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Agreement for Sale

THIS AGREEMENT made at Boisar this 11 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) Mr. Ganesh Rajendra Gotad

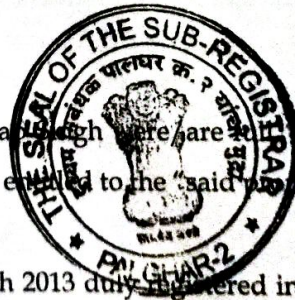
Adult Indian Inhabitant/s/ having his/her/their address for the purpose of these presents at Room no.9, Surya Kiran Chawl, no.2, near Sunshine Green Park, Jankipada, Fatherwadi, Vasai East 401208.

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 interalisa 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 Lands" more particularly described in the "FIRST SCHEDULE" written hereunder.

b) The said Owner namely Mr. Tarkeshwar Rampratap Singh here are 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,



"TRUE COPY"
Authorised Signator
Kalyan Branch 42130

Signature of Mr. Ganesh Rajendra Gotad

Signature of Sub-Registrar

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 14/1+14/2/2

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Taluka Palghar, District Palghar. The total FSI of 5,114 sq. mtrs. granted by the Owner to the Builder and the 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 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 the Sub-Registrar of Assurances at Palghar under Sr. No. PLR/ 2406 /2013 herein, 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, 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.
- 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 has appointed M/s. Vastu Shilp Associates (Architects and Engineers), located at 103, Deccan Delight, Opp Gold Cinema, Mahim Road, Palghar West, District Palghar as Structural Engineers for the preparation of the Structural design of the said Buildings.



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- 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 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.

AND WHEREAS the Promoter have accordingly commenced construction of the said Building 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 206 on the Second floor of the A 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").

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hereinafter appearing
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agreed to sell to the Allottee/s the said premises at the price and on the terms and conditions

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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 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 buildings having Stilt / Ground floor and 3 (Three) upper floors.

AND WHEREAS the Allottee is offered an Flat bearing number 206 on the Second floor, (herein after referred to as the said "Flat" "Shop") in the A Wing of the Building called Akash Complex (herein after referred to as "the said Building") being constructed in the said 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'

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Authorised Signer

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AND WHEREAS
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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.

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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 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.

AND WHEREAS the authenticated 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 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.

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Authorized Signat
Karan Branch 42

29. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

30. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

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

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

(Description of Flat)

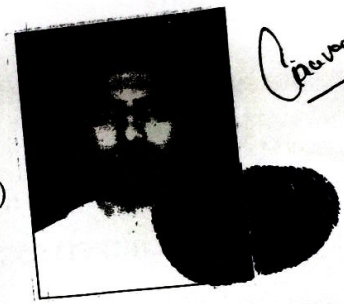
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Flat No. 206, on Floor Second, admeasuring Rera Carpet Area 32.55 sq. mtrs. in Wing A of "AKASH COMPLEX" in "Vasundhara Nagari" situated on property described in FIRST SCHEDULE & SECOND SCHEDULE.

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

Gaurav Pokale
 Mr. Gaurav Pokale)

In the presence of)

1. *Jeeva*)
2. *Takhang*)

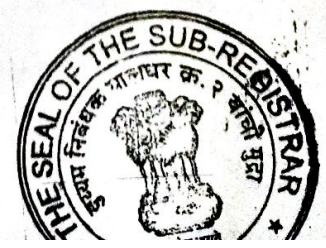
SIGNED and DELIVERED by the)
 Within named PURCHASER/s)

Mr. Ganesh Rajendra Gotad)



GR

Ganesh
 In the presence of)



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Annexure D



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 14/2/2t 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 (I) 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.

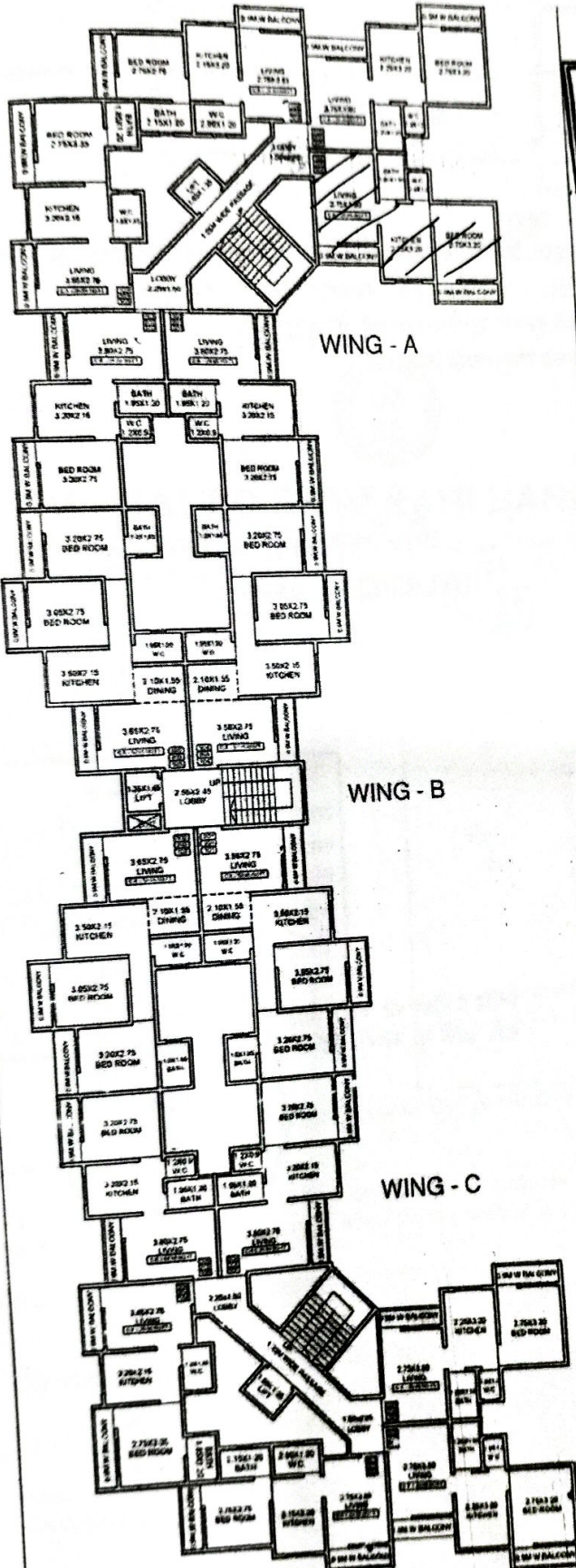
 - The Registration shall be valid for a period commencing from 14/06/2017 and ending with 01/07/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and 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.

Dated: 14/08/2017
Place: Mumbai

Signature valid

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





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2nd floor 206
 second floor

Ucam Park

car

Architect
 NISHANT P. PATIL
 CA / 98 / 23318



SALE PLAN AT KURGAON (PANCHMARG)



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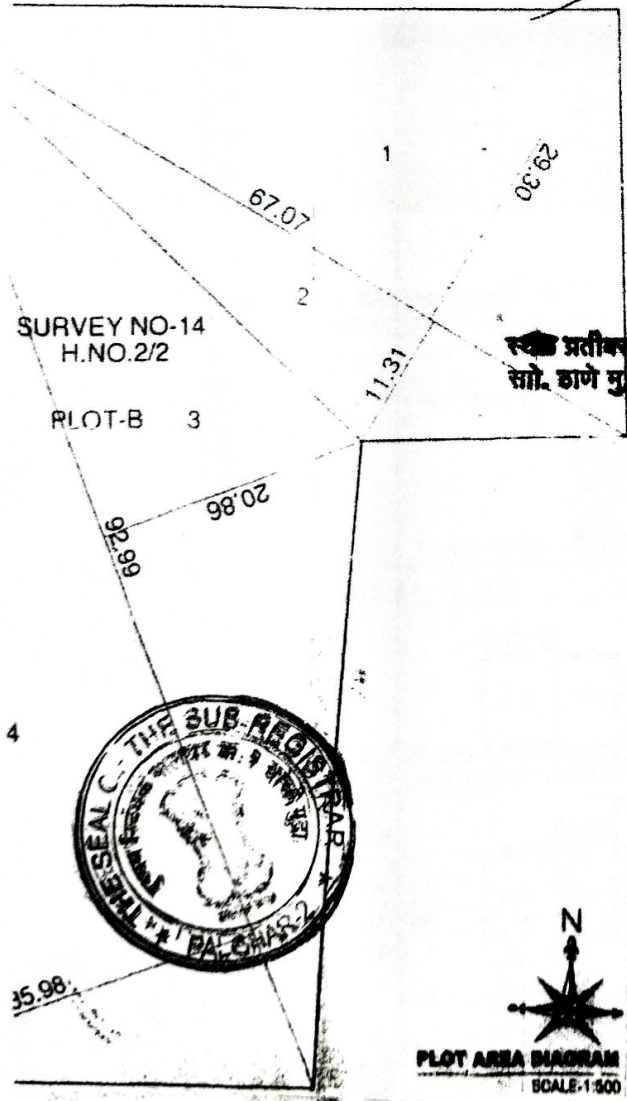
Annexure E

REMARK'S

LAYOUT

सुधा
 या कार्यालयाचे पत्र क्र. विशेष/वेळकाळ/बाप/सौ.करहाव/ता.पालघर/स.५१४/१ व १४/२/२
 नर पालघर/३१०..... दि.१२.१२.१४..... मधील शर्तीना अधीन रहिवास
 राहून हिरव्या रंगाने दुरुस्ती सुचविल्याप्रमाणे रहिवास
 वापरासाठी नकाशाला मंजूरीसाठी शिफारस

[Signature]
 ज्येष्ठ रचनीकार,
 शाखा कार्यालय, पालघर



मंजूर
 आदेश क्र. महसूल/का-१/मेज.....१...../वि.शे.प./
 एस.आर./सि.आर./.....२७/१२.....
 दिनांक.....०३/०६/१४.....
 /रहिवास/कनिष्ठ/औद्योगिक.....विपरीत/१/११



ज्येष्ठ प्रतीकार मा. अकर जिल्हाधिकारी
 सा. हाणे मु. जल्हार यांचा सहाय्यक

अकर जिल्हाधिकारी, ठाणे
 मुख्यालय जल्हार

घोषणापत्र / शपथपत्र

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मी/आम्ही लिहून घेणार सहि करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा पुणे याचे दि. 30.11.2013 रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुबार विक्री होत नाही. याचा मी/आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुलमुखत्याधारक हे खरे असून याची लिहून घेणार स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार लिहून घेणार जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदा/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्याधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेला नाही याची लिहून घेणार खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्याधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची लिहून घेणार खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्त ऐवजवजामधील मिळकतीचे मालक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी व कुलमुखत्याधारक यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार लिहून घेणार घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व दस्त निष्पादक जबाबदार राहणार याची आम्हास पूर्ण कल्पना आहे.

त्यामूळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हे घडल्यास त्याची नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमूद धारा 447 अन्वयेत शिक्केस आम्ही पात्र राहणार अहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामूळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



लि. देणार

(Signature)

लि. घेणार

(Signature)



11/05/2021

सूची क्र.2

मुख्यम निबंधक : दु.नि.पालघर-2

दस्त क्रमांक : 3570/2021

नोंदणी :

Regn 63m

गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1452967
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: मीजे कुरगाव ता व जि पालघर येथील सर्वे क्रमांक 14/1, 14/2/2 जुना सर्वे क्रमांक 14/1 येथील वसुंधरा नगरी मधील आकाश कॉम्प्लेक्स मधील विंग ए, दुसरा मजला, सदनिका क्रमांक 206, क्षेत्र 32.55 चौ. मी. कारपेट हा या विक्री कराराचा मुख्य विषय आहे। (Survey Number : सर्वे क्रमांक 14/1, 14/2/2 जुना सर्वे क्रमांक 14/1 ;)
(5) क्षेत्रफळ	1) 32.55 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे एल एक्स एम आय इन्फ्रा तर्फे भागीदार गौरव पोकले - - वय:- 35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पत्ता:- ऑफिस- एल एक्स एम आय इन्फ्रा, आकाश कॉम्प्लेक्स, पहीला मजला, ए- विंग, ऑफ पाच मार्ग, बोईसर तारापुर रोड, बोईसर पश्चिम, पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:- 401501 पॅन नं:- AAEFL4699Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गणेश राजेंद्र शोताड - - वय:- 32; पत्ता:- प्लॉट नं: —, माळा नं: -, इमारतीचे नाव: रुम नं. 9, सुर्या किरण चाळ नं. 2, सनशाईन ग्रीन पार्क, जानकी पाडा, फादरवाडी, बसई पुर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:- 401208 पॅन नं:- BPMPG6063B
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	11/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	3570/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	

मुख्यम निबंधक, पालघर क्र. २

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.

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11/05/2021 1 20:37 PM

दम्त गोपवाग भाग-2

पत्र 2 4844
दम्त क्रमांक: 3570/2021

दम्त क्रमांक : पत्र 2/3570/2021
दम्ताचा प्रकार - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: मे एल एक्स एम आय इन्फ्रा तर्फे भागीदार गौरव पोक्ले - - पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पत्ता:- ऑफिस- एल एक्स एम आय इन्फ्रा, आकाश कॉम्प्लेक्स, पहीला मजला, ए- विंग, ऑफ पाच मार्ग, बोईसर तारापुर रोड, बोईसर पश्चिम, पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर: AAEFL4699Q	लिहून देणार वय :-35 स्वाक्षरी:- <i>Chandra P.C.S</i>		
2	नाव: गणेश राजेंद्र गोताड - - पत्ता: फ्लॉट नं: -----, माळा नं: -, इमारतीचे नाव: रुम नं. 9, सुर्या क्रिष्ण चाळ नं. 2, मनशाईन ग्रीन पार्क, जानकी पाडा, फादरवाडी, वमई पुर्व. ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर: BPMPG6063B	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Rajendra</i>		

वरील दम्तगोवज करून देणार तथाकथीत करारनामा चा दम्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11 / 05 / 2021 01 : 16 : 19 PM

ओळख:-
खालील डमम असे नियेदीन करतान की ते दम्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: नन्वी आचार्य - - वय: 39 पत्ता: उमेळे, वेमीन रोड, वमई, पालघर पिन कोड: 401202	 स्वाक्षरी <i>Nandvi</i>	
2	नाव: जितेंद्र पागधरे - - वय: 49 पत्ता: राजळ नगर, कुरगाव, पालघर पिन कोड: 401502	 स्वाक्षरी <i>Jitendra</i>	

शिक्का क्र. 4 ची वेळ: 11 / 05 / 2021 01 : 17 : 06 PM

S.R.Palghar

प्रमाणित करणेत येते की या दस्तावज्ये
एकूण 48 पाने आहेत पुस्तक क्र 1 के
क्र.मांक पत्र 2- 3460 ROR
वर नोंदला दि. 11/05/2021

Payment Details.						दुय्यज निबंधक अर्थ	डेफेस डेटा	Deface Date
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Mode	Reference No.	
1	GANESH RAJENDRA GOTAD	eChallan	6910333202105112260	MH001147788202122E	168000.00	SD	0000555985202122	11/05/2021
2		DHC		00555985202122E	1080	RF	1105202100498D	11/05/2021
3	GANESH RAJENDRA GOTAD	eChallan		MH001147788202122E	28000	RF	0000555985202122	11/05/2021

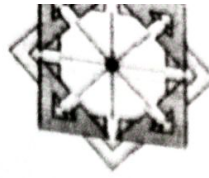
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handing Charges]

3570 /2021



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2. Get print immediately after registration.
For feedback write to us at feedback.isarita@gmail.com

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Kalvan



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

Name of Architect

M.: Nishant P. Patil


License No.

CA/98/23518

Address of Architect

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

Date : 06/03/2021
Place: Palghar

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Authorised Signatory
Kalyan Branch 421301