

Laxmi Developers

Shop No. 4, Gunjal Darshan, Hanuman Nagar, Katemanivali, Kalyan (east) 421306 Thane Maharashtra
Mob. +91 8097087382 | Email : laxmiddevelopers2023@gmail.com

Date : 13-12-2024

To:
The Assistant General Manager
State Bank of India
Tisgaon, Kalyan (E)

Dear Sir,

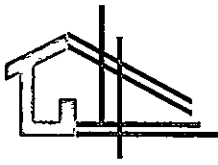
We M/S LAXMI DEVELOPERS hereby certify that:

1. We have transferable rights to the property described below, which has been allotted by to MR. RAMLOCHAN SHYAMLAL PATEL & MR. AVANISHKUMAR RAMLOCHAN PATEL herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment letter /Sale Agreement dated 12/12/2024.

Description of the property	
Flat No./ House No.	B -- 1205
Building No./Name	"GUNJAI DARSHAN" Building no. 2
Plot No	Survey no.56, Hissa no. 3/2 and Survey no. 57A, Hissa no. 8/1
Street No./Name	Shani Mandir Road, Village Katemanivali
Locality Name	Katemanivali
Area Name	Katemanivali
City Name	Kalyan (E)
Pin Code	421306

2. That the total consideration for this transaction is Rs. 55,18,000/- (Rupees Fifty-Five Lakh Eighteen-Thousand Only) toward sale documents.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that I/we have **NO OBJECTION** whatsoever to the said purchasers at their own costs charges risks and consequences Mortgaging the said property to **STATE BANK OF INDIA** as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.






Laxmi Developers

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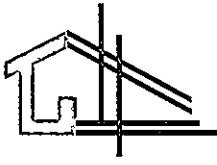
Date : 13-12-2024

5. We have not borrowed from any financial institution for the purchase / development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of proper charge / Mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank from the said purchasers will be agreeable to accept **STATE BANK OF INDIA** as nominee of the above named purchasers for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so. We note not to change the same without the written NOC of the Bank.
7. After creation of charge / Mortgage and after receipt of the copies thereof and after receipt of proper nomination in favor of the Bank, from the above named purchasers, We undertake to inform society about the Bank's charge on the said Flat as and when the society is formed.
8. The signatory to this letter draws authority to sing this undertaking on behalf of the company vide C.O.R.

Yours faithfully,

For Laxmi Developers

Partner





Laxmi Developers

Shop No. 4, Gunjai Darshan, Hanuman Nagar, Katemanivali, Kalyan (east) 421306 Thane Maharashtra
Mob. +91 8097087382 | Email : laxmidewelopers2023@gmail.com

Date : 13-12-2024

SUBJECT : DEMAND FOR THE BALANCE AMOUNT

TO,
MR. RAMLOCHAN SHYAMLAL PATEL &
MR. AVANISHKUMAR RAMLOCHAN PATEL

Dear Sir/Madam,

Ref: Your Booking flat No. 1205 on 12th Floor in the building called as "GUNJAI DARSHAN"
Building no. 2, Wing B situated at - Survey no.56, Hissa no. 3/2 and Survey no. 57A, Hissa no. 8/1
Shani Mandir Road, Village Katemanivali, Tal. Kalyan (E), Dist. Thane 421306.

We are pleased to inform you that progress of our project is proceeding smoothly and the commencement of 15th Slab completed & Brick work in progress on site. As per our payment schedule, 75% of the agreement value is due. We would request you to ensure that funds are organized as per agreed terms booking, as otherwise the interest clause will become applicable. The financial particulars of your house are as under:

Cost of The Flat as Per Agreement	Rs. 55,18,000/-
75% Work Completed Amount Of	Rs. 41,38,500/-
Less Paid Off	Rs. 25,18,000/-
Balance Amount	Rs. 16,20,500/-

As the entire work of the flat/building is completed as per agreement, you are requested to pay the amount which is mentioned in the letter within 7 days from the date of receipt of this letter, failing which you will be charged interest @Sbi Mclr Rate + 2% on the outstanding amount as per the agreed payment terms.

All Cheque/Pay Orders/Demand Draft/Bankers Cheque to be issued in the name below Bank Account Details:

Particulars	Payment against Agreement Value
A/C Name	Gunjai Darshan 100% Rera Ac Of Laxmi Developers
Bank Name	Karnataka Bank Ltd.
Current A/C	4272000100237901
IFSC Code	KARB0000427
BRANCH	Kalyan West

Thanking You,

For Laxmi Developers

PS: please note that Rs. 2000/- plus taxes as applicable will be charged extra as admin charges in case of returned cheques.



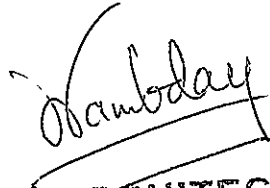
2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan (W) 421 301

TO WHOM SO EVER IT MAY CONCERN
CERTIFICATE

This is to certify that 75% construction work of the proposed Building "GUNJAI DARSHAN" - B wing, Building no. 2 on land bearing Survey no. 56, Hissa no. 3/2 and Survey no. 57A, Hissa no. 8/1 at Mouje - Katemanivali, Tal. kalyan, District Thane is completed as per the building plans approved by the Kalyan Dombivali Municipal Corporation Kalyan vide their letter No. **KDMC/TPD/BP/KD/2022-23/67/124** Dated **03/10/2024** The said proposed Building is developed by **M/S. LAXMI DEVELOPERS** Katemanivali, Kalyan (E) Dist. Thane

DATE: 14/10/2024

PLACE: Kalyan East


ARCHITECT
DILIP TAMBDAY & ASSOCIATES
SUDHANSHU CHAMBERS,
2ND FLOOR, SHIVAJI PATH,
KALYAN - 421301.

507/17142
Thursday, December 12, 2024
11:37 AM

पावती

Original/Duplicate
नोदणी क्र 39म
Regn :39M

पावाचे नाव: काटेमानिवली
दस्तऐवजाचा अनुक्रमांक. कलन5-17142-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: रामलोचन श्यामलाल पटेल

पावती क्रं.. 17945 दिनांक 12/12/2024

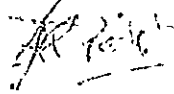
नोदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1340.00
पृष्ठाची संख्या. 67	
एकूण	रु. 31340.00

आपणास मूळ दस्त, थवनेल प्रिंट, सूची-२ अंदाजे
11:55 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5
पु. २३

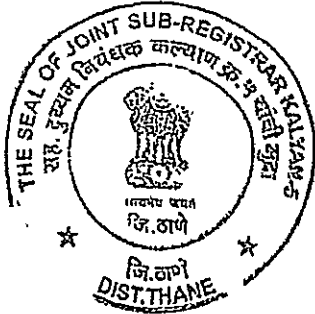
वाजार मुल्य: रु.2869000 /-
मोवदला रु.5518000/-
भरलेले मुद्रांक शुल्क : रु. 386300/-

1) देयकाचा प्रकार. DHC रकम: रु.1340/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224126501845 दिनांक 12/12/2024
दफेचे नाव व पत्ता:
2) देयकाचा प्रकार. eChallan रकम. रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012446727202425E दिनांक 12/12/2024
दफेचे नाव व पत्ता:



मूल्यांकन पत्रक (साहरी क्षेत्र - वांधीव)					
Valuation ID	202412121279			12 December 2024, 11:02:05 AM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	23/74-विभाग (13-अ2) काटेमानिवली - उरलेल्या भागातील मिळकती				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर / न भू क्रमांक	सर्व्हे नंबर#56	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	11600	46900	54100	60700	54100
मोजमापनाचे एकक	चौ मीटर				
वाधीव क्षेत्राची माहिती	वांधकाम क्षेत्र (Built Up)-	56 903 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	वांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	वांधकामाचा दर-
	उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th 1'loor	कार्पेट क्षेत्र-
					51 73 चौ मीटर
Sale Type - First Sale					
Snlc/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 107 5 / 100 Apply to Rate= Rs 50418/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((50418-11600) * (100 / 100)) + 11600)				
	= Rs 50418/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 50418 * 56.903				
	= Rs 2868935 454/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + बाळघराचे मूल्य + मेडॅनार्डन मजला क्षेत्र मूल्य - लगतच्या मजलीचे मूल्य (खुली घाळकनी) + वरील मजलीचे मूल्य + वदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + वदिसा घाळकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2868935 454 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs 2868935/-				
	= २ अठ्ठावीस लाख अडसह हजार नऊ शो पस्तीस /-				

Home Print



क.ल.न.-९	
दस्त क्र.१७१४२	२०२४
९	२०

100

100

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CHALLAN
MTR Form Number-6



GRN	MH012446727202425E	BARCODE	[Barcode]		Date	12/12/2024-10.20'38	Form ID	25 2
Department	Inspector General Of Registraton			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AGHPP6339E			
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			Full Name	RAMLOCHAN SHYAMLAL PATEL			
Location	THANE			Flat/Block No.	GUNJAI DARSHAN BUILDING NO. 2 WING B			
Year	2024-2025 One Time			Premises/Building	FLAT NO 1205			
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				386300 00				
0030063301 Registration Fee				30000 00				
				Road/Street	KATEMANIVALI			
				Area/Locality	[Handwritten: क. ल. न. - ९]			
				Town/City/District	[Handwritten: दा. क्र. १७९०२ २०२४]			
				PIN	[Handwritten: 4163006]			
				Remarks (If Any)	[Handwritten: 2 SW]			
				PAN2=AADFL3778R-SecondPartyName=LAXMI DEVELOPERS THROUGH PARTNER SHRI DIWAKAR MANOJ RAI-				
Total				Amount In	Four Lakh Sixteen Thousand Three Hundred Rupees On			
				Words	ly			
Payment Details				BANK OF BARODA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02003942024121200168	1415953231	
Cheque/DD No.				Bank Date	RBI Date	12/12/2024-10 23:23	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF BARODA			
Name of Branch				Scroll No , Date	Not Verified with Scroll			

Department ID : Mobile No. : 8097087377
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निवधक कारालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-507-17142	0006862715202425	12/12/2024-11-37 09	IGR542	30000.00

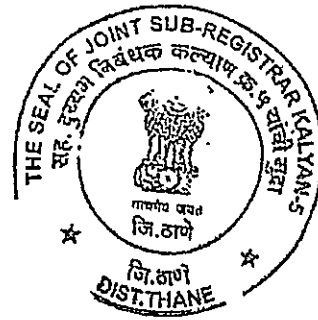
2	(IS)-507-17142	0006862715202425	12/12/2024-11.37:09	IGR542	386300 00
Total Defacement Amount					4,16,300.00

क.ल.न. - ५	
दस्ता सं. १०१४२	२०२४
३	२०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1224126501845	Date 12/12/2024
Received from JOIN SUB REGISTRAR KALYAN, Mobile number 9930077011, an amount of Rs 1340/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name BARB	Date 12/12/2024
Bank CIN 10004152024121201715	REF No. 1432808361
This is computer generated receipt, hence no signature is required	

क.ल.व. - ७
दस्त क्र. १७१४२ २०२४
४- २७



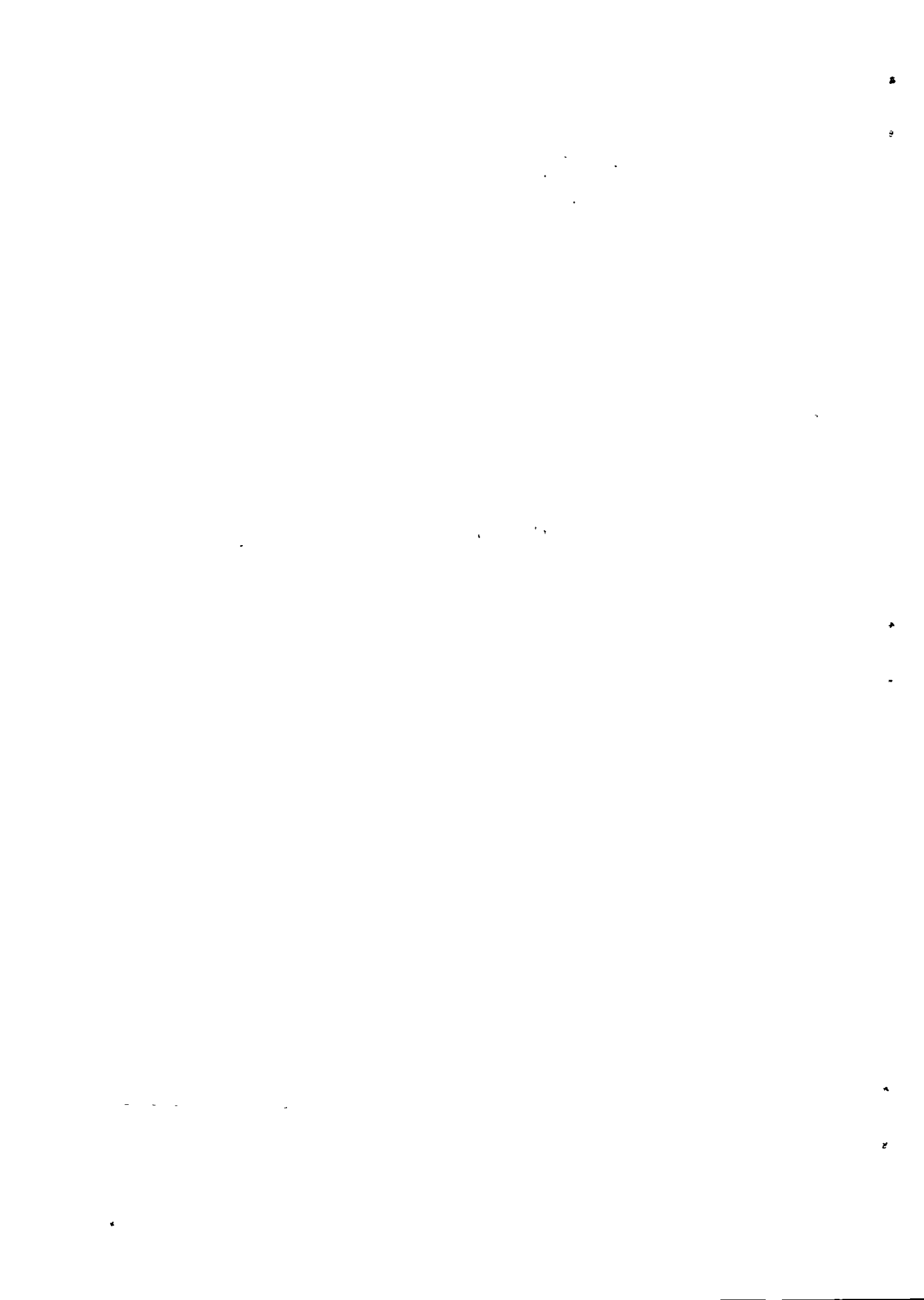


CHALLAN
MTR Form Number-6



GRN	MH012446727202425E	BARCODE	11 1111 0 11 1111 1111 1111 1111 1111 1111 1111 1111	Date	12/12/2024-10.20 38	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AGHPP6339E		
Location	THANE			Full Name	RAMLOCHAN SHYAMLAL PATEL		
Year	2024-2025 One Time			Flat/Block No.	GUNJAI DARSHAN BUILDING NO. 2 WING B		
				Premises/Building	FLAT NO 1205		
Account Head Details		Amount In Rs.					
0030046401 Stamp Duty		386300.00		Road/Street	KATEMANIVALI		
0030063301 Registration Fee		30000.00		Area/Locality	KALYAN		
				Town/City/District			
				PIN	3 0 6		
				Remarks (If Any)	PAN2=AADFL3778R-Secondary Name: IAMI DEVELOPERS THROUGH PARTNER SHRI DIVAKAR JAGANMURAI- जि.ठाणे जि.ठाणे		
				Amount In Words	Four Lakh Sixteen Thousand Three Hundred Rupees On ly		
Total			4,16,300.00				
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No	02003942024121200168	1415953231
Cheque/DD No.				Bank Date	RBI Date	12/12/2024-10.23 23	Not Verified with RBI
Name of Bank				Bank-Branch	BANK OF BARODA		
Name of Branch				Scroll No , Date	Not Verified with Scroll		

Department ID * Mobile No. 8097087377
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.





क.ल.न.-५	
दस्त क्र. १०१४२	२०२४
ए	ए

Ward No. : 13-A-2
 Village : KATEMANIVALI
 Actual Value : Rs. 55,18,000/-

AGREEMENT FOR SALE

This Agreement made at Kalyan
 on this 12TH day of DECEMBER 2024

BETWEEN

M/S LAXMI DEVELOPERS, a partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its office at: Shop No. 4, Gunjai Darshan, Hanuman Nagar, Katemanivali Kalyan (E), through its partner Shri. Diwakar Manoj Rai, hereinafter called and referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include it's Partner/s for the time being of the said partnership firm, the survivor/s of them and their heirs, successors, survivors, executors, administrators, surviving partner/s, and assigns) being the Party of the First Part

AND

MR. RAMLOCHAN SHYAMLAL PATEL & MR. AVANISHKUMAR RAMLOCHAN PATEL aged about 57 & 32 years, occupation SERVICE residing at A-306, SAI GANESH KUTIR, RAI RESIDENCY, VIJAY NAGAR, TISGAON, KALYAN (EAST), THANE 421306 hereinafter called and referred to as the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.

R Patel

R Patel

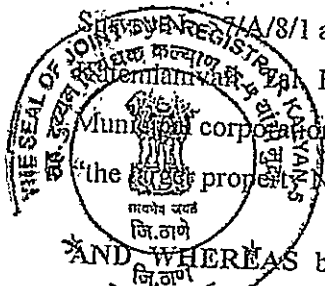
R Patel

AND

~~KULSWAMINI BUILDERS & DEVELOPERS~~, [PAN NO. AAIFK8660N] a partnership firm, ~~constituted under the Indian Partnership Act~~, having its office at Shop no. 7, Kulswamini Bhavan, Mhatre Naka, Chinchpada Road, Kalyan (E) through its partner 1. ~~Shri Prakash Kundlik Mhatre~~, 2. Shri Shriram Shantaram Patil, 3. Mrs. Kiran Pradeep Misar, 4. Mr. Sharad Bhiva Mhatre, 5. Shri Hanuman Pandurang Mhatre and 6. Shri Sukhdev Kamlu Mhatre, hereinafter called and referred as "CONFIRMING PARTY" [which expression unless it be repugnant to the context or otherwise shall mean and include partners for the time being and the partners that may be inducted hereinafter, their heirs, executors, administrators, assigns and survivors] the PARTY OF THIRD PART.

WHEREAS Dunda Kalu Pawshe, Eknath Kalu Pawshe, Balaram Kalu Pawshe, Baban Kalu Pawshe, Arjun Kalu Pawshe, Smt. Gulab Pandharinath Patil (Gulab Kalu Pawshe), Vasanti Subhash Pawshe, Bipin Subhash Pawshe, Ashmita Subhash Pawshe were owners of all that piece and parcel of land bearing Survey No. 56/3/2, admeasuring 2380 sq. mtrs., lying and being situate at Village Katemianivali, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal corporation [hereinafter for the sake of brevity called and referred to as "the larger property No.1].

AND WHEREAS Dunda Kalu Pawshe, Eknath Kalu Pawshe, Balaram Kalu Pawshe, Baban Kalu Pawshe, Arjun Kalu Pawshe, Smt. Gulab Pandharinath Patil (Gulab Kalu Pawshe), Vasanti Subhash Pawshe, Bipin Subhash Pawshe, Ashmita Subhash Pawshe were the owners of all that piece and parcel of land bearing Survey No. 56/3/1 admeasuring 1750 sq. mtrs., lying and being situate at Village Katemianivali, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal corporation [hereinafter for the sake of brevity called and referred to as "the larger property No.2].



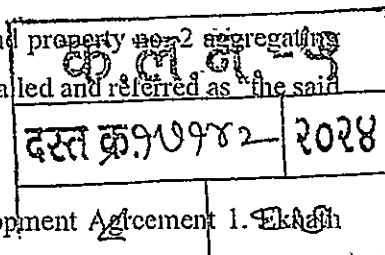
AND WHEREAS by an under Development Agreement dated 11.05.2007, registered in the office of Sub- Registrar of Assurances, Kalyan-1 at serial no. 3414/2007 on even date, 1. Eknath Kalu Pawshe, 2. Anil Eknath Pawshe, 3. Rajesh Eknath Pawshe, 4. Sharad Eknath Pawshe 5. Balaram Kalu Pawshe, 6. Vishal Balaram Pawshe, 7. Baban Kalu Pawshe, 8. Mukesh Baban Pawshe, 9. Nilesh Baban Pawshe, 10. Arjun Kalu Pawshe, 11. Jitesh Arjun Pawshe, 12. Kajal Arjun Pawshe. 13. Dipesh Arjun Pawshe, 14. Vasanti Subhash Pawshe, 15. Bipin Subhash Pawshe, 16. Ashmita Subhash Pawshe, 17. Smt. Gulab Pandharinath Patil, 18. Komal Pandharinath Patil, 19. Darshan Pandharinath Patil as owners had

[Signature]

[Signature]

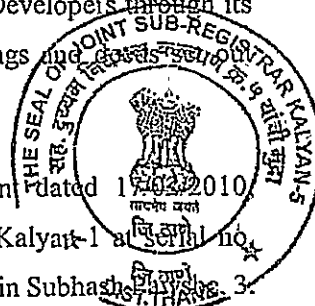
granted Development rights unto M/s Laxmi Developers through its Partner 1. Ashwin Mavji Chheda as Developer in respect of an area admeasuring 1780 sq. mtrs., out of the larger property no.1 [hereinafter for the sake of brevity called and referred to as the "property no.1"] and an area admeasuring 1440 sq. mtrs., out of the larger property no.2 [hereinafter for the sake of brevity called and referred to as the "property no.2"] on terms, conditions and consideration mentioned therein.

[Hereinafter for the sake of brevity property no.1 and property no.2 aggregating an area admeasuring 3220 sq. mtrs are collectively called and referred as "the said property No.1"}.



AND WHEREAS in pursuant to aforesaid Development Agreement 1. Eknath Kalu Pawshe, 2. Anil Eknath Pawshe, 3. Rajesh Eknath Pawshe, 4. Sharad Eknath Pawshe 5. Balaram Kalu Pawshe, 6. Vishal Balaram Pawshe, 7. Baban Kalu Pawshe, 8. Mukesh Baban Pawshe, 9. Nilesh Baban Pawshe, 10. Arjun Kalu Pawshe, 11. Jitesh Arjun Pawshe, 12. Kajal Arjun Pawshe. 13. Dipesh Arjun Pawshe, 14. Vasanti Subhash Pawshe, 15. Bipin Subhash Pawshe, 16. Ashmita Subhash Pawshe, 17. Smt. Gulab Pandharinath Patil, 18. Komal Pandharinath Patil, 19. Darshan Pandharinath Patil had also executed Irrevocable Power of Attorney dated 11.05.2007, registered in the office of Sub -registrar of Assurances, Kalyan-1 at serial no. 3415/2007 in favour of M/s Laxmi Developers through its Partner 1. Ashwin Mavji Chheda to do all such acts, things and deeds therein in respect of the said property No.1

AND WHEREAS by an under Development Agreement dated 17.02.2010 registered in the office of Sub- Registrar of Assurances, Kalyan-1 at serial no. 1762/2010 on even date, 1. Vasanti Subhash Pawshe, 2. Bipin Subhash Pawshe, 3. Ashmita Subhash Pawshe, as owners had granted Development Rights unto M/s Laxmi Developers through its Partner 1. Ashwin Mavji Chheda as Developer in respect of an area admeasuring 310 sq. mtrs. out of the larger property no.2 [hereinafter for the sake of brevity called and referred said property no. 2].



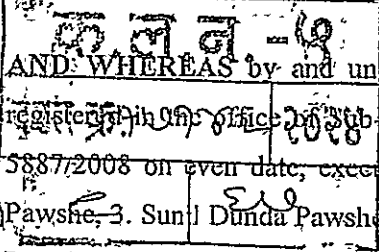
AND WHEREAS in pursuant to aforesaid development Agreement 1. Vasanti Subhash Pawshe, 2. Bipin Subhash Pawshe, 3. Ashmita Subhash Pawshe had also executed Irrevocable Power of Attorney dated 17.02.2010 registered in the office of Sub registrar of Assurances, Kalyan-1 at serial no. 1763/2010 in favour of M/s Laxmi Developers through its Partner Ashwin Mavji Chheda to do all such acts, things and deeds set out therein in respect of the said property no.2.

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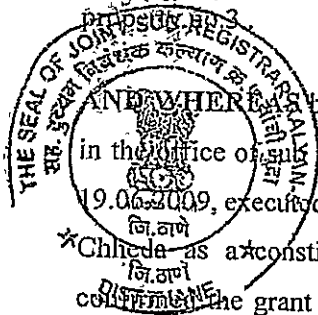
AND WHEREAS Dunda Kalu Pawshe, Arun Dunda Pawshe, Sunil Dunda Pawshe and Sanjay Dunda Pawshe by and under Confirmation deed dated 18.06.2009, registered in the office of Sub Registrar of Assurances, Kalyan-2 at serial no. 3893/2009, have confirmed the grant of development rights in respect of said property in favour of M/s. Laxmi Developers through its partner Ashwin

Mavji Chheda.



AND WHEREAS by and under Development Agreement dated 31.07.2008, registered in the office of Sub-Registrar of Assurances, Kalyan-1 at serial no. 5887/2008 on even date, executed by 1. Dunda Kalu Pawshe, 2. Arun Dunda Pawshe, 3. Sunil Dunda Pawshe, 4. Sanjay Dunda Pawshe and 5. Sevubai Dunda Pawshe as owners had granted Developments rights unto M/s Kulswamini Builders and Developers through its Partner Shri Shriram Shantaram Patil as Developer, in respect of an area admeasuring 600 sq. mtrs., out of the larger property no.1 [hereinafter for the sake of brevity called and referred to as the "said property no.3 "] on terms, conditions and consideration mentioned therein, more particularly described in schedule hereunder written.

AND WHEREAS in pursuant to Development Agreement dated 31.07.2008, 1. Dunda Kalu Pawshe, 2. Arun Dunda Pawshe, 3. Sunil Dunda Pawshe, 4. Sanjay Dunda Pawshe and 5. Sevubai Dunda Pawshe have also executed Irrevocable Power of Attorney dated 31.07.2008, registered in the office of sub registrar of Assurances Kalyan-1 at serial no. 5888/2008 on 31.07.2008 in favour of M/s Kulswamini Builders and Developers through its Partner Shri Shriram Shantaram Patil to do all such acts, things and deeds set out therein in respect of the said



AND WHEREAS by and under Confirmation deed dated 18.06.2009, registered in the office of sub registrar of Assurances, Kalyan-2 at serial no. 3893/2009 on 19.06.2009, executed by M/s. Laxmi Developers through its partner Ashwin Mavji Chheda as a constituted attorney of Eknath Kalu Pawshe and others have confirmed the grant of development rights of the said property no.3 by Dunda Kalu Pawshe and others in favor of M/s. Kulswamini Builders and Developers through its Partner Shri Prakash Kundalik Mhatre and Shri Shriram Shantaram Patil.

AND WHEREAS by and under Supplementary Agreement dated 27.09.2021, registered in the office of Sub-Registrar of Assurances, Kalyan - 2 at serial no. 17545/2021 on 28.09.2021 executed by 1. Dunda Kalu Pawshe, 2. Arun Dunda Pawshe, 3. Sunil Dunda Pawshe, 4. Sanjay Dunda Pawshe, 5. Sevantabai alias

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Sevubai Dunda Pawshe, 6. Lilabai Sudam Bhoir, 7. Babybai Ravindra Palkari and 8. Alka Sudhakar Patil as Owners have confirmed that M/s Kulswamini Builders and Developers through its Partners 1. Shri Prakash Kundalik Mhatre and 2. Shriram Shantaram Patil as Developer have acquired development right in respect of an area adm. 600 sq. mtrs. of Survey no. 56, Hisa no. 3/2 and M/s. Laxmi Developers through its Partner Shri. Ashwin Mavji Chheda as Developer have acquired development right in respect of an area adm. 1740 sq. mtrs. of Survey no. 56, Hisa no. 3/2.

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AND WHEREAS in pursuant to the Supplementary Agreement dated 27.09.2021, 1. Dunda Kalu Pawshe, 2. Arun Dunda Pawshe, 3. Sunil Dunda Pawshe, 4. Sanjay Dunda Pawshe, 5. Sevantabai alias Sevubai Dunda Pawshe, 6. Lilabai Sudam Bhoir, 7. Babybai Ravindra Palkari and 8. Alka Sudhakar Patil as Owners have also executed Irrevocable Power of Attorney dated 27.09.2021, registered in the office of Sub registrar of Assurances Kalyan-2 at serial no. 17543/2021 in favour of partners of M/s Kulswamini Builders and Developers through its Partner 1. Shri Prakash Kundalik Mhatre and 2. Shriram Shantaram Patil and M/s. Laxmi Developers through its Partner Shri. Ashwin Mavji Chheda as Developer in respect of the property no. 3.

AND WHEREAS Kalyan Dombivli Municipal Corporation issued revised building permission vide commencement certificate KDMP/NRV/BR/KV/1782-287, dated 26.03.2010 for carrying out construction on the land bearing Survey no. 57A/8/1 as under:-

Building no. 1 - A- wing – Ground + Four Floors (Residential + Commercial).
B- wing- Basement (P), Lower Ground (P) + Ground + Four Floors
(Residential + Commercial).



AND WHEREAS by and under Indemnity bond executed dated 14.07.2014, registered in the office of Sub- registrar of Assurances Kalyan- 2 at serial no. 4869/2014 on even date by 1. Eknath Kalu Pawshe, 2. Anil Eknath Pawshe, 3. Rajesh Eknath Pawshe, 4. Sharad Eknath Pawshe 5. Balaram Kalu Pawshe, 6. Vishal Balaram Pawshe, 7. Baban Kalu Pawshe, 8. Mukesh Baban Pawshe, 9. Nilesh Baban Pawshe, 10. Arjun Kalu Pawshe, 11. Jitesh Arjun Pawshe, 12. Kajal Arjun Pawshe. 13. Dipesh Arjun Pawshe, 14. Vasanti Subhash Pawshe, 15. Bipin Subhash Pawshe, 16. Ashmita Subhash Pawshe, 17. Smt. Gulab Pandharinath Patil, 18. Komal Pandharinath Patil, 19. Darshan Pandharinath Patil through their

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Power of Attorney Holder M/s Laxmi Developers through its Partner Ashwin Mavji Chheda had handover an area adm. 601.75 sq. mtrs., out of the larger property no. 2 to Kalyan Dombivli Municipal Corporation.

AND WHEREAS in pursuant to the said Indemnity Bond, the name of Kalyan Dombivli Municipal Corporation has been mutated in the records of rights of Survey no. 37A/31. vide mutation entry no. 3092.

AND WHEREAS Kalyan Dombivli Municipal Corporation has issued completion certificate of Building -1 comprising of Wing A and B vide completion certificate bearing No. KDMC/NRV/CC/KV/264 dated 11.12.2014.

AND WHEREAS the said property no. 1 and an area adm. 1148.25 out of the said property no. 2 are converted for non-agricultural use as evidenced from letter dated 23.12.2022 issued by Tehsildar, Kalyan Taluka bearing outward no. Mahasul / T-2 / Jaminbab-1 / conversion tax / SR-142 / 2022.

AND WHEREAS an area adm. 601.75 sq. mtrs and area adm. 255 sq. mtrs is affected by D.P. Road.

hereinafter for the sake of brevity said property no. 1 and said property no. 2 and said property no.3 aggregating an area admeasuring 4130 sq. mtrs is collectively called and referred to as "said property"), more particularly described in First Schedule.

AND WHEREAS Promoters herein and Kulswamini Builders & Developers have jointly submitted building proposal for obtaining building permission to the Kalyan Dombivli Municipal Corporation and in pursuant to the application, the Kalyan Dombivli Municipal Corporation issued Building permission vide commencement certificate bearing outward no. KDMP/TPD/BP/KD/2022-23/67, dated 03.11.2022 for carrying out construction of buildings by consuming an F.S.I admeasuring 4823.07 sq. mtrs [Including Basic F.S.I and Ancillary F.S.I] as under:

Building no. 1 - Wing B - Fourth Floor (Residential)

Building no. 2 - Wing A - Basement (P), Stilt (P), Ground Floor (P)+ First floor to Seventh Floor (Residential + Commercial).

Building no. 2 - Wing B - Stilt (P) + First floor to Seventh Floor (Residential)

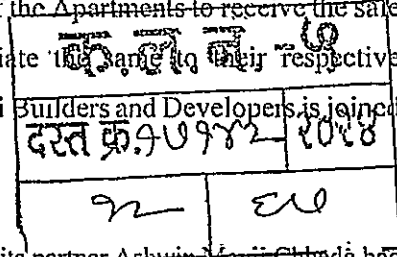
AND WHEREAS vide Memorandum of Understanding dated 17.05.2023 made and executed between Promoters herein and Kulswamini Builders and Developers, they have divided Building no. 2 Wing A and Wing B whereby it is agreed between them that Wing A of Building no. 2 will be developed by Kulswamini Builders

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and Developers and Wing B of Building no. 2 will be developed by M/s Laxmi Developers.

AND WHEREAS by virtue of Memorandum of Understanding dated 17.05.2023 promoters herein have sole and exclusive right to sell Flats/shops/units of Wing B in Building no. 2 to be constructed by promoters herein on the said property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof and appropriate the same to their respective account and to confirm the said fact Kulswamini Builders and Developers is joined as Confirming Party to these presents.



AND WHEREAS M/s Laxmi Developers through its partner Ashwin Navji Chiteda had also executed Substituted Power of Attorney dated 06.02.2024, registered in the office of Sub-Registrar of Assurances, Kalyan -5 at serial no. 1574/2024 in favour of M/s Laxmi Developers through its partner Diwakar Manoj Rai to do all acts, deeds and things set out therein in respect of the said property.

AND WHEREAS M/s Kulswamini Builders & Developers through its partner 1) Mr. Prakash Kundalik Mhatre & 2) Mr. Shriram Shantaram Patil had also executed Power of Attorney dated 03.06.2024, registered in the office of Sub-Registrar of Assurances, Kalyan -5 at serial no. 8250/2024 in favour of M/s Laxmi Developers through its partner Diwakar Manoj Rai to do all acts, deeds and things set out therein in respect of the said property.

AND WHEREAS the Kalyan Dombivli Municipal Corporation has granted revised building permission and approved plans vide revised building permission bearing outward no. KDMC/TPD/BP/KD/2022-23/67/124 dated 03/10/2024 for carrying out construction of an area adm. 4823.07 sq. mts. on the said property for carrying out construction of building as under:

Building no. 1 - Wing B – Fourth Floor (Residential)

Building no. 2 - Wing A – Stilt (P), Ground Floor + First floor to Thirteenth Floor (Residential + Commercial).

Building no. 2 - Wing B – Stilt + First floor to Twenty Two Floor + Twenty Third Floor (Recreational Floor) (Residential)

AND WHEREAS the Promoters are entitled and enjoined upon to construct Wing B of Building no. 2 on the Said Property in accordance with the recitals hereinabove.

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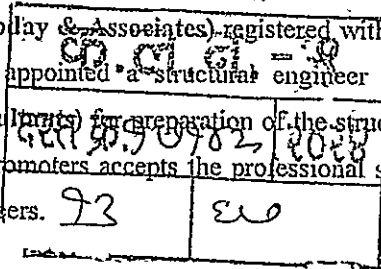
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AND WHEREAS the Promoters are in possession of the Said Property.

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as "GUNJAI DARSHAN" of Building no. 2 Wing B (Said Project) as per the plans sanctioned by competent authority and the Promoters is entitled to construct Wing B of Building no. 2 on an the said property and proposed to constructed up to 20th Floor.

AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Building/s (hereinafter referred to as "the Said Plans").

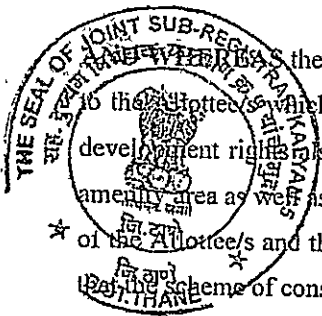
AND WHEREAS the Promoters have appointed Architect Mr. Dilip Tambday (Dilip Tambday & Associates) registered with the Council of Architects, and the Promoters have appointed a structural engineer Mr. J. N. Choudhary (Aarna Structural Consultants) for preparation of the structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.



AND WHEREAS the Promoters have registered the said project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is P51700053973 annexed at Annexure F.

AND WHEREAS the Promoters have provided to the Allottee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Allottee has seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.



AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s which also includes the consumption and utilisation of the transfer of development rights also the future expansion buildings as well construction of certain amenity area as well as recreation spaces and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge of the Scheme of construction undertaken by the Promoters on the Said Property;

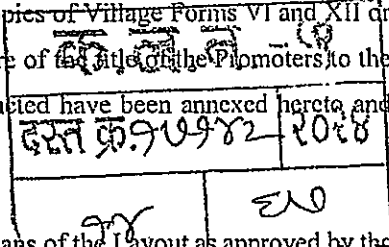
AND WHEREAS as recited hereinabove the Promoters has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the allottee(s) of the Apartments to receive the sale consideration in respect thereof;

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AND WHEREAS on demand from the Allottee/s, the Promoters has given inspection to the Allottee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoter's Architect 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 there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

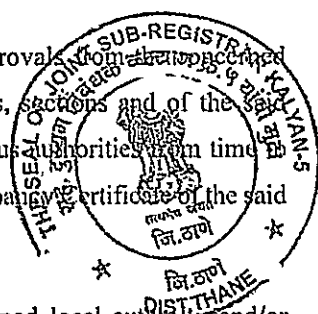


AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters 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 C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

AND WHEREAS the Promoters have 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 Buildings.



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 Promoters while developing the project land and the said buildings 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 Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. 1205 on 12th floor, in Wing B in the building known as "GUNJAI DARSHAN" of Building no. 2 Wing B being constructed on the said property.

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AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number 1205 on the 12th floor, Wing B (herein after referred to as the said "Apartment"), in the building known as "GUNJAI DARSHAN" of Building no. 2 Wing B (herein after referred to as the said "Building").

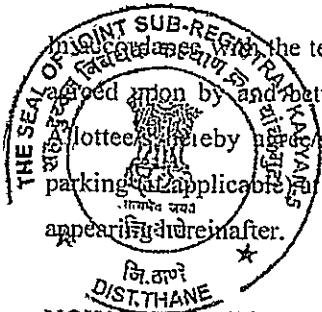
AND WHEREAS the carpet area of the said Apartment is 45.00 square meters along with 6.73 Sq. Mtrs of Encl.Balc. & SS Area admeasuring 51.73 sq. meters (Total carpet area + Encl.Balc. & SS Area) and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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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 Allottee/s has/have paid to the Promoters a sum of Rs. 8,01,000/- (Rupees Eight-Lakh One-Thousand Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment 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 Promoters hereby agree to sell and the Allottee/s hereby agrees to purchase the said Apartment and/or the garage/covered parking (if applicable) for or for the consideration and on ownership basis in the manner appearing hereinafter.

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

1. The Promoters are entitled to construct buildings on the said property, in accordance with the plans, designs and specifications as approved by the Kalyan Dombivli Municipal Corporation from time to time with only such variations and modifications

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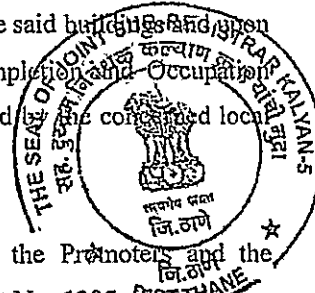
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as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the Scheme of construction, the Number of buildings and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration in addition required by Government authorities or due to change in law.

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2. The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoter' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith.
3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said buildings shall be granted by the concerned local authority.
4. 1(a)(i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. 1205 of area admeasuring 45.00 square meters along with 6.73 Sq. Mtrs of Encl.Balc., SS admeasuring 51.73 sq. meters (Total carpet area + Encl.Balc., SS Area) on 12th floor in Wing B in the Building known as "GUNJAI DARSHAN" of Building no. 2 Wing B (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. 55,18,000/- (Rupees Fifty-Five Lakh Eighteen-Thousand Only) (ii) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s covered parking spaces bearing No. Nil situated at Nil stilt/Podium being constructed in the layout for the consideration of Rs. Nil/-. However, the Allottee/s of such Parking shall not enclose or cover the same without the written permission of the Promoters and/or



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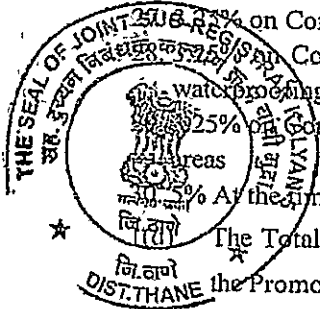
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the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. Nil/-

1(c) The Allottee, has paid on or before execution of this agreement a sum of Rs. 8,01,000/- (Rupees Eight Lakh One-Thousand Only) (not exceeding 10% of the total consideration) as an earnest money and hereby agrees to pay to that Promoters the balance amount of Rs. 47,17,000/- (Rupees Forty-Seven Lakh Seventeen-Thousand Only) in the following manner :-

1. 10.00% At the time of execution of present Agreement
2. 20.00% on Completion of Plinth
3. 2.25% on Completion of 1st Slab
4. 2.25% on Completion of 2nd Slab
5. 2.25% on Completion of 3rd Slab
6. 2.25% on Completion of 4th Slab
7. 2.25% on Completion of 5th Slab
8. 2.25% on Completion of 6th Slab
9. 2.25% on Completion of 7th Slab
10. 2.25% on Completion of 8th Slab
11. 2.25% on Completion of 9th Slab
12. 2.25% on Completion of 10th Slab
13. 2.25% on Completion of 11th Slab
14. 2.25% on Completion of 12th Slab
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20. 2.25% on Completion of 18th Slab
21. 2.25% on Completion of 19th Slab
22. 2.25% on Completion of 20th Slab
23. 2.25% on Completion of 21th Slab
24. 2.25% on Completion of 22th Slab
25. 2.25% on Completion of 23th Slab
26. 3.50% on Completion of walls, internal plaster, flooring doors & windows
27. 2.25% on Completion of sanitary fittings, staircase, lift wells & lobies
28. 2.25% on Completion of external plumbing & plaster, elevation, terraces with water proofing
29. 2.25% on Completion of external lift, water pumps, electrical fitting & paving of areas
30. 2.25% At the time of Possession.



The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied,

in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

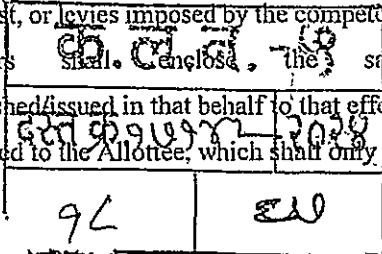
The transaction covered by this contract at present attracts GST at the rate of 5%. The Allottee is liable to pay Rs. 2,75,900/- towards GST. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any

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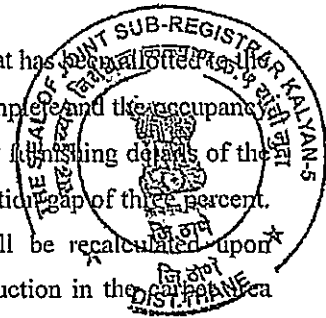
other tax by whatever name called in connection with this transaction are liable to be tax, as the case may be is liable for such transaction the same shall be payable by the Allottee along with the other Allottees of the building on demand at any time.

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



1(f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments nil per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee 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 gap of three 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 Promoters shall refund the excess money paid by Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.



1(h) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

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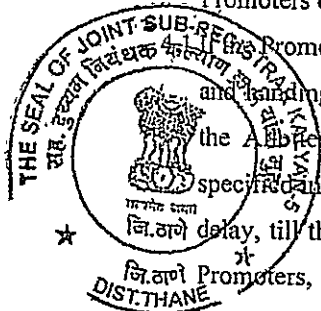
2.1 The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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Similarly the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the said property is 7308.63 square meters only and Promoters has planned to utilize Floor Space Index of Sq. Mtrs. including, 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 Promoters has disclosed the Floor Space Index of unconsumed be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.



If the Promoters fails to abide by the time schedule for completing the said Project and handing over the Apartment to the Allottee, the Promoters agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoters.

(Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.

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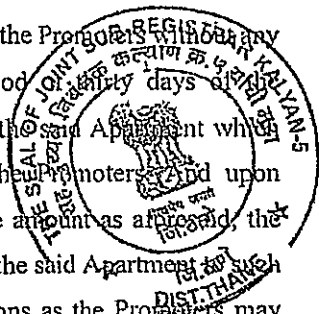
In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied on concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

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Provided that, Promoters shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and / or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 2% of the total consideration payable hereunder as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of fifteen days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters and upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.



5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.
6. The Promoters shall give possession of the Apartment to the Allottee on or before 31/12/2030 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters fails

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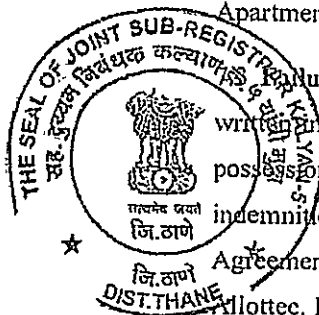
or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building

in which the Apartment is to be situated is delayed on account of -	
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a. War, civil, commotion or act of God	
b. Any notice, order, rule, notification of the Government and/or other public or competent authority/court	
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7. 7.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy:





7.3 Nature of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated or any

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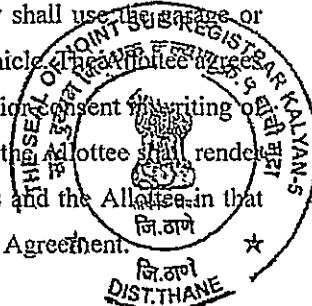
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defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, the Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

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Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Allottees shall not carry out any alterations of the whatsoever nature in the said apartments and specific the structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

8. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee shall not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorised change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.



9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoters 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 and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee 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, as the case may be, or any other Competent Authority.



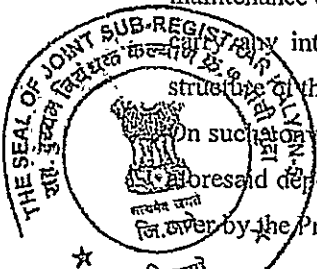


The Promoter shall submit the application to the Registrar for formation and registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other legal entity under the relevant laws within three months from the date on which fifty one per cent of the total number of allottees in such a building or a wing, have booked their apartment.

9. The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.	
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9.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.

9.3 Within 15 days after notice in writing is given by the Promoters to the Allottee that the Apartment is ready for use and occupancy, the Allottee 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 said property and Building/s namely property 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 said property and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoters provisional monthly contribution of Rs. 4.50/- per Sq.ft Carpet per month towards the maintenance only. The amounts so paid by the Allottee to the Promoters shall not



any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid in order by the Promoters to the Society, as the case may be.

At the time of execution of conveyance of the structure/s of the building constructed in the said project, in the favour of each co-operative housing society or as the case may be, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/s. The Promoters shall execute the conveyance deed of the undivided proportionate land proposed to be conveyed i.e. 2838.25 sq. mtrs.

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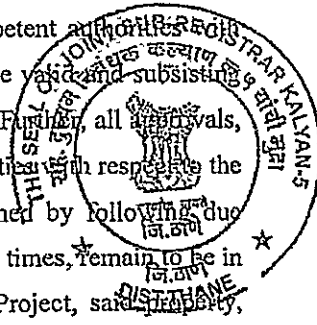
(more particularly described in the Second schedule hereunder written) of and common area in favour of the Association of Allottee/s or the competent authority, as the case may be, after completion of the building in the said project and the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance 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.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows:

- i. The Promoters has clear and marketable title with respect to the said property; 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;
- ii. The Promoters 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 said property or the Project;
- iv. There are no litigations pending before any Court of law with respect to the said property;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings 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, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;
- vi. The Promoters 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 Allottee created herein, may prejudicially be affected;
- vii. The Promoters 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 Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

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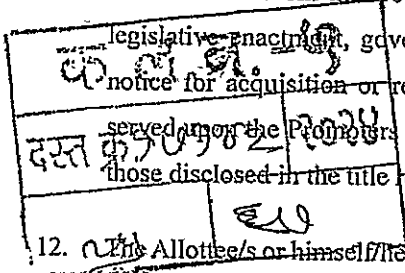
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ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoters have 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 Promoters in respect of the project land and/or the Project except those disclosed in the title report.

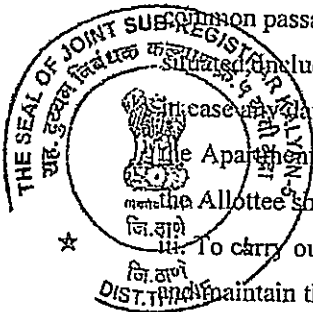


12. The Allottee/s or himself/herself/themselves with intention to bring all persons into whosever hands the Apartment may come, hereby covenants with the Promoters as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenable 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 Apartment any goods which are of 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 Apartment is situated including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.



iii. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible

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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 tenable repair 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 Promoters and/or the Society.

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 Promoters within fifteen days of demand by the Promoters, his/her/their 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 Allottee for any purposes other than for purpose ~~for which~~ it is sold.

ix. The Allottee 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 Allottee to the Promoters under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the

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occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings 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, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. The Allottee shall not claim any deduction in the cost of his / her Apartment or any item of construction as per his / her requirements, of the Allottee in his / her flat.

xiii. If Additional amenities are required by the Allottee, then in that event the Allottee agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

xiv. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees as shown in the Floor Plan.

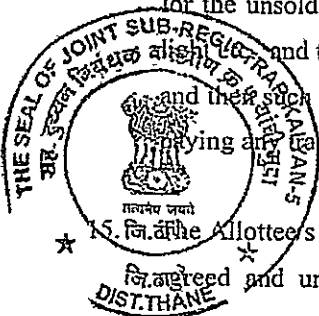
13. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

14. It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold apartments and will not pay any maintenance charges like water, and the Promoters can sell the said Apartment to any prospective buyers and their such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

15. The Allottee's has/have seen the layout of the proposed building complex 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 complex and accordingly the Allottees of the premises in the said complex 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.

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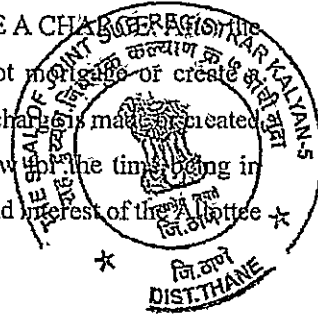
16. It is specifically declared that if the Promoters provides the facility of bore well then the Promoters shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Allottee herein along with the other Allottees shall not raise any objection for grant of facility of bore well water and use of such bore well water by the Promoters for construction of other buildings in the adjoining properties.

Dr. J. N. Jay
 22/05/2028

17. It is brought to the notice of the Allottee/s that the electric meters of all the Apartment premises as well as the water meters will be in the name of the Promoters herein and the Allottee/s and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.

18. 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 Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

19. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE. The Promoters executes this Agreement he/she/they shall not mortgage or create charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.



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

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deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

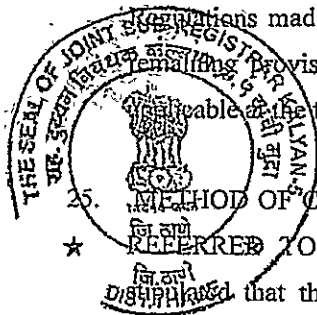
21. ENTIRE AGREEMENT: This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written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

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दस्ता क्र. १०१४२	२०२४
२४	२७

22. RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES: 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 Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. 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 enforceable as if the provisions were severable at the time of execution of this Agreement.



25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

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

J. L. Patel

A. K. Patel

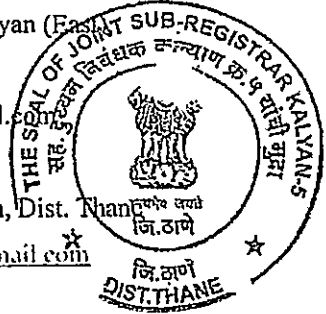
27. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Kalyan.

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

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29. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

- Name of Allottee : Mr. Ramlochan Shyamlal Patel & Mr. Avanishkumar Ramlochan Patel
- (Allottee's Address) : A-306, Sai Ganesh Kutir, Rai Residency, Vijay Nagar, Tisgaon, Kalyan (East) Thane 421306
- Notified Email ID : avanishmanish306@gmail.com
- M/s Promoters name : M/s. Laxmi Developers
- (Promoters Address) : Katemanivali, Tal. Kalyan, Dist. Thane
- Notified Email ID : laxmidewelopers2023@gmail.com



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

30. JOINT ALLOTTEES: That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee 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 Allottees.

Ramlochan Patel

Laxmi Developers

31. 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 RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

32. 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 Kalyan courts will have the jurisdiction for this Agreement.

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33. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

34. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

FIRST SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of land bearing Survey no.56, Hissa no. 3/2, area adm. area admeasuring 2380 Sq. mtrs. and Survey no. 57A, Hissa no. 8 / 1, area admeasuring 1750 sq. mtrs totally aggregating 4130 sq.mts., both lying and being situated at Village/ Mouje Katemanivali, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation

SECOND SCHEDULE OF THE LAND TO BE CONVEYED TO THE SOCIETY

An area admeasuring 2838.25 sq. mtrs. will be handed over to society.






[Handwritten Signature]

[Handwritten Signature]

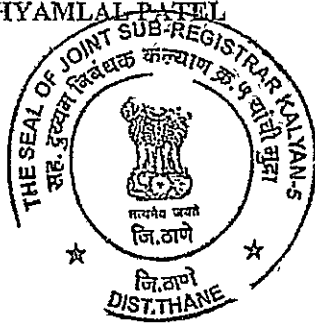
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.




क. ल. ड. - ४	
दस्ता क्र. १७१४२	२०२४
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SIGNED & DELIVERED
 by the within named PROMOTERS
 M/S LAXMI DEVELOPERS
 THROUGH ITS PARTNER
 SHRI. DIWAKAR MANOJ RAI

SIGNED & DELIVERED
 by the within named Allottee/s
 MR. RAMLOCHAN SHYAMLAL PATEL










MR. AVANISHKUMAR RAMLOCHAN PATEL






SIGNED & DELIVERED
 by the within named CONFIRMING PARTY
 KULSWAMINI BUILDERS & DEVELOPERS
 PARTNER THROUGH POWER OF
 ATTORNEY HOLDER
 MR. DIWAKAR MANOJ RAI

IN PRESENCE OF WITNESS:

1. Kamla

2. 

SCHEDULE A

All that premises of Apartment No. 1205 of carpet area admeasuring 45.00 square meters along with 6.73 Sq. Mtrs of Encl.Balc., SS admeasuring 51.73 sq. meters (Total carpet area + Encl.Balc., SS Area) on 12th floor in Wing B in the building known as "GUNJAI DARSHAN" of Building no. 2 Wing B constructed on all that piece and parcel of land bearing Survey no.56, Hissa no. 3/2 and Survey no. 57A, Hissa no. 8 / 1, lying, being and situate at Revenue Village Katemanivali, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

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ANNEXURE A

(Title Certificate)

ANNEXURE B

Authenticated copy of the Property card or 7/12 extracts)

ANNEXURE C-1

(Authenticated copy of the plans of the layout as approved by concerned local authority)

ANNEXURE C-2

(Authenticated copy of the plans of the layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE D

(Authenticated copies of the plans and specifications of the Apartment agreed to be provided to the Allottee/s, as sanctioned and approved by the local authority)

ANNEXURE E

(Specifications and amenities for the apartment)

ANNEXURE F

(Authenticated copy of Registration certificate of the Project granted by Real Estate Regulatory Authority)

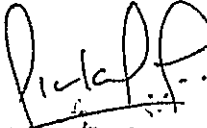
Handwritten signature

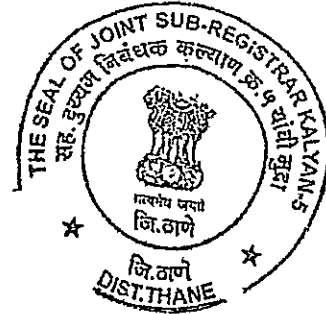
RECEIPT

Received of and from the allottee/s above named the sum of Rs. 8,01,000/- (Rupees Eight-Lakh One-Thousand Only) on execution of this agreement towards Earnest Money.

क.ल.न. - ७	
दस्त क्र. १७१४२	२०२४
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I say received


Promoter signature





K. T. JAIN

B.Com., LL.B.

Advocate High Court

Office & Corr. : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898
Email - advktjain@gmail.com

Ref. No. :

Date : 17/05/2023

FORMAT - A

(Circular No.:- 28 /2021)

To,

Maharashtra Real Estate Regulatory Authority,
Mumbai

क.ल.न. - ५	
दस्त क्र ५९४२	२०२४
३५	६०

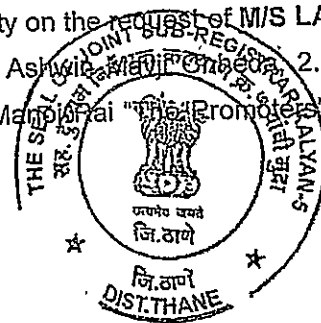
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to [A] All that piece and parcel of Non-Agriculture land bearing Survey no.56, Hissa no. 3, area adm. 1780 sq. out of area admeasuring 2380 Sq. mtrs. lying and being situated at Village/ Mouje Katemanivali, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

[B] All that piece and parcel of land bearing Survey no. 57A, Hissa no. 8 / 1, area admeasuring 1750 sq. mtrs. lying and being situated at Village/ Mouje Katemanivali, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

I have investigated the title of the said property on the request of M/S LAXMI DEVELOPERS through its Partners 1. Shri Ashwin Mavji Chheda, 2. Shri Rajesh Mavji Chheda and 3. Shri Diwakar Manojrai "The Promoters" and perused following documents i.e.:-

1. 7 / 12 extracts.
2. Relevant Mutation entries.
3. Development Agreement dated 11.05.2007, registered in the office of Sub- Registrar of Assurances, Kalyan-1 at serial no. 3414/2007 on even



date, executed by and between 1. Eknath Kalu Pawshe, 2. Anil Eknath Pawshe, 3. Rajesh Eknath Pawshe, 4. Sharad Eknath Pawshe 5.

6. Vishal Balaram Pawshe, 7. Baban Kalu Pawshe, 8. Mukesh Baban Pawshe, 9. Nilesh Baban Pawshe, 10. Arjun Kalu Pawshe, 11. Jitesh Arjun Pawshe, 12. Kajal Arjun Pawshe. 13. Dipesh Arjun Pawshe, 14. Vasanti Subhash Pawshe, 15. Bipin Subhash Pawshe, 16. Ashmita Subhash Pawshe, 17. Smt. Gulab Pandharinath Patil, 18. Komal Pandharinath Patil, 19. Darshan Pandharinath Patil as owners and M/s Laxmi Developers through its Partner Shri Ashwin Mavji Chheda as Developer.

4. Irrevocable Power of Attorney dated 11.05.2007 registered in the office of sub registrar of Assurances Kalyan-1 at serial no. 3415/2007 executed between 1. Eknath Kalu Pawshe, 2. Anil Eknath Pawshe, 3. Rajesh Eknath Pawshe, 4. Sharad Eknath Pawshe 5. Balaram Kalu Pawshe, 6. Vishal Balaram Pawshe, 7. Baban Kalu Pawshe, 8. Mukesh Baban Pawshe, 9. Nilesh Baban Pawshe, 10. Arjun Kalu Pawshe, 11. Jitesh Arjun Pawshe, 12. Kajal Arjun Pawshe. 13. Dipesh Arjun Pawshe, 14. Vasanti Subhash Pawshe, 15. Bipin Subhash Pawshe, 16. Ashmita Subhash Pawshe, 17. Smt. Gulab Pandharinath Patil, 18. Komal Pandharinath Patil, 19. Darshan Pandharinath Patil in favour of M/s Laxmi Developers through its Partner Ashwin Mavji Chheda,

5. Development Agreement dated 17/02/2010, registered in the office of Sub-Registrar of Assurances, Kalyan-1 at serial no. 1762/2010 on even date, executed by and between 1. Vasanti Subhash Pawshe, 2. Bipin Subhash Pawshe, 3. Ashmita Subhash Pawshe, as owners and M/s Laxmi Developers through its Partner Shri Ashwin Mavji Chheda as Developer.

6. Irrevocable Power of Attorney dated 17.02.2010 registered in the office of sub registrar of Assurances Kalyan-1 at serial no. 1763/2010 executed by Vasanti Subhash Pawshe, 2. Bipin Subhash Pawshe, 3. Ashmita Subhash Pawshe as owners in favour of M/s Laxmi Developers through its Partner Shri . Ashwin Mavji Chheda as Developer.

7. Confirmation dated 18.06.2009, registered in the office of sub Registrar of Assurances Kalyan-2 at serial no. 3893/2009, executed by



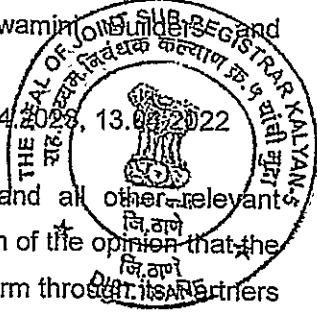
Dunda Kalu Pawshe, Arun Dunda Pawshe, Sunil Dunda Pawshe and Sanjay Dunda Pawshe as Vendor and Eknath Kalu Pawshe and others through their Power of Attorney Holder M/s. Laxmi Developers through its partner Ashwin Mavji Chheda.

8. Revised Building permission issued by Kalyan Dombivli Municipal Corporation vide Commencement certificate bearing outward no. KDMP/NRV/BP/KV/782-287, dated 26.03.2010.
9. Indemnity bond dated 14.07.2014, registered in the office of Sub-registrar of Assurances Kalyan- 2 at serial no. 4869/2014 on even date.
10. Completion certificate of Building Type 1 consisting of wing "A" and wing "B" known as Gunjai Darshan, issued by Kalyan Dombivli Municipal Corporation bearing No. KDMC/NRV/CC/KV/264, dated 11.12.2014.
11. Copy of letter issued by Tahsildar, Kalyan Taluka bearing outward no. Mahasul / T-2 / Jaminbab-1 / conversion tax / SR- 142 / 2022 dated 23.12.2023 for conversion of land to non-agricultural use .
12. Building permission issued by Kalyan Dombivli Municipal Corporation vide Commencement certificate bearing outward no. KDMP/TPD/BP/KD/2022-23/67, dated 03.11.2022.
13. Memorandum of Understanding dated 17.05.2023 made and executed between M/s Laxmi Developers and Kulswamin Developers.
14. Search Reports issued by G.H. Jagtap dated 26.04.2022, 13.04.2022

On perusal of the above mentioned documents and all other relevant documents relating to title of captioned property, I am of the opinion that the title of "M/S LAXMI DEVELOPERS" a Partnership Firm through its partners

1. Shri Ashwin Mavji Chheda, 2. Shri Rajesh Mavji Chheda and 3. Shri Diwakar Manoj Rai "The Promoters/ Developers" is clear, marketable and without any encumbrances and have right to and carry out construction in accordance with the permission and plan approved and sanctioned by Kalyan Dombivli Municipal Corporation.

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OWNERS OF LAND

DUNDA KALU PAWSHE, EKNATH KALU PAWSHE, BALARAM KALU PAWSHE, BABAN KALU PAWSHE, ARJUN KALU PAWSHE, SMT. GULAB PANDHARINATH PATIL (GULAB KALU PAWSHE), VASANTI SUBHASH PAWSHE, BIPIN SUBHASH PAWSHE, ASHMITA SUBHASH PAWSHE.

Survey no.56, Hissa no. 3, area adm. 1780 sq. out of area admeasuring 2380 Sq. mtrs., lying and being situated at Village/ Mouje Katemanivali, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

Survey no. 57A, Hissa no. 8 / 1 area adm. 1148.25 sq. mtrs., out of area admeasuring 1750 sq. mtrs., lying and being situated at Village/ Mouje Katemanivali, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

The report reflecting the flow of the title of "M/S LAXMI DEVELOPERS" through its partners 1. Shri Ashwin Mavji Chheda, 2. Shri Rajesh Mavji Chheda and 3. Shri Diwakar Manoj Rai in respect of the said property is enclosed herewith as annexure.

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Encl : Annexure

Adv. K. T. JAIN

K. T. JAIN
Advocate High Court
101, Smt. J. P. D. Bhandarkar Road
Kalyan (W), Dist. Thane



अहवाल दिनांक : 01/06/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३,५,६ आणि ७]

गाव :- काटेमानिवली

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 56/3/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अधिक क्षेत्र दिन शेती 23.80.00 आकारणी 3.06	10349	दुदा काळू पावये	(2664) (2664) (2664) (2664) (2664) (2664) (2664) (2664) (2664) (2664)	कुळाचे नाव व खंड इतर अधिकार इतर मा.उपविभागीय अधिकारी ठाणे यांचे कडीव आदेश क्र.दिडी/टे ७/कु.व./वि.प./एअर 257/08 दि.15/07/2008 अन्वये क्षेत्र 0.23-8 पेकी 1559 चौ.मी. क्षेत्रापुरती यात शिथिल केती असे. (2687) क.डॉ.महानगरपालिकेकडे हस्तांतर करण्याकरीता 819-0 चौ.मी.क्षेत्रापुरते शिथिल (2687) प्रलंबित क्र.फार : नाही. शेवटचा फेरफार क्रमांक . 3659 व दिनांक : 31/12/2021
क.ल.न. - ५ दस्त क्र. 94942-2028 ३० २०				सामा आण भूमापन चिन्ह
जल फेरफार क्र (367)(379)(607)(787)(1519)(2664)(2687)(3659)				

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- काटेमानिवली

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 56/3/2

पिकांखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
मिश्र पिकांखालील क्षेत्र					निभळ पिकांखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	स्व.रूप	क्षेत्र	स्व.रूप	क्षेत्र
(१)	(२)	(३)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)				
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाते."
दिनांक :- 01/06/2022
सांकेतिक क्रमांक :- 27210012421330002062022122



तलाठी सजा - काटेमानिवली
ता. कल्याण, जि. ठाणे.

अहवाल दिनांक : 01/06/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- काटेमानिवली

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 57/अ/8/1

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चो.मी	778	कल्याण डोंबिवली महानगरपालिका	6.01.75	0.04		(3092)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	10349	एकनाथ काळ पावये				(2648)	इतर अधिकार
दिनू इतो		बाळू काळू पावये				(2648)	प्रलंबित फेरफार : नाही.
आकारणी		ववून काळू पावये				(2648)	शेवटचा फेरफार क्रमांक 3338 व दिनांक 04/03/2018
		अर्जुन काळू पावये				(2648)	
		गुलाब काळू पावये				(2648)	
		वासुंती सुभाष पावये				(2648)	
		विपीन सुभाष पावये				(2648)	
		अस्मिता सुभाष पावये				(2648)	
		दुंदा काळू पावये				(3092)	
		सामाहिक क्षेत्र	11.48.25	0.30			
जमिनी फेरफार क्र.	(767) (932) (1519) (1997) (2391) (2628) (2648) (2664) (3338)						सोमा आणि भूमापन चिन्ह

गाव नमुना चारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- काटेमानिवली

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 57/अ/8/1

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र					निभळ पिकाखालील क्षेत्र							
वर्ष	हेगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. चो.मी	आर. चो.मी	आर. चो.मी	आर. चो.मी	आर. चो.मी	आर. चो.मी			आर. चो.मी	

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळाले."
दिनांक :- 01/06/2022
सांकेतिक क्रमांक :- 272100124213300020620221-44

(नाव :- किरण सा. कदम)
तलाठी साक्षात :- काटेमानिवली, कल्याण जि :- ठाणे
किरण कदम
तलाठी राक्षा - काटेमानिवली
ता. कल्याण, जि. ठाणे.

क.ल.न. - ५	
दस्त क्र. १७१४२	२०२४
७०	६०



<https://mahafarfar.enlightcloud.com/DDM/PgHtml712>

6/1/2022



महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी वंडाधिकारी कार्यालय, कल्याण

पत्ता-दिवाणीन्यायालयासमोर, स्टेशनजवळ, कल्याण(प.)
दुरध्वनी क्र.0251-2315124 फॅक्स क्र.0251-2315124
Email Id - tahkalyan@gmail.com

क्र./महसूलाटे-2/जमीनवाव-1 /रुपांतरणकर/एसआर- 142/2022

दिनांक 23 DEC 2022	
क.ल.व.-9	
दस्त क्र.90982	2028
र१	EW

प्रति,

श्री.एकनाथ काळू पावशे व इतर यांचे कु.मु.वा.
मे.लक्ष्मी डेव्हलपर्स तर्फे भागीदार श्री.आश्विन मावजी छेडा
पत्ता-सुदामाबाई तिवारी चाळ, काटेमानिवली रोड,
कल्याण पुर्व, ता.कल्याण, जि.ठाणे

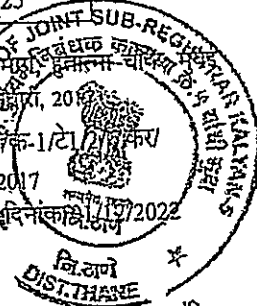


विषय :- महाराष्ट्र जमीन महसूल संहिता 1966 चेकलम 42 व नुसार अकृषिक
आकारणी /रुपांतरण कर भरुन घेणेबाबत.

मौजे, काटेमानिवली, ता. कल्याण जि.ठाणे

स.नं.	स.नं. प्रमाणे क्षेत्र	रुपांतरीत कर भरणा करण्याचे क्षेत्र
56/3/2	2380.00	2380.00
57/अ/8/1	1750.00	1148.25
एकुण	4130.00	3528.25

- संदर्भ :- 1. महसूल व वन विभाग, मंत्रालय, मादाम कामा, मुंबई, दिनांक 20/11/2017
400 032, यांचेकडील अधिसूचना दिनांक 20/11/2017
2. मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल-1/टे/1/17/कर
आ.आकारणी/परिपत्रक-01/17, दिनांक- 16/03/2017
3. आपण या कार्यालयात रुपांतरीत कर भरणेकामी दिनांक 17/12/2022
रोजी केलेला अर्ज.



महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - 2017 मध्ये महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 व (1) नुसार कलम 42, 42अ, 44 मधील 44 अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, 1966 याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोटकलम (2) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असेल तेथे, नजराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात आली आहे. त्यानुसार व मा. जिल्हाधिकारी ठाणे यांचेकडील दिनांक 16/03/2017 रोजीचे परिपत्रकान्वये दिलेल्या सूचनाप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालीलप्रमाणे अकृषिक कर व रुपांतरीत कराची आकारणी निश्चित करणेत आलेली आहे.

अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरीत कर व अकृषिक आकारणीची रक्कम
1.	काटेमानिवली	56/3/2	2380.00'	
		57/अ/8/1	1750.00 पैकी 1148.25	
एकुण 4130 पैकी 3528.25				3810.48/-

सदर अकृषिक कर व रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम 1966 चेकलम 157 मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंविवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून चलन क्रमांक GRN MH012472358 202223M दिनांक 21/12/2022 अन्वये उपरोक्त रक्कम शासन जमा केलेली आहे. सदर जागेचा चापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरीत कर आपण विनंती केलेल्या संपुर्ण क्षेत्रासाठी रहिवास दराने भरून घेण्यात आली आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता 1966 चेकलम 42 ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरीत कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसारच बांधकाम करणे आपणावर बंधनकारक असेल भविष्यात उक्त जमीन मिळकतीचे मालकी संदर्भात तसेच इतर हक्कातील नोंदी संदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्याची सर्वस्वी जबाबदारी आपली असेल तसेच सदरची जमिन भोगवटादार वर्ग-2 ची असल्याचे सिध्द झाल्यास सदर जमिनीस देणेत आलेले अकृषिक कर व रुपांतरण कराची परवानगी आपोआप रद्द झाली असे समजण्यात येईल व याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही. तसेच रुपांतरण कराची रक्कम शासनजमा केलेल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर 1) जमिनीचे अद्यावत गाव नमुना नं. 7/12 उतारे 2) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह या कार्यालयात सनद मिळणेकामी अर्ज करावा.

क.ल.व. - ५	
दस्त क्र. १५४८२	२०२४

-
(जयराज देशमुख)
तहसिलदार कल्याण

प्रत:- अप्पर तहसिलदार अकृषिक, कल्याण.

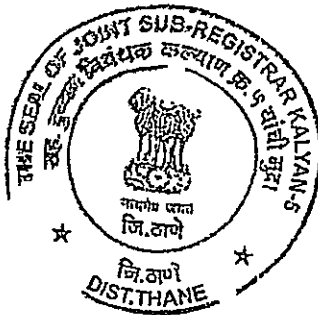
2/- विषयांकीत जमीन मिळकतीबाबत शासन अधिसूचनेनुसार रुपांतरीत कराची रक्कम भरून घेण्यात येत आहे. तरी तलाठी स्थळपाहणी अहवालानुसार अनधिकृत बांधकाम आढळल्यास महाराष्ट्र जमीन महसूलसंहिता 1966 चेकलम 45 अन्वये दंडनिय कारवाई करण्यात यावी.

प्रत:- नगररचनाकार, कल्याण डोंविवली महानगरपालिका, कल्याण.

2/- प्रस्तुत रुपांतरीत कर भरून घेतलेल्या मिळकतीवर बांधकाम परवानगी प्रदान केल्यानंतर त्याची एक प्रत या कार्यालयास सादर करण्यात यावी.

प्रत:- तलाठी सजा काटेमानिवली

2/- प्रकरणी अर्जदार यांनी चलन क्रमांक GRN MH012472358 202223M दिनांक 21/12/2022 अन्वये उपरोक्त रक्कम शासनजमा केलेली आहे. तरी विषयांकीत जमीन मिळकतीच्या अधिकार अभिलेखात अकृषिक प्रयोजनाकरीता अशी नोंद तात्काळ घेण्यात यावी. तसेच सदर जागेची स्थळपाहणी करावी व परवानगी पूर्वी बांधकाम झाल्याचे आढळल्यास महाराष्ट्र जमीन महसूल संहिता 1966 चेकलम 45 नुसार दंडनिय कारवाई करणेकामी अहवाल अपर तहसिलदार (अकृषिक), कल्याण यांचे कार्यालयाकडे तात्काळ प्रस्तावित करावा व त्याबाबत अप्पर तहसिलदार (अकृषिक) यांचेकडील दंडनिय कारवाई पुर्ण झाल्याशिवाय वरीलप्रमाणे नोंद घेण्यात येऊ नये. तसेच वरील प्रमाणे नोंद घेण्यापूर्वी सदर जागेबाबत सर्व कायदेशीर बाबींची तपासणी करावी.



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(जयराज देशमुख)
तहसिलदार कल्याण

वाचले :-

१ श्री.एकनाथ काळू पावशे व इतर यांचे कु.मू.श्री.अश्विन मावजी छेडा, रा. सुदामाबाई तिवारी चाळ, काटेमानिवली रोड, काटेमानिवली, ता.कल्याण, जि.ठाणे यांचा दिनांक दि.२६/६/२००९ रोजीचा अर्ज

२ तहसिलदार कल्याण यांचेकडील पत्र क्र.जमिनबाव/टे-२/कावि-२०९४/एसआर-१३२ दि.०५/९/२००९

३ कल्याण महानगरपालीका कल्याण यांचेकडील अंतर्गत मंजूरीपत्र (I.O.D) क्र. कडोमपा/नरवि/बाप/कवि/१७९-६१ दि. २३/०६/२००९

दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रामध्ये दि. ०१/०७/२००९ रोजी प्रसिद्ध केलेला जाहिरनामा

५. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएलसी/युएलएन/६(१)/एसआर-५८, दि.३५/१०/१९९७.

६. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील कलम ४३ खालील आदेश क्र.टिडी/टे-६/कुव/विप/एसआर-२२९/२००७, दि.५/९/२००७.

७. भूसंपादन विभागाकडील अनौपचारिक संदर्भ क्र.सामान्य/का-४/टे-३/एसआर-४/३ दि. २४/०७/२००९

८. अर्जदार यांनी सादर केलेले हमीपत्र कम प्रतिज्ञापत्र दि.२१/०७/२००९

आदेश :-

ज्याअर्थी श्री.एकनाथ काळू पावशे व इतर यांचे कु.मू.श्री.अश्विन मावजी छेडा, रा. सुदामाबाई तिवारी चाळ, काटेमानिवली रोड, काटेमानिवली, ता.कल्याण, जि.ठाणे यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे - काटेमानिवली ता. कल्याण येथील स.नं. ५७अ-८/१, क्षेत्र १७५०-०० चौ.मी. जमिनीची रहिवास व वाणिज्य या बिगर शेती प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी अर्जदार यांनी दि.०१/०७/२००९ रोजी दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रात जाहिरनामा प्रसिद्ध केला होता व त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

ज्याअर्थी मौजे काटेमानिवली, ता.कल्याण येथील ५७अ-८/१, क्षेत्र ३१०-०० चौ.मी. हि जमीन कुळ कायदा कलम ४३ला पात्र असून मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४८ चे कलम ४३ व नियम १९५६ चे नियम २५(३) नुसार परवानगी देण्यासाठी जिल्हाधिकारी सक्षम आहेत. त्यानुसार सदरहू स.नं. ५७अ-८/१ च्या अकृषिक आकाराच्या ४० पट नजराण्याची रक्कम २४/- (अक्षरी रु.चोवीस मात्र.) इकडील चलन क्र. २९८/२००९ दि. ०१/१०/२००९ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. १९०४ दि. ०१/१०/२००९ अन्वये सरकारजमा केली आहे. प्रकरणी कुळकायदा कलम ४३ ला असलेली शर्त या आदेशाद्वारे शिथिल करण्यात येत आहे.

(Handwritten signature)
२९/१०

त्याअर्था आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे, १. दुंदा काळू पावशे, २. एकनाथ, बाळू, बबन, ३. अर्जुन, गुलाब, ५. वासंती सुभाष पावशे, ६. बिपीन सुभाष पावशे, ७. अस्मिता सुभाष पावशे यांना ठाणे जिल्ह्यातील कल्याण तालुक्यामधील मौजे - काटेमानिवली ता. कल्याण येथील स.नं. ५८अ/८/१ क्षेत्र १७५०-०० चौ.मी. (एरिया अॅज पर प्लॅशन प्रमाणे क्षेत्र १७४९-५० चौ.मी.) मधील क्षेत्र ११४४-७५ चौ.मी. पैकी ८५१-२८ चौ.मी. रहिवास व क्षेत्र २९३-४७ चौ.मी. वाणिज्य या विंगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.



ROAD SETBACK AREA - ७ ६०१-७५ चौ.मी.

दस्त क्र ७१४२-२०२४

ही परवानगी अधिनियम त्वाखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

२. अनुज्ञाग्राही व्यक्तीने (पॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.

३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि विकण्याच्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.



६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतर कोणत्याही बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशाप्रमाणे दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

७. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

८. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (पॅटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम

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करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यांत येईल.



अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेती प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत कल्याण न्यायदंडाधिकार्याकडे दाखविणे पाहिजे. जर तो असा करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यावाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संवधात दर चौ.मी. मागे रुपये १.१५.८ या दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

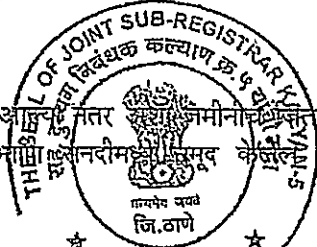
१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु.४५००/- (अक्षरी रु. चार हजार पाचशे मात्र.) चलन क्र. २३४/२००९, भारतीय स्टेट बँक, शाखा ठाणे वांचेकडील चलन क्र. १८९९, दिनांक ०१/१०/२००९ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यात आल्यानंतर अशा जमीनीच्या क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आधी नमूद क्षेत्रफळ क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.



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१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८-अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आख्यापनां भूखंडात उक्त जमीन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजर्मान अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.१०,०२६/- (अक्षरी रु. दहा हजार सव्वीस मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र.२९६/२००९ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र.१९०२, दिनांक ०१/१०/२००९ अन्वये अन्वये तसेच बिनशेती परवानगी घेणेपुर्वी केलेल्या अनधिकृत बांधकामाबाबत अकृषिक आकार व दंड रु.३२,३७९/- (अक्षरी रु.बत्तीस हजार तीनशे एकोणऐंशी मात्र.) इकडील चलन क्र.२९७/२००९, व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र.१९००, दि.०१/१०/२००९ अन्वये सरकारजमा केली आहे.

२०-अ. अनुग्रही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात दर्शविलेले जोता क्षेत्रावर पाया खोदण्यासाठी होणारी ३०० ब्रास गोंगाखनिज उत्खनन स्वामीत्वधनाची र.रुपये ३०,०००/- व अर्ज फी रु.२५/- अशी एकूण रु.रुपये ३०,०२५/- (अक्षरी रुपये तीस हजार पचवीस मात्र.) रेतगीट शाखा,जिल्हाधिकारी कार्यालय,ठाणे यांचेकडील चलन क्र. ७१/२००९ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र.१२६५, दि.२८/१०/२००९ अन्वये शासनजमा सदर जागेमध्ये वरील उत्खननाव्यतीरीक्त केलेल्या जादा उत्खनन व भरावाबाबत शासनास रॉयल्टी फी जमा करून सक्षम अधिका-यांकडून परवानगी घेणे बंधनकारक असेल.



२१. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर नकाशाबाबत बांधकाम केले पाहिजे. तसेच कल्याण डोंबिवली महानगरपालिका यांचेकडील अंतरिम स्वरूपाचे मंजूरीपत्र (आय.ओ.डी.) क्र. कडोमपा/नरवि/बाप/कवि/१७९-६१ दि.२३/०६/२००९ मधील अटी व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

Handwritten signature and initials.

२२. अनुज्ञाप्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. कल्याण-डोंबिवली महानगरपालिकेने उपोद्यातील अ.क्र. ३ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास याची सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.

अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा बनावट असलेचे आढळून आल्यास सादरची अविश्वसनीयता परवानगी आपोआप रद्द झालेचे समजणेत येईल.

प्रति,
 श्री. एकनाथ बाळू पावशे
 रा. काटेमानिवली, ता. कल्याण, जि. ठाणे

क.ल.न. - ७	
दस्त क्र. १७१४२	२०२४
रा. काटेमानिवली, ता. कल्याण, जि. ठाणे	२७

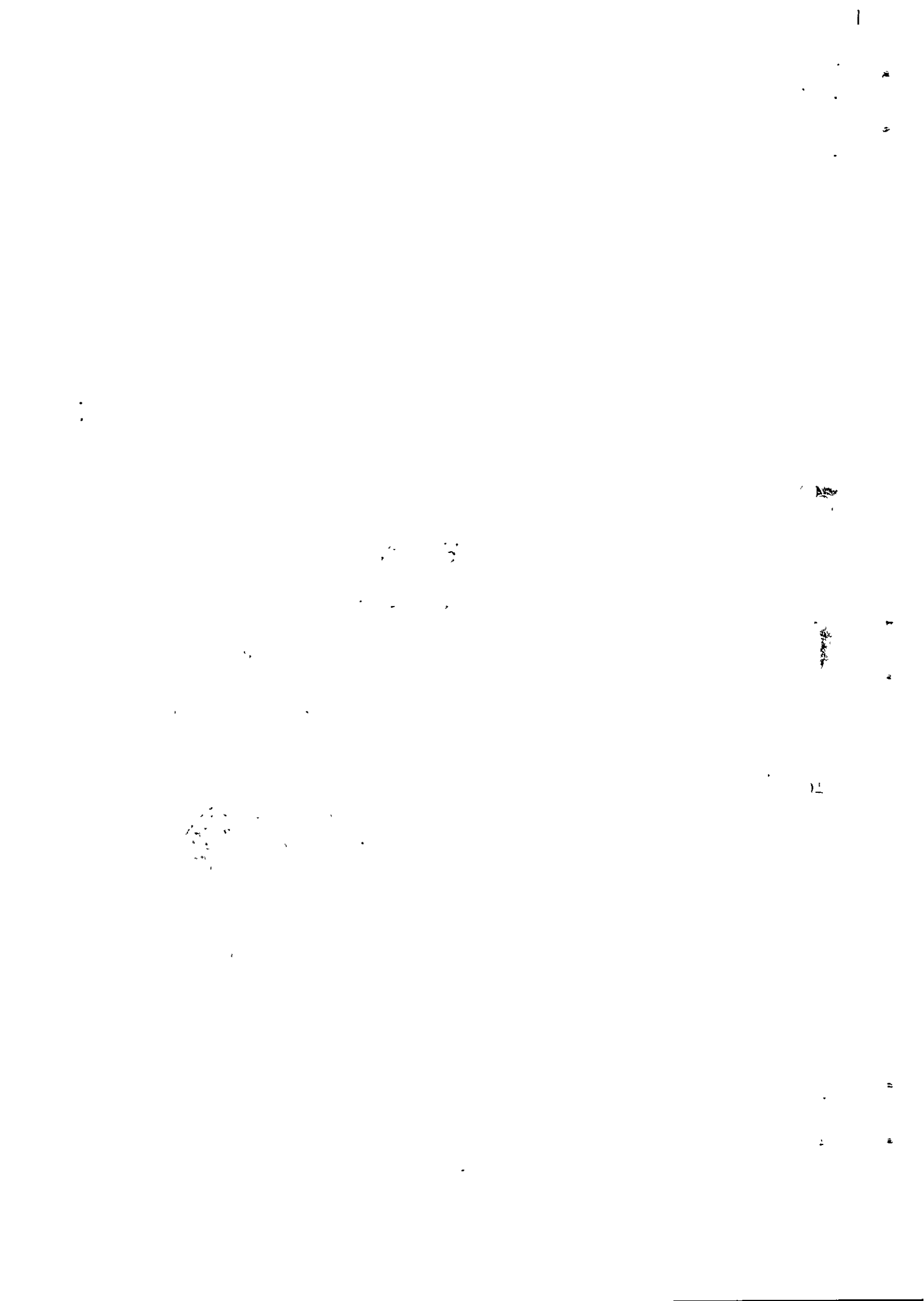
सही/-
 (ए.एल.ज-हाड)
 जिल्हाधिकारी ठाणे

आदेश निर्गमित केले



जिल्हाधिकारी ठाणे करिता





KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

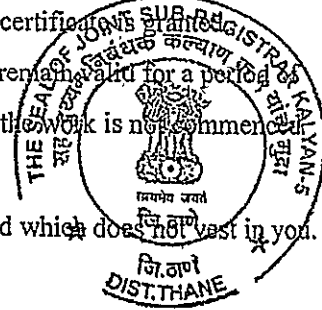
To,
Mr. Dunda Kalu Pawashe & Others
P.O.A- Mr. Divakar M. Rai & Mr.Prakash Mhatre & Others,
Architect - Mr.Dilip Tambade & John Varghese, Kalyan
Structural Engineer :- Mr.J.N.Chaudhari, Dombivali

क.ल.न.-५	
दस्त क्र.१७१४२	२०२४
रुल	एव

Sir,

With reference to your application dated 09/11/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/Building on Survey No.56 Hissa No.3/2 Survey No.57 Hissa No.8/1, Mauje- Katemanivali, Kalyan (East) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Office No. KDMC/TPD/BP/KD/2022-23/67/124.

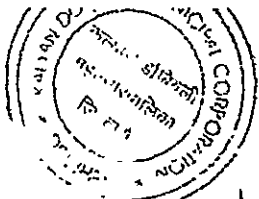
Office Stamp

Date : 03/10/2024.



Yours faithfully,

[Signature]
Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.



कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

सुधारीत बांधकाम परवानगी क्र: KDMC/TPD/BP/KD/2022-23/67/12A

Dt 03/10/2024

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-काटेमानिवली, कल्याण (पु.) येथील स.नं.५६ हि.नं.३/२, स.नं.५७ हि.नं.८/१ मध्ये ४१३०.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Premium F.S.I, Ancillary F.S.I, T.D.R चा विचार करून १५.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात घेऊन तसेच भाग बांधकाम पूर्णत्वाचा दाखला दिलेले २०२८.१५ चौ.मी. क्षेत्र वगळून एकूण ४८२३.०७ चौ.मी. क्षेत्राकरीता याआधी बांधकाम परवानगी देण्यात आलेली आहे. तसेच हविह क्षेत्र २०७६.७५ चौ.मी हविह क्षेत्र विचारत घेऊन एकूण ११४५४.१५ चौ.मी बांधकाम क्षेत्राच्या भूखंडावर विकास क्षेत्रावयास बांधकाम परवानगी मिळणेकामी दिनांक ०९/११/२०२२च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामातून "सुधारीत बांधकाम" देण्यात येत आहे.

बांधकामाचा तपशील :-

- इमारत १ विंग-B- तळ पै+ पहिला मंजला ते तिसरा मंजला व चौथा मजला (पै) (रहिवास+वाणिज्य)
(भाग बांधकाम पूर्णत्वाचा दाखला प्रदान) चौथा मंजला (पै) (रहिवास)
इमारत २ विंग-A- स्टिल्ट (पै.) तळ मजला + पहिला मजला ते तेरावा मजला (रहिवास+वाणिज्य)
इमारत २ विंग-B- स्टिल्ट + पहिला मजला ते बाविसावा मजला + तेविसावा मजला
(Recreational Floor) (रहिवास)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.२.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस-आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) संदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र.१२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरूच्याविषयी काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.



- १) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (जुल्लि:सारण विभाग) भरणी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वयंचालित पाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे. ५० २०
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तुत नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जुल्लि:सारण विभाग व मलनि:सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या विक्रेताप्राप्ती इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क. १३.३ नुसार भूखंडावरील इमारतीला रेल वेलासह हार्वोसिमेंट बांधकाम अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वाभिन्नधन विक्रम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यापूर्वी मा.जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क.१३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २३) UDCPR मधील विनियम क.१३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २४) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- २५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २६) प्रस्तावित १५.०० रस्ता रुंदीकरणाने बाधीत क्षेत्राची ताबा पावती व ७/१२ उतारा कडोंमपाच्या नावे सादर करणे आपणावर बंधनकारक राहिल.

२७) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशास:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	6,15,450/-	AC21202	30/09/2024	-	
२	ARI 020102	-	-	-	-	
३	ARI 020103	33,160/-	AC21202	30/09/2024	-	
४	ARI 020104	10,20,336/-	AC21202	30/09/2024	-	
५	ARI 020105	-	-	-	-	
६	ARI 020110	11,69,280/-	AC21202	30/09/2024	-	
७	ASI 010513	8,82,719/-	AC21202	30/09/2024	-	
८	ASI 010304	-	-	-	-	
९	ASI 010518	15,38,624/-	AC21197	30/09/2024	-	
१०	ASI 020519	11,69,280/-	AC21202	30/09/2024	-	
Total		64,28,849/-				

क.ल.न.-७

दस्तावेज क्र. ७९४२ २०२४

५९ २०

सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महापालिका, कल्याण.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) सहा आयुक्त, 'ड' प्रभाग क्षेत्र.



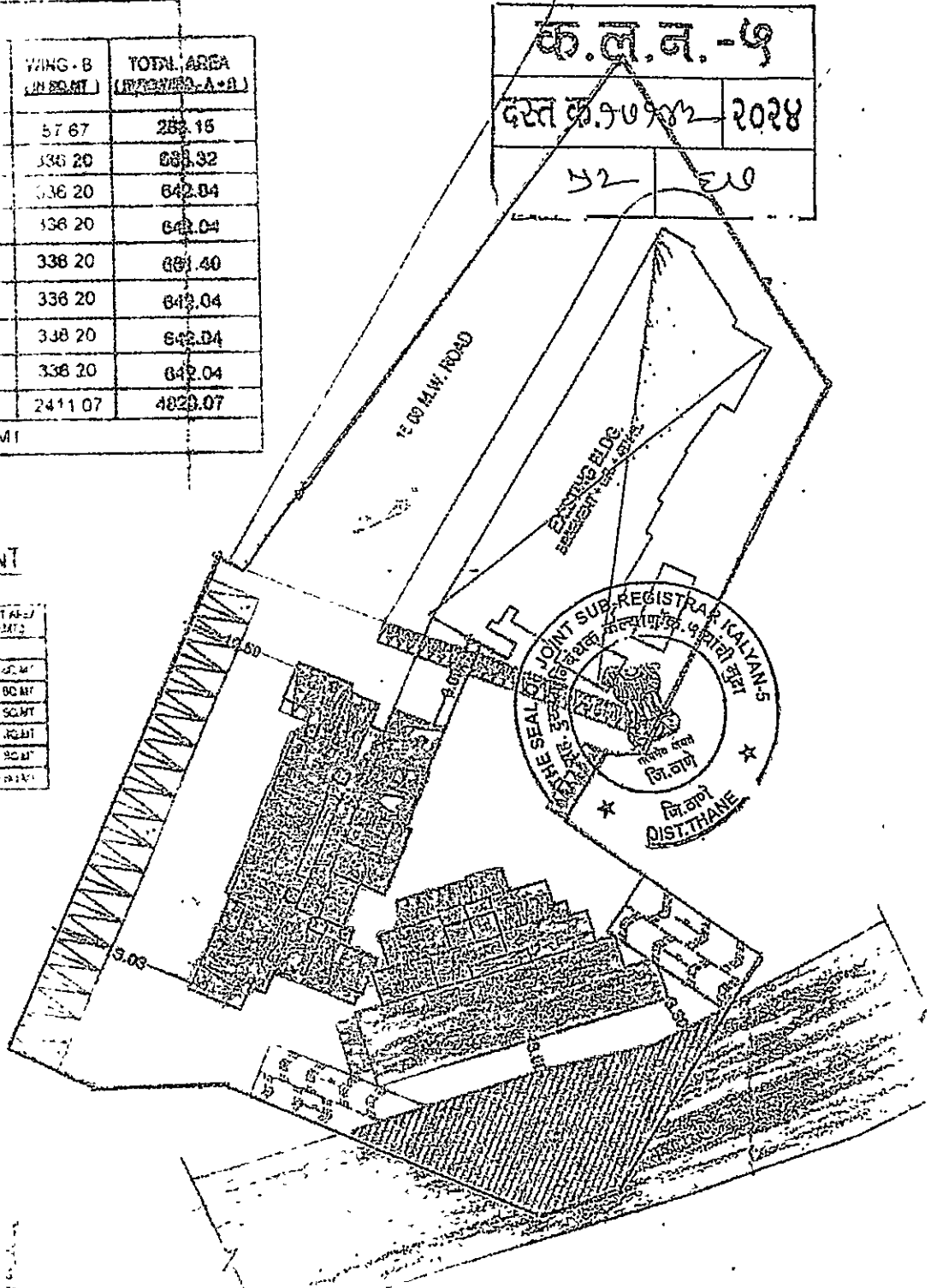
LINE AREA STATEMENT

WING-1 (SAC)	WING-A (SAC)	WING-B (SAC)	TOTAL AREA (WING-A+B)
	245.44	57.67	253.15
	332.11	336.20	668.32
	305.84	336.20	642.04
	305.84	336.20	642.04
	305.84	336.20	642.04
	305.84	336.20	642.04
	305.84	336.20	642.04
	305.84	336.20	642.04
	3391.64	2411.07	4829.07

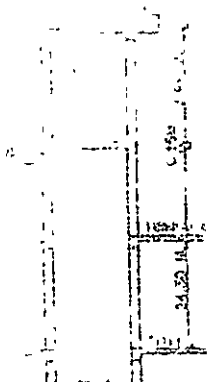
1:1000 SQ.MI

ROAD STATEMENT

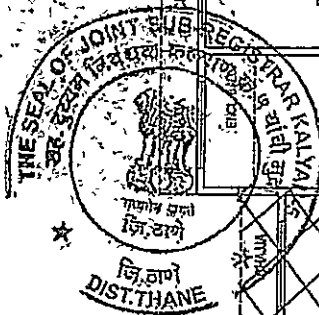
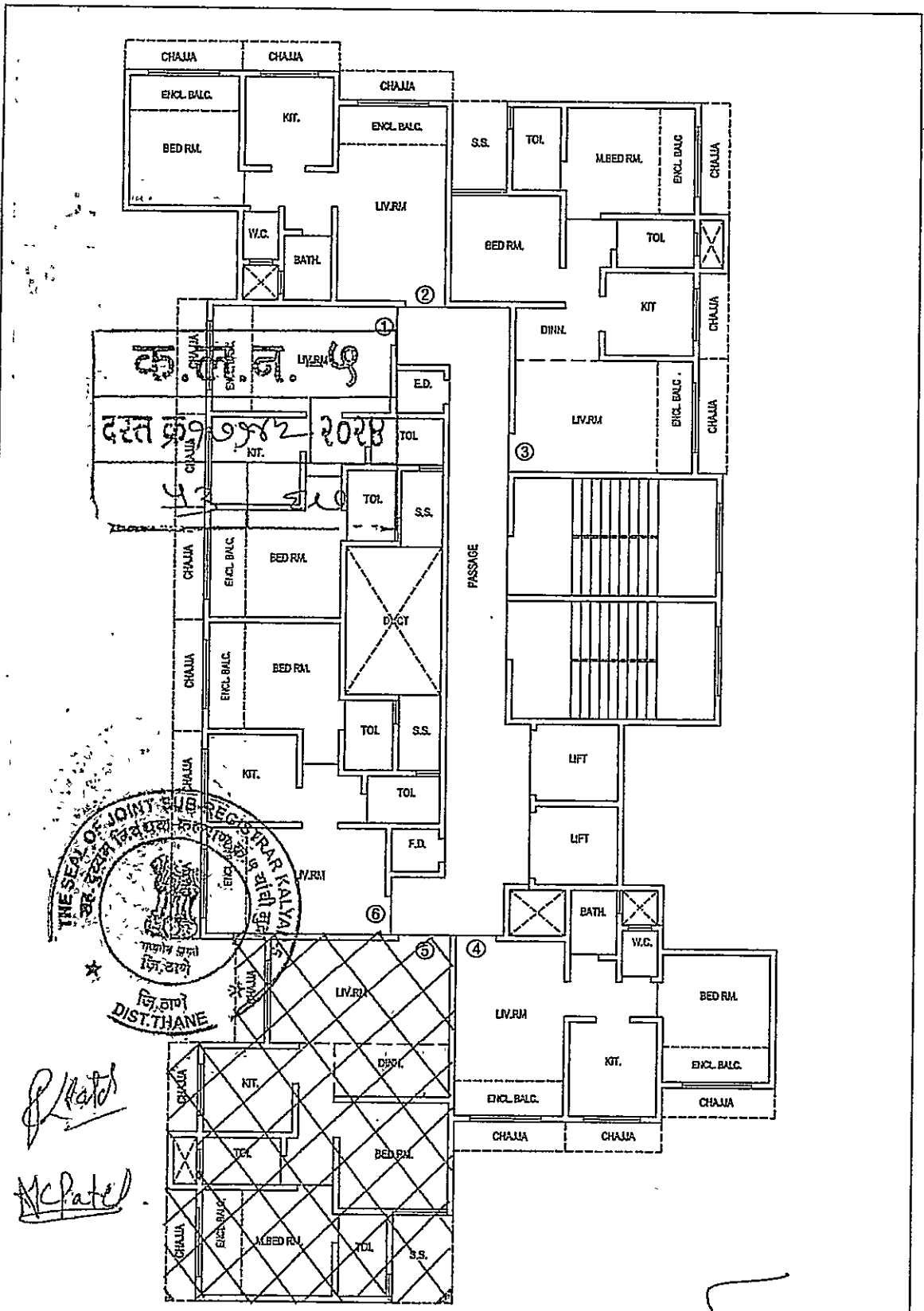
ROAD NO.	ROAD WIDTH (M)	ROAD AREA (SQ.M)
1	12.00	144.00
2	12.00	144.00
3	12.00	144.00
4	12.00	144.00
5	12.00	144.00
6	12.00	144.00
7	12.00	144.00
8	12.00	144.00
9	12.00	144.00
10	12.00	144.00
11	12.00	144.00
12	12.00	144.00
13	12.00	144.00
14	12.00	144.00
15	12.00	144.00
16	12.00	144.00
17	12.00	144.00
18	12.00	144.00
19	12.00	144.00
20	12.00	144.00
21	12.00	144.00
22	12.00	144.00
23	12.00	144.00
24	12.00	144.00
25	12.00	144.00
26	12.00	144.00
27	12.00	144.00
28	12.00	144.00
29	12.00	144.00
30	12.00	144.00
31	12.00	144.00
32	12.00	144.00
33	12.00	144.00
34	12.00	144.00
35	12.00	144.00
36	12.00	144.00
37	12.00	144.00
38	12.00	144.00
39	12.00	144.00
40	12.00	144.00
41	12.00	144.00
42	12.00	144.00
43	12.00	144.00
44	12.00	144.00
45	12.00	144.00
46	12.00	144.00
47	12.00	144.00
48	12.00	144.00
49	12.00	144.00
50	12.00	144.00



BLOCK PLAN
SCALE 1:500



क.ल.न.-५
दस्त क्र.१०१४२-२०२४
५२ २०



P. Patel
M. Patel

TYP. FLOOR PLAN (1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH, 17TH, 19TH, 20TH, 21TH & 22TH)
SCALE: 1:100 WINGS-B

FLOOR	FLAT NO.
12 TH	1205

LAXMI DEVELOPERS
KALYAN

S.NO.56H.NO.3/2, S.NO.57A H.NO.8/1
MOUJE - KATEMANEVALI, TAL-KALYAN,
DIST.-THANE
"GUNJAI DARSHAN "

DILIP TAMBDAY & ASSO
architect
2nd Floor, Sudhanshu Chambers
Shivraj Path, Kalyan (W)

ANNEXURE E
LIST OF AMENITIES

- R.C.C Framed Structure
- External Brick walls of 6" thick & internal walls of 4" Thick
- Joint free verified flooring in Living, Bed, Kitchen & Passage.
- Joint free flooring in Bathroom with full glazed wall tiles.
- Glazed tiles in W.C. up to window sill level & Bottom
- Granite Kitchen platform with S.S. Sink.
- Diverter & Shower Fitting in Bathroom.
- P.O.P. Design in Living & P.O.P. border molding in Bedroom & Kitchen.
- Attractive Bathroom & W.C. Door
- Water proof main door with sun mica laminated ply of good quality.
- Marble & Granite Frame in all Windows
- Concealed plumbing in Bath, W.C. & Kitchen.
- Concealed wiring in all rooms
- Aluminum Siding with powder coating in all windows with colored glass.
- French window in living & bed.
- Internal walls are white wash and outside walls of good quality water proof Acrylic paint.
- One wash basin with mirror.
- Attractive lift of good quality material with backup facility.

क.ल.न.-५	
दस्त क्र. १७१२	२०२४
५४	एल



P. Patel

P. Patel



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 - P51700053973

Project: GUNJAI DARSHAN , Plot Bearing / CTS / Survey / Final Plot No.: Survey No 56 Hissa No 2 Hissa no 3 and Survey No 57 Hissa No 8/1 at KATEMANEVALI, Kalyan, Thane, 421306;

1. Laxmi Developers having its registered office / principal place of business at Tehsil: Kalyan, District Thane, Pin: 421306.

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

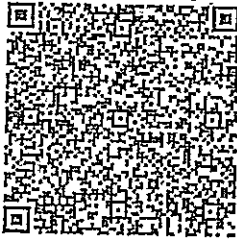
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 18/12/2023 and ending with 31/12/2030 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.

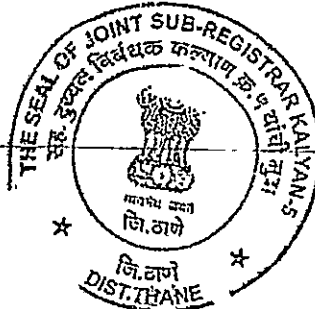


क.ल.न. - ७	
दस्त क्र १०१४२	२०२४
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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 18-12-2023 13:43:59

Dated: 18/12/2023
Place: Mumbai

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



341470

11-10-2024

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contact concern SRO office.

सूची क्र.2

दुय्यम निबधक कल्याण ।

दस्त क्रमाक 3414/2007

नोदणी

Regn 63m

गावाचे नाव : काटेमानिवली

(1) विलेखाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार सक्षेपलेख

(2) मोबदला रु 16725000

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु 16725000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

पालिकेचे नाव इतर वर्णन -मौजे काटेमानिवली,ता कल्याण,जि ठाणे, येथिल स.न-56, हि.न-3/2,स न.57अ, हि न-8 (पैकी) आणि स.न 57अ, हि.न.8 (पैकी) सर्व मिळून एकूण क्षेत्र- 4130 चौ.मी. पैकी क्षेत्र- 3220 चौ मीटर खाजगी प्लॉट नं. 2 ते 7 जमीन ही मौ. काटेमानिवली, ता कल्याण, जि.ठाणे

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव.-एकनाथ काळु पावशे -- वय:-52पत्ता --पिन कोड--पॅन नं--
2) नाव.-अनिल एकनाथ पावशे -- वय -31पत्ता - वप्रपिन कोड:-पॅन नं--
3) नाव.- राजेश एकनाथ पावशे -- वय-29पत्ता:- वप्रपिन कोड:-पॅन नं--
4) नाव.-शरद एकनाथ पावशे -- वय-27पत्ता- वप्रपिन कोड--पॅन नं--
5) नाव.- बाळाराम काळु पावशे -- वय -50पत्ता- वप्रपिन कोड --पॅन नं--
6) नाव -विशाल बाळाराम पावशे -- वय.-22पत्ता - वप्रपिन कोड --पॅन नं--
7) नाव:-बबन काळु पावशे -- वय-48पत्ता - वप्रपिन कोड--पॅन नं--
8) नाव- मुकेश बबन पावशे -- वय-25पत्ता- वप्रपिन कोड --पॅन नं:-
9) नाव.- निलेश बबन पावशे -- वय:-23पत्ता - वप्रपिन कोड--पॅन नं:-
10) नाव -अर्जुन काळु पावशे स्वताकरीता व कुमार जितेश अर्जुन पावशे, कुमारी काजल अर्जुन पावशे कुमार दिपेश अर्जुन पावशे यांच्यातर्फे अपाक म्हणून -- वय.-45पत्ता:- वप्रपिन कोड:-पॅन नं.-
11) नाव:-वासती सुभाष पावशे स्वताकरीता व कुमार विपिन सुभाष पावशे, कुमारी अशिमता सुभाष पावशे यांच्यातर्फे अपाक म्हणून -- वय:-32पत्ता:- वप्रपिन कोड --पॅन नं--
12) नाव -गुलाब पंढरीनाथ पाटील स्वताकरीता व कुमारी कोमल पंढरीनाथ पाटील, कुमार दर्शन पंढरीनाथ पाटील यांच्यातर्फे अपाक म्हणून -- वय.-37पत्ता:-वप्रपिन कोड--पॅन नं--

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

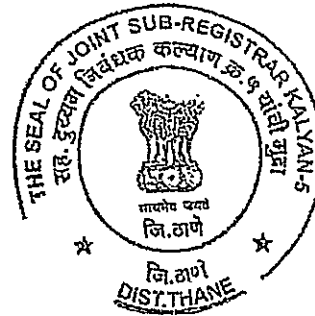
(9) दस्तावेज करून दिल्याचा दिनांक 11/05/2007

(10) दस्त नोदणी केल्याचा दिनांक 11/05/2007

(11) अनुक्रमांक, खंड व पृष्ठ 3414/2007

(12) बाजारभावाप्रमाणे मुद्राक शुल्क 167300

(13) बाजारभावाप्रमाणे नोदणी शुल्क 30000



176271

11-10-2024

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सूची क्र.2

दुय्यम निबंधक कल्याण 2

दस्त क्रमांक 1762/2010

नोदणी

Regn:63m

गावाचे नाव : काटेमानिवली

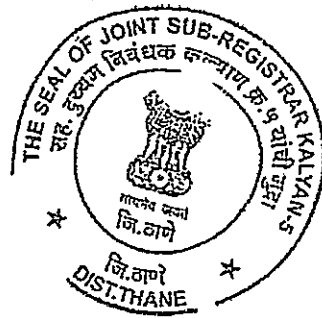
(1) विलेखाचा प्रकार	करारनामा किंवा त्याचे अभिलेख किंवा करार सक्षेपलेख
(2) मोबदला	रु.3020500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3020500
(4) भू-मापन, पोटहिस्सा व धरक्रमोंक(असल्यास)	पालिकेचे नाव: इतर वर्णन : मौजे काटेमानिवली स न 57 अ हि न 8/1 क्षेत्र 310 चौ मी बाबतचा विकास करार
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वासती सुभाष पावशे हया स्वताकरीता व बिपीन सुभाष पावशे व कु अस्मिता सुभाष पावशे यांचे अपाक आई म्हणून - वय:- 37पत्ता:- पिन कोड:- पॅन न:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- मे लक्ष्मी डेव्हलपर्स तर्फे भागीदार श्री अश्विन मावजी छेडा वय - 48पत्ता --पिन कोड --पॅन न:- AADFL3778R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2010
(10) दस्त नोदणी केल्याचा दिनांक	17/02/2010
(11) अनुक्रमांक, खंड व पृष्ठ	1762/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151040
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000

क.ल.न. - ५	
दस्त क्र. १७१४२	२०२४
५७	२७



क.ल.न.-६	
दस्त क्र ७७७२	२०२४
५८	६६

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भारत सरकार
GOVT OF INDIA

Permanent Account Number
AGHPP6339E

नाम / NAME
RAMLOCHAN PATEL

पिता का नाम / FATHER'S NAME
SHYAM PATEL

जन्म तिथि / DATE OF BIRTH
12-01-1967

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे
Commissioner of Income-tax I, Pune

भारत सरकार
GOVT OF INDIA

अवनिश कुमार रामलोचन पटेल
Avenish Kumar Ramlochan Patel

जन्म तारीख / DOB 20/06/1992
पुरुष / Male

Issue Date 28/02/2013

7965 0351 9125

भारत सरकार
GOVT OF INDIA

नाम / NAME
RAMLOCHAN PATEL

पिता का नाम / FATHER'S NAME
SHYAM PATEL

जन्म तिथि / DATE OF BIRTH
12-01-1967

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे
Commissioner of Income-tax I, Pune

भारत सरकार
GOVT OF INDIA

क.ल.न.-९

दस्तावेज संख्या 90982/2028

रामलोचन श्यामलाल पटेल
Ramlochan Shyamalal Patel

जन्म तारीख / DOB: 12/01/1967
पुरुष / MALE

8715 0395 0771
VID: 9150 8450 3748 3915

माझे आधार, माझा ओळख

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KULSWAMINI BUILDERS & DEVELOPERS

12/09/2007

AAIF 8660N

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAJDIWAKAR MANOJ
MANOJ RAMSAKAL RAI

16/05/1997

AUSPR5707M

भारत सरकार
GOVT OF INDIA

मोहन सुरेश सावंत
Mohan Suresh Sawant

जन्म तारीख / DOB: 16/02/1988
पुरुष / MALE

Mobile No: 9930077081

7046 6032 1183

मेरा आधार, मेरी पहचान

भारत सरकार
GOVT OF INDIA

कामलादेवी रामलोचन पटेल
Kamladevi Ramlochan Patel

जन्म तारीख / DOB 15/07/1971
महिला, FEMALE

9090 6395 3487
VID: 9182 4010 3483 9226

SEAL OF JOINT SUB-REGISTRAR KANYAS
जयपुर

मोहन सुरेश सावंत
Mohan Suresh Sawant

जन्म तारीख / DOB: 16/02/1988
पुरुष / MALE

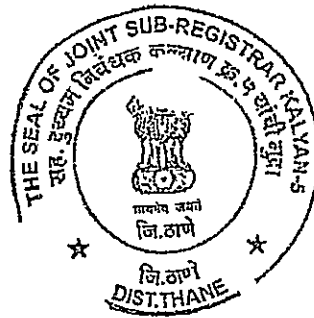
Mobile No: 9930077081

7046 6032 1183

मेरा आधार, मेरी पहचान

क.ल.न.-७	
दस्ता क्र. १७१४२	२०२४
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घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही: खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणार इसम स्वाक्षरीसाठी घेऊन आले आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधित व्यक्ती यांची मालकी (TITLE) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधार (P.A HOLDER) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापि अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर, निष्पादित व्यक्ती साक्षीदार व साक्षीदार जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पूरक कागदपत्र हि खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात/शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे/उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजा मधील मिळकतीचे मालक/कुलमुखत्यारधार यांनी मालकी व दस्तऐवजी वैधता तपासणे हि नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुके / बनावटीकरण / संगणमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदवियात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा आहोत. गुन्हा घडणारे कृत्य केलेले नाही. जर व भविष्यात कायद्यानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील कोणत्याही प्रकारचा गुन्हा १९ वर्षांच्या शिक्षेस पात्र राहणार आहोत. याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



लिहून देणार

लिहून घेणार



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1224126501845

Receipt Date 12/12/2024

Received from JOIN SUB REGISTRAR KALYAN, Mobile number 9930077011, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered on Document No. 17142 dated 12/12/2024 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED

₹ 1340

DEFACED

Payment Details

Bank Name BARB

Payment Date 12/12/2024

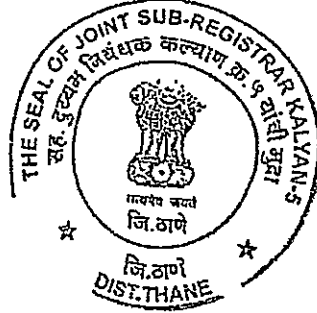
Bank CIN 10004152024121201715

REF No. 1432808361

Deface No 1224126501845D

Deface Date 12/12/2024

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दस्त गोपवारा भाग-1

कलन5

६५/६७

दस्त क्रमांक: 17142/2024

दस्त क्रमांक: कलन5 /17142/2024

बाजार मूल्य: रु. 28,69,000/-

मोवदला: रु. 55,18,000/-

भरलेले मुद्राक शुल्क: रु.3,86,300/-

दु. नि. सह. दु. नि. कलन5 याचे कार्यालयात

पावती:17945

पावती दिनांक: 12/12/2024

अ. क्रं 17142 वर दि.12-12-2024

सादरकरणाचा नाव. रामलोचन श्यामलाल पटेल

रोजी 11:34 म पू वा हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठाची संख्या. 67

एकूण: 31340.00

दस्त हजर करणाऱ्याची सही.

Joint Sub Registrar Kalyan 5
पु.सह.दु.स्यम निबंधक, वर्ग-२
कल्याण क्र.५

Joint Sub Registrar Kalyan 5
पु.सह.दु.स्यम निबंधक, वर्ग-२
कल्याण क्र.५

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

शिक्का क्रं. 1 12 / 12 / 2024 11 : 34 : 48 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 12 / 2024 11 : 35 : 53 AM ची वेळ: (फी)

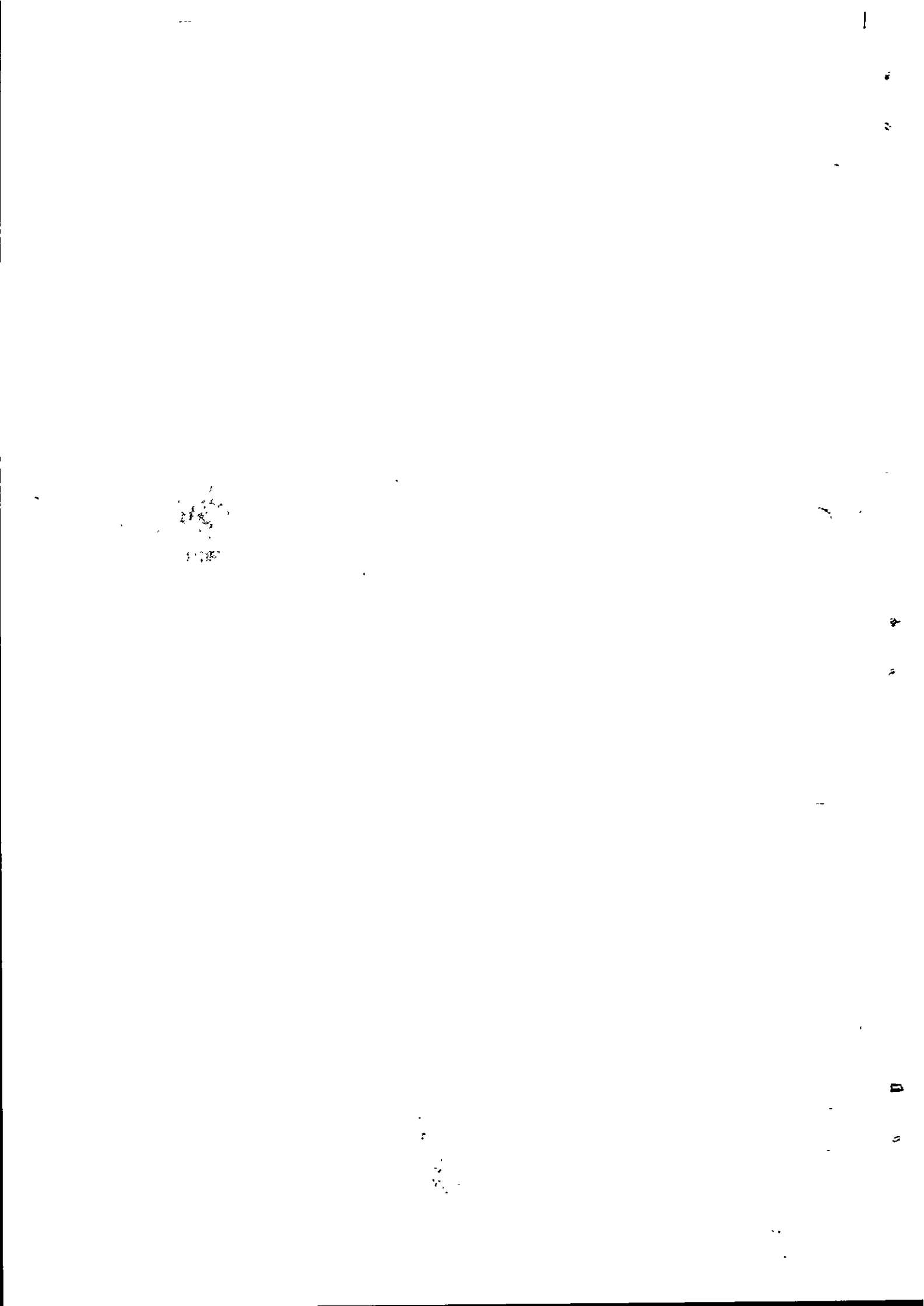
प्रतिज्ञा पत्र

सदर दस्तऐवज नांदणी कायदा १९०८ नियम १९६२ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कामदपत्रे दस्ताची सत्यता, वैधत्व कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

निहम घणार सही

लिहून दणार सही





12/12/2024 12 09:41 PM

दस्त क्रमांक :कलन5/17142/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव कुलस्वामिनी विल्डर्स अॅण्ड डेव्हलपर्स पार्टनर्स तर्फे पॉवर ऑफ एटर्नी होल्डर श्री. दिवाकर मनोज राय पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं. 7, कुलस्वामिनी भवन, ब्लॉक नं. -, रोड नं: म्हात्रे नाका, चिंचपाडा रोड, कल्याण पूर्व, महाराष्ट्र, ठाणे पॅन नंबर AAIFK8660N	मान्यता देणार वय -33 स्वाक्षरी:- <i>V. K. K. P.</i>		
2	नाव:मे. लक्ष्मी डेव्हलपर्स तर्फे भागीदार श्री. दिवाकर मनोज राय पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं.4, गुजार्ई दर्शन, ब्लॉक नं. -, रोड नं: हनुमान नगर, काटेमानिवली, कल्याण पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AADFL3778R	लिहून देणार वय :-33 स्वाक्षरी:- <i>V. K. K. P.</i>		
3	नाव:रामलोचन श्यामलाल पटेल पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-306, माई गणेश कुटीर, राय रेसिडेन्सी, ब्लॉक नं. -, रोड नं: विजय नगर, तिसगाव, कल्याण पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AGHPP6339E	लिहून घेणार वय :-57 स्वाक्षरी:- <i>R. K. P.</i>		
4	नाव:अवनिशकुमार रामलोचन पटेल पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-306, साई गणेश कुटीर, राय रेसिडेन्सी, ब्लॉक नं. -, रोड नं: विजय नगर, तिसगाव, कल्याण पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: CVOPP6698G	लिहून घेणार वय :-32 स्वाक्षरी:- <i>A. K. P.</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कडुल करताव.
शिक्का क्र.3 ची वेळ:12 / 12 / 2024 12 : 06 : 47 PM

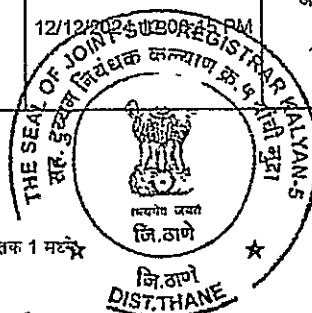
ओळख:-

दस्तऐवज निष्पादनाचा कडुलीजवाव देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मे. लक्ष्मी डेव्हलपर्स तर्फे भागीदार श्री. दिवाकर मनोज राय	12/12/2024 12:07.05 PM	दिवाकर मनोज राय M 1174698035777134592
2	मान्यता देणार कुलस्वामिनी विल्डर्स अॅण्ड डेव्हलपर्स पार्टनर्स तर्फे पॉवर ऑफ एटर्नी होल्डर श्री. दिवाकर मनोज राय	12/12/2024 12.07:20 PM	दिवाकर मनोज राय M 1174698035777134592
3	लिहून घेणार रामलोचन श्यामलाल पटेल	12/12/2024 12.07.56 PM	रामलोचन श्यामलाल पटेल M 131665553842860032
4	लिहून घेणार अवनिशकुमार रामलोचन पटेल	12/12/2024 12.08.45 PM	अवनिश कुमार रामलोचन पटेल M 1316655634847453184

शिक्का क्र.4 ची वेळ:12 / 12 / 2024 12 : 08 : 18 PM

शिक्का क्र.5 ची वेळ:12 / 12 / 2024 12 : 08 : 28 PM नोंदणी पुस्तक 1 मध्ये



Joint Sub-Registrar, Kalyan-5
स. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAMLOCHAN SHYAMLAL PATEL	eChallan	02003942024121200168	MH012446727202425E	386300.00	SD	0006862715202425	12/12/2024
2		DHC		1224126501845	1340	RF	1224126501845D	12/12/2024
3	RAMLOCHAN SHYAMLAL PATEL	eChallan		MH012446727202425E	30000	RF	0006862715202425	12/12/2024

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

17/12/2024

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प्रमाणित करण्यात येते की, सदर दस्त
क्र. १०१४२ मध्ये, एल पाने आहेत.
पुस्तक क्रमांक १ वर नोंदला
दिनांक १२ / १२ / २०२४

Kalappa
प्र.सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र. ५

क.ल.न.-५	
दस्त क्र. १०१४२	२०२४
एल	एल



गावाचे नाव : काटेमानिवली

(1) विलेखाचा प्रकार	कगरनामा
(2) मोबदला	5518000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2869000
(4) भू-मापन, पोटहिन्सा व धरक्रमांक (असल्याम)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती. 23/74 विभाग-13-ए-2 मोजे काटेमानिवली ता कल्याण जि ठाणे येथिल गुंजाई दर्शन मधिल विल्डिंग नं. 2, विंग वी मध्ये 12 वा मजला, सदनिका न 1205, क्षेत्रफळ 51 73 चौ. मी. कारपेट ((Survey Number : 56, हिन्सा न. 3/2 व दस्तात नमुद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 51 73 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-गे. लक्ष्मी डेव्हलपर्स तर्फे भागीदार श्री. दिवाकर मनोज राय वय:-33; पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं.4, गुजाई दर्शन, ब्लॉक नं. -, रोड नं. हनुमान नगर, काटेमानिवली, कल्याण पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AADFL3778R 2): नाव:-कुलस्वामिनी विल्डर्स अॅण्ड डेव्हलपर्स पार्टनर्स तर्फे पाँवर ऑफ एटर्नी होल्डर श्री. दिवाकर मनोज राय वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं. 7, कुलस्वामिनी भवन, ब्लॉक नं. -, रोड नं: म्हात्रे नाक, चिंचपाडा रोड, कल्याण पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAIFK8660N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रामलोचन श्यामलाल पटेल वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. ए-306, साई गणेश कुटीर, राय रेसिडेन्सी, ब्लॉक नं. -, रोड नं: विजय नगर, तिसगाव, कल्याण पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AGHPP6339E 2): नाव:-अवनिशकुमार रामलोचन पटेल वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव ए-306, साई गणेश कुटीर, राय रेसिडेन्सी, ब्लॉक नं. -, रोड नं: विजय नगर, तिसगाव, कल्याण पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-CVOPP6698G
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/12/2024
(11) अनुक्रमांक, खड व पृष्ठ	17142/2024
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	386300
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

प.सुह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

मुल्याकनामाठी विचागत घेतलेला तपशील:-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



Payment Details

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