

78/252

पावती

Original/Duplicate

Tuesday, January 07, 2020

नोंदणी क्र.: 39म

12:50 PM

Regn.: 39M

पावती क्र.: 292 दिनांक: 07/01/2020

गांवाचे नाव: खरवई

दस्तऐवजाचा अनुक्रमांक: उहन2-252-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राहुल लक्ष्मण ताटेवार

नोंदणी फी

रु. 27700.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 29060.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:08 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 2
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

बाजार मुल्य: रु.1751000/-

मोबदला रु.2769250/-

भरलेले मुद्रांक शुल्क : रु. 166200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0601202001225 दिनांक: 07/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010061343201920E दिनांक: 07/01/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0701202003531 दिनांक: 07/01/2020

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		07 January 2020, 11:25:08 AM	
Valuation ID	20200107669		
मूल्यांकनाचे वर्ष	2019		
जिल्हा	ठाणे		
मूल्य विभाग	ता. अंबरनाथ मीजे (गांव) मीजे खरवई क्रमांक 7 (कळगांव बटलापूर नगरपालिका)		
उप मूल्य विभाग	8/18-ई-2) खरवई गावातील उर्वरित सर्व मिळकती		
क्षेत्राचे नाव	A Class Palika	सर्दई नंबर /न भू क्रमांक	सर्दई नंबर#40
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
8100	38700	44300	52900
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	45.24 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्वेगवाहन सुविधा	आहे	मजला -	1st To 4th Floor
Sale Type -	First Sale		
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ		
	=(38700 * (100 / 100)) * 100 / 100		
	= Rs 38700/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 38700 * 45.24		
	= Rs 1750788/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅडिनाईन मजला क्षेत्र मूल्य + तगतेच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी		
	= A + B + C + D + E + F + G + H + I		
	= 1750788 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs 1750788/-		

Home

Print

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

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iSarita v1.3.0

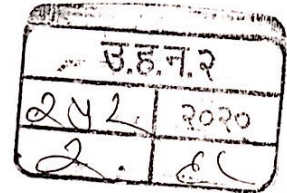
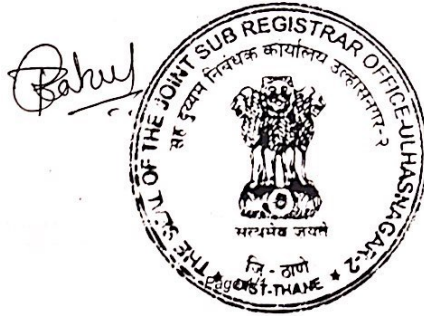


CHALLAN
MTR Form Number-6



GRN	MH010395323201920E	BARCODE			Date	06/01/2020-12.39:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID (If Any)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			PAN No.(If Applicable)	ANEPT4185G			
Location	THANE			Full Name	RAHUL LAXMAN TATEWAR			
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 310 WING F TULSI AADVIK			
Account Head Details			Amount In Rs.	Premises/Building				
0030046401	Sale of NonJudicial Stamp		166200.00	Road/Street	KHARWAI BADLAPUR			
				Area/Locality	TAL AMBERNATH			
				Town/City/District				
				PIN	4	2	1	5 0 3
				Remarks (If Any)	PAN2=AALFR9689K~SecondPartyName=MS RAJ GROUP~			
				Amount In	One Lakh Sixty Six Thousand Two Hundred Rupees Onl			
Total			1,66,200.00	Words	y			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572020010662355	CKL8093881	
Cheque/DD No.			Bank Date	RBI Date	06/01/2020-12:24:39	Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 9930021111
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Print Date 06-01-2020 12:39:52



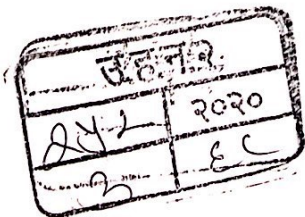
CHALLAN
MTR Form Number-6



GRN	MH010061343201920E	BARCODE			Date	27/12/2019-18:47:58	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				ULH2_ULHASNAGAR 2 JT SUB REGISTRAR				
Location				THANE				
Year				2019-2020 One Time				
Account Head Details				Amount In Rs.				
0030063301				Amount of Tax				
				27700.00				
Payer Details				TAX ID (If Any)				
				ANEPT4185G				
PAN No.(If Applicable)				ANEPT4185G				
Full Name				RAHUL LAXMAN TATEWAR				
Flat/Block No.				FLAT NO 310 WING F TULSI AADVIK				
Premises/Building				KHARWAI BADLAPUR				
Road/Street				TAL AMBERNATH				
Area/Locality				TAL AMBERNATH				
Town/City/District				TAL AMBERNATH				
PIN				4 2 1 5 0 3				
Remarks (If Any)				PAN2=AALFR9689K-SecondPartyName=MS RAJ GROUP-				
Amount In				Twenty Seven Thousand Seven Hundred Rupees Only				
Total				27,700.00				
Words				Twenty Seven Thousand Seven Hundred Rupees Only				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN				
				Ref. No.				
				00040572019122751666				
				CKL7392687				
Cheque/DD No.				Bank Date				
				RBI Date				
				27/12/2019-18:24:50				
				Not Verified with RBI				
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

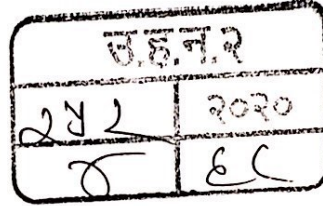
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930021111
सदर चालन केवल मुख्य निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

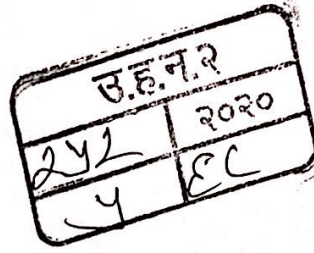


Print Date 27-12-2019 06:50:20

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0701202003531	Date 07/01/2020
Received from MS RAJ GROUP, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 07/01/2020
Bank CIN 10004152020010703187	REF No. IGAHVBLME9
This is computer generated receipt, hence no signature is required.	



Ward No. : 8/18
 Village : Kharwai
 Actual Value : Rs.27,69,250/-
 Market Value : Rs.17,51,000/-



AGREEMENT FOR SALE
 THIS AGREEMENT MADE AT BADLAPUR
 ON THIS 7 DAY OF JAN 2020

BETWEEN

M/s. Raj Group, a partnership firm, having its office at 6, Guru Ashray, Katrap-MIDC Road, Badlapur (E), Taluka Ambarnath, District Thane, through its partner Mr. Sudhendu D. Patel, hereinafter called and referred to as the Promoters (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the firm for time being, survivals of them, their heirs, legal representatives, executors and assignees) being the Party of the First Part.

A N D

Mr.Rahul Laxman Tatewar aged about 23 years , occupation Service,Mrs.Anita Laxman Tatewar aged about 44 years, occupation House-Wife,residing at-T-35/108,Pratiksha Nagar, Sion, Mumbai-400022,hereinafter called and referred to as the Purchaser (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 the Promoters own and possess and / or are and sufficiently entitled to all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Area (sq.mtrs)
40/1	9600
41/1	510

(Signature)

(Signature)

(Signature)

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and the Promoter has acquired the land bearing Survey No. 40/1 admeasuring 4000 sq. metres and survey No. 41/1 admeasuring 510 sq. metres and Survey No. 40/1 admeasuring 5600 sq. metres by and under two separate Deed of Conveyances both dated 15.05.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.4566/2015 and 4568/2018 from Shri Ganapat Damu Bhagat and others and the said land stands mutated in the name of the Promoter under mutation entry No.1023 as the owner thereof.

AND WHEREAS the Promoter by and under Agreement for Sale dated 09.08.2010 and Conveyance Deed dated 15.11.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 7217/2010 and 9840/2015 from Jabbar Ahmed Shaikh and others have acquired all that piece and parcel of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

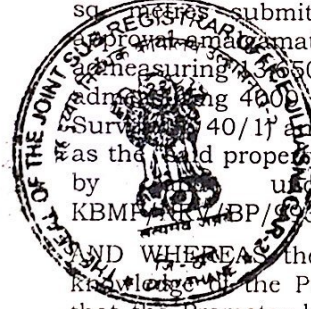
Survey No.	Area (sq.mtrs)
41/2/1	9140

and the Promoter has followed the procedure to mutate its name in the records of right.

AND WHEREAS as recited hereinabove the Promoter is well and sufficiently and / or seized and possessed of all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing :

S.No./H.No.	Area (sq.metres)
40/1	9600
41/1	510
41/2/1	9140

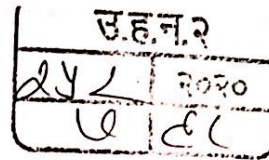
AND WHEREAS the Promoters by and under the powers and authorities vested in them out of the total land admeasuring 19250 sq. metres submitted the building proposal for sanction and approval amounting the above said portions of land for the land admeasuring 13650 sq.metres (which includes the area of the land admeasuring 4000 sq.metres and excludes 5600 sq. metres out of Survey No. 40/1) and the same is hereinafter called and referred to as the "said property" and the Kulgaon Badlapur Municipal Council by under the permission bearing No. KBMP/REG/1/BP/931/2017-2018 unique No.186 dated 30.12.2017



AND WHEREAS the Promoter has clearly brought to the notice, Kharwai, Taluka Ambarnath, District Thane, the Purchaser and have disclosed to the Purchaser that the Promoter herein has entered into an understanding with M/s. Shree Developers to avail the infrastructural and recreational facility from M/s. Shree Developers who are constructing such facilities in the vicinity of the present scheme of construction i.e. on the piece of land owned and possessed by them lying, being and situated at Village Kharvai, Taluka Ambarnath, Dist Thane bearing Survey No. 40/2 admeasuring 2350 sq. metres and such portion of land comprising of infrastructural and recreational facilities of which the membership will be provided is shown on the plan annexed hereto by red colour and that such membership will be availed by the Purchaser from and through the Promoter herein and

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the Purchaser shall always abide by the rules and regulations as laid down by M/s. Shree Developers and/or their transferee / agency and that the Purchaser herein 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 M/s. Shree Developers and the entire control, management and discretion of such infrastructural and recreational facilities as well as the absolute ownership and possession of the land and the structure thereof shall always vest with M/s. Shree Developers as the owner thereof and that the said M/s. Shree Developers is and shall be well and sufficiently entitled to deal and dispose off with the such land and the construction of infrastructural and recreational facilities as the said M/s. Shree Developers may deem fit and proper to any purchaser as nominated by any other Promoter in the vicinity of such land without any recourse and consideration to the Purchaser herein and further the M/s. Shree Developers and/his nominees and transferee shall be well and sufficiently entitled to obtain the developmental benefits and construction thereon as may be sanctioned by the concerned town planning authority as they may be deem fit and proper. The Purchaser herein shall expressly and irrevocably become the member of such infrastructural and recreational facilities and such facilities is and shall be open to the Purchasers of the flats and units in and around the vicinity of the said land and the scheme of construction and further M/s. Shree Developers shall be entitled to grant the membership to any persons of their own choice and as they may deem fit and proper.

AND WHEREAS the Promoters have availed the credit facilities from Fullerton India Credit Company Limited by executing Indenture of Mortgage on 28.05.2019, registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 7983/2019 on 28.05.2019 and the Promoter has created the mortgage and charge of the said bank on the flats described in the second schedule of the said Indenture and subject to the creation of charge and mortgage of Fullerton India Credit Company Limited and in terms of the conditions and stipulations of the said Indenture of Mortgage and accordingly the Promoters will be required to obtain no objection certificate from Fullerton India Credit Company Limited for sale of such flats.

AND WHEREAS the Promoters have further intended to revise the plans and specification revised, renewed and approved for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other possible floor space index to be used and utilized on the said property as may be granted by the Kulgaon Badlapur Municipal Council from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers regarding the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoters intended to avail additional floors on the said sanctioned buildings.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the

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Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

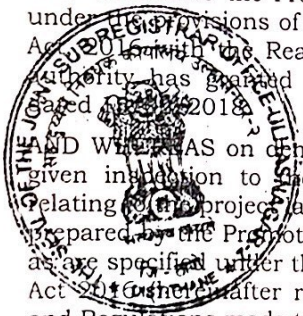
AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a Flat No. 310 carpet area admeasuring 37.70 sq. metres, together with the right to use CUB area of 2.16 Sq.meters, enclosed balcony of 7.71 Sq.meters , on 3rd floor in Wing F of the scheme of construction known as "Tulsi Aadvik" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

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

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

AND WHEREAS the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority and the said Authority has granted the registration bearing No.P51700015302 dated 08/08/2018.



AND WHEREAS on demand from the Purchaser, the Promoter has given in addition to the Purchaser of all the documents of title relating to the project and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (herein after referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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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 and specifications of the premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

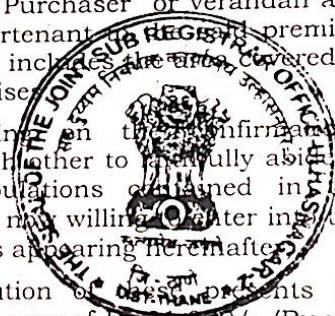
AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat No. 310 carpet area admeasuring 37.70 sq. metres, together with the right to use CUB area of 2.16 Sq.meters, enclosed balcony of 7.71 Sq.meters , on 3rd floor in Wing F of the scheme of construction known as "Tulsi Aadvik" being constructed being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 37.70 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchaser but including the area covered by the internal partition walls of the premises.

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to fully 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 this Agreement the Purchaser has paid to the Promoter a sum of Rs. 21,000/- (Rupees Twenty One Thousand Only), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.







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AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

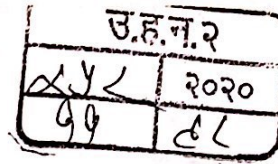
1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 310 carpet area admeasuring 37.70 sq. metres, together with the right to use CUB area of 2.16 Sq.meters, enclosed balcony of 7.71 Sq.meters, on 3rd floor in Wing F of the scheme of construction known as "Tulsi Aadvik" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs.27,69,250/- (Rupees Twenty Seven Lakh Sixty Nine Thousand Two Hundred Fifty Only) including the proportionate price of the common areas and facilities to be provided to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed hereto.

1(b) The Purchaser has agreed and assured to pay the total consideration of Rs.27,69,250/- (Rupees Twenty Seven Lakh Sixty Nine Thousand Two Hundred Fifty Only) to the Promoter in the following manner -

- i) 10 % at the time of Booking.
- ii) 35 % to be paid on Completion of Plinth.
- iii) 07 % to be paid on Completion of 2nd Slab.
- iv) 07 % to be paid on Completion of 4th Slab.
- v) 07 % to be paid on Completion of 6th Slab.
- vi) 07 % to be paid on Completion of 8th Slab.
- vii) 06 % to be paid on Completion of Brick work & Internal Plaster.
- viii) 06 % to be paid on Completion of External Plaster.
- ix) 06 % to be paid on Completion of Flooring Work.
- x) 06 % to be paid on Completion of Plumbing & Electric Work.
- xi) 03 % to be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of Occupancy certificate or completion certificate.

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

RAJ GROUP MASTER COLLECTION ESCROW

A/C No: 57500000281119

IFSC CODE : HDFC0001806

Bank :HDFC BANK

- 1(c) The Total Price above include stamp duty, registration and excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Goods and Service Tax, Cess 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 said premises.
- 1(d) 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 Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 2% 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 the Purchaser by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the carpet area, if any, in the carpet area, subject to a variation of up to 3% percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. There shall be any reduction in the carpet area within the demarcated area, the Promoter shall refund the excess money paid by Purchaser 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 Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser 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 of this Agreement.
- 1(g) The Purchaser authorizes the Promoter 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

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Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.

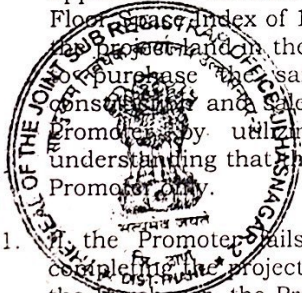
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.
- 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

- 3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 13650 square meters only and Promoter has planned to utilize Floor Space Index of 1.4 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 Promoter has disclosed the Floor Space Index of 1.4 as proposed to be utilized by him on the project land on the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

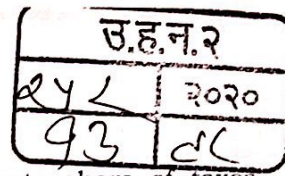
- 4.1. If the Promoter fails to abide by the time schedule for completion of the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the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

- 4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this



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Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, 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 Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the premises which may till then have been paid by the Purchaser to the Promoter.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the premises as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before 31 day of March 2021 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond the control and of his agents by the aforesaid date, the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is paid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;

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iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

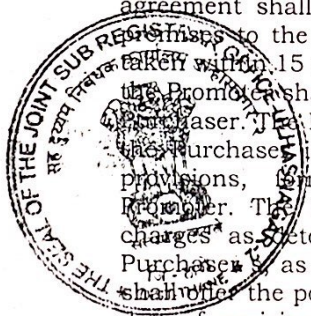
If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

IF the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoters and on cancellation of the agreement he / she shall give six months period to the Promoters within which period the Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest. The Promoters shall forfeit the 20% of the total amount received from the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said premises are ready for use and occupancy:

7.3 Failure of Purchaser to take Possession of Said Promoter: Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as



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prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser 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 said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said premises of phase wing 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 fittings, therein, in particular it is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

7.5 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future on the said Property in the manner as per the permission and approvals received from time to time, without the need for further or other consent or concurrence in future. These consents with confirmation shall be treated as irrevocable subject to ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.



7.6 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Promoter for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter's office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain consent in the following events:

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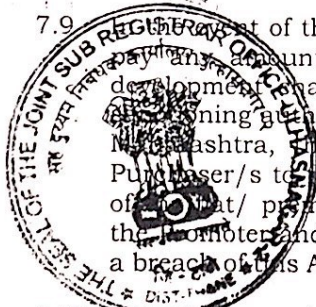
- a. Any minor additions or alterations.
- b. Any addition or alterations to any common areas, amenities, etc.
- c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.

7.7 In the event of the Organisation being formed and registered before the sale and disposal by the Promoter of all the flat/premises in the Building/s, the power and authority of the Organisation so formed or that of the Purchaser/s and the Purchaser/s of other premises in the Building/s shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold flat/premises and disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold flat/premises, if any. In case the Organisation is formed before the disposal by the Promoter of all the flats/premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold flat/premises and as and when such flat/ premises are sold, the Organisation shall admit such Purchaser/s as the member/s without charging any premium/transfer fees or extra payment of any nature whatsoever.

7.8 Till the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

7.9 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the carpet area of the flat/ premises or otherwise as may be determined by the Promoter and non-payment of the same, shall constitute a breach of this Agreement.

7.10 Save and except or otherwise not to reduce any area of the said Flat/Premises, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Promoter may deem fit and proper in their absolute discretion.



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- 7.11 Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.
- 7.12 Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR along with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of carrying out the balance and/ or additional FSI/TDR, the Promoter shall be entitled to construct any vertical or horizontal extension and/or put up additional floors and/ or the new additional structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.
- 7.13. THE Promoter hereby agrees that they shall make the clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.
8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He

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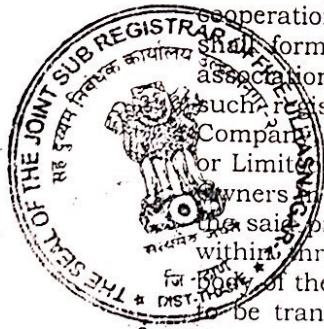
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shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter 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 or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.



It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of

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construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

- 9.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local 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 project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 500/- per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and shall remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.



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10. The Purchaser shall pay to the Promoters on demand-
- i) requisite amounts towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.
 - ii) requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
 - iii) the provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.

11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease 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.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER



The Promoter hereby represents and warrants to the Purchaser as follows:

i. The Promoter has clear and marketable title with respect to the project land; 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;

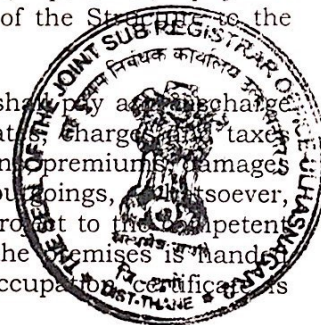
ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

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- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing 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, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter 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 Purchaser created herein, may prejudicially be affected;
- vii. The Promoter 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 premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges, 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 till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
- 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 Promoter in respect of the project land and/or the Project except those disclosed in the title report.



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The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Promoter as follows :-

- i. To maintain the said premises the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises 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 said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the said premises 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 said premises 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 said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises 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 Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- Not to demolish or cause to be demolished the said premises 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 said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior



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written permission of the Promoter and/or the Society or the Limited Company.

- 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 said premises 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 premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his 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 said premises 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 said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company 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, maintenance of the said building and the said premises and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being in force of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises 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 said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter 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.

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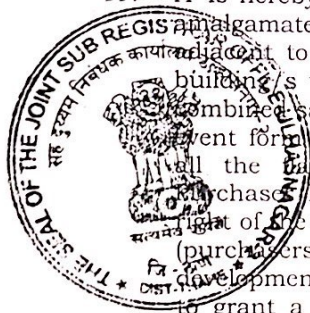
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xii: Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
17. The Purchaser has seen the layout of the proposed building 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 buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
18. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed buildings to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the plots purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.



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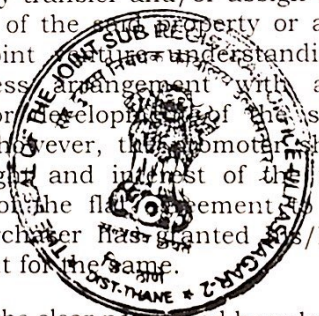
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20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

21. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property

The Promoters have also brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture, understanding, partnership or other business arrangement with any persons, firm or company for the development of the said property or any part thereof however, the promoter shall safeguard and protect the right and interest of the flat purchaser herein in respect of the development to be acquired by him and the Purchaser has granted his/her express and irrevocable consent for the same.



22. The Promoters have brought to the clear notice and knowledge of the Purchaser that they have created charge and mortgage on the said property with the Fullerton India Credit Company Limited and obtained financial assistance and cash credit facilities from the said financial institution and the Purchaser is aware of the same and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said

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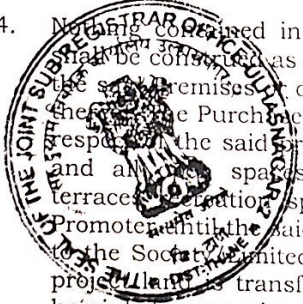
financial institution and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser under this present from the said the Fullerton India Credit Company Limited so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall at all material times clear the said charge, mortgage of the said financial institution and shall deduce clear and marketable title to the said premises and the said entire property

23. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

24. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and any spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society Limited Company or other body and until the project is transferred to the Apex Body /Federation as hereinbefore mentioned.

25. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter :

a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.



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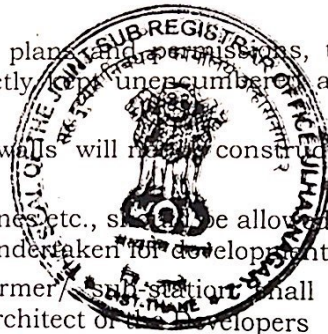
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- b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
- c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- e) to decide from time to time when and what sort of document of transfer should be executed.
- f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
- h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

26. The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

- i) that as per the sanctioned plans and specifications, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., shall not be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.



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each building shall be maintained in good and proper condition along with the unobstructed right of access.

- viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
- ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,
- x) the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.



27. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.
28. The Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the Promoter herein has entered into an understanding with M/s. Shree Developers to avail the Club House and amenities

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thereto from M/s. Shree Developers who are constructing such facilities in the vicinity of the present scheme of construction i.e. on the piece of land owned and possessed by them lying, being and situated at Village Kharvai, Taluka Ambarnath, Dist Thane bearing Survey No. 40/2 admeasuring 2350 sq. metres and such portion of land comprising of Club House and amenities thereto of which the membership will be provided is shown on the plan annexed hereto by red colour and that such membership will be availed by the Purchaser from and through the Promoter herein and the Purchaser shall always abide by the rules and regulations as laid down by M/s. Shree Developers and/or their transferee / agency and that the Purchaser herein 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 Club House and amenities thereto to M/s.Shree Developers and the entire control, management and discretion of such Club House and amenities thereto as well as the absolute ownership and possession of the land and the structure thereof shall always vest with M/s. Shree Developers as the owner thereof and that the said M/s. Shree Developers is and shall be well and sufficiently entitled to deal and dispose off with the such land and the construction of Club House and amenities thereto as the said M/s. Shree Developers may deem fit and proper to any purchaser as nominated by any other Promoter in the vicinity of such land without any recourse and consideration to the Purchaser herein and further the M/s. Shree Developers and/his nominees and transferee shall be well and sufficiently entitled to obtain the developmental benefits and construction thereon as may be sanctioned by the concerned town planning authority as they may be deem fit and proper. The Purchaser herein shall expressly and irrevocably become the member of such Club House and amenities thereto and such facilities is and shall be open to the Purchasers of the flats and units in and around the vicinity of the said land and the scheme of construction and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim, hindrance and obstruction to the rights, options and charges reserved by the Promoter herein as well as M/s. Shree Developers as the provider of the membership to the Club House and amenities thereto and further M/s. Shree Developers shall be entitled to grant the membership to any person of their own choice and as they may deem fit and proper.



29. **BINDING EFFECT**

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser 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 Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the

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Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

- 30. 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 premises as the case may be.
- 31. RIGHT TO AMEND
This Agreement may only be amended through written consent of the Parties herein.
- 32. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS
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 Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.



SEVERABILITY
If any provision of this Agreement shall be determined to be void, 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 the 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 applicable at the time of execution of this Agreement.

- 34. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT
Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.
- 35. FURTHER ASSURANCES
The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such

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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.

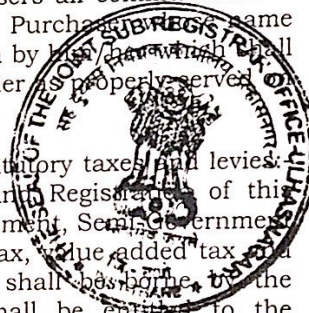
38. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

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, which shall be for all intents and purposes to consider 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, goods and service tax, Value added tax 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.



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Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the 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 and building shall be "Tulsi Aadvik" 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 and literature 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 Colours 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.

THE FIRST SCHEDULE ABOVE REFERRED TO:
 (Description of the Property)

All that portion of amalgamated land admeasuring 13650 sq. metres comprising of all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing



S.No./H.No.	Area (sq.metres)
40/1	4000 out of 9600
41/1	510
41/2/1	9140
Total →	13650

collectively bounded as follows :

- On or towards East : Survey No.44/3
- On or towards West : Survey No.40
- On or towards North : Survey No.45/4/A/B/C
- On or towards South : Survey No.40/2

SECOND SCHEDULE ABOVE REFERRED TO
 Description of the nature, extent of common areas and facilities.

(Signature)

(Signature)

(Signature)

उ.स.न.र	
242	2020
33/2C	

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.

SIGNED & DELIVERED

by the within named Promoter

M/s. Raj Group

Through its partner

Mr. Sudhendu D. Patel



S. Patel

SIGNED & DELIVERED

by the within named

Purchaser/s

Mr. Rahul Laxman Tatewar



Rahul

Mrs. Anita Laxman Tatewar



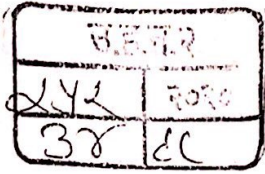
ANITA

WITNESS:

1 Ganesha P. Tatewar - G.P. Tatewar

2 Lingam P. Tatewar - L.P. Tatewar





30

RECEIPT

Received with thanks from the Purchaser herein a sum of Rs.21,000/- (Rupees Twenty One Thousand Only) as mentioned in the agreement being the earnest money towards the sale of flat to you by Cheque No.592860, dated 02/10/2019, drawn on Karnataka Bank.

I say received

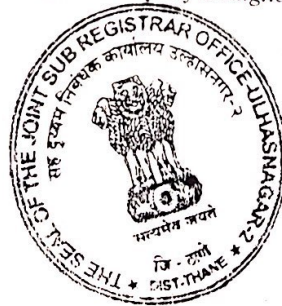
S. Patel

Promoters

List of Amenities

Amenities:-

1. Earthquake Resistance RCC Structure.
2. Granite Kitchen Platform With Stainless Steel Sink.
3. Full Height Glazed Tiles in Kitchen.
4. Decorative Cornices in POP in Living.
5. External Paint with Pure Acrylic Paint.
6. Distemper Paint on Internal Wall & Semi Acrylic Paint on External Wall.
7. Full Dado in Bathroom & W.C.
8. Concealed Copper Wiring With Adequate Electric Points.
9. Advanced Fire Fitting & Detection System
10. Vitrified Flooring in All Rooms
11. Concealed Plumbing With Good Quality C.P. Fitting & Sanitarware.
12. Aluminum Powder Coating Slide Window.
13. Well Designed Lift Lobbies.
14. Branded Lift With Power Backup.
15. CCTV Camera.
16. Landscaped Garden
17. Childrens Play Area
18. Jogging Track
19. Uniquely Designed Elevation



/ S. Patel

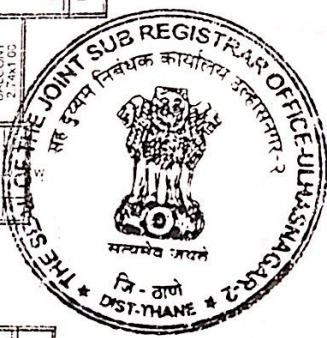
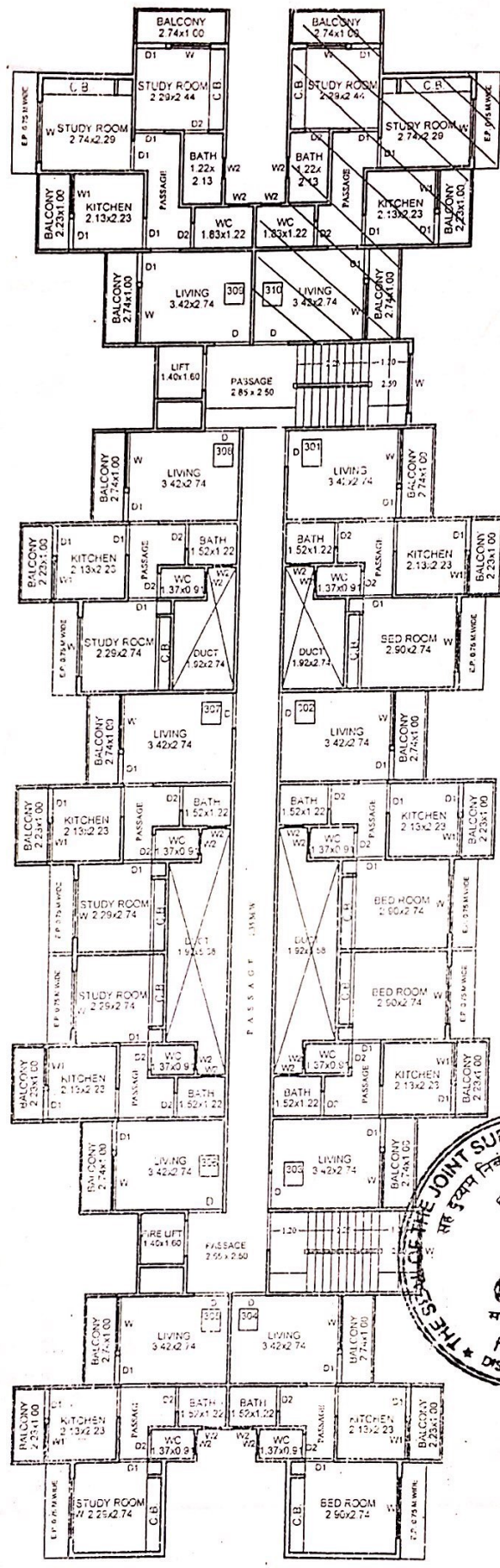
Wing - F
 Flat nos. - 310
 Floor :- 3rd

[Handwritten signature]

02/08

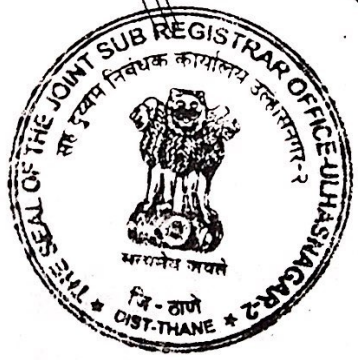
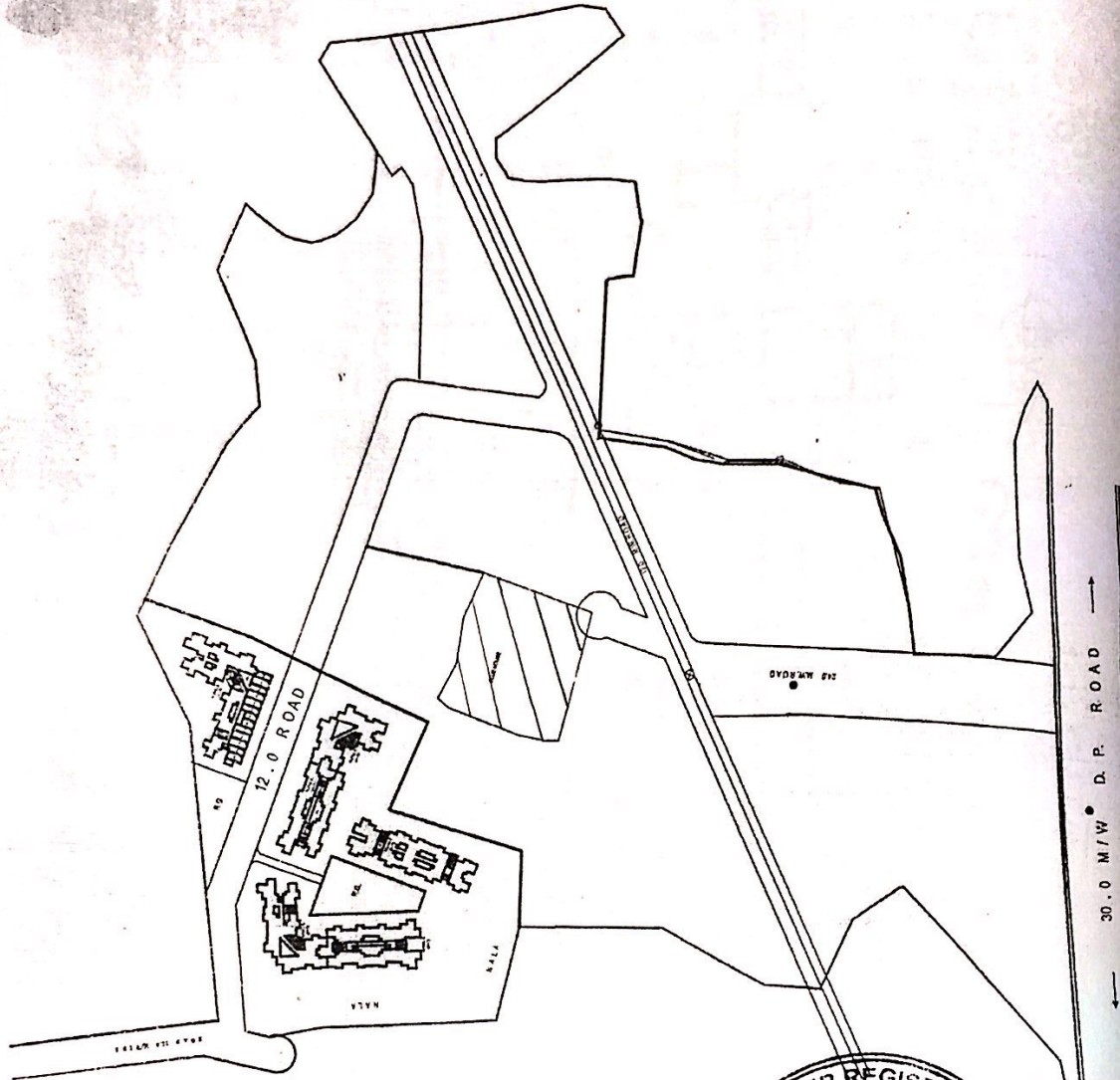
SPAN

उ.ह.नं.र
 252 2020
 34 86



TYPICAL - 3RD FLOOR PLAN
 WING-F

उ.ह.न.२	
२४२	२०२०
३६	६८





कुळगांव बदलापूर नगरपरिषद



उ.ह.न.२
२५२ २०२०
३० ६८

नगरपरिषद द्वारे हंगालय ईमारत, पहिला मजला, आदर्श विद्यार्थी भवन, मंगळूर रोड, स्टेशन (पूर्व), कुळगाव, वि.नं-४११०३३, ता.अंधारनाथ वि.अ.मं.१, इमेल:- coud.kulgaonbadalapur@maharashtra.gov.in वरलाईट:- http://kbmc.gov.in

जा. क्र./कु-च.न.प./नरवि/वां.प./९९३१ /२०१७-२०१८ युनिक नं. १८६ दिनांक : ३०/१२/२०१७

प्रति,
मे.राजयुप तर्फे भागीदार श्री.संजय आत्माराम पटेल व इतर एक तसेच श्री.हवायी अहमद शेख व इतर
यांचे कु.मु.प.धारक मे.राजयुप तर्फे भागीदार श्री.प्रविण स्वजीभाई पटेल व इतर एक
द्वारा शीमती एस.आर.खंबायत (वास्तुशिल्पकार) कुळगांव- बदलापूर.

विषय: स.नं.४० हि.नं.१ स.नं.४१ हि.नं.१ स.नं.४१ हि.नं.२/१ मोजे खरवई,ता.अंधरनाथ,येथे वांधकाम करण्याच्या मंजूरी घावत.
संदर्भ : आपला दि.२८/१२/२०१७ चा अर्ज क्र. KBMC/TP/IWN/००७९/१७-१८
शीमती एस.आर.खंबायत (वास्तुशिल्पकार) कुळगांव- बदलापूर, यांचे मार्फत सादर केलेले अर्ज.
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

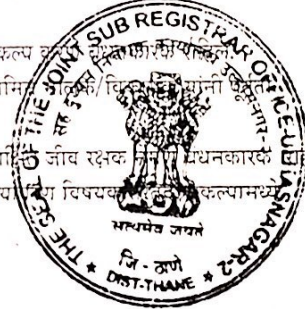
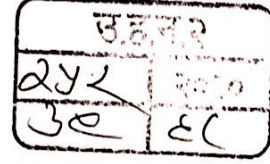
स.न.४० हि.नं.१ स.नं.४१ हि.नं.१ स.नं.४१ हि.नं.२/१ मोजे खरवई,ता.अंधरनाथ, मध्ये १३६५०.०० चौ.मी. भूखंडामध्ये
प्रोत्साहनात्मक तरतूदीनुसार एकूण अनुज्ञेय क्षेत्र १४७४२.०० चौ.मी. पैकी १४७३१.५२ चौ.मी. नियोजित क्षेत्र भूखंडाच्या
विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६६ चे कलम १८९ अन्वये वांधकाम करण्यासाठी केलेल्या
दि.२८/१२/२०१७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत-----रंगाने दुरुस्ती
वाखाविल्याप्रमाणे,भाग स्टिक्ट,तळमजला/पहिला मजला/दुसरा मजला/तिसरा मजला/चौथा मजला/पाचवा मजला/सहावा
मजला/सातवा मजला/सहाणेसाठी/वाणिज्य/दुकाने/फ्लोअर मिला/सोसायटी ऑफिस/वाडे भिंतीच्या इमारतीच्या
वांधकामाचावत, वांधकाम परवाना /प्रारंभ प्रमाण पत्र देण्यात येत आहे. (विंग अ - भाग स्टिक्ट,तळ + सात मजले, विंग बी,
सी .डी.ई व एफ - स्टिक्ट + सात मजले)

:- नटी:-

१. हे वांधकाम करताना विलंबित तांत्रिकीयानुसार एक वर्ष पदेन वध असून, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण नूतनीकरण नूतन संपणे आधी करणे आवश्यक नाहील. अशाप्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. वध नूतन वांधकाम पुर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आगवड्याच्या अनुशंगाने ठाननी करण्यात येईल.
२. नकाशात----- रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
३. महसूल व घन विभाग, महाराष्ट्र शासन, यांचेकडील दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिल
४. वांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयाने लेखी कळविण्यात यावे.
५. ही परवानगी आपल्या मालकीच्या कब्जातील जमिनी व्तिरिक्त जमीनदार वांधकाम अगर विकास करण्यास हक्क देत नाही.
६. वांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत वांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वांधकाम केल्या नंतर नकाशाप्रमाणे नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील वांधकाम करावे.
७. भूखंडाचे हद्दीत भोवती मोकळा सोडावयाच्या जागेत बदल करू नये व नगरपरिषदेला कोणत्याही प्रकारचे वांधकाम करू नये.
८. वांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसेच कोणत्याही आडक्या वांधकामाच्या सादरची वांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
९. इमारतीच्या वांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वरची नगरपरिषदेला वास्तुशिल्पकाराच्या स्थापत्य विशारद यांचेवर राहिल.
१०. वांधकाम पुर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. वांधकामाच्या पूर्णतेचा दाखला घेतल्याशिवाय इमारतीचा वापर करू नये. वांधकामाच्या पूर्णतेचा दाखला घेतल्याशिवाय इमारतीचा वापर करू नये. वांधकामाच्या पूर्णतेचा दाखला घेतल्याशिवाय इमारतीचा वापर करू नये. वांधकामाच्या पूर्णतेचा दाखला घेतल्याशिवाय इमारतीचा वापर करू नये.
११. वांधकाम चालू करण्यापूर्वी नगर भूनापन अधिकारी भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर वांधकाम सुरु करावे.
१२. नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
१३. नवीन इमारतीस मंजूर नकाशा प्रमाणे सेफ्टीक टॅक पाहजे व संडात भविष्य काळात जवळच्या मलरि:सारण नलिकेत स्वयंपाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सेफ्टीक टॅक कमीत कमी ५० फूट



४२. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दुरुंदार व नामांकित कंपनीची असावी तसेच तीची भविष्यात घंटोवेळी सुरक्षीततेचे दृष्टीने तपासणी करण्यात यावी.
४३. नैसर्गिक पावसाळी पाण्याचा वापर करणेसाठी रुफटॉपर हार्बेस्टिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरले अशा पध्दतीने खणू घेवून पाडंप घ्यवस्था करणेत यावी. जणंकलन प्रायसाचे पाणी वाहून घाया जाणार नाही व ते जमिनीमध्ये मुरेल.
४४. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहीत पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
४५. प्रत्येक मजला व प्रत्येक विंग मध्ये फायर एक्स्टिंग्विशर बसवावे.
४६. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
४७. कुठळ कायद्यांची जमिन असल्यास टेनन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी, ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
४८. नगरपरिषदेच्या निर्देशानुसार सौरऊर्जा उपकरणे बसविणे आपणांवर घंधनकारक राहिल.
४९. अभिनशमन अधिकाऱ्यांचा ना हरकत दाखला घेणे आपणांवर घंधनकारक राहिल.
५०. भोफा कायदानुसार मा. सुप्रिम कोर्ट निर्णयानुसार स्टिल्ट विवता यणार नाही.
५१. सदनिका विकताना भोफा कायदानुसार कापेट क्षत्रावर विक्री करण्यात यावी.
५२. वापर परवाना घेतल्याशिवाय तेथे रहिवास वापर केल्यास संपूर्ण इमारत अनधिकृत ठरवून प्रापटी टॅक्सवर दुप्पट दंड आकारण्यात येईल.
५३. भविष्यात रस्तारुंदीकरणात पुढील सामासिक अंतराची गरज भासल्यास द्विरो मार्जीनवर रस्तारुंदीकरण करण्यात येईल.
५४. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर उपकर १ % नगरपरिषदेमार्फत शासनास ३० दिवसांच्या आत भरणे आपणांस घंधनकारक राहिल. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
५५. सदर स.क्र.हा माथेरान इको सॅसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
५६. भोफा कायदानुसार सुधारीत बांधकाम परवानगी घेताना इमारतीमध्ये राहणारे सदनिकाधारक किंवा सोसायटी यांचा ना-हरकत दाखला आवश्यक राहिल.
५७. प्रस्ताव सादर करताना १२ इतारे, कॅरिडोर इतारे, भोफा तकाणा, कुठळमुठळार वनाच्या आधारे नदरहू वळकाम परवानगी घेण्यात येते अन्नुन गो-घनादत आदकून अन्नुनान त्याची संपूर्ण जबाबदारी विकानकाची राहिल अन्नुन वळकाम परवानगी रद्द करण्याचे अधिकार रादून देवलेले आहेत.
५८. वळकाम सुह करण्यापूर्वी इमारतीच्या पाया उल्लननासाठी आवश्यक असलेल्या गोण खनिजाचे स्वागितवधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
५९. स्टॅप पेपरवर स्टॅप नं. SM ५४५५९४ दि.१४/११/२०१७ रोजी सत्यप्रतिज्ञापत्र लिहून दिल्याप्रमाणे मुठळ जमिन मालकास ते घंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
६०. सांडपाण्यावर प्रक्रिया करून पाण्याचा पूर्णवापर (Curey water Reuse) प्रकल्प करणे बांधकामात घंधनकारक राहिल.
६१. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जमिन मालकांनी किंवा विक्री/विक्री घेताना घेतलेले करणे घंधनकारक राहिल.
६२. जलतरण तलाव निर्माण केले जात असेल किंवा भविष्यात निर्माण केल्यास प्रशिक्षित जीव रक्षक निधी घंधनकारक राहिल.
६३. शासनाचे नगर विकास विभागाचे दिनांक २८/६/२०१७ चे अधिसूचने प्रमाणे परवानगी घेतल्यास कल्याणमध्ये राहाविणे घिंकासवांवर घंधनकारक राहिल



सहाय्यक नगर रचनाकार,
कुठळाव-वदलापूर नगरपरिषद,
कुठळाव.

मुख्याधिकारी तथा नियोजन प्राधिकारी,
कुठळाव-वदलापूर नगरपरिषद,
कुठळाव.

- प्रत : १) मा. वरिष्ठ नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण ठाणे,
२) मा. जिल्हाधिकारी, ठाणे.
३) ----- सहकारी गृह निर्माण संस्था.
४) नगर भूमापन अधिकारी, अंबरनाथ.

272
80/88

६१२

गाव नमुना सात

अधिनगर अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम
३, ५, ६ आणि ७)
जिल्हा : ठाणे

गाव :- खरवई

तालुका :- अंबरनाथ

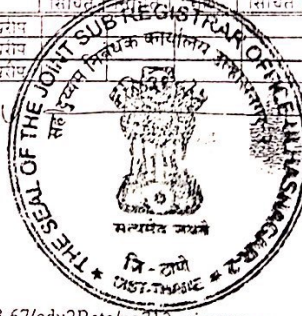
गट क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवट्यादार वर्ग	क्षेत्र	आकार आणि पें	पो.ख.	फे.फा	खाते क्रमांक
40/1	-1	-1	0.81.00	17.82	0.15.00	(1023) (1023) (1042)	336 कुळाचे नाव इतर अधिकार
शीतीचे स्थानिक नाव क्षेत्र एकक हे.आर.घो.मी. भे. राजगुप तर्फे भागीदार संजय आत्मराम पटेल प्रविण रवजीभाई पटेल							
जिरायत	0.81.00						
वागापत							
तर							
वरकल							
इतर							
एकूण क्षेत्र	0.81.00						
मालकी							
वर्ग (अ)	0.15.00						
वर्ग (ब)	0.15.00						
एकूण	0.15.00						
आकारणी	17.82						
जडी किंवा विशेष							
आकारणी							
(541),(549),(648),(699),(719),(835),(1005),(1007),(1610),(1022),(1023)							सीमा आणि भुमापन चिन्हे

गाव नमुना दारा

अधिनगर अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
गाव: खरवई तालुका: अंबरनाथ जिल्हा: ठाणे

वर्ष	इनाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	क्षेत्र	
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		मिश्रगाचा सकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	अंजल सिंचित	अंजल सिंचित	अंजल सिंचित	अंजल सिंचित					
2013-14	खरीप											
2014-15	खरीप											
2015-16	खरीप											



तेजसवी सांगा - खरवई
ता. अंबरनाथ जि. ठाणे

उ.स.नं.३
२.५२ १०१०
०५ २६००

6/12

गाव नमुना सात

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

गाव : खरवई तालुका : अंबरनाथ जिल्हा : ठाणे

महसूल विभाग उपविभाग	मुधारणा पट्टी	भागवटदाराचे नाव	क्षेत्र आकार भाग प फो.फा.	दात क्रमांक
4171	शेगवटदाराचे वरी			
क्षेत्र स्थानिक नद				
क्षेत्र एकक हे.अं.ची मी	०.०५.१०	श्री. राजगुप तर्फे शेगवटदार सजय आत्मराम पटेल प्रविण रवजीभाई पटेल	०.०५.१० ०.९८	(1023) 356 (1023) कळापे नाव (1042) इतर अधिकार (1023) इतर (1023) (फामुवाई हरिश्चंद्र महस्कर) (1023)
दागावत				
तरी				
दरकत				
इतर				
एकूण क्षेत्र	०.०५.१०			
मोठ्याचा (सगळ्यांचा) अंश				
वरी (अ)				
वरी (ब)				
एकूण मी	०.००.००			
आकार मी	०.९८			
जुडी किंवा विशेष आकारणी				
		(112),(127),(199),(200),(477)(541),(549),(648),(699),(1007),(1016)		मीना आणि अनापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३१)
गाव : खरवई तालुका : अंबरनाथ जिल्हा : ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						जल तिथनाच साधन	शेरा
		निश्र पिकाखालील क्षेत्र			निश्र पिकाखालील क्षेत्र				
		जल तिथित	अजल तिथित	पिकाच नाव	जल तिथित	अजल तिथित	पिकाच नाव		
2013-14	खरीप						०.०५.१०		
2014-15	खरीप						०.०५.१०		
2015-16	खरीप						०.०५.१०		

२०१६/१७

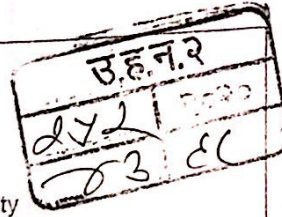
०७-०५-१७



मस्ताफी सय्या - खरवई
ता. अंबरनाथ जि. ठाणे

http://10.195.33.67/odu2Beta/pg712_view.asp

06/12/2017



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 :
P51700015302

Project: *Tulsi Aadvik, Plot Bearing / CTS / Survey / Fina. Pct. No. : Survey No.40 Hissa No.1, Survey No. 41 Hissa No. 1, Survey No.41 Hissa No.2/1 at Badlapur (M C), Ambarnath, Thane, 421503.*

1. Raj Group having its registered office / principal place of business at Tehsil *Ambarnath, District: Thane, Pin: 421503.*

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

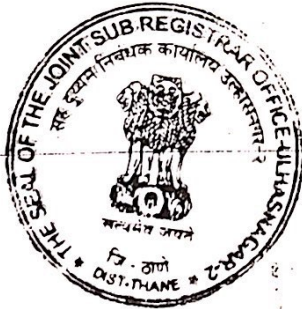
OR

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

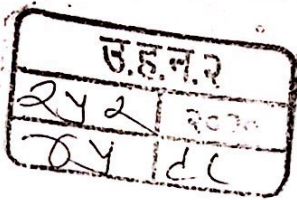
- The Registration shall be valid for a period commencing from 15/02/2018 and ending with 31/03/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vaqant/Premanand Prabhu
(Secretary, MahaRERA)
Date: 21/02/2018 11:36:07 AM

Dated: 15/02/2018
Place: Mumbai



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




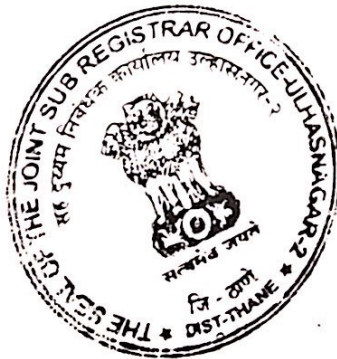
7. Agreement dated 09.08.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.7217/2010 in respect of Survey No.41/2/1 admeasuring 9140 sq.metres.
8. Power of Attorney dated 09.08.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.7218/2010 executed by Hawabi Aman Shaikh and others in favour of M/s. Raj Group as the Purchasers in respect of Survey No.41/2/1 admeasuring 9140 sq.metres.
9. Deed of Conveyance dated 05.11.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9840/2015 executed by Hawabi Aman Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/2/1 admeasuring 9140 sq.metres.
10. Building commencement certificate issued by the Kulgaon Badlapur Municipal Council under No. KBMP / NRV/ BP /9931/2017-2018 unique No.186 dated 30.12.2017.
11. Search Reports

On going through the extracts of 7/12 and mutation entries along with the Agreements for Sale, Deeds of Conveyance executed by the respective owners in favour of M/s. Raj Group, a partnership firm it appears that the respective owners have sold and conveyed their respective properties to M/s. Raj Group.

It appears that necessary Search Report at the office of sub-Registrar of Assurances at Ulhasnagar has been taken in respect of the above properties and the said search reports does not reveal any entry which may fall in the category of encumbrances over the said property.

On the basis of my aforesaid investigation of title, I am of the opinion and I hereby certify that M/s. Raj Group as the owner has a clear and marketable title to the said property and is entitled to develop the said property in accordance with the sanctioned building plans as well as requisite permissions and clearances obtained from the concerned municipal, government and semi government authorities from time to time.


S. D. Jallawar
Advocate





LETTER OF AUTHORITY

उ.ह.न.२
२५५ २०२०
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We, 1) Mr. Pravin Ravjibhai Patel, 2) Mr. Sanjay Atmaram Patel, 3) Mr. Pankaj Manibhai Patel, 4) Mr. Dinesh Ravjibhai Patel, 5) Mr. Bhavan Ravjibhai Patel, 6) Mr. Raman Jivrajbhai Patel, 7) Mr. Bharat Gangarambhai Patel, 8) Mr. Sanket Shantilal Patel, 9) Mr. Pankaj Sureshbhai Patel, 10) Mr. Vallabh Karsanbhai Patel, 11) Mr. Khimji Narshi Bera, 12) M/s Bon Moyer Computers Pvt. Ltd. Through its Director Mr. JAY ESTIMATORIAL Chamsria, 13) Mr. Hitesh Khetaji Patel 14) Mr. Ramesh Raja Gothi 15) Mr. Dershak Keshavji Bera, 16) Mrs. Ramila Premji Patel, the partners of M/S. RAJ GROUP having office at - 6/Guru Ashray, Karap Road, Badlapur (East), Tal- Ambarnath, Dist- Thane, do hereby states that:-

We say that, we are constructing buildings in the name of "TULSI AADVIK" on the Landed property bearing Survey No.40 Hissa No.1, Survey No.41 Hissa No.1 & Survey No.41 Hissa No.2/1. Total area measuring about 13,650 Sq. Mtrs Situated at Village - Kharvai, Opp. Gaondevi Mandir, Badlapur (E), Tal- Ambarnath, Dist.-Thane.

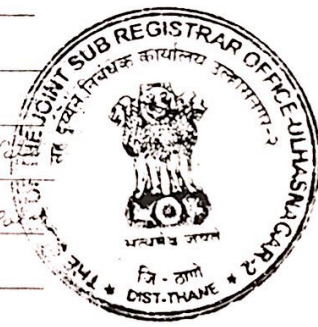
We say that, we do hereby authorized 1) Mr. Kirit Ravjibhai Patel, 2) Mr. Jitendra Narshibhai Patel, 3) Mr. Sudhendu Dahyabhai Patel, the partner of M/S. RAJ GROUP to sign and execute all necessary documents for the registration of the Flats/Shops/Basements/Godowns /Garrage before sub Registrar, Ulhasnagar-2 on behalf of our partnership Firm.

Any one person out of the authorized persons may sign the said documents for the registration of Flats/Shops. And they also appoint 1) Mr. Kiran Shivaji Mande, 2) Mr. Ajit Dashrath Deshmukh, 3) Mr. Ashutosh Shivaji Deshmukh to admit the execution/Correction/Cancellation or termination of the aforesaid agreement for sale of Flats/Shops.

The Documents executed by our partner will be binding on us and we will not challenge the same before any court of Law.

- 1) Mr. Pravin Ravjibhai Patel,
- 2) Mr. Sanjay Atmaram Patel,
- 3) Mr. Pankaj Manibhai Patel,
- 4) Mr. Dinesh Ravjibhai Patel,
- 5) Mr. Bhavan Ravjibhai Patel,
- 6) Mr. Raman Jivrajbhai Patel,
- 7) Mr. Bharat Gangarambhai Patel,
- 8) Mr. Sanket Shantilal Patel,

P. R. Patel
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
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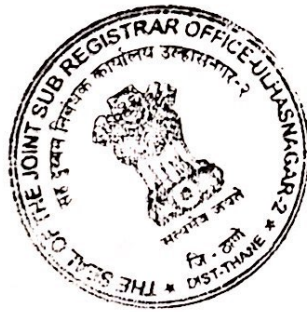
RAJ GROUP
 TULSI AADVIK - Kharvai, Opp. Gaa. Dew. Mandir, Badlapur (E)-421 503
 T : + 91 80 80 88 55 53 E : sales@raj-group.co I W : www.raj-group.co

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TULSI
AADVIK
BADLAPUR-EAST

- 9) Mr. Pankaj Sureshbhai Patel.
- 10) Mr. Vallabh Karsanbhai Patel.
- 11) Mr. Khimji Narshi Bera.
- 12) M's. Bon Moyar Computers Pvt. Ltd.
Through its Director
Mr. JAYESH N. Chamria.
- 13) Mr. Hitesh Khetaji Patel
- 14) Mr. Ramesh Raja Gothi
- 15) Mr. Darshak Keshavji Bera.
- 16) Mrs. Ramila Premji Patel
(Partners of M's. Raj Group)

Witness -



[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
For BON MOYAR COMPUTERS PVT. LTD.

[Handwritten signature] Director
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
22/01 22 22/01



RAJ GROUP
TULSI AADVIK | Kharvai, Opp. Gaav Devi Mandir, Badlapur (E)-421 503
T. + 91 80 80 88 55 88 | E. sales@raj-group.co | W. www.raj-group.co

उ.ह.न.२	
२५२	२०२०
७८	६८

UJHASNAGAR

पावती

Origin&Duplicate

नोंदणी क्र. :39M

Regn.:39M

Tuesday, August 07, 2018

4:13 PM

पावती क्र.: 12094

दिनांक: 07/08/2018

गावाचे नाव: खरवई
दस्तऐवजाचा अनुक्रमांक: उहन2-10300-2018
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: किरण शिवाजी मांडे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 12

रु. 100.00
रु. 240.00

एकूण:

रु. 340.00

आपणात मूळ दस्त, घंघनेल पिन सूची-२ अंदाजे
4:03 PM ह्या वेळेस मिळेल

Sub Registrar Ulhasnagar 2

सह दुय्यम निबंधक यर्ग-२
उल्हासनगर-२

वाजार मूल्य: रु. 1/-
गोंददला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 500

- देयकाचा प्रकार: eChallan रकम: रु. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004844590201819E दिनांक: 07/08/2018
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: DHC रकम: रु. 240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0608201811862 दिनांक: 07/08/2018
बँकेचे नाव व पत्ता:

(Handwritten signature)





CHALLAN
MTR Form Number-6

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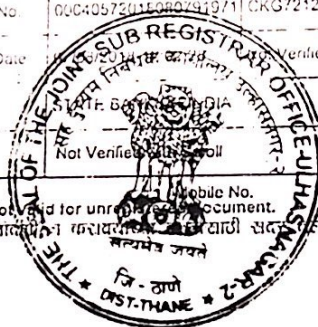


GRN MH004844590201819E BARCODE [Barcode] Date 07/08/2018-12:02:10 Form ID 48(f)

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)	Full Name KIRAN SHIVAJI MANDE	
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	PAN No.(If Applicable)	SURVEY NO 40 AND 41	
Location THANE	Flat/Block No.	SURVEY NO 40 AND 41	
Year 2018-2019 One Time	Premises/Bulding	KHWAI BADLAPUR	
Account Head Details	Amount In Rs.	Road/Street.	TAL AMBERNATH
0030046401 Stamp Duty	500.00	Area/Locality	TAL AMBERNATH
0030067301 Registration Fee	100.00	Town/City/District	
		PIN	4 2 1 5 0 3
		Remarks (If Any)	PAN2=AALFR9689K-SecondPartyName=MS RAJ GROUP-
Total	600.00	Amount In Words	Six Hundred Rupees Only



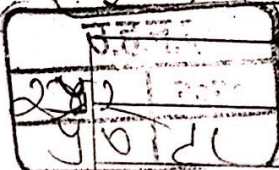
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref No.	000405730110007919/1 CRG/212609
Cheque/DD No.	Bank Date	RBI Date	Verified with RBI
Name of Bank	Bank-Branch	Scroll No. , Date	Not Verified with RBI
Name of Branch	Mobile No. 9892461595		

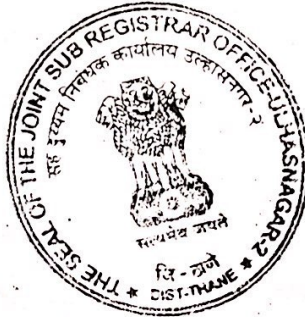


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतान केवल मुख्य निवाहक कार्यालयत नोदणे नवायशाच्या थरानाती लागू आरे. जातिका न करावतल नोदवारी सदर चतान लागू नाती.

[Handwritten signatures and initials]

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		Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges			
PRN	0603201611052	Date	06/08/2018
Received from kiran shivaji mande, Mobile number 9892461595, an amount of Rs.240/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	Date	06/08/2018
Bank CIN	10004152018090609463	REF No.	CH07417051
This is computer generated receipt, hence no signature is required.			



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SPECIAL POWER OF ATTORNEY

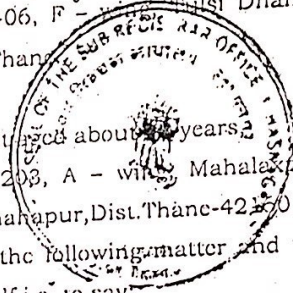
ON THIS 07th DAY OF August 2018.

TO ALL BY THESE PRESENTS SHALL COME: We, M/S. RAJ GROUP
Through its Partners,

1. MR. KIRIT RAVJIBHAI PATEL. Age 46 year, Occupation: Business,
2. MR. JITENDRA NARSHIBHAI PATEL. Age 38 year, Occupation: Business,
3. MR. SUDHENDU DAHYABHAI PATEL. Age 35 year, Occupation: Business,

Having its office at: 6, Guru Ashray, Katrap-MIDC Road, Badlapur (E),
Taluka Ambarnath, Badlapur (E), Kharwai, Tal. Ambarnath, Dist: Thane
Do hereby declare, appoint nominate and constitute

- 1) MR. KIRAN SHIVAJI MANDE Adult aged about 29 years
Occupation: Business, Residing at: 203/C, Samarth Krupa CHS.
Varap, Tal. Kalyan, Dist. Thane
 - 2) MR. AJIT DASHRATH DESHMUKH Adult aged about 45 years
Occupation: Business, Residing at: Flat No. 406, P...
Shirgaon, Badlapur (E), Tal. Ambarnath, Dist. Thane
 - 3) MR. ASHUTOSH SHIVAJI DESHMUKH Adult aged about 45 years
Occupation: Business, Residing at: Flat No. 203, A - wing, Mahalaxmi
Apartment, Nr. Forest Office, Shahapur, Tal. Shahapur, Dist. Thane-421301.
- As our true and lawful attorney to deal with the following matter and to
execute the deeds in our name and on our behalf i.e. to say:



[Handwritten signatures and names: Kiran, Ajit, Ashutosh, Deshmukh]

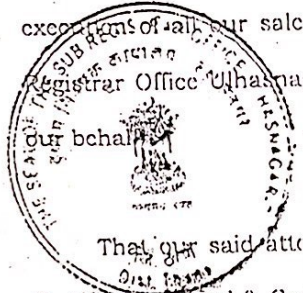
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: 2 :

That we are the builder & developers in Badlapur, now recently we are developing "TULSI AADVIK" situated at: Survey No.40 Hissa No.1, Survey No.41 Hissa No.1 & Survey No.41 Hissa No.2/1 admeasuring area about 13,650 Sq. Mtrs Village KHARWAI, Badlapur, Tal: Ambernath, Dist: Thane, (M.S) having various residential Flats/Commercial units/Galas/offices consisting in various building constructed or will be constructed by us under the Partnership firm named as M/S. RAJ GROUP within the limits of Kulgaon Badlapur Municipal Council, Dist. Thane (M.S.) (Herein after for the sale of brevity shall be known as property).

That as we are very much busy in our day-to-day activities, hence we are necessitated to appoint 1) MR. KIRAN SHIVAJI MANDE , 2) MR. AJIT DASHRATH DESHMUKH & 3) MR.ASHUTOSH SHIVAJI DESHMUKH.

As our true and lawful attorney to admit ,present and register after execution of all our sale-deed deal, deeds, matters with related to Sub-Registrar Office Uthasagar-2 above said properties in our name and on our behalf



That our said attorney can do admit or present all sale Agreement, Rectification Deed & Cancellation Deed, etc. of our above said properties of M/S. RAJ GROUP to be registered, to admit, to present after execution before the Sub-Registrar of Kulgaon Badlapur Municipal Council now or in future and thereafter they can collect the original and Certified copies of the same now or in future



(Handwritten signatures and initials)

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: 3 :

That there is no any money transaction for the execution of this special power of Attorney, between the parties.

AND WE HEREBY DECLARE, that our said attorney may exercise and perform all any of the above acts, matters and things.

AND WE HEREBY AGREE TO ratify and confirm whatsoever the said attorneys shall do in premises by virtue of these presents.

IN WITNESSES WHEREOF WE, HAVE SET AND SUBSCRIBED BY RESPECTIVE HANDS ON THIS IRREVOCABLE GENERAL POWER OF ATTORNEY ON THIS 7th DAY OF August 2018. AT BADLAPUR.

DATE:
PLACE: BADLAPUR

M/S. RAJ GROUP
Through Partner

1. MR. KIRIT RAVJIBHAI PATEL



Kirit Patel



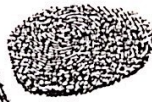
2. MR. JITENDRA NARSHIBHAI PATEL.

Jitendra Patel



3. MR. SUDHENDU DAHYABHAI PATEL.

S. Patel



SIGNATURE OF THE EXECUTANT



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: 4 :

1. MR. KIRAN SHIVAJI MANDE.

2. MR. AJIT DASHRATH DESHMUKH.

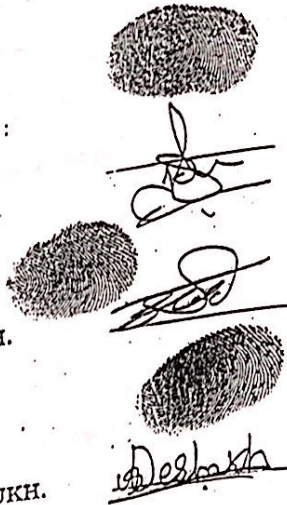
3. MR. ASHUTOSH SHIVAJI DESHMUKH.

SIGNATURE OF POWER OF ATTORNEY
HOLDER

WITNESS:

1. *R. Shrivastava*

2. *S. Kulkarni*



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आयकर विभाग
INCOME TAX DEPARTMENT
 भारत सरकार
GOVT. OF INDIA
 आयकर विभाग
 Personal (Application) Number Card
 AMKP 6585B
 श्री. जयलाल दाय्याल पटेल
 SHRI. JAYLAL DAHYALAL PATEL
 पिता का नाम / Father's Name
 दाय्याल अश्रामदास पटेल
 DAHYALAL ASHRAMDAS PATEL
 दिनांक / Date
 28/07/1988

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आयकर विभाग
INCOME TAX DEPARTMENT
 भारत सरकार
GOVT. OF INDIA
 जितेंद्र नारशिभा पटेल
 JITENDRA NARSHIBHA PATEL
 नारशिभा दानाभा पटेल
 NARSHIBHA DANABHA PATEL
 २०/०५/१९८०
 पिता का नाम / Father's Name
 नारशिभा दानाभा पटेल
 NARSHIBHA DANABHA PATEL
 दिनांक / Date
 २०/०५/१९८०



PERMANENT ACCOUNT NUMBER
AJJP2740G
 नाम / NAME
KIRIT RAVJIBHAI PATEL
 पिता का नाम / FATHER'S NAME
RAVJIBHAI PACHANBHAI PATEL
 जन्म तिथि / DATE OF BIRTH
03-07-1972
 हस्ताक्षर / SIGNATURE
 P. R. Sharma
 आयकर विभाग (कंप्यूटर ऑपरेशन्स)
 Commissioner of Income-Tax (Computer Operations)



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आयकर विभाग
INCOME TAX DEPARTMENT
RAJ GROUP
07/04/2010
AAUER6689K

भारत सरकार
GOVT. OF INDIA



श्री. शंकर शेख
Shankar Ramesh Shekh
जन्म तिथि / DOB : 01/09/1974
पुरुष / Male

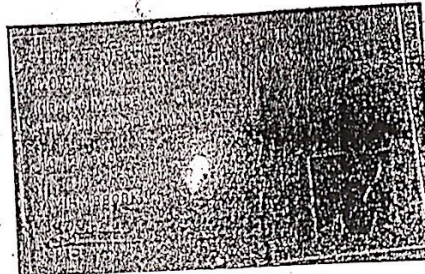
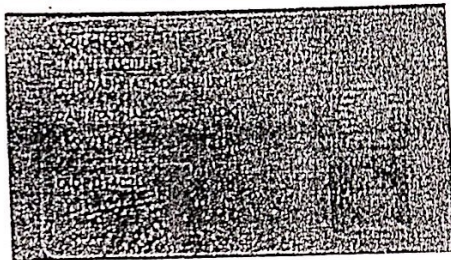
9515 2956 6899

माझे आधार, माझी ओळख

श्री. जयशंकर शेख
Shalendra Jaysam Shekh
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male

6442 4849 2821

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVT. OF INDIA



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II घोषणा पत्र/शपथ पत्र II

मी/ आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. र. पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचून असे पोषित करतो की, नोंदणीसाठी सादर केलेले दस्तावेजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखनारे इसम घेवून आलो आहे.

सादर नोंदणीचा दस्तावेज सियनप्यादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हयांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक वोजे, शासन वोजे व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक व्यवहार पुर्ण करून दस्तावेज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बांधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक/बनावटीकरणे/सिध्दपत्रे/त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या/दस्तावेजामधील मिळकती विषयी होवु नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास मी/आम्ही व दस्तावेजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा/अडथारे कृत्ये केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे भडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९५० चे कलम ४२० नुसार मुमुद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पत्र राहणार आहोत याची मला/आम्हाला जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.

लिहून देणार



लिहून घेणार

Summary (Goshwara Bag-1)	
242	2020
Y/L	EL

दिनांक: 07 अगस्ट 2018 4:13 म.नं.

दस्त गोश्वारा भाग-1

उद्दण 2 90/92
दस्त क्रमांक: 10300/2018

दस्त क्रमांक: उद्दण 2 /10300/2018

वाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

ड. नि. मह. ड. नि. उद्दण 2 चांचे कार्यालयात
अ. क्र. 10300 वर दि.07-08-2018
रोजी 3:42 म.नं. वा. हजर केला.

पावती: 12094

पावती दिनांक: 07/08/2018

सादरकरणाचे नाव: किरण शिवाजी मांडे

नोंदणी फी

रु. 100.00

दस्ता हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण: 340.00

दस्त हजर करणाऱ्याची म्ही:

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: कुलमुत्रत्यापत्र

मुद्रांक शुल्क: (48-रु) जेव्हा इलाखा सधुवाद न्यायालय अधिनियम@1882 वाचणील द्यायांत किया कार्यवाहीत आवश्यक असेल तेव्हा

शिक्का क्र. 1 07 / 08 / 2018 03 : 42 : 40 PM ची वेळ: (सादरीकरण)

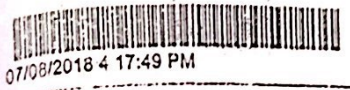
शिक्का क्र. 2 07 / 08 / 2018 03 : 43 : 25 PM ची वेळ: (फी)



iSarita v1.5.0

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Summary-2 (दस्त गांधवारा भाग - २)



दस्त गांधवारा भाग-2

उ.ह.न.2 ११/१२
दस्त क्रमांक: 10300/2018

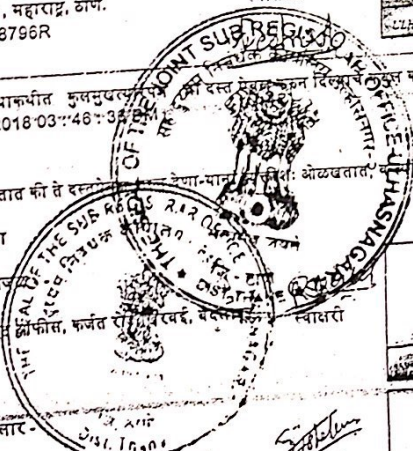
दस्त क्रमांक : उ.ह.न.2/10300/2018
दस्ताचा प्रकार :- कुलमुहत्यासंपन्न

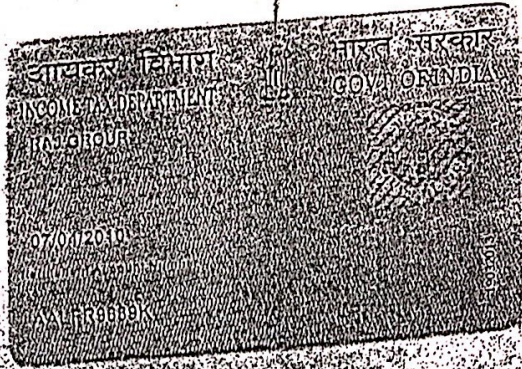
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	घायाचित्र	अंगठ्याचा ठसा
1	नाव: मे.राज गुप ठफे किरीट रवजीभाई पटेल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गुरु आश्रम,, ब्लॉक नं: 6, रोड नं: काशप एम आय डी सी रोड, बदलापूर., महाराष्ट्र, ठाणे. पॅन नंबर: AALFR9689K	कुलमुहत्यासंपन्न देणार वय :- 48 स्वाक्षरी:		
2	नाव: मे.राज गुप ठफे जितेंद्र नरवीभाई पटेल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गुरु आश्रम,, ब्लॉक नं: 6, रोड नं: काशप एम आय डी सी रोड, बदलापूर., महाराष्ट्र, ठाणे. पॅन नंबर: AALFR9689K	कुलमुहत्यासंपन्न देणार वय :- 38 स्वाक्षरी:		
3	नाव: मे.राज गुप ठफे सुधेंद्र डायीभाई पटेल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गुरु आश्रम,, ब्लॉक नं: 6, रोड नं: काशप एम आय डी सी रोड, बदलापूर., महाराष्ट्र, ठाणे. पॅन नंबर: AALFR9689K	कुलमुहत्यासंपन्न देणार वय :- 35 स्वाक्षरी:		
4	नाव: किरण शिवाजी मांडे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 203/सी, नमर्थ कृपा सो., ब्लॉक नं: -, रोड नं: म्हाळ, पो.बस्स.ता.कल्याण., महाराष्ट्र, ठाणे. पॅन नंबर: AVIPM8808K	पॉवर ऑफ अटॉर्नी होल्डर वय :- 32 स्वाक्षरी:		
5	नाव: अजित दशरथ देशमुख पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 406, एक बिंग, तुलसी धाम, ब्लॉक नं: -, रोड नं: शिरगाव, बदलापूर पूर्व., महाराष्ट्र, ठाणे. पॅन नंबर: CIDPD1402L	पॉवर ऑफ अटॉर्नी होल्डर वय :- 35 स्वाक्षरी:		
6	नाव: आशुतोष शिवाजी देशमुख पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 203, ए बिंग महालक्ष्मी अपार्टमेंट, ब्लॉक नं: -, रोड नं: आसनगाव, शहापूर., महाराष्ट्र, ठाणे. पॅन नंबर: DGIPD8796R	पॉवर ऑफ अटॉर्नी होल्डर वय :- 20 स्वाक्षरी:		

यदीत दस्तपेवज करून देणार तपाकपीत कुलमुहत्यासंपन्न देणार दस्त पत्रेक करून दिल्याचे ठेवून करतात.
शिष्टा क्र.3 ची वेळ: 07/08/2018 03:46:38

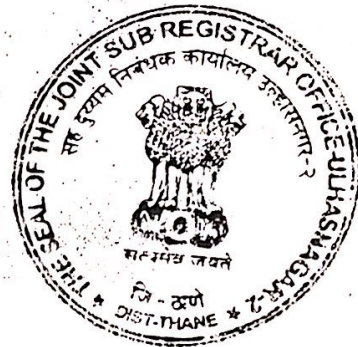
ओळख:-
घातलास इतम असे निवेदीत करतात की ते दस्ता-पाना-पुस्तिका-ओळखतात. याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	घायाचित्र	अंगठ्याचा टसा
1	नाव: प्रमोद रामदास शेजरे वय: 24 पत्ता: तुलसी सिटी साईट पिन कोड: 421503		
2	नाव: शैलेंद्र जयराज शंभार वय: 46 पत्ता: ए-303, भाग्योदय बि नं. 2, काशप, बदलापूर पूर्व पिन कोड: 421503		





उ.स.प्र.	
242	2020
९९	९९



आयकर विभाग

INCOME TAX DEPARTMENT

RAHUL L TATEWAR

LAXMAN TATEWAR

31/05/1996

Permanent Account Number

ANEPT4185G

Tatewar

Signature



भारत सरकार
GOVT. OF INDIA



25072014

उ.ह.न.२	
२५२	२०२०
६२	६६



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


ANITA L TATEWAR

BHOJANNA DODDIKINDI

12/12/1975

Permanent Account Number

AETPT0881K


Signature



26042006

उ.ह.प.२	
242	2070
६३	६८





भारत सरकार



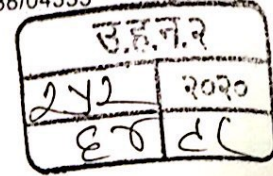
आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/90038/04333

To,
लिंगम पोशट्टी ताटेवर
Lingam Poshetty Tatewar
S/O: Poshetty Tatewar
T 35 Room No 108 Pratiksha Nagar Sion East
Mumbai
Sion Mumbai Mumbai
Maharashtra 400022
9323804377

16/04/2013



Ref: 310 / 02H / 599964 / 600186 / P



SH108463214FT



आपला आधार क्रमांक / Your Aadhaar No

5561 5426 6838

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



लिंगम पोशट्टी ताटेवर
Lingam Poshetty Tatewar
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



5561 5426 6838

आधार - सामान्य माणसाचा अधिकार

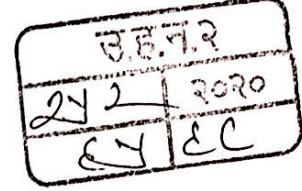


भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/50058/55552

To,
गणेश पोशट्टी ताटेवार
Ganesh Poshatti Tatewar
S/O Poshatti Tatewar
T-35/108 Pratiksha Nagar
Sion Koliwada
Mumbai
Sion Mumbai Mumbai
Maharashtra 400022
9322211406

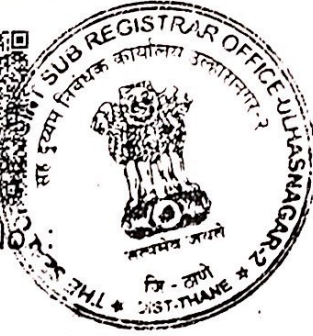
01/01/2014



Ref: 199 / 16A / 92010 / 92014 / P



SH794366293FT



आपला आधार क्रमांक / Your Aadhaar No.:

8964 5778 3103

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



गणेश पोशट्टी ताटेवार
Ganesh Poshatti Tatewar
जन्म तारीख / DOB : 28/02/1974
पुरुष / Male



8964 5778 3103

आधार - सामान्य माणसाचा अधिकार

उ.ह.न.२	
२५२	२०२०
६६	६८

॥ घोषणा पत्र/शपथ पत्र ॥

मी/ आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेले दस्तावेजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखनारे इसम घेवुन आलो आहे.

सादर नोंदणीचा दस्तावेज सियनप्यादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हयांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक व्यवहार पुर्ण करून दस्तावेज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई 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 न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणुक/बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तावेजामधील मिळकती विषयी होवु नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तावेजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षाचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.

लिहून देणार



लिहून घेणार

Summary 1 (GoshwaraBhag-1)

78/252

मंगळवार, 07 जानेवारी 2020 12:50

म.नं.

दस्त गोपवारा भाग-1

उहण2 60111

दस्त क्रमांक: 252/2020

दस्त क्रमांक: उहण2 /252/2020

बाजार मूल्य: रु. 17,51,000/- मोबदला: रु. 27,69,250/-

भरलेले मुद्रांक शुल्क: रु. 1,66,200/-

दु. ति. मह. दु. नि. उहण2 यांचे कार्यालयात

पावती: 292

पावती दिनांक: 07/01/2020

अ. क्र. 252 वर दि. 07-01-2020

मादरकरणाचे नाव: राहुल लक्ष्मण ताटेवार

नेजी 12:47 म.नं. वा. हजर केला.

नोंदणी फी

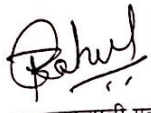
रु. 27700.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकुण: 29060.00


दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाचा विकास प्रा. अधिकाऱ्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मादरकरणाच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दस्तापत्रात प्रभाव क्षेत्रात.

शिक्का क्र. 1 07 / 01 / 2020 12 : 47 : 19 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 07 / 01 / 2020 12 : 48 : 22 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



07/01/2020 12:53:06 PM

दस्त क्रमांक : उह्न2/252/2020

दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

उह्न2 EC
दस्त क्रमांक: 252/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे.राज गुरुप तर्फे भागीदार सुधेंदू डी पटेल यांचे कु.मु. म्हणुन क. ज. देणार किरण शिवाजी मांडे. पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: गुरु आश्रय,, ब्लॉक नं.: 6, रोड नं.: कात्रप एम आय डी सी रोड, बदलापूर, महाराष्ट्र, ठाणे. पॅन नंबर: AALFR9689K	लिहून देणार वय :- 32 स्वाक्षरी:- 		
2	नाव: राहुल लक्ष्मण ताटेवार पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: प्रतिक्षा नगर, ब्लॉक नं.: टी - 35 / 108, रोड नं.: सायन कोळीवाडा, सायन, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: ANEPT4185G	लिहून घेणार वय :- 23 स्वाक्षरी:- 		
3	नाव: अनिता लक्ष्मण ताटेवार पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: प्रतिक्षा नगर, ब्लॉक नं.: टी - 35 / 108, रोड नं.: सायन कोळीवाडा, सायन, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AETPT0881K	लिहून घेणार वय :- 44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 07 / 01 / 2020 12 : 49 : 28 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव: गणेश पोथट्टी ताटेवार - - वय: 45 पत्ता: प्रतिक्षा नगर, टी - 35 / 108, सायन कोळीवाडा, सायन, मुंबई पिन कोड: 400022	स्वाक्षरी 		
2	नाव: लिंगम पोथट्टी ताटेवार - - वय: 39 पत्ता: प्रतिक्षा नगर, टी - 35 / 108, सायन कोळीवाडा, सायन, मुंबई पिन कोड: 400022	स्वाक्षरी 		

शिक्का क्र.4 ची वेळ: 07 / 01 / 2020 12 : 50 : 28 PM

शिक्का क्र.5 ची वेळ: 07 / 01 / 2020 12 : 50 : 42 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2

EPayment Details

sr.	EPayment Number	Replacement Number
1	0601202001225	0601202001225D
2	0701202003531	0701202003531D
3	MH010061343201920	000580290201920
4	MH010395323201920	000580287201920



सह दुय्यम निबंधक उल्हासनगर-

252 / 2020

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07/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर
2

दस्त क्रमांक : 252/2020

नोंदणी :

Regn:63m

गावाचे नाव : खरवई

(1) विलेखाचा प्रकार करारनामा

(2) भोबदला 2769250

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1751000

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

1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मीजे खरवई, ता. अंबरनाथ, स.नं. 40, हि.नं. 1, स.नं. 41, हि.नं. 2/1, मध्ये 13650.00 चौ.मी. भूखंडामध्ये प्रोत्साहनात्मक तरतुदीनुसार एकुण अनुज्ञेय क्षेत्र 14742.00 चौ.मी. पैकी नियोजित क्षेत्र 14731.52 चौ.मी. यावरील तुलसी आद्रिक, एफ विंग, तिसरा मजला, सदनिका क्र. 310, क्षेत्र 37.70 चौ.मी. सीयुवी क्षेत्र 2.16 चौ.मी. बाल्कनी क्षेत्र 7.71 चौ.मी. कारपेट. ((Survey Number : 40, 41 ;))

(5) क्षेत्रफळ

1) 37.70 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.राज गुप तर्फे भागीदार सुधेंदू डी पटेल यांचे कु.मु. म्हणुन क. ज. देणार किरण शिवाजी मांडे. वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुरु आश्रय,, ब्लॉक नं: 6, रोड नं: कात्रप एम आय डी सी रोड, बदलापूर, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AALFR9689K

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

1): नाव:-राहुल लक्ष्मण ताटेवार वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्रतिक्षा नगर, ब्लॉक नं: टी - 35 / 108, रोड नं: सायन कोळीवाडा, सायन, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ANEPT4185G
2): नाव:-अनिता लक्ष्मण ताटेवार वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्रतिक्षा नगर, ब्लॉक नं: टी - 35 / 108, रोड नं: सायन कोळीवाडा, सायन, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AETPT0881K

(9) दस्तऐवज करून दिल्याचा दिनांक

07/01/2020

(10) दस्त नोंदणी केल्याचा दिनांक

07/01/2020

(11) अनुक्रमांक, खंड व पृष्ठ

252/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

166200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

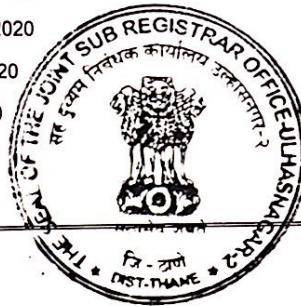
27700

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२
६-१-२०२०
२-१०२ ५६८९५ ५६८९५ ६६९५