



21/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 10970/2018

नोंदणी :

Regn:63m

गावाचे नाव : दावडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4188200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2121000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्र. 54/172, दर रु 32500/- मौजे दावडी स.नं. 101/3अ,3ब,3क,3ड,47/1,44/2,48,49/1,49/2,50/1,50/2,50/4,50/5,51/2अ,51/4,52/2,54/1,97 वरील रिजन्सी अनंतम प्रोजेक्ट मधील बिलिंग नं. 13, फर्न बिलिंग, सदनिका नं. 2006, विसावा मजला, क्षेत्रफळ 430.55 चौ.फू.(40.00 चौ.मी.) कार्पेट + बाल्कनी 96.85 चौ.फू.(9.00 चौ.मी.) कार्पेट ((Survey Number : 101/3अ,3ब,3क,3ड, 47/1, 44/2, 48 व इतर ;))
(5) क्षेत्रफळ	1) 40.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा- या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रधारक म्हणून प्रित ए.बठीजा यांनी निष्पादित केलेले आणि मेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कबुलीजवाब करिता म्हणून कु.मु. पत्रधारक म्हणून ज्योती शिंदे वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं:-, रोड नं: अमन सिनेमा रोड, विष्णू दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुकेतू महासुखलाल शाह वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: साधना दर्शन, ब्लॉक नं: 301, रोड नं: कोपर रोड, प्रेरणा हॉटेलजवळ, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AZVPS4058A 2): नाव:-नीता सुकेतू शाह वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: साधना दर्शन, ब्लॉक नं: 301, रोड नं: कोपर रोड, प्रेरणा हॉटेलजवळ, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ATFPS3557C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	10970/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	251300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२ कल्याण क्र-३

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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



21/12/2018 5 46:50 PM

दस्त गोपवारा भाग-2

कलन3 00/00
दस्त क्रमांक:10970/2018

दस्त क्रमांक :कलन3/10970/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रधारक म्हणून प्रित ए.बडीजा यांनी निष्पादित केलेले आणि मेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कबुलीजवाब करिता म्हणून कु.मु. पत्रधारक म्हणून ज्योती शिंदे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं: -, रोड नं: अमन मिनेमा रोड, विष्णु दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पॅन नंबर:AADCR5058B	लिहून देणार वय :-28 स्वाक्षरी:- Bhinde		
2	नाव:सुकेतू महासुखलाल शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साधना दर्शन, ब्लॉक नं: 301, रोड नं: कोपर रोड, प्रेरणा हॉटिलजवळ, डोंबिवली प., महाराष्ट्र, ठाणे. पॅन नंबर:AZVPS4058A	लिहून घेणार वय :-46 स्वाक्षरी:- S.m.shah		
3	नाव:नीता सुकेतू शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साधना दर्शन, ब्लॉक नं: 301, रोड नं: कोपर रोड, प्रेरणा हॉटिलजवळ, डोंबिवली प., महाराष्ट्र, ठाणे. पॅन नंबर:ATFPS3557C	लिहून घेणार वय :-42 स्वाक्षरी:- N.S.Shah		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 12 / 2018 04 : 14 : 59 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:गोकिरण मोदी -- वय:66 पत्ता:ठाणे पिन कोड:400602		
2	नाव:साहिल शाह -- वय:19 पत्ता:डोंबिवली-पु पिन कोड:421201		

शिक्का क्र.4 ची वेळ:21 / 12 / 2018 04 : 18 : 29 PM

शिक्का क्र.5 ची वेळ:21 / 12 / 2018 04 : 18 : 45 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 3

EPayment Details

sr. Epayment Number
1 MH009686798201819RDefacement Number
0005324745201819

प्रमाणित करण्यात येते की सदर दस्त
क्र. 10970/2018 मध्ये 00 पाने आहेत
पुस्तक क्रमांक 9 वर नोंदला
दिनांक 21/12/2018

राज्य सरकार, निबंधक वर्ग-2 कल्याण-3

10970 /2018

Village	: Davdi
Flat Area (Carpet)	: 40.00Sq.Mt.
Market Value	: Rs. 2121000/-
Actual Value	: Rs. 4188200/-
Stamp Duty Paid	: Rs. 251300/-
Registration. Fee	: Rs. 30,000/-

REGENCY
अन्तम

कलन-३

कलन नं. १०१००

३ ६०० N. & Shah

२०१६

AGREEMENT FOR SALE

This Agreement made and entered into at Davdi, on this 21 Dec day of 2018.

BETWEEN

M/s. **Regency Nirman Limited**, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the **First Part**;

AND

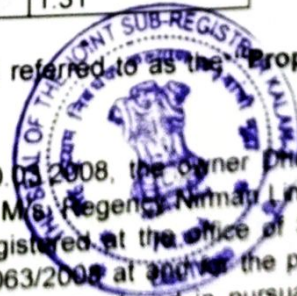
Mr. Suketu Mahasukhlal Shah, aged about 46 years, **Mrs. Neeta Suketu Shah**, aged about 42 years residing at 301, Sadhana Darshan, Kopar Road, Near Prerana Hotel, Dombivli(W), Maharashtra - 421202 hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the **Second Part**;

WHEREAS Shri Dhondu Rama Bhoir was the owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
49	2	0-06-8	0.94
50	2	0-14-4	1.31

hereinafter for the sake of brevity collectively called and referred to as the "Property No.1".

AND WHEREAS by and under an agreement dated 30.05.2008, the owner Dhondu Rama Bhoir and others granted the said property No.1 to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3063/2008 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3064/2008 and in furtherance thereto the said Dhondu Rama Bhoir and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4724/2016 and the said property No. 1 stands mutated in the name of the Promoter herein under mutation entry No. 1080;



कलन-३
दस्ता क्र. १००/३१

AND WHEREAS Machhindra Sitaram Patil and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/A	2-54-5	4.88

hereinafter for the sake of brevity collectively called and referred to as the "Property No.II".

AND WHEREAS by and under an agreement dated 21.03.2007, the owner Machhindra Sitaram Patil and others granted the said property No.II to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1611/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 120/2007 and in furtherance thereto the said Machhindra Sitaram Patil and others executed the Deed of Conveyance in favour of the Promoter on 31.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3773/2016 and the said property No. II stands mutated in the name of the Promoter herein under mutation entry No. 1118;

AND WHEREAS Anant Shriram Patil and others own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/B	2-50-5	4.89

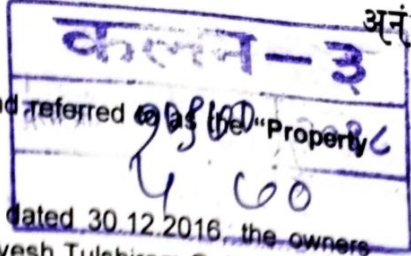
hereinafter for the sake of brevity called and referred to as the "Property No.III".

AND WHEREAS by and under an agreement dated 21.03.2007, the owners Anant Shriram Patil and others granted the said property No.III to the Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1609/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1610/2007 and in furtherance thereto the said Anant Shriram Patil and others executed the Deed of Conveyance in favour of the Promoter on 08.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 and the said property No. III stands mutated in the name of the Promoter herein under mutation entry No. 1094;

AND WHEREAS Lakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
51	2/A	0-59-1	5.30
52	2	0-23-8	3.75

hereinafter for the sake of brevity collectively called and referred to as the "Property No.IV".



AND WHEREAS by and under Deed of Conveyance dated 30.12.2016, the owners Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar sold and conveyed the said property No.IV to Regency Nirman Limited viz. the Promoter herein and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 11897/2016 and the said property No. IV stands mutated in the name of the Promoter herein under mutation entry No.1086;

AND WHEREAS Jalindar Jairam Patil and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
49	1	0-08-4	0.31
101	3/D	2-56-0	2.00

hereinafter for the sake of brevity collectively called and referred to as the "Property No.V".

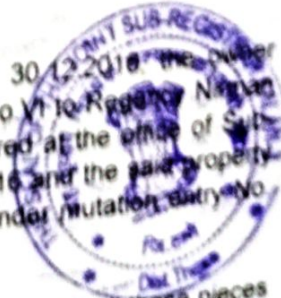
AND WHEREAS by and under an agreement dated 21.03.2007, the owner Jalindar Jairam Patil and others granted the said property No.V to the M/s. Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1663/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1664/2007 and in furtherance thereto the said Jalindar Jairam Patil and others executed the Deed of Conveyance in favour of the Promoter on 28.08.2012 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2429/2012 and the said property No. V stands mutated in the name of the Promoter herein under mutation entry No. 1116;

AND WHEREAS Jagdish Tukaram Patil was the Owner of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
47	1	0-05-3	0.19

hereinafter for the sake of brevity collectively called and referred to as the "Property No.VI".

AND WHEREAS by and under Deed of Conveyance dated 30.12.2016, the owner Jagdish Tukaram Patil sold and conveyed the said property No.VI to Regency Nirman Limited viz. the Promoter herein and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6423/2016 and the said property No. VI stands mutated in the name of the Promoter herein under mutation entry No. 1123;



AND WHEREAS Namdev Sudam Patil and others were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

कलम-3

दस्ता क्र. 101
 Survey No. 600
 101

Hissa No.	Area (H-R-P)	Assessment (R.-P.)
2	0-28-3	1.00
3/6	2-02-0	4.00

hereinafter for the sake of brevity collectively called and referred to as the "Property No.VII".

AND WHEREAS by and under an agreement dated 21.08.2007, the owners Namdev Sudam Patil and others granted the said property No.VII to the M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4549/2007 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4550/2007 and in furtherance thereto the said Namdev Sudam Patil and others executed the Deed of Conveyance in favour of the Promoter on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4727/2016 and the said property No. VII stands mutated in the name of the Promoter herein under mutation entry No. 1096;

AND WHEREAS Rama Tukaram Thakare was the Owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
50	5	0-15-9	2.62
97	-	0-12-1	1.06

hereinafter for the sake of brevity collectively called and referred to as the "Property No.VIII".

AND WHEREAS by and under an agreement dated 12.04.2008, the owner Rama Tukaram Thakare and his family members granted the said property No.VIII to the Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2574/2008 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.177/2008 and in furtherance thereto the said Rama Tukaram Thakare and his family members executed the Deed of Conveyance in favour of the Promoter on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4725/2016 and the said property No.VIII stands mutated in the name of the Promoter herein under mutation entry No. 1107;



AND WHEREAS Suman Shankar Desale and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
54	1	0-81-7	14.44

hereinafter for the sake of brevity collectively called and referred to as the "Property No.IX".

S. m. Shah N. S. Shah

AND WHEREAS by and under an agreement dated 30.03.2007, the owners Suman Shankar Desale and others granted the said property No. IX to M/s. Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1802/2007 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is Authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 118/2007 and in furtherance thereto the said Suman Shankar Desale and others executed the Deed of Conveyance in favour of the Promoter on 19.04.2017 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1717/2017 and the said property No. IX stands mutated in the name of the Promoter herein under mutation entry No. 1102;

AND WHEREAS Shri Gajanan Mangal Patil and others own and possess and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
50	4	0-36-5	5.25

hereinafter for the sake of brevity collectively called and referred to as the "Property No.X".

AND WHEREAS by and under an agreement dated 02.07.2007, the owners Shri Gajanan Mangal Patil and others granted the said property No.X to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 3855/2007 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is Authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 268/2007 and in furtherance thereto the said Shri Gajanan Mangal Patil and others executed the Deed of Conveyance in favour of the Promoter on 06.12.2017 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12309/2017 and the said property No. X stands mutated in the name of the Promoter herein under mutation entry No. 1155;

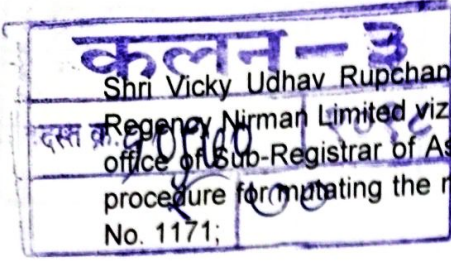
AND WHEREAS Vishnu Rama Patil and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
50	1	0-14-2	1.44

hereinafter for the sake of brevity collectively called and referred to as the "Property No.XI".

AND WHEREAS by and under Deed of Conveyance dated 09.07.2011 read with Deed of Correction dated 08.12.2017 the owners Vishnu Rama Patil and others sold and conveyed the said property No. XI to Shri Vicky Udhav Rupchandani and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9510/2010 and 12310/2017 respectively and the said property No. XI stands mutated in the name of the said Shri Vicky Udhav Rupchandani under mutation entry No. 1141;

AND WHEREAS further by and under Deed of Conveyance dated 02.07.2018 the owner



Shri Vicky Udhav Rupchandani sold and conveyed the said property No.XI to M/s. Regency Nirman Limited viz. the Promoter herein and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 6578/2018 and the procedure for mutating the name in the record of right is followed under mutation entry No. 1171;

AND WHEREAS Shri Jalinder Jairam Patil and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
51	4	0-08-2	0.16

hereinafter for the sake of brevity collectively called and referred to as the "Property No.XII".

AND WHEREAS by and under the Deed of Exchange dated 17.04.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3756/2018 M/s. Regency Nirman Limited viz. the Promoter herein exchanged the area admeasuring 820 sq. meters out of their property bearing Survey No. 51/2A and accordingly the land bearing Survey No. 51/4 became the absolute property of the Promoter and the same stands mutated in the records of right under mutation entry No. 1161.

AND WHEREAS Shri Ganesh Shripat Gaikar and others are the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
48	-	0-37-7	3.31

hereinafter for the sake of brevity collectively called and referred to as the "Property No.XIII".

AND WHEREAS by and under the Agreement for Sale dated 21.09.2018 read with Power of Attorney dated 21.09.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial Nos. 8252/2018 and 8253/2018 respectively M/s. Regency Nirman Limited viz. the Promoter herein have agreed to acquire the Property No. XIII at and for the price/consideration and on the terms and consideration therein contained and in terms of the said Agreement and Power of Attorney the Promoters herein are well and sufficiently entitled to the said Property No. XIII

AND WHEREAS the Promoters by and under the powers and authorities vested in them followed the requisite procedure for submission of plans and the Kalyan Dombivali Municipal Corporation and obtained the first sanction under No.KDMP/NRV/SP/27 Villages/2018-19/14 dated 05.09.2018 and further on merging and amalgamating the land bearing Survey No. 48, the Promoter has submitted the plans for revise sanction and the Kalyan Dombivali Municipal Corporation after taking into consideration the area in possession at 127194 sq. metres out of the total land admeasuring 130120 sq. metres granted the first revised permission for construction of buildings under No.KDMP/NRV/SP/27 Villages/2018-19/14/86 dated 31.10.2018 attached as Annexure-G, which provides for buildings to be constructed on the net area of the land admeasuring 105822.72 sq. metres as under -

Bldg. No. 4 & 5 - Lower Ground+Stilt+Podium+First Floor

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Bldg. No. 1, 6, 7, 8 & 10 – Stilt+Podium+1st to 6th Floor

Bldg. No. 11, 16 & 17 – Lower Ground+Stilt+Podium+1st to 23rd Floors

Bldg. No. 9 – Stilt+Podium+1st to 11th floor

Bldg. No. 12, 13, 14 & 15 – Stilt+Podium+1st to 23rd Floors

Bldg. No. 18 – Lower Ground+Stilt+Podium+1st to 12th Floors

Commercial Bldg. No. 1 –Ground Floor

Assembly Bldg.– Lower Gr+Gr+1st Floor and Club House – G + 1

Inclusive Housing – Bldg No. 1- Stilt+ 1st to 10th Floors

Inclusive Housing – Bldg No. 2- Stilt+ 1st to 10th Floors

Inclusive Housing – Bldg No. 3- Stilt+ 1st to 11th Floor Part

AND WHEREAS the Promoter in pursuance to the sanction plans is entitled to commence, carry out the construction work of the above referred said property to be known as "**Regency Anantam**" being the entire scheme of construction.

AND WHEREAS the Promoters presently intend to commence, carry out and complete the construction of the buildings viz.

i. Bldg No.11, 16 & 17 – Lower Ground+Stilt+Podium+1st to 23rd Floors

ii. Bldg.No.12, 13, 14 & 15 – Stilt+Podium+1st to 23rd Floors

forming the part of the above sanction and the same is hereinafter called and referred to as the "Project Land" and accordingly have followed the requisite procedure under the provisions of Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. P51700017874 dated 24/09/2018, attached here as **Annexure F**

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction they will obtain building commencement certificate of additional buildings from time to time and same shall form a part of the entire scheme of construction known as "**Regency Anantam**" and all the purchasers acquiring the flats/units in the buildings forming a part of the entire scheme of construction shall be entitled to use and utilise the Recreational and Club House Facilities.

AND WHEREAS the Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and/or their agency/nominee or transferee as and when demanded and the absolute ownership right and possession of the such club house structure and facilities shall always vest with the Promoter herein and the

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area of all the said premises in the Project.

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

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

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

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

1a. (I) **Name of Purchaser: Mr. Suketu Mahasukhlal Shah**, (II) Aadhaar: 4270 0777 8368 (III) PAN: AZVPS4058A

1b. (I) **Name of Purchaser: Mrs. Neeta Suketu Shah**, (II) Aadhaar: 4727 9879 2605 (III) PAN: ATFPS3557C

2. Address : 301, Sadhana Darshan, Kopar Road, Near Prerana Hotel, Dombivli(W), Maharashtra - 421202

3. Notified E-mail ID: suketushah4455@gmail.com

4. Mobile Number: [+919820744155](tel:+919820744155)

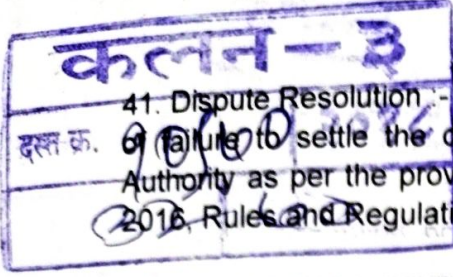
It shall be the duty of the Purchaser and the promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall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

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

40. Stamp Duty and Registration and statutory taxes and levies - The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser subject to the provisions of the said Act.

S. M. Shah N. S. Shah

(B)



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

42. 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.

43. The name of the Project shall be "Regency Anantam" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.

44. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet, literature and marketing collaterals are shown only to give overall idea to the Purchaser 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 Elevations, Designs, and Coloures 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 Purchaser/s.

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

S. M. Shah

N. S. Shah

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THE FIRST SCHEDULE ABOVE REFERRED TO

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A. (Description of the Entire Property) All that portion of land **105822.72 sq. metres** forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq.metres)
49	2	680
50	2	1440
101	3/A	25450
101	3/B	25050
51	2/A	4390
52	2	2380
49	1	840
101	3/D	25600
47	1	530
44	2	2830
101	3/C	20200
50	5	1590
97	-	1210
54	1	8170
50	4	3650
50	1	1420
51	4	820
48	-	3870
	Total à	130120

and collectively bounded as follows :

- On or towards East : Village Golvali – Gurcharan Land
 On or towards West : 24 meter wide DP Road
 On or towards North : Village Golvali – Survey No. 52
 On or towards South : Survey No.55 and 57 of Village Davdi

B. Description of the Project Land – Phase – I All those buildings viz.

- i. Bldg. No.11, 16 & 17 – Lower Ground+Stilt+Podium+1st to 23rd Floors
 ii. Bldg. No.12, 13, 14 & 15 – Stilt+Podium+1st to 23rd Floors

forming the part of the entire property

SECOND SCHEDULE ABOVE REFERRED TO

Description of the nature, extent of common areas and facilities

- Club House and Recreational Facilities
 Garden
 Podium Garden
 Organic Waste Converter
 Sewerage Treatment Plant



S. M. Shah

N. S. Shah

Kalyan

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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.
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३४ ७०
SIGNED & DELIVERED

by the within named

Promoters

M/s. Regency Nirman Limited

through its Director/Authorised Signatory

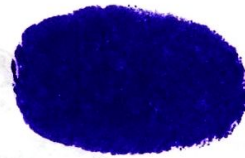
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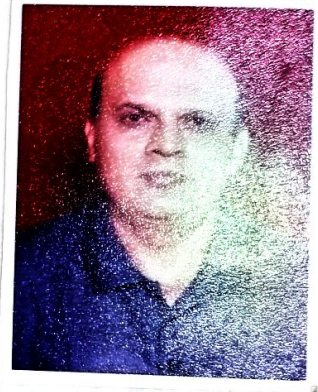
SIGNED & DELIVERED

by the within named Purchaser/s

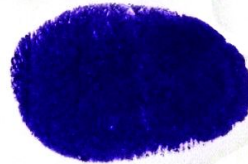


S. m. shah

Mr. Suketu Mahasukhlal Shah



Mrs. Neeta Suketu Shah .



N. S. Shah



WITNESS:

1. Name: GOKARAN Modi *G. C. Modi*



RECEIPT

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Received a sum of Rs.418820 (Rupees four lakh eighteen thousand eight hundred and twenty only) from time to time prior to execution of this agreement in the following manner

Bank	Type	Date	Instrument ID	Amount
	Credit / Debit Cards	29/10/2018	100000186845	10000
Dena Bank	Cheque	03/11/2018	156864	199410
Dena Bank	Cheque	16/12/2018	175819	209410

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

I/We say received

Bathija

Regency Nirman Limited.

WITNESS:

1.Name: Subhash Mohite [Signature]

2.Name: Umashanker [Signature]

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३६	२००

List of Annexures

ANNEXURE - A - Copy of Title Report

ANNEXURE - B - Copy of Property Card or extract Village Forms VI or VII and XII

ANNEXURE - C-1 - Copies of Plans & Layout as approved by concerned Local Authority

ANNEXURE - C-2 - Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project

ANNEXURE - D - Floor Plan

ANNEXURE - E - Specification and amenities for the Premises & Project

ANNEXURE - F - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

ANNEXURE - G Copy of Revised Commencement Certificate

ANNEXURE - H Payment Schedule

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

Cheque Favouring: M/s Regency Nirman Ltd. AC Regency Anantam-Phase I

A/C No : 281100100000285

IFSC CODE : SRCB0000281

Bank : The Saraswat Co-op. Bank Limited

S. M. Shah

N. S. Shah

Barthya

ANNEXURE - "C1"

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INCLUSIVE HOUSING BUILDING BUILT UP AREA STATEMENT

NO.	FLYING	GROUND	TOTAL	PERCENTAGE
1	1000.00	1000.00	2000.00	100.00
2	1000.00	1000.00	2000.00	100.00
3	1000.00	1000.00	2000.00	100.00
4	1000.00	1000.00	2000.00	100.00
5	1000.00	1000.00	2000.00	100.00
6	1000.00	1000.00	2000.00	100.00
7	1000.00	1000.00	2000.00	100.00
8	1000.00	1000.00	2000.00	100.00
9	1000.00	1000.00	2000.00	100.00
10	1000.00	1000.00	2000.00	100.00
11	1000.00	1000.00	2000.00	100.00
12	1000.00	1000.00	2000.00	100.00
13	1000.00	1000.00	2000.00	100.00
14	1000.00	1000.00	2000.00	100.00
15	1000.00	1000.00	2000.00	100.00
16	1000.00	1000.00	2000.00	100.00
17	1000.00	1000.00	2000.00	100.00
18	1000.00	1000.00	2000.00	100.00
19	1000.00	1000.00	2000.00	100.00
20	1000.00	1000.00	2000.00	100.00
21	1000.00	1000.00	2000.00	100.00
22	1000.00	1000.00	2000.00	100.00
23	1000.00	1000.00	2000.00	100.00
24	1000.00	1000.00	2000.00	100.00
25	1000.00	1000.00	2000.00	100.00
26	1000.00	1000.00	2000.00	100.00
27	1000.00	1000.00	2000.00	100.00
28	1000.00	1000.00	2000.00	100.00
29	1000.00	1000.00	2000.00	100.00
30	1000.00	1000.00	2000.00	100.00
31	1000.00	1000.00	2000.00	100.00
32	1000.00	1000.00	2000.00	100.00
33	1000.00	1000.00	2000.00	100.00
34	1000.00	1000.00	2000.00	100.00
35	1000.00	1000.00	2000.00	100.00
36	1000.00	1000.00	2000.00	100.00
37	1000.00	1000.00	2000.00	100.00
38	1000.00	1000.00	2000.00	100.00
39	1000.00	1000.00	2000.00	100.00
40	1000.00	1000.00	2000.00	100.00
41	1000.00	1000.00	2000.00	100.00
42	1000.00	1000.00	2000.00	100.00
43	1000.00	1000.00	2000.00	100.00
44	1000.00	1000.00	2000.00	100.00
45	1000.00	1000.00	2000.00	100.00
46	1000.00	1000.00	2000.00	100.00
47	1000.00	1000.00	2000.00	100.00
48	1000.00	1000.00	2000.00	100.00
49	1000.00	1000.00	2000.00	100.00
50	1000.00	1000.00	2000.00	100.00
51	1000.00	1000.00	2000.00	100.00
52	1000.00	1000.00	2000.00	100.00
53	1000.00	1000.00	2000.00	100.00
54	1000.00	1000.00	2000.00	100.00
55	1000.00	1000.00	2000.00	100.00
56	1000.00	1000.00	2000.00	100.00
57	1000.00	1000.00	2000.00	100.00
58	1000.00	1000.00	2000.00	100.00
59	1000.00	1000.00	2000.00	100.00
60	1000.00	1000.00	2000.00	100.00
61	1000.00	1000.00	2000.00	100.00
62	1000.00	1000.00	2000.00	100.00
63	1000.00	1000.00	2000.00	100.00
64	1000.00	1000.00	2000.00	100.00
65	1000.00	1000.00	2000.00	100.00
66	1000.00	1000.00	2000.00	100.00
67	1000.00	1000.00	2000.00	100.00
68	1000.00	1000.00	2000.00	100.00
69	1000.00	1000.00	2000.00	100.00
70	1000.00	1000.00	2000.00	100.00
71	1000.00	1000.00	2000.00	100.00
72	1000.00	1000.00	2000.00	100.00
73	1000.00	1000.00	2000.00	100.00
74	1000.00	1000.00	2000.00	100.00
75	1000.00	1000.00	2000.00	100.00
76	1000.00	1000.00	2000.00	100.00
77	1000.00	1000.00	2000.00	100.00
78	1000.00	1000.00	2000.00	100.00
79	1000.00	1000.00	2000.00	100.00
80	1000.00	1000.00	2000.00	100.00
81	1000.00	1000.00	2000.00	100.00
82	1000.00	1000.00	2000.00	100.00
83	1000.00	1000.00	2000.00	100.00
84	1000.00	1000.00	2000.00	100.00
85	1000.00	1000.00	2000.00	100.00
86	1000.00	1000.00	2000.00	100.00
87	1000.00	1000.00	2000.00	100.00
88	1000.00	1000.00	2000.00	100.00
89	1000.00	1000.00	2000.00	100.00
90	1000.00	1000.00	2000.00	100.00
91	1000.00	1000.00	2000.00	100.00
92	1000.00	1000.00	2000.00	100.00
93	1000.00	1000.00	2000.00	100.00
94	1000.00	1000.00	2000.00	100.00
95	1000.00	1000.00	2000.00	100.00
96	1000.00	1000.00	2000.00	100.00
97	1000.00	1000.00	2000.00	100.00
98	1000.00	1000.00	2000.00	100.00
99	1000.00	1000.00	2000.00	100.00
100	1000.00	1000.00	2000.00	100.00

TOTAL BUILT UP AREA STATEMENT (IN SQ.M)

NO.	FLYING	GROUND	TOTAL	PERCENTAGE
1	1000.00	1000.00	2000.00	100.00
2	1000.00	1000.00	2000.00	100.00
3	1000.00	1000.00	2000.00	100.00
4	1000.00	1000.00	2000.00	100.00
5	1000.00	1000.00	2000.00	100.00
6	1000.00	1000.00	2000.00	100.00
7	1000.00	1000.00	2000.00	100.00
8	1000.00	1000.00	2000.00	100.00
9	1000.00	1000.00	2000.00	100.00
10	1000.00	1000.00	2000.00	100.00
11	1000.00	1000.00	2000.00	100.00
12	1000.00	1000.00	2000.00	100.00
13	1000.00	1000.00	2000.00	100.00
14	1000.00	1000.00	2000.00	100.00
15	1000.00	1000.00	2000.00	100.00
16	1000.00	1000.00	2000.00	100.00
17	1000.00	1000.00	2000.00	100.00
18	1000.00	1000.00	2000.00	100.00
19	1000.00	1000.00	2000.00	100.00
20	1000.00	1000.00	2000.00	100.00
21	1000.00	1000.00	2000.00	100.00
22	1000.00	1000.00	2000.00	100.00
23	1000.00	1000.00	2000.00	100.00
24	1000.00	1000.00	2000.00	100.00
25	1000.00	1000.00	2000.00	100.00
26	1000.00	1000.00	2000.00	100.00
27	1000.00	1000.00	2000.00	100.00
28	1000.00	1000.00	2000.00	100.00
29	1000.00	1000.00	2000.00	100.00
30	1000.00	1000.00	2000.00	100.00
31	1000.00	1000.00	2000.00	100.00
32	1000.00	1000.00	2000.00	100.00
33	1000.00	1000.00	2000.00	100.00
34	1000.00	1000.00	2000.00	100.00
35	1000.00	1000.00	2000.00	100.00
36	1000.00	1000.00	2000.00	100.00
37	1000.00	1000.00	2000.00	100.00
38	1000.00	1000.00	2000.00	100.00
39	1000.00	1000.00	2000.00	100.00
40	1000.00	1000.00	2000.00	100.00
41	1000.00	1000.00	2000.00	100.00
42	1000.00	1000.00	2000.00	100.00
43	1000.00	1000.00	2000.00	100.00
44	1000.00	1000.00	2000.00	100.00
45	1000.00	1000.00	2000.00	100.00
46	1000.00	1000.00	2000.00	100.00
47	1000.00	1000.00	2000.00	100.00
48	1000.00	1000.00	2000.00	100.00
49	1000.00	1000.00	2000.00	100.00
50	1000.00	1000.00	2000.00	100.00
51	1000.00	1000.00	2000.00	100.00
52	1000.00	1000.00	2000.00	100.00
53	1000.00	1000.00	2000.00	100.00
54	1000.00	1000.00	2000.00	100.00
55	1000.00	1000.00	2000.00	100.00
56	1000.00	1000.00	2000.00	100.00
57	1000.00	1000.00	2000.00	100.00
58	1000.00	1000.00	2000.00	100.00
59	1000.00	1000.00	2000.00	100.00
60	1000.00	1000.00	2000.00	100.00
61	1000.00	1000.00	2000.00	100.00
62	1000.00	1000.00	2000.00	100.00
63	1000.00	1000.00	2000.00	100.00
64	1000.00	1000.00	2000.00	100.00
65	1000.00	1000.00	2000.00	100.00
66	1000.00	1000.00	2000.00	100.00
67	1000.00	1000.00	2000.00	100.00
68	1000.00	1000.00	2000.00	100.00
69	1000.00	1000.00	2000.00	100.00
70	1000.00	1000.00	2000.00	100.00
71	1000.00	1000.00	2000.00	100.00
72	1000.00	1000.00	2000.00	100.00
73	1000.00	1000.00	2000.00	100.00
74	1000.00	1000.00	2000.00	100.00
75	1000.00	1000.00	2000.00	100.00
76	1000.00	1000.00	2000.00	100.00
77	1000.00	1000.00	2000.00	100.00
78	1000.00	1000.00	2000.00	100.00
79	1000.00	1000.00	2000.00	100.00
80	1000.00	1000.00	2000.00	100.00</

कलान-३
दस्ता क्र. १०५७००/२०१८
७३/७०

ANNEXURE - "C2"

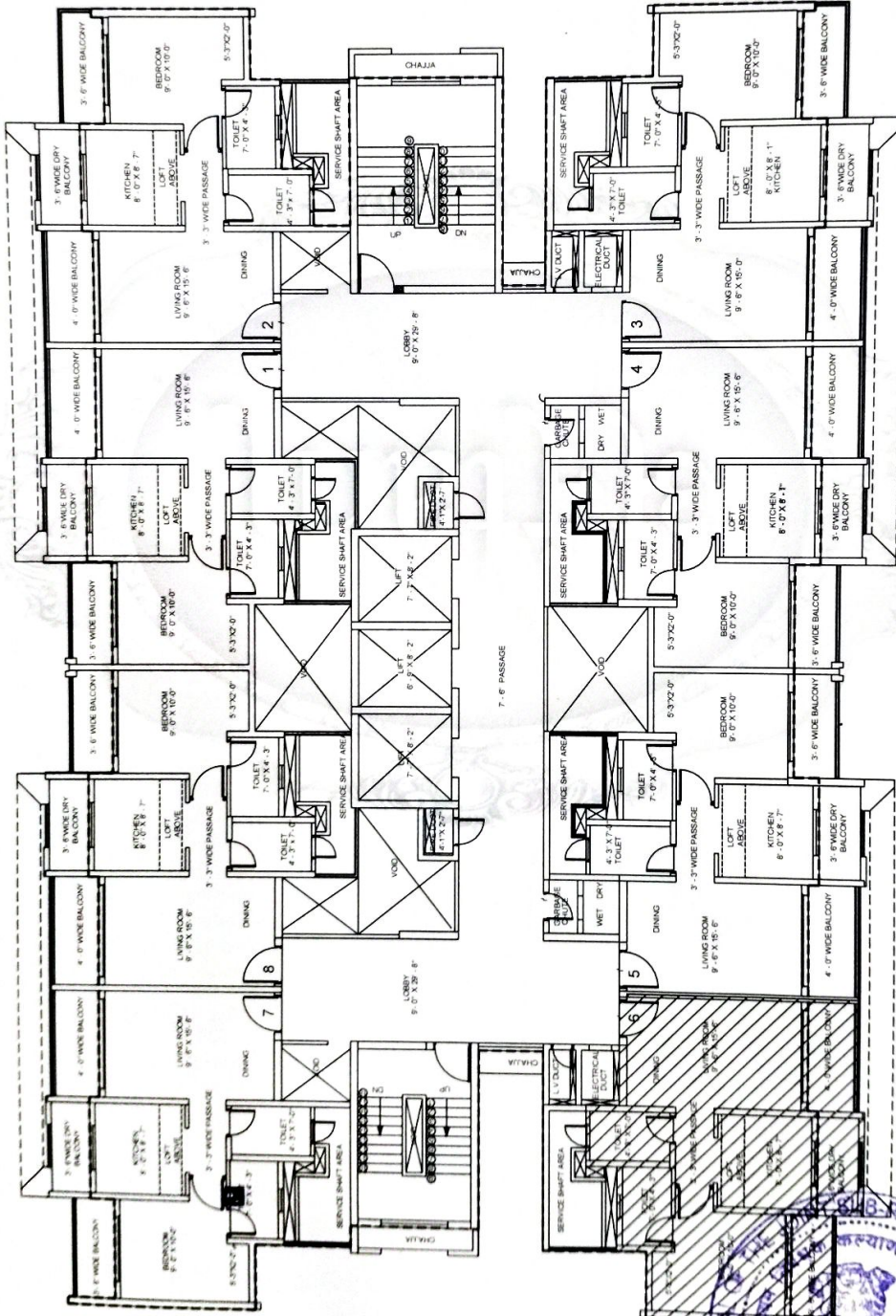


LAYOUT PLAN
SCALE=1:1000



कलन - ३
 दस्ता क्र. १०५७० २०१८
 २० ६०

ANNEXTURE "D"



Shah
 PROMOTER

BUILDING NO: 13
 BUILDING NAME: FERN
 FLAT NO.: 2006
 RERA CARPET: 40.0054 m²
 EXCLUSIVE BALCONY: 4.0092 m²

N.B. Shah

S.m. Shah

PURCHASER



ANNEXURE - "F"



कलन-३	
दस्तावेज क्र.	१०१००२०१८
	५१/६०

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 :
P51700017874

Project: **Regency Anantam Phase I Plot Bearing / CTS / Survey / Final Plot No.: S NO 101/3A,3B,3C,3D, 47/1, 44/2, 49/1, 50/1, 50/2, 50/4, 50/5, 51/2A, 54/1, 97, 52/2, 51/4 at Dawadi, Kalyan, Thane, 421201;**

- Regency Nirman Ltd** having its registered office / principal place of business at Tehsil: **Ulhasnagar, District: Thane, Pin: 421002.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - The Registration shall be valid for a period commencing from **24/09/2018** and ending with **31/03/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

- 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.



कल्याण-३	
दस्त क्र.	१०५४०
	२०१८
	६५
	७०

घोषणापत्र

मी / आम्ही ज्योती शिंदे, वय २८ वर्षे, राहणार : गांधी नगर, डोंबिवली (पूर्व). याद्वारे घोषित करतो / करते की, दुय्यम निबंधक कल्याण - ३ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. रिजन्सी निर्माण लि. व इ. यांनी दि. ०१/११/२०१८ रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीबाबत दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहिन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख:- २९/१२/२०१८

ठिकाण:- डोंबिवली

Jhinde

.....
कुलमुखत्यारपत्रधारकाची सही व नाव

सदर अखत्यारपत्राचे सत्यतेविषयी मी संपुर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.





कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग बांधकाम पूर्णत्वाना दाखला

(इमारत क्र. १२, १३, १४ व १५ कमीत)

जा.क्र.कडोमपा/नरवि/सीमी/२७गावे/३२

दिनांक - ०५/०८/२०२०

प्रति,

मे. रिजिस्ट्रो निर्माण लि.

वास्तुशिल्पकार : श्री. अनिल निरगुडे, कल्याण (प.)

सुबचरल इंजिनियर : मे. जे. हनुमंत कन्सल्टंट्स तर्फे श्री. अच्युत काटवे, पुणे

वास्तुशिल्पकार श्री. अनिल निरगुडे, कल्याण यांचे दि. २०/०३/२०२० व दि. ११/०६/२०२० मधील अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे-दावडी, ४६/२, ६३/१, ४८, ४९/१, ४९/२, ५०/१, ५०/२, ५०/४, ५०/५, ५१/२अ, ५१/४, ५२/२, ५४/१, सत्र. १७, सत्र. १०१/३अ, ३ब, ३क, ३ड येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील सुधारित बांधकाम परवानगी जा.क्र.कडोमपा/नरवि/बांण/२७गावे/२०१८-१९/१४/७९, दिनांक १४/०८/२०१९ अन्वये १२७९९४.०० चौ.मी. क्षेत्राच्या भूखंडावर एकूण १८८९०१.७० चौ.मी. क्षेत्राचे मंजूर केलेले नकाशाप्रमाणे ४०५६५.८२ चौ.मी. क्षेत्राचे 'रिहवास' स्वरूपाचे बांधकाम पूर्ण केलेले आहे.

सबब त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची बापर परवानगी देण्यात येत आहे.

इमारत क्रमांक	मजले	सदनिका	एकत्रित बांधीत क्षेत्र (चौ.मी.)
इमारत क्र. १२ व १५	स्टिक्ट + पोडीयम + पहिला मजला ते तेव्हीस मजले	०८ सदनिका (प्रत्येकी) (०८ X २३ X २ = ३६८)	२४१७७.९६ (१२०८८.९८ X २)
इमारत क्र. १३ व १४	स्टिक्ट + पोडीयम + पहिला मजला ते तेव्हीस मजले	०८ सदनिका (प्रत्येकी) (०८ X २३ X २ = ३६८)	१६३८७.८६ (८१९३.९३ X २)
	एकूण	७३६ सदनिका	४०५६५.८२ चौ.मी.

अटी :-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महापालिकेची राहणार नाही.
- जा.क्र.कडोमपा/नरवि/बांण/२७गावे/२०१८-१९/१४/७९, दिनांक १४/०८/२०१९ या सुधारित बांधकाम परवानगी मधील अटी व शर्ती आपणावर बंधनकारक राहतील.
- प्रकरणी महाडास हस्तांतरित करावयाच्या सदनिका एक वर्षाचे आत हस्तांतरित करून त्याबाबत संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिले.
- प्रकरणी विकास योजनेच्या १८.००मी. व २४.००मी. स्ट. रस्त्याने तसेच आरक्षण क्र. PG-17, Post Office व Telephone Exchange ने बांधीत क्षेत्राची ताबा पावती व महसूल दफ्तरी ७/१२ उतात सहा महिन्यांचे आत महानगरपालिकेच्या नावे करणे आपणावर बंधनकारक राहिले, त्याशिवाय आपणास पुढील बांधकाम पूर्णत्वाना दाखला देता येणार नाही, याची नोंद घ्यावी.
- प्रकरणी Covid-19 बाबत शासनाकडील संपूर्णपणे लॉकडाऊन उठविणेबाबत आदेश प्राप्त होणे वरि, तोपर्यंत इमारतीमधील सदनिकेचा / दुकानाचा प्रवेश ताबा देऊ नये, याची नोंद घ्यावी.

सहाय्यक संपन्न विभागाचे अधिकारी
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रति :-

- उप अधिपति ('ड' वर्ग) यांना महानगरपालिका सक्षेपत रजिस्ट्रार प्रसिध्द करणेबाबत
- कर निर्धारक व संकलक, कडोमपा कल्याण
- प्रभाग क्षेत्र अधिकारी 'र.(आय)' प्रभाग कार्यालय, कडोमपा कल्याण

ANIL R. NIRGUDE
DIP. ARCH. A.I.I.A.



vitan
consultants

ARCHITECTS & ENGINEERS

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TEL. : 2207724 / 2203494
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vitanconsultants@ymail.com

Ref. No. 510A – D

Date : 10-08-2020

: CERTIFICATE :

This is to certify that the construction work of the Project name “**REGENCY ANANTAM Building No. 13**” on S. No. 44/2, 47/1 , 48, 49/1 & 2, 50/1,2 4 & 5, 51/2A, 51/4, 52/2, 54/1, S. No.97, 101/3A,3B, 3C & 3D at Village – Davdi, Tal – Kalyan, Dist - Thane. is being carried out by M/s. Regency Nirman Ltd. The Building plans sanctioned by the Kalyan Dombivli Municipal Corporation vide Letter No. KDMC/TP/BP/27 Gaon /14/89 Date : 14-08-2019.

The work is being carried out satisfactorily and present stage of construction is as under :

Building No. 13

100% work is completed.

Kalyan Dombivli Municipal Corporation's Certificate No.

KDMC/TP/CC/27 Gaon/12 dt. 05-08-2020..

VITAN CONSULTANTS


ANIL R. NIRGUDE
architect.

← suke

All contacts



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