

पृची क्र. 2

दुष्यम निबंधक : इ. नि. पालघर-2  
दस्तावेज क्रमांक : 5657/2021  
नोंदणी :  
Regn 63m

8/09/2021

गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	2750000
3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टेदार आकारणी देतो की पट्टेदार ते नसूद करावे)	1439576
4) न-भाषण, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: मौजे-कुरगाव ता-जि-पालघर येथील नवीन मळें नं. 14/1+14/2/2 (जुना मळें नं. 14/1) चे क्षेत्र 5114 चौ.मी या जमिनीवरील वसुंधरा नगरी या कॉम्प्लेक्स मधील आकाश कॉम्प्लेक्स, विल्डींग नं. 1, या इमारतीच्या मी विंग मधील निम-या मजल्यावरील मदनिका नं. 303 चे क्षेत्र 32.25 चौ.मी कारपेट चा करार ( ( 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/लिहून टावणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एल एक्स एम आय इन्फ्रा तर्फे पार्टनर गौरव दिलीप पोक्ळे - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस-एल एक्स एम आय इन्फ्रा, आकाश कॉम्प्लेक्स, पहिला मजला, ए विंग, पाचमार्ग समोर, बोईसर तारापुर रोड, बोईसर ता-जि-पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401502 पॅन नं:-AAEFL4699Q
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जान प्रकाश सिंह - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रा. भवनार, माऊ, उत्तर प्रदेश, ब्लॉक नं:-, रोड नं:-, उत्तर प्रदेश, MAU. पिन कोड:-275105 पॅन नं:-EVFPS8178R
9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2021
10) दस्त नोंदणी केल्याचा दिनांक	08/09/2021
11) अनुक्रमांक, खंड व पृष्ठ	5657/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	165000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	27500
14) शेरग	

दुष्यम निबंधक, पालघर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

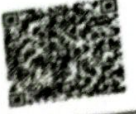
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

"TRUE COPY"  
Authorized



CHALLAN  
MTR Form Number-6

पलर - २  
५६५४ / २०२१  
२ - ५९



EN MH006009466202122E BARCODE [Barcode] Date 08/09/2021-14:36:13 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	EVFPS8178R
Office Name PLG2_PALGHAR 2 JOINT SUB REGISTRAR		Full Name	GYAN PRAKASH SINGH
Location PALGHAR		Flat/Block No.	FLAT NO. 303
Year 2021-2022 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
030046401 Stamp Duty		165000.00	Road/Street KURGAON
030063301 Registration Fee		27500.00	Area/Locality BOISAR
			Town/City/District
			PIN 4 0 1 5 0 1
		Remarks (If Any)	
		SecondPartyName=LXMI INFRA-	
		Amount In	One Lakh Ninety Two Thousand Five Hundred Rupees 0
		Words	nly
Total		1,92,500.00	

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021090812372	2701473760
Cheque/DD No.		Bank Date	RBI Date	08/09/2021-14:37:02	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : [Blank]  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 954575344  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चलन लागू होई.



"TRUE COPY"

Agreement for Sale

THIS AGREEMENT made at Boisar this 8<sup>th</sup> of September 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) Mr. Gyan Prakash Singh

Adult Indian Inhabitant/s/ having his/her/their address for the purpose of these presents at Bhvanpur, Mau, Uttar Pradesh 275105

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 at 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 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

*Chauhan Patel*

*Tarkeshwar Rampratap Singh*

पलर	Said Large Lands
५६५०	hereunder
५	५६

"FIRST SCHEDULE" written

b) The said Owner namely Mr. Tarkeshwar Rampratap Singh were/are full, absolute, 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 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. 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 which 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 thereafter 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 Sub- Registrar of Assurances at Palghar under Sr. No. PLR/ 2406 /2013 hereby conferring upon them several 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 and more particularly described in the "SECOND SCHEDULE".



The Asst. 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 06/2014.

g) The Town Planning of Palghar

पलर - २

५६५५/२०२१

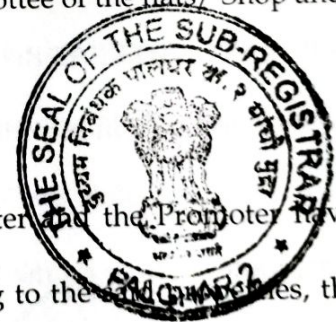
Collector of Jawhar at Thane in respect of the said property vide his order no.

1A/NAP/SR-275/2012, dated 18/03/2014 and the same is approved by the Addl. 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 Council 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 of the flats/ Shop and shops and to receive the sale price in respect thereof.

AND WHEREAS the Allottee/s have demanded from the Promoter 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.



*Handwritten signature: Anurag Singh*

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

पलर - २
५६५७ / २०२१
७ - ५६

AND WHEREAS the Allottee/s applied to the Promoter for allotment of flat bearing number 302 on the Third floor of the C Wing of the building known as "AKASH COMPLEX" in complex to be known as "VASUNDHARA NAGARI" to be constructed by the Promoter in layout of the said properties (hereinafter referred to as "the Said Premises").

AND WHEREAS relying upon the said application, declaration and agreement, the Promoter has 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 of Sale' of said Flat/Shop with the Allottee, being in fact these presents and also to register the Agreement under the Registration Act, 1908.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals 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 building ground floor and 3 (Three) upper floors.



AND WHEREAS the Allottee is offered an Flat bearing number 303 on the Third floor, (herein after referred to as the said "Flat" "Shop") in the C Wing of the Building called Akash Complex (herein after referred to as "the said Building") being constructed in the said project, by

*Handwritten signature*

*Handwritten signature*

Promoter

C - YE

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 building/s 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 made thereunder;

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



Pd

Manoj Singh

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Said Larger Land)

पलर - २
५६५०/२०२१
२८ - ५६

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.





पलर - २  
५६५० / २०२१  
२६ - ५६

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Flat)

Flat No. 303, on Floor Third, admeasuring Rera Carpet Area 32.25 sq. mtrs. in Wing C  
"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 of \_\_\_\_\_  
year first hereinabove mentioned.

SIGNED and DELIVERED by the \_\_\_\_\_ )

Within named BUILDER \_\_\_\_\_ )

M/s LXMI Infra

Through its Partner/ Authorized Signatory \_\_\_\_\_ )



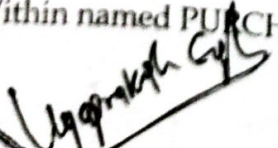
Mr. Gaurav Pokale \_\_\_\_\_ )

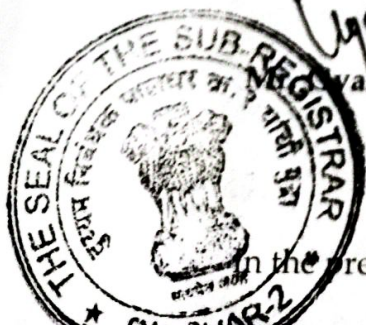
In the presence of \_\_\_\_\_ )

1.  \_\_\_\_\_ )
2.  \_\_\_\_\_ )

SIGNED and DELIVERED by the \_\_\_\_\_ )

Within named PURCHASER/s \_\_\_\_\_ )

  
Prakash Singh \_\_\_\_\_ )

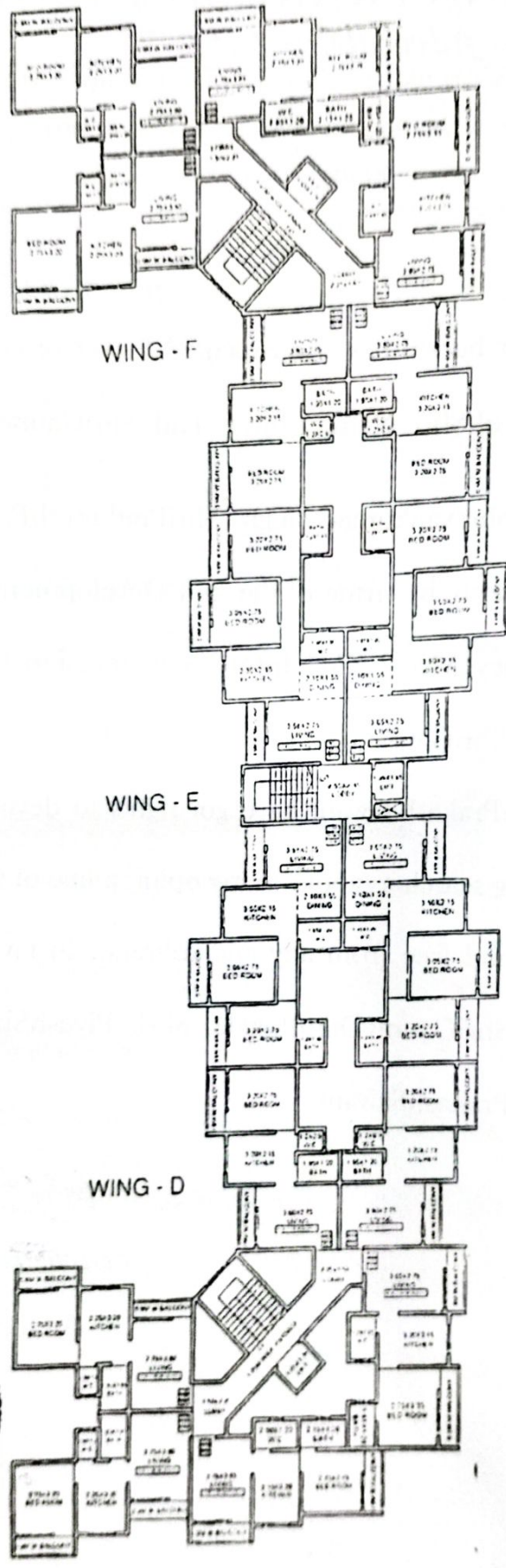


In the presence of \_\_\_\_\_ )



महा	
वर्ष	हंग
१	२
३	४
५	६
अम्बल बरहुकुप	
दिनांक	०१/०६

3E - 24



WING - F

WING - E

WING - D



Architect  
 NISHANT P. PATIL  
 CA / 98723518

SALE PLAN AT KURGAON (PANCHMARG)



Pankaj

V. R. Kotlekar

Scanned with CamScanner

Pankaj

Pankaj

Palghar

SURVEY H.NO. PLOT

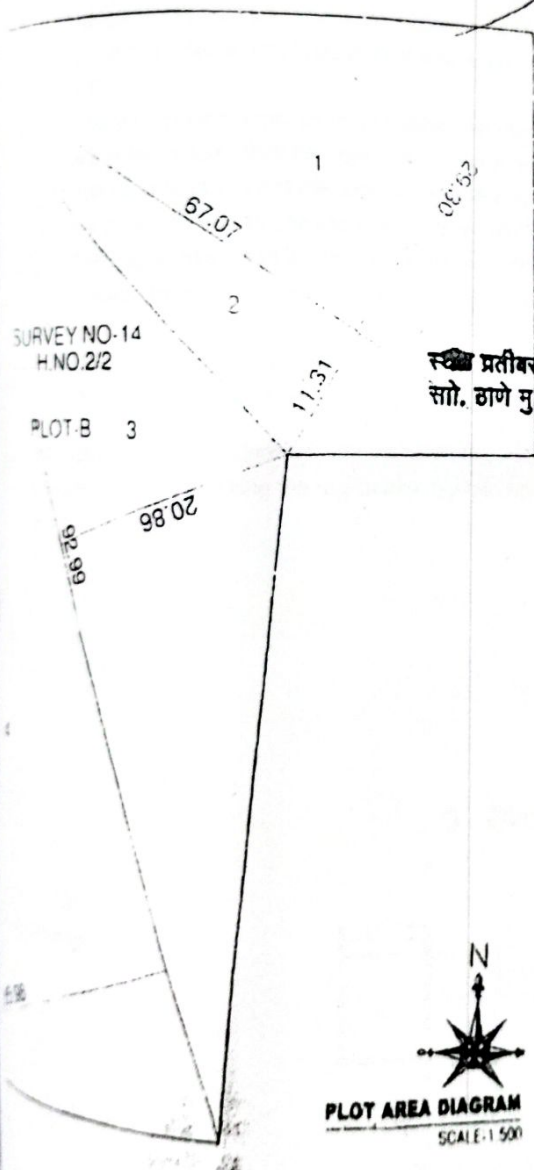
92.99

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पलर - २  
५६५७/२०२१  
४६ - ५६

REMARK'S  
LAYOUT  
मुद्रा  
या कार्यालयाचे पत्र क्र. विशेष/वेळापत्रक/बाप/मौ/क/रहाब/ता.पालघर/स.क्र.१४/१४/१४/२/२  
नर पालघर/३१० वि.१२/२/१४ मा.पौल शर्तीना अधीन रहिवास  
राहून हिरव्या रंगाने दुरुस्ती सुचविल्याप्रमाणे रहिवास  
बापरासाठी नकाशासाठी मंजूरीसाठी शिफारस

नगर रचनाकार,  
शाखा कार्यालय, पालघर



मंजूर  
आदेश क्र. महसूल/जा.१/मेज.२ /दि.ते.प./  
एस.आर./सि.आर./ २०१५/१२  
दिनांक ०३/०६/१४  
(रहिवास/प्रतिवासा/अधिसूचना) विनयादी वसा  
अध्यक्ष, जिल्हाधिकारी कार्यालय, पालघर

प्रतीबर् मा. अ.पर जिल्हाधिकारी कार्यालय, पालघर  
सा. ठाणे मु. जिल्हाधिकारी कार्यालय, पालघर



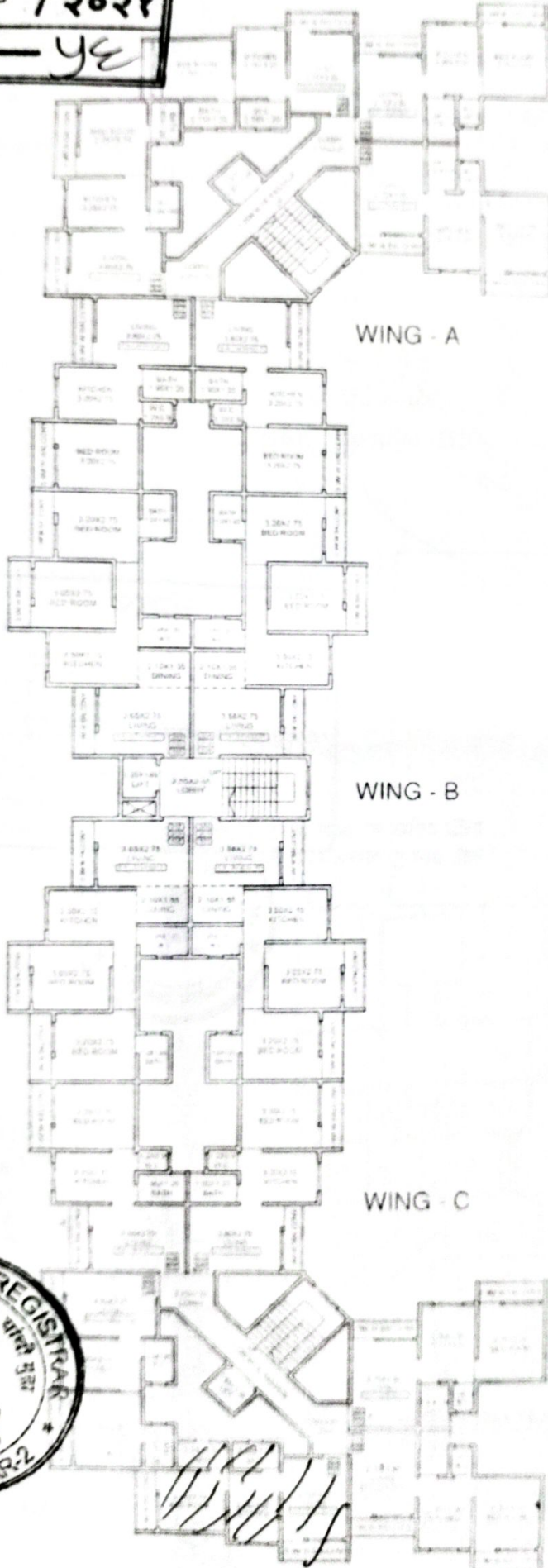
B. Konekar

N. R. Kulkarni

Uyapadesth Sath

पलर - २  
५६५७ / २०२१  
४७ - ५६

Annexure F



Architect  
NISHANT P. PATIL  
CA / 98 / 23518

... registration is  
... 000005053  
... Aakash Co  
... Palghar, Palghar,  
... L. L. Infra h  
... Pin: 400101.  
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Dated: 14/08/201  
Place: Mumbai

*Handwritten signature*



Maharashtra Real Estate Regulatory Authority

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

पलर - २
५६५७ / २०२१
४८ - ५६

This registration is granted under section 5 of the Act to the following project under project registration number  
PROJECT: Aakash Complex, Plot Bearing / CTS / Survey / Final Plot No.: NEW SURVEY NO 14/1 AND 14/2/3 Kurgaon  
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 (l) of sub-section (2) of section 4 read with Rule 5.

OR

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

- The Registration shall be valid for a period commencing from 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.

Signature valid



Signature and seal of  
Maharashtra Real Estate

Dated: 14/08/2017  
Place: Mumbai

दस्तावेज क्रमांक : पलर 2/5657/2021  
दस्तावेजाचा प्रकार :- करारनामा

दस्तावेज क्रमांक: 5657/2021

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ज्ञान प्रकाश सिंह - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. भवनपुर, माऊ, उत्तर प्रदेश, ब्लॉक नं: -, रोड नं: -, उत्तर प्रदेश, MAU. पॅन नंबर: EVFPS8178R	विहृत देणार वय :- 28 स्वाक्षरी:-		
2	नाव: मे. एल एक्स एम आय इन्फ्रा तर्फे पाटनर गौरव दिलीप पोकरे - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस-एल एक्स एम आय इन्फ्रा, आकाश कॉम्प्लेक्स, पहिला मजला, ए विंग, पाचमार्ग समोर, बोईसर तारापुर रोड, बोईसर ता-जि-पालघर, ब्लॉक नं: रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AAFL4699Q	विहृत देणार वय :- 36 स्वाक्षरी:-		

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अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: वकिल विकास एन. पाटील - - वय: 36 पत्ता: बोईसर ता-जि-पालघर पिन कोड: 401501		

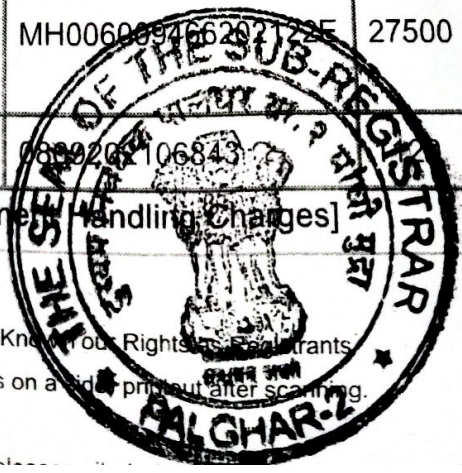
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S.R. Paighar 2  
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