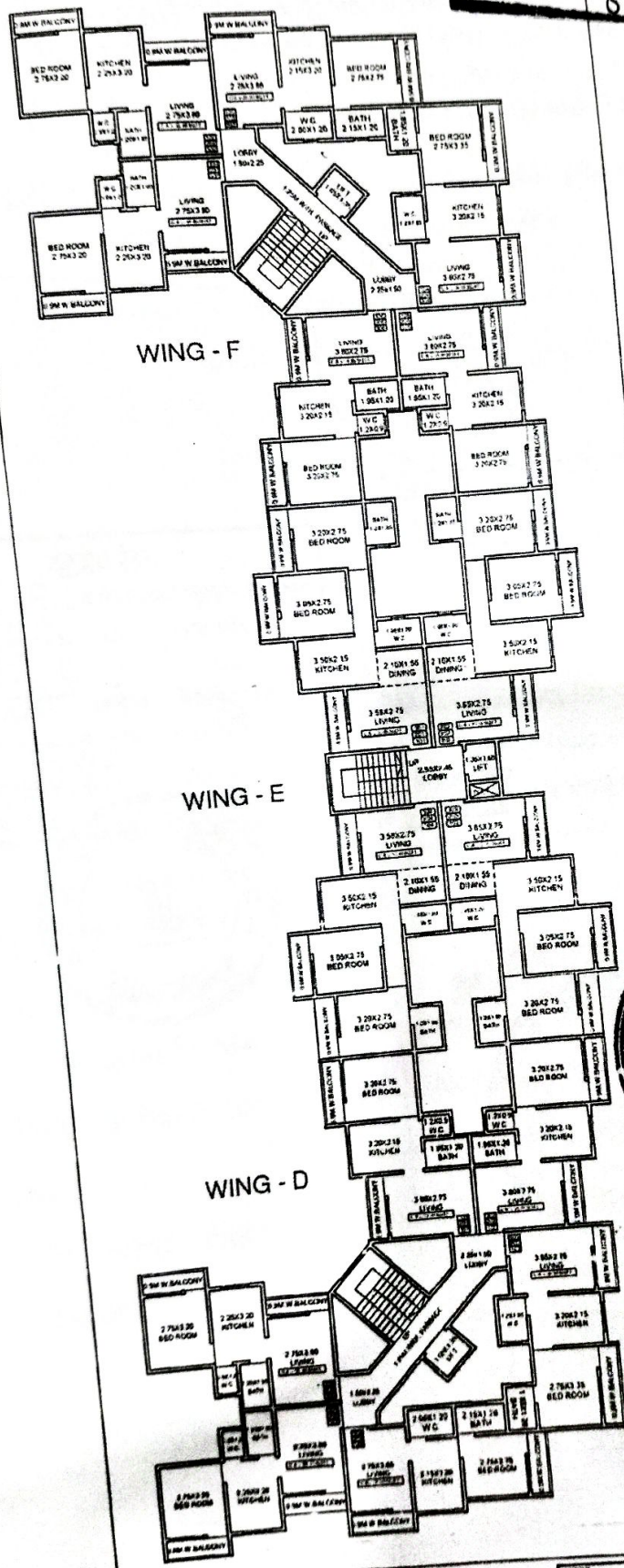
1. Santosh Arjun Naik *Naik* )

2. Zahir Mawir Abbas. *Abbas* )





प्लान  
 3324 1011  
 18e 19L



Architect  
 NISHANT P. PATIL  
 CA/98/23518

SALE PLAN AT KURGAON (PANCHMARG)

VASTU SHILP ASSOCIATES



|                 |       |
|-----------------|-------|
| <b>पलघर</b>     |       |
| दस्ता क्र. 3324 | 12022 |
| y019L           |       |

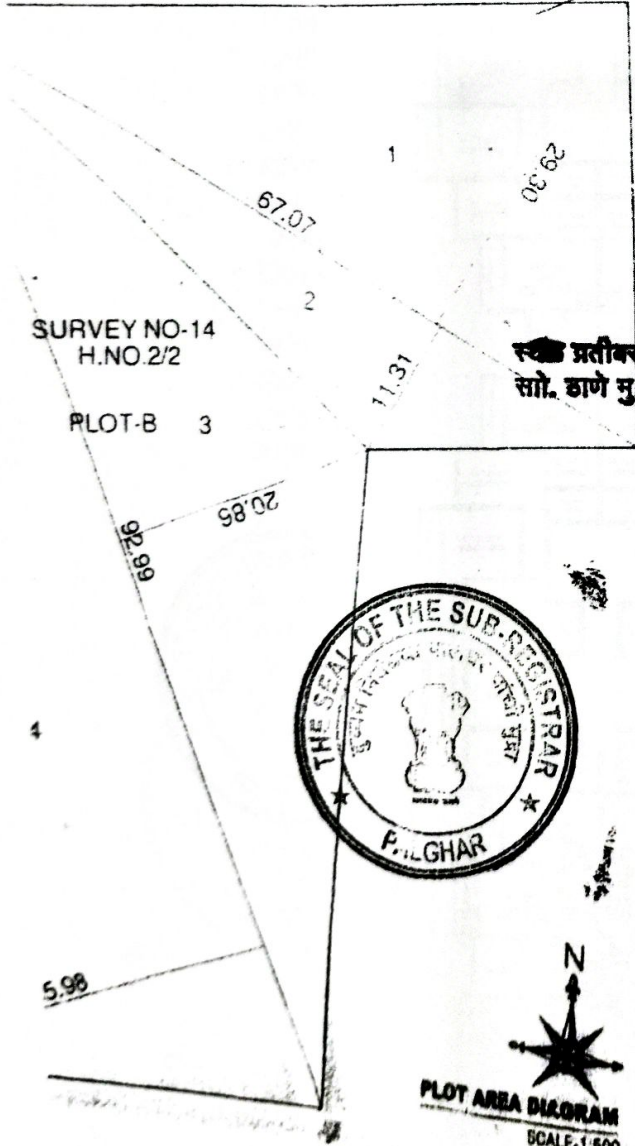
Annexure E

REMARK'S

LAYOUT

मुधा  
 या कार्यालयाचे पत्र क्र. बिशे/वेळकाळ/बाप/सौ: कुरगांव/ता.पालघर/स.क्र. 98/9 व 98/21  
 नर पालघर/390 दि. 9/12/98 मधील शर्तीना अधीन रहिवास/  
 राहून हिरव्या रंगाने दुरुस्ती सुचविल्याप्रमाणे रहिवास  
 बापरासाठी नकाशाला मंजूरीसाठी शिफारस

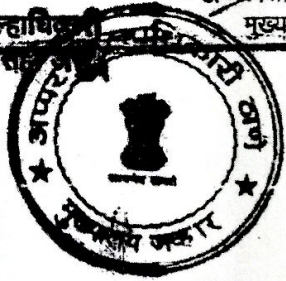
*RTI*  
 ज्येष्ठ रचनाकार,  
 शाखा कार्यालय, पालघर



|                                     |            |
|-------------------------------------|------------|
| <b>मंजूर</b>                        |            |
| आदेश क्र. महसूल/का-१/मेज.....१..... | /वि.शे.प./ |
| एस.आर./सि.आर/.....                  | 26/1/98    |
| दिनांक.....                         | 03/05/98   |
| (रहिवास/कृषिकर्म/औद्योगिक.....)     | विवासासाठी |

अध्यक्ष जिल्हाधिकारी, ठाण  
 मुख्यालय जव्हार

प्रतीक मा. आर जिल्हाधिकारी  
 सा. ठाणे मुख्यालय जव्हार



PLOT AREA DIAGRAM  
 SCALE: 1:500



Annexure D



|           |      |       |
|-----------|------|-------|
| प्लॉट नं. | 3224 | 19099 |
| प्लॉट नं. | 80   | 14L   |

**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 :  
P99000006053

Project: Aakash Complex, Plot Bearing / CTS / Survey / Final Plot No.: NEW SURVEY NO 14/1 AND 14/2/2 at Kapase, Palghar, Palghar, 400000;

1. Lxmi Infra having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400101.

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

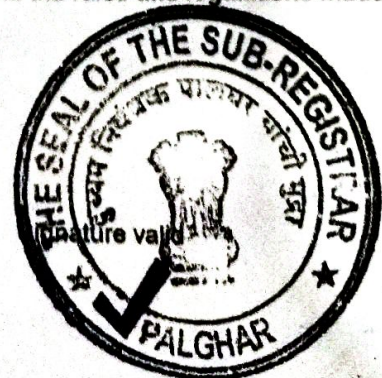
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 14/08/2017 and ending with 01/07/2022 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.



Date: 14/08/2017

Signature and seal of the Authorized Officer



5/17/2021

Summary-2

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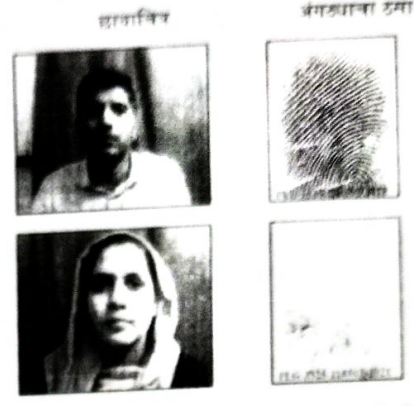
17/05/2021 12:07:36 PM

दस्तावेज क्रमांक 3325/2021

पत्रांक 3325/2021

दस्तावेज क्रमांक: पत्रांक/3325/2021  
दस्तावेजाचा प्रकार - विधी करारनामा

- अनु क्र. पत्रकाराचे नाव व पत्ता
1. नाव व. सत्यनारायणराव दत्ता नवे घागीरारा गोकुळ विधीय पोस्टो - विद्दुन देगा  
पत्ता पत्रांक नं. 04/803 साळा नं. - इमारतीचे नाव - पत्रांक नं. -  
रोड नं. मंगळूनी विधिद्वय, 90 पीठ विधिद्वय, गेट मंगळूनी शाळासमोर  
पोस्टो कोंकणेश्वर, मुंबई, काश्मिरी, (पूर्व) मुंबई, महाराष्ट्र.  
MUMBAI  
पिन नंदा: AAEFL4699Q  
*Signature*
  2. नाव व. सुनीलदास अशिक्षण हसन सिटीडी  
पत्ता पत्रांक नं. 002, साळा नं. - इमारतीचे नाव - पत्रांक नं. - रोड  
नं. निरुपनी बाबाजी अपार्टमेंट मंगळूनी विधिद्वय, महती पार्क पोधा  
पत्ता अकोल, आकाश मंगल टॉवर, मीरा पत्ता (पूर्व) मीरा भायंदर ठाणे  
महाराष्ट्र, THANE.  
पिन नंदा: FQQPS6603L  
*Signature*



वरील दस्तऐवज करून देणारा न्यायाधीश विधी करारनामा चा दस्तऐवज करून दिव्याचे कटून करतात.  
शिक्का क्र.3 ची वेळ: 17 / 05 / 2021 12 : 06 : 15 PM

श्रीलक्ष -  
साक्षीय दस्तऐवज असे निघेदीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पत्रकाराचे नाव व पत्ता
1. नाव व. मंगेश अजून नाईक  
वय: 47  
पत्ता: शानी आशिष कॉ - ऑप प्रोमिस सोसायटी मीरा रोड, ठाणे  
पिन कोड: 401107  
*Signature*
  2. नाव व. जहीर मारी अन्वाम  
वय: 26  
पत्ता: पुनम गायर कॉम्प्लेक्स, मीरा रोड, ठाणे  
पिन कोड: 401107  
*Signature*



शिक्का क्र.4 ची वेळ: 17 / 05 / 2021 12 : 07 : 06 PM

शिक्का क्र.5 ची वेळ: 17 / 05 / 2021 12 : 07 : 25 PM नोंदणी पुस्तक 1 मध्ये

इमाणित करण्यात येते की,  
हा दस्तावेज एकूण ५८ पाने आहे  
*Signature*

TRUE COPY  
Authorised Signa  
Kalyan Branch 42

Payment Details.

| sr | Purchaser                         | Type    | Verification no/Vendor | GRN/Licence        | Amount    | Used At | Deface Number    | Deface Date |
|----|-----------------------------------|---------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1  | Durreshahwar Azizulhasan Siddiqui | eChalan | 029017920210513#7906   | MH001204151202122E | 170100.00 | SD      | 0000610131202122 | 17/05/2021  |
| 2  |                                   | DHC     |                        | 1305202100560      | 1160      | RF      | 1305202100560D   | 17/05/2021  |
| 3  | Durreshahwar Azizulhasan Siddiqui | eChalan |                        | MH001204151202122E | 26400     | RF      | 0000610131202122 | 17/05/2021  |

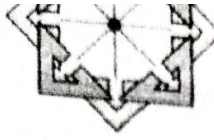
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness through: Register Office after scanning.
2. Get print immediately after registration.



3325/2021  
*Signature*  
एक पत्राचे पुढाळे  
रवरी नोंदला





## VASTU SHILP

### FORM FOR COMPLETION CERTIFICATE

TO,  
COLLECTOR  
DISTRICT PALGHAR,

Sir,

I hereby certify that the Development work of the Residential AKASH COMPLEX building no. 1 (Type A, B & A as per approval) on S.No.14. H. No. 1, 2/2 Vill. Kurgaon, Tai. Palghar, Dist. Palghar has been supervised by me & has been completed according to the plans sanctioned, vide office communication No. महसुल/कक्ष.१/टे.१अ/एनएपी/एसआर-२७५/२०१२ दिनांक ०३/०६/२०१४

The work has been completed to the best of my satisfaction. The workmanship & all the materials [Type & Grade] have been used strictly in accordance with general & detailed specifications. No provisions of the Act or the building regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. The building is fit for occupancy for which it has been constructed enlarged.

I have to request you to arrange for inspection and grant permission for the occupation of the building.

Structural Engineer Reg No : STR/V /33/ 18-21  
Structural Stability Certificate Issued on 28 feb 2021

Architect  
NISHANT P. PATIL  
CA / 98 / 23518

Signature of Architect

Mr. Nishant P. Patil

Name of Architect

CA/98/23518

License No.

M/s. VastuShilp Associates  
103, Decent Delite,  
Mahim Road  
Palghar. 401404

Address of Architect

Date : 06/03/2021  
Place: Palghar

