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Thursday, February 06, 2025

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पावती

Original/Duplicate

नोदणी क्र. 39म

Regn.:39M

पावती क्र.: 2330 दिनांक: 06/02/2025

गावाचे नाव: नेतिवली  
दस्तऐवजाचा अनुक्रमांक: कलन4-2149-2025  
दस्तऐवजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: पराग प्रदीप नाईक

नोदणी फी  
दस्त हाताळणी फी  
पृष्ठाची संख्या: 100

रु. 30000.00  
रु. 2000.00

एकूण

रु. 32000.00

आपणास मूळ दस्त, थवनेल प्रिंट, सूची-२ अदाजे  
12.09 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4  
सि.स.पु.नियम निबंधक कार्यालय - ४

वाजार मूल्य रु.4372500/-  
मोवदला रु.5148080/-  
भरलेले मुद्राक शुल्क रु. 360400/-

- 1) देयकाचा प्रकार DHC रकम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225054718070 दिनांक: 06/02/2025  
वँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार eChallan रकम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015653593202425E दिनांक: 06/02/2025  
वँकेचे नाव व पत्ता:

सुळ दरतखतः पराग प्रदीप नाईक  
सि.स.पु.नियम निबंधक कार्यालय  
सि.स.पु.नियम निबंधक कार्यालय

Valuation ID 202502061063

मूल्यांकनाचे वर्ष 2024  
 जिल्हा ठाणे  
 मूल्य विभाग तालुका कल्याण  
 उप मूल्य विभाग 21/70-विभाग(11-ब) नेतिवली गावातील इतर भाग  
 क्षेत्राचे नाव Kalyan/Dombival Municipal Corporation सर्व्हे नंबर/न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
20700	78100	86900	98100	86900		

बांधीव क्षेत्राची माहिती  
 बाधकाम क्षेत्र (Built Up)- 43 351 चौ मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव  
 बाधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बाधकामाचा दर- Rs 26620/-  
 उद्भववाहन सुविधा - आहे मजला - 1st To 4th Floor कार्पेट क्षेत्र- 39.41 चौ मीटर

Sale Type - First Sale  
 Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs 78100/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((78100-20700) \* (100 / 100)) + 20700  
 = Rs.78100/-

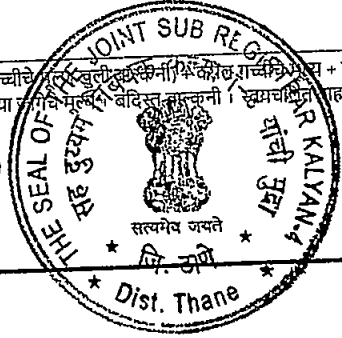
- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 78100 \* 43.351  
 = Rs 3385713.1/-  
 13.94 चौ मीटर  
 B) बदिस्त वाहन तळाचे क्षेत्र = 13.94 \* (78100 \* 25/100)  
 बदिस्त वाहन तळाचे मूल्य = Rs.272178.5/-  
 10.14 चौ मीटर  
 C) 1) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र = 10.14 \* (78100 \* 40/100)  
 लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = Rs.316773.6/-

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Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे क्षेत्र मूल्य + खुली बाल्कनी क्षेत्र मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी क्षेत्र मूल्य + उद्भववाहन तळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 3385713.1 + 0 + 0 + 0 + 272178.5 + 316773.6 + 0 + 0 + 0 + 0  
 = Rs.3974665/-  
 = ₹ एकोणचाळीस लाख चौऱ्याहत्तर हजार सहा शो पासष्ट /-



Home

Print

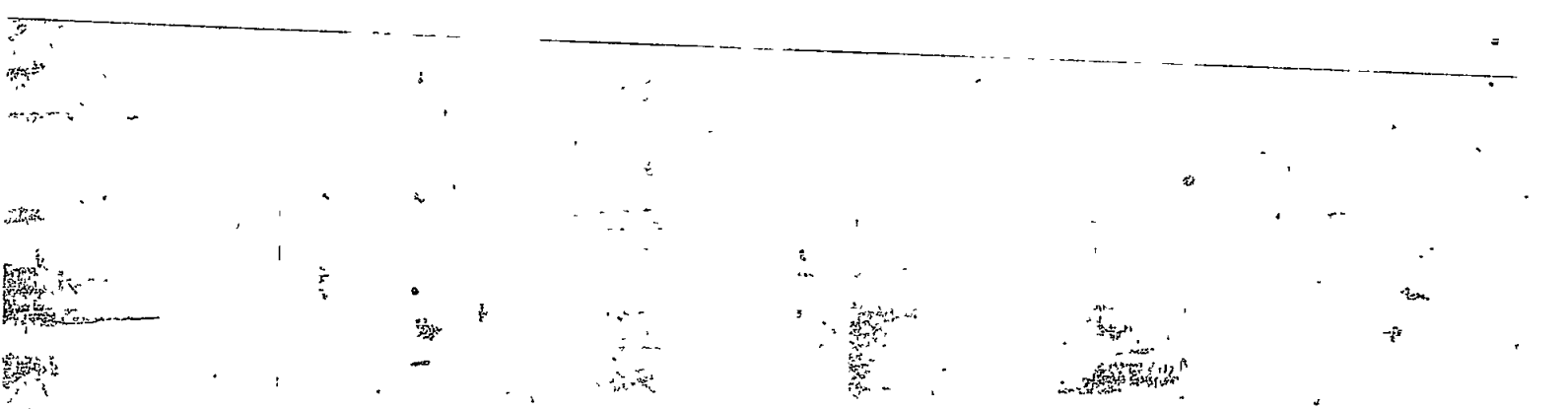
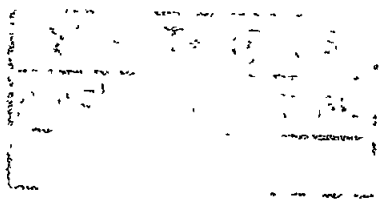
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225054718070	Date 05/02/2025
Received from JOINT SUB REGISTRAR KALYAN , Mobile number 9820517893, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 05/02/2025
Bank CIN 10004152025020516910	REF No. 2954030368
This is computer generated receipt, hence no signature is required.	

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२/२००





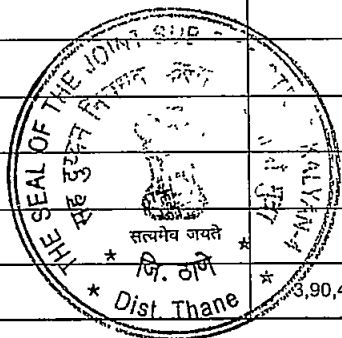


CHALLAN  
MTR Form Number-6



GRN	MH015653593202425E	BARCODE	01 1100 0 110000 00 000000 000000 000000 000000 000000	Date	05/02/2025-17.24.12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AGYPN5605J		
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			Full Name	PARAG PRADIP NAIK		
Location	THANE			Flat/Block No.	METRO GRANDE, FLAT NO. 108, 1 ST FLOOR,		
Year	2024-2025 One Time			Premises/Building	TOWER C		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	360400 00	NETIVALI, TALUKA KALYAN, DIST. THANE			
0030063301 Registration Fee	30000 00	KALYAN EAST			
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>क ल न - ४</b></p> <p>दस्त क्र. २१०८ / २०२५</p> <p>3 / १००</p> </div>		Town/City/District			
		PIN			
Total		3,90,400 00			
Payment Details		IDBI BANK			
Cheque/DD Details		FOR USE IN RECEIVING BANK			
Cheque/DD No		Bank CIN	Ref. No.	69103332025020513827	752955413
Name of Bank		Bank Date	RBI Date	05/02/2025-17:27:59	Not Verified with RBI
Name of Branch		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		



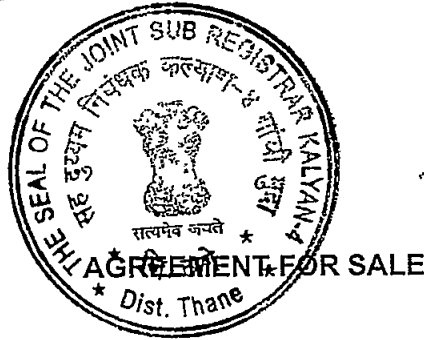
Department ID: \_\_\_\_\_ Mobile No. : 9820517893  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 खदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखाठी लागू आहे. नोंदणी न करावयाच्या दस्ताखाठी खदर चलान लागू नाही.

*(Handwritten signatures)*

15091



कलन - ४  
दस्त क्र. २१२६/२०२५  
२/१००



THIS AGREEMENT made at Kalyan the 6<sup>th</sup> day of Feb 2025  
between **WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED** (formerly  
named WESTFIELD RETAIL PRIVATE LIMITED), a company incorporated  
under the Companies Act (I of 1956), having its office 2<sup>nd</sup> Floor, Ashiana, 69-C,  
Bhulabhai Desai Road, Mumbai-400026, hereinafter referred to as "the  
Promoter", (which expression shall, unless it be repugnant to the context or  
meaning thereof, be deemed to mean and include its successor or successors  
and assigns) (P.A. No. AAACW5756A and Company Identification No.  
U51909MH2004PTC149915) of the One Part, AND (1)  
MR. PARAG PRADIP NAIK. Indian

inhabitant aged about 36 years, occupation SERVICE residing  
at E-201, NEMINATH RESIDENT, KACHERI ROAD,  
MUDRE BUDRUK, KARTAT, RAIGAD - 410201.

--- P.A.No. AGYPN5605J ), Phone No. 9820517893  
(email-address paragnaik@yahoo.com ), (Aadhar card  
No. 612154472158) and

MRS. PRIYA PARAG NAIK. Indian Inhabitant aged (BEFORE MARRIAGE NAME PRIYA BHIMRAO SALVE).  
about 32 years, occupation SERVICE residing at  
SAME AS ABOVE

--- P.A.No. CY2PS0156C ), Phone No. 9764207660  
e-mail address priyasalve.06@gmail.com ), (Aadhar card  
No. 402862090618) and

--- Indian Inhabitant aged  
about --- years, occupation --- residing at

--- P.A.No. --- ), Phone No. ---  
e-mail address --- ), (Aadhar card  
No. ---) (hereinafter referred to as "the Allottee)" (which

*M* *For* *Salve*

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दस्त क्र. २१२६ / २०२५
५ / १००



expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors and/or administrators and permitted assigns of the Other part;

OR

\_\_\_\_\_ LIMITED, a company governed by the Companies Act 2013 having its registered office at

\_\_\_\_\_ (P.A.No. \_\_\_\_\_ Company Identification no. \_\_\_\_\_)

(email address \_\_\_\_\_) hereinafter called "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof, include its successor or successors and permitted assigns) of the Other Part;

OR

\_\_\_\_\_, a partnership firm / Limited Liability Partnership, governed by the Indian Partnership Act 1932 / Limited Liability Partnership Act 2008 (as the case maybe) having its principal place of business / registered office at \_\_\_\_\_, (P.A. No. \_\_\_\_\_) email address \_\_\_\_\_) hereinafter called "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof, include the partners or persons for the time being and from time to time constituting the said firm) of the Other Part.

**WHEREAS:**

(a) Hardcastle and Waud Manufacturing Company Limited (hereinafter for brevity's sake referred to as "the Original Owner") had by and under an Indenture of Lease dated 5<sup>th</sup> May 2005 (hereinafter for brevity's sake referred to as "the said Lease") (which said Lease has been duly stamped and is registered on 21<sup>st</sup> September 2005 with the Sub-Registrar of Assurances, Kalyan, under no. KLN1-05873-2005), granted in favour of the Promoter, a lease in respect of land more particularly described therein, situated at Shil Road (hereinafter for brevity's sake referred to as "the said Original holding") for a term 99 years at the rent and on the terms and


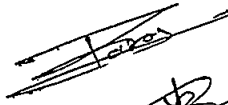
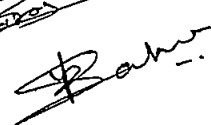
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दस्त क्र. २१२८/२०२५
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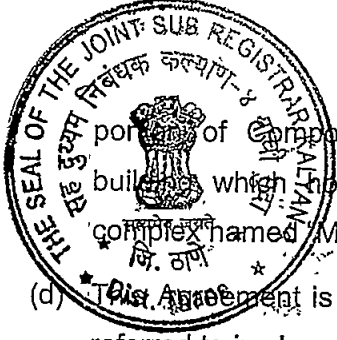
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conditions therein contained. By and under a Deed of Conveyance dated 26<sup>th</sup> September 2012 executed between the "Original Owner" and the Promoter (which conveyance has been registered with the Sub-Registrar of Assurances, Kalyan, under no. KLN 576/2013 (hereinafter referred to as the "said Deed of Conveyance"), the Original Owner conveyed in favour of the Promoter, the reversionary interest of the land, hereditaments and premises which are described First in the Schedule to the said Deed of Conveyance as well as the pieces and parcels of land admeasuring approximately 3254.9 square metres being City Survey no. 419, 420 and 421 of village Netivali. The aforesaid lands admeasuring approximately 3254.9 square metres are hereinafter for brevity's sake referred to as "the said Lands". It is hereby clarified that portions of the Land described First in the Schedule to the said Deed of Conveyance are the subject matter of reservations, set back etc. some of which have been handed over and the balance will in due course be handed over to the concerned authorities by the Promoter. With the merging of the Leasehold interest and the reversionary interest in the Promoter and the conveyance of the said Lands in favour of the Promoter, the Promoter became and presently is the owner of and is in possession of the lands admeasuring approximately 56,972.70 square meters situated at and abutting Shil road, Kalyan, bearing City Survey no.2 (tikka nos. 2-5), Survey no. 13 (part), 16, 43A (part) of village Netivali and Survey nos. 231/1 and 231/2 of village Kalyan ("the said Large Holding") and City Survey no. 419, 420 and 421 of village Netivali (the said Lands). The Large Holding and the said lands are hereinafter for brevity's sake referred to as "the Composite Holding".

- (b) The Promoter has obtained the Property Cards in its name for City Survey no.2 (tikka nos. 2-5), 419, 420 and 421 and has obtained 7/12 extracts for Survey no.15 of village Netivali and Survey nos. 231/1 and 231/2 of village Kalyan.
- (c) The Promoter has partly developed the Composite Holding and has constructed and completed a portion of the residential development viz. Metro Residency Towers A & B and is in the process of developing the Composite Holding by putting up further construction. The residential development is being carried out by the Promoter on the south eastern

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portion of Composite Holding and the commercial development of a building which houses a Mall named "Metro Mall" and a commercial complex named "Metro Plaza" has been carried out.

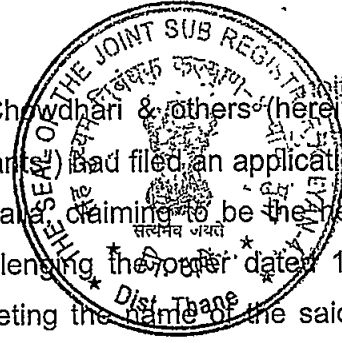
(d) This Agreement is an Agreement for Sale and is limited to "the premises" referred to in clause 2 hereunder.

(e) In this phase of development, the Promoter intends to develop a part of the south-eastern portion of the said Composite Holding namely the area shown bounded red on Plan A hereto annexed for residential purposes (hereinafter, for brevity's sake, referred to as "the Residential Segment") by putting up a residential building consisting of two towers viz Towers C and D (which two towers are touching each other) and to sell on ownership basis, the residential flats in such building/s with or without appurtenant car-parking spaces.

(f) The Development Project (for constructing residential flats) being undertaken by the Promoter at present (i.e. in the present phase) is construction only of one Residential Building named "Metro Grande" consisting of two towers viz. Tower C and Tower D, (which two towers are touching each other) within an area of approximately 8937 sq. mtrs. (shown bounded red on the said Plan A hereto annexed) which is more particularly described in the First Schedule hereunder written. The residential building Metro Grande is intended to be of lower ground floor, upper ground floor, ground floor for parking and services, stilt and 28 or more upper floors as may from time to time be sanctioned by the concerned authorities. It is clarified that the title that will be transferred in favour of the organisation of flat purchasers/ allottees will be a lease in respect of such area of land which is more particularly described in the First Schedule hereunder written, and a conveyance of the residential building Metro Grande (having two towers viz. Tower C and Tower D) and the ancillary structures, if any, constructed on the land bounded red on Plan A (to be constructed thereon by the Promoter) with means of access thereto referred to hereunder in this Agreement. It is further clarified that the expression "the Promoter" used in this Agreement relates only to the abovementioned area of land described in the First Schedule hereunder written.

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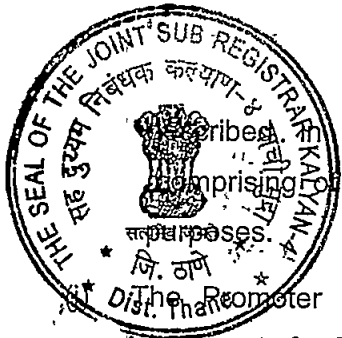
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- (g) In or about 2010, one Yeshwant N. Chowdhari & others (hereinafter for brevity's sake referred to as "the applicants") had filed an application before the Sub-Divisional officer (SDO), inter alia, claiming to be the heirs of an erstwhile tenant Sitaram Koli and challenging the order dated 17-5-1956 passed by the Learned Mamlatdar deleting the name of the said Sitaram Koli as a tenant in respect of part of Survey nos. 16, 18, 19/1, 19/3 and 35, by effecting a mutation entry no.138 in the record of rights . The aforesaid application was rejected by the SDO by his order dated 15-03-2010. An appeal was filed by the applicants before the Deputy Collector, Thane (being the appellate authority) against the order of the SDO, which appeal was rejected on 22<sup>nd</sup> February 2011. During the pendency of the aforesaid appeal, suit no. 44 of 2011 was instituted by the aforesaid applicants against the Original Owner (subsequently the Promoter has also been joined as a party to said suit), before the Civil Judge, Junior Division, Kalyan, praying for inter alia the similar reliefs which the appellate court did not grant in the said appeal. In view of the said appeal being rejected the aforesaid suit would become in fructuous. However, the said suit is pending and till date there is no adverse or restraining orders passed against the Original Owner and /or the Promoter.
- (h) It is clarified that in or about the year 1951, the user of the lands bearing survey nos.16, 18, 19/1, 19/2, 19/3, 19/4, 19/5 & 35 (which were the subject matter of the aforesaid applications) was converted from agricultural to non-agricultural use. The Original Owners were carrying on industrial activity inter alia at and from the said lands upto the year 2004-2005 (which lands comprised part of their entire holding) and the said lands have been assessed to tax as "non-agricultural tenure" and taxes have been paid accordingly. The Original Owner has been in exclusive possession thereof, as Owners, upto the grant of the said lease dated 5<sup>th</sup> May 2005 and thereafter the Promoter has been and is in exclusive possession of the said Large Holding. In the above circumstances the question of tenancy of agricultural lands does not arise.
- (i) The Promoter, applied to and has obtained from the Kalyan Dombivli Municipal Corporation (KDMC) sanction of building plans for putting up (on the area shown bounded red on Plan A hereto annexed viz. the area

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described in the First Schedule hereunder written) one building comprising of two towers viz. Tower C and Tower D) for residential purposes.  
The Promoter intends to enter into with diverse persons (Allottees), Agreements for Sale in respect of residential flats in the said building Metro Grande (Towers C and D) (to be put up / constructed by the Promoter) (as per sanctioned building plans) on what is popularly known as "Ownership Basis" and as appurtenant to the respective flats, the right to use and occupy the designated area if any, for parking of motor vehicles and other Limited Common Areas and Facilities, if applicable

(k) The Promoter has mortgaged or availed of financial facility from RBI Bank Limited inter alia against the security of, the area shown bounded red on Plan A hereto annexed and described in the First Schedule hereunder written and the development that has taken place and which may from time to time be put up by the Promoter on the area shown bounded red on Plan A hereto annexed. However, the Promoter reserves its right to inter alia further mortgage or avail of any financial facility from any person on the security of the area shown bounded red on Plan A hereto annexed and more particularly described in the First Schedule hereunder written and the development that has taken place and which may from time to time be put up by the Promoter on the area shown bounded red on Plan A hereto annexed. The Promoter alone shall be responsible and liable to repay the loan / financial facility (including the interest accruing thereon and all other dues and charges payable in respect thereof) that has been / may be so availed of by the Promoter on the security of the area shown bounded red on Plan A hereto annexed and the development that has taken place and which may from time to time be put up by the Promoter on the area shown bounded red on Plan A hereto annexed and the Composite Holding or any part thereof and the development that may be carried out by the Promoter thereon. It is hereby clarified that the Allottee shall not be responsible or liable in any manner whatsoever for the repayment of the financial facilities availed of by the Promoter and/or the interest accruing thereon and/or the charges or other dues in relation thereto.

*[Handwritten signatures and initials]*

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- (l) The development by the Promoter of the Residential Segment includes making available to the Allottees facilities of infrastructure such as power infrastructure, storm water pipes, drains, common UG tanks, Sewage Treatment Plant (STP), Treated Water Reservoir, Fire Fighting infrastructure, Diesel Generator (D.G.) set and SPAC tanks, if required, all of which may be common for different building/s or group of residential building/s (viz Towers A,B,C and/or D) (including access to the internal feeder roads only for the purpose of access to and from the respective residential building to the public road). Furthermore, recreational facilities may be provided by the Promoter for the benefit of the residential buildings and /or the commercial development carried out on the Composite Holding or part thereof as maybe determined by the Promoter. This Agreement specifies a list of amenities and facilities exclusively for the said building Metro Grande (Towers C & D) and that are common to the development that has taken, and is to take place on the layout /composite holding. It is hereby clarified that it shall be the subjective discretion of the Promoter to decide and determine which of or all of the facilities and amenities are to be provided by the Promoter within the Composite Holding are to be made available to the Allottees of the residential flats.
- (m) The Residential Building Metro Grande (Towers C and D) to be constructed by the Promoter on the said land described in the First Schedule hereunder written is to be of the specifications and will have the fixtures and fittings and amenities, details whereof are set out in the Second Schedule hereunder written.
- (n) The Promoter is carrying on and will carry on the development work of the said area of land described in the First Schedule hereunder written (which is hereinafter for brevity's sake referred to as "the said immovable property") and will construct the said building Metro Grande (with two Towers C and D) in accordance with the sanctioned building plans, details whereof are set out in the Statement hereto annexed and marked "A".
- (o) The building Metro Grande (with two Towers C and D) is being constructed by the Promoter and the Promoter has engaged Architects and a Structural Engineer for the construction of such buildings, the names whereof are listed in Statement 'B' hereto annexed. The Promoter has entered into a

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standard Agreement with the aforesaid Architect registered with the Council of Architects, and such Agreement is as per the Agreement prescribed by the Council of Architects and the Promoter has also entered into the requisite Agreement with the Engineer and other consultant as required under law.

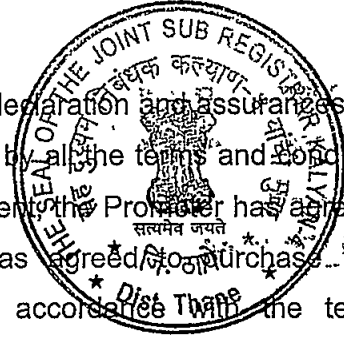
- (p) The Promoter has obtained from its Advocates, a Certificate of Title dated 24<sup>TH</sup> July 2017 (in respect of the title to the land described in the First Schedule hereunder written), a copy whereof is hereto annexed and marked "C".
- (q) The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 with the Maharashtra Real Estate Regulatory Authority under registration no P51900004149. The relevant information and documents regarding Metro Grande Project can be seen on the website of the Maharashtra Real Estate Regulatory Authority as well as on the website of the project which is [www.metrogrande.com](http://www.metrogrande.com);
- (r) The Allottee hereby confirms having demanded and having obtained from the Promoter inspection of the original of such Title Certificate and of the originals of the sanctions referred to in the said statement hereto annexed and marked "A" and having satisfied himself/ herself/ themselves/itself about the same and of the information provided on the aforesaid website in respect of the Project;
- (s) Except for the Promoter and ~~RBL Bank Limited as mortgagee~~, no one else has any beneficial right, title, interest in or to the said immovable property described in the First Schedule hereunder written.
- (t) The Promoter will be selling the residential flats in the said Building Metro Grande (viz. Towers C and D) (with or without the exclusive right to use (as appurtenant thereto) covered ~~open / mechanical / puzzle / stack~~ car-parking spaces, the terrace area, if any appurtenant to the said flat), on what is known as "Ownership basis";
- (u) The Allottee has applied to the Promoter for allotment of the Said premises (as defined herein) in the building. Relying upon the said

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application and the representations, declaration and assurances made by the Allottee to the Promoter to abide by all the terms and conditions and stipulations contained in this Agreement, the Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoter, on Ownership basis in accordance with the terms and conditions contained in this Agreement, Residential Flat No. 108 on the 1<sup>st</sup> floor of Tower "C" of the said Building Metro Grande (hereinafter referred to as "the said premises") together with and as appurtenant thereto, the exclusive right to use covered ~~open~~ mechanical/ ~~puzzle~~ ~~stack~~ car-parking, in the building / in the said immovable property (which said premises and the areas appurtenant thereto are more particularly described and specified in clause 2 hereunder) with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions herein contained.

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**NOW THESE PRESENTS WITNESS** and it is hereby agreed by and between the parties as follows:

1. The Promoter shall, under normal conditions, construct the said building Metro Grande viz. Tower C and Tower D on the said immovable property as per the sanctioned building plans and /or amended and /or revised building plans. The Promoter agrees that it shall be the responsibility of the Promoter to construct the said building according to the plans and specifications approved by KDMC. The said building viz Tower C and Tower D as sanctioned by the KDMC, at present is to comprise of lower ground floor, upper ground floor, ground floor, stilt and 28 upper floors. If the Promoter decides to vary / amend the said sanctioned plans and if KDMC permits construction of additional floors and/or amendment to the said sanctioned building plans enabling the Promoter to put-up additional construction on the said towers within the said immovable property, then and in such event, the Promoter shall be entitled to, and shall construct such floors in the building as per such revised / amended building plans but in any event the lease (hereinafter envisaged) shall be limited to the land described in the First Schedule hereunder written and shown bounded red on Plan A hereto

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and to entering into this Agreement, the Promoter has brought it to the notice of the Allottee that the Promoter has purchased TDR which has been headed to the said immovable property and the plans for utilization of the same have been sanctioned by KDMC and the concerned authorities and the Promoter is entitled to put up / construct lower ground floor, upper ground floor, ground floor, stilts and 28 upper floors. In view of the above the Allottee agrees, confirms and acknowledges that the Promoter shall be entitled to utilise the entire building potential (inclusive of TDRs, Fungible FSI or other development capacity) to put up the Towers C & D. The Allottee hereby expressly consents to such variation / amendment's utilization of the development potential as aforesaid so long as the total area of the said premises and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the Allottee's consent contemplated by the law in force.

2. (i) The Allottee agrees to purchase from the Promoter, on ownership basis, the said premises viz. Residential Flat No. 108 on the 1<sup>st</sup> floor of Tower "C" of the said Building Metro Grande shown bounded red on the plan hereto annexed and marked "B" (which said premises is in accordance with the sanctioned building plans) at or for the lumpsum price/ consideration of Rs. 51,48,080/- /-(Rupees FIFTY ONE LAKH FORTY EIGHT THOUSAND EIGHTY ONLY).

The carpet area of the said premises shall be approximately 36.25 sq. metres and such area is exclusive of the total area of the enclosed balcony / dry balcony / open terrace area /elevation feature /service shaft comprised in the said premises.

"Carpet Area" shall mean the net usable area of the Said premises including the area covered by the internal partition walls of the Said premises but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is

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subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances.

- (ii) The aggregate area of the open terrace, enclosed balcony and dry balcony shall be approximately 10.99 metres. The aforesaid open terrace/ enclosed balcony and dry balcony form part of the said premises and the same shall belong to the Allottee.

The said aggregate area of the open terrace/ enclosed balcony and dry balcony is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances.

- (iii) The Allottee shall have full and exclusive interest and the exclusive right to use ONE covered ~~open/ mechanical/ puzzle/ stack~~ car parking space (admeasuring approximately 2.90M X 4.00M) (being a Special Common Area and Facility)(it is expressly agreed between the parties hereto that the location of the covered ~~open/ mechanical/ puzzle/ stack~~ car parking space will be determined by the Promoter at the time of handing over to the Allottee possession of the said premises) (the Promoter has clarified that the car parking spaces are of varied dimensions). The aforesaid consideration / price of the said premises is inclusive of a sum of Rs. NIL as consideration for the Special Limited Common Area and Facilities and a sum of Rs. NIL as consideration for the Common and /or Limited / Special Common Areas and Facilities.

The allocation of the car parking space shall be at the sole discretion of the Promoter and the Allottee hereby agrees and undertakes that he shall accept the parking space to be allotted to him by the Promoter without any objection or demur with regards to the dimensions, directions, locations and type of parking etc. The Allottee is aware that the Promoter has in the like manner allocated/ shall be allocating other car parking spaces to other Allottees of the said premises in the Building and in the Project.

The Allottee is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Allottee may be in stack

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or in any other format or manner as may be permissible under applicable Law. The Allottee hereby agrees, acknowledges and confirms that the Allottee shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement.

- (iv) An area of approximately      sq. metres. is a service shaft which is not part of the carpet area of the said premises but is a Limited Common Areas and Facility for maintenance, repair and or replacement of the drainage, water pipes and other services and facilities passing through it.
- (v) There is an elevation feature admeasuring approximately 3.16 sq. metres.

3. (i) The Allottee agrees to pay and shall pay to the Promoter the said lumpsum consideration or purchase price of Rs. 51,48,080/- /- (Rupees FIFTY ONE LACH FORTY EIGHT THOUSAND EIGHTY ONLY. ) as under: -

(a) The Allottee has at or prior to the date hereof paid to the Promoter a sum of Rs. 7,00,000/- /- as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof doth release and discharge the Allottee)

and

(b) The Allottee agrees to make the following part-payments towards the balance of the purchase price, which part payments are to be made in the manner and by the instalments specified below:

(i)	Rs. <u>                    </u> /-	Within <u>    </u> days from the date of registration of the Agreement.
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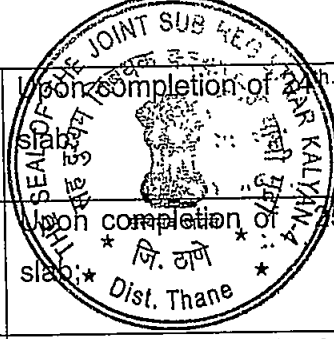
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(ii)	Rs. _____/-	Upon completion of 24 <sup>th</sup> floor slab
(iii)	Rs. _____/-	Upon completion of 25 <sup>th</sup> floor slab
(iv)	Rs. _____/-	Upon completion of 26 <sup>th</sup> floor slab;
(v)	Rs. _____/-	Upon completion of 27 <sup>th</sup> floor slab;
(vi)	Rs. _____/-	Upon completion of 28 <sup>th</sup> floor slab;
(vii)	Rs. _____/-	Upon completion of internal plaster;
(viii)	Rs. _____/-	Upon completion of external plaster;
(ix)	Rs. 44,48,080/-	being the ultimate balance of the purchase price against delivery of possession of the said premises.



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Note: The slabs, and other works referred to above are of the said building Metro Grande Tower "C"

(c) The Allottee shall pay to the promoter the respective instalment of consideration aforesaid (together with the statutory imposts / taxes that maybe levied from time to time) after deducting therefrom 1% (or other applicable rate) TDS as per the provisions of Section 194-IA of the Income Tax Act, 1961 and shall deposit the said amount to the credit of the Central Government and shall issue a TDS Certificate favouring the Promoter in the prescribed form, within the statutory period.

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(d) The Allottee shall pay to the Promoter each of the aforesaid instalments specified in sub clause (b) above together with the taxes payable thereon by two separate cheques, one cheque representing the respective instalment and the other cheque representing the taxes payable on each such instalment. However, the ultimate balance of the purchase price shall be paid by the Allottee to the Promoter by RTGS or by Banker's cheque / Pay Order in favour of the Promoter.

(e) It is expressly agreed between the Promoter and the Allottee that out of the consideration of Rs. 51,48,080/- (Rupees FIFTY ONE LAKH FORTY EIGHT THOUSAND EIGHTY ONLY.) a sum of Rs.1,00,000/- (Rupees One lakh) shall be considered to be Earnest Money Deposit (EMD).

(f) The Allottee shall be responsible for ensuring that payment of each installment, which is due and payable, (together with the statutory imposts / taxes that maybe levied from time to time), is made upon demand for the said installment, being made by the Promoter. Payment shall be deemed to have been made when credit is received for the same by the Promoter in its account.

(g) Without prejudice to the Promoter's other rights under this Agreement and/or in law, the Allottee shall be liable to and hereby agrees to pay to the Promoter, interest @ 10 % per annum on all amounts due and payable by the Allottee to the Promoter under the terms of this Agreement, (including his/her proportionate share of taxes levied by the concerned local authorities and other outgoings) if any such amount remains unpaid for 7 (seven) days or more after becoming due.

(ii) The Allottee agrees and understands that Promoter has agreed to sell the said premises to the Allottee on the specific assurance of the Allottee that the Allottee:

a. Shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all statutory

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imposts/taxes levied by the authorities concerned from time to time as per the timelines set out herein, without any delay or demur for any reason whatsoever;

- b. Shall observe all covenants, obligations and restrictions stated in this Agreement; and
- c. Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Allottee.

(iii) It is clarified and the Allottee accords his/her/it's irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- a. Firstly, towards the Cheque Bouncing Charges debited by the Bank, in case of dishonour of any cheque issued by the Allottee;
- b. Secondly, towards Interest due as on the date of payment;
- c. towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Said premises or under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all statutory imposts/taxes levied by the authorities concerned from time to time, thereto.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Allottee, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Promoter.

4. Without prejudice to the right of the Promoter to charge interest in terms of the above clause No.3,

- 4.1 If the Allottee commits default (a) in observing and performing (prior to the Allottee taking possession of the said premises) any of the terms and conditions of this Agreement and/or (b) commits default in any of his/her/its obligations under this Agreement, including (but not limited to), any of the instalments (necessary payments) referred to in clause 3 above on their respective due dates and timely payment of all amounts

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payable before the date of Possession (and Interest thereon, if any) (time being the essence of the contract);

In the event of such default, the Promoter shall issue to the Allottee a notice of such default and the Allottee shall be provided with a further period of 30 (thirty) days from the date of such notice to cure the said default. In the event that the Allottee fails to cure such default within 30 (thirty) days from the date of notice of such default (or such default is not capable of being rectified), the Promoter shall have the option to terminate this Agreement by sending a notice of termination by registered A.D./ speed post ("Notice of Termination").

#### 4.2 Consequences of Termination and Payment of Refund amount:

The Allottee hereby expressly agrees that in case of termination of this Agreement pursuant to Clause 4.1 above, the Promoter shall be at liberty to deduct from the consideration value or part thereof (excluding Interest or any other charges paid by the Allottee on account of delayed payments), which may have till then been paid by the Allottee to the Promoter, the following amounts:

- a sum of Rs. 10,00,000/- (Rupees Ten Lac) as and by way of liquidated damages (defined hereinbelow);
- deduct the brokerage, if any, paid by the Promoter
- deduct any amounts, if applicable, paid to third party by the Promoter on behalf of the Allottee and
- deduct the all the taxes and duties paid by the Promoter to the statutory authorities in relation to the said premises,

On a termination of this Agreement by the Promoter in accordance with the provisions of the above clauses, the booking / allotment of the Said premises shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Said premises, save and except the right to receive the balance amount, if any, payable after the aforesaid deductions, but without any further amount by way of interest or otherwise. It is further agreed that pursuant to the termination of this Agreement, the Refund Amount shall be paid by the Promoter to the Allottee only on the registration

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of a Deed of Cancellation of this Agreement and a full discharge receipt is signed and registered by the said Allottee. The allottee shall return the duly cancelled original agreement to the Promoter.



For avoidance of doubt, it is clarified that any amount paid by the Allottee which has been utilized towards payment of all statutory imposts/taxes levied by the authorities concerned from time to time to any Authority shall not be refunded unless (and till such time that) the Promoter receives credit for the same from the relevant Authority.

It is further clarified that in case of termination of the agreement as mentioned above, the Allottee shall not be entitled to get refund of any amounts paid towards Goods and Services Tax (GST), in respect of any invoice (pertaining to the payment of any instalment or any other amounts due), after the due date of furnishing the return under the GST laws, for the month of September following the end of financial year to which such invoice pertains or furnishing of the relevant annual return, whichever is earlier.

The Allottee hereby expressly agrees and authorises the Promoter that on the Promoter terminating this Agreement under this clause, the Promoter shall be at liberty to sell and dispose off the said premises (with or without the Special Limited Common Area and Facility and /or appurtenances) to any other person as the Promoter deems fit at such price as the Promoter may determine and the Allottee shall not be entitled to question such sale or to claim any amount from the Promoter. It is hereby expressly agreed between the parties that the Promoter shall be entitled to exercise its right as aforesaid (i.e. sale and disposal of the said premises) even before it has refunded to the Allottee the balance amount as stated hereinbefore.

The Allottee confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Allottee and has been arrived at having regard to inter alia the cost of construction, the cost of funds raised by the Promoter, the ability or inability of the

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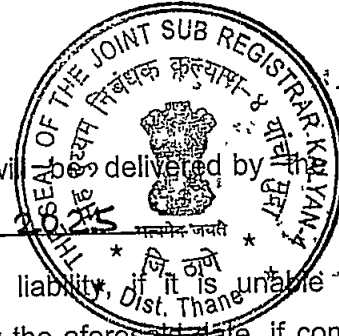
the Said premises, including losses due to brokerage/ marketing spend, delay in receiving money towards the Said premises and the possibility of loss of value of the Said premises on resale, among others. The Allottee hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Allottee to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Promoter will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Allottee. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Promoter for the loss or damage that is suffered / likely to be suffered by the Promoter on account of breach / contravention of the terms of this Agreement by the Allottee. The Allottee hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.

5. The Allottee hereby grants to the Promoter the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Allottee to the Promoter, including the Consideration Value, Reimbursements, Maintenance Related Amounts, Interest and/or Liquidated Damages against any other amounts payable by the Allottee to the Promoter or by the Promoter to the Allottee pursuant to this Agreement and/or in relation to the Said premises. The Allottee agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Allottee, in that regard, shall be deemed to have been waived.
6. Possession of the said premises shall be delivered to the Allottee after the said premises is ready for occupation and an Occupation Certificate is issued by KDMC PROVIDED all the amounts due and payable by the Allottee under this Agreement have been paid to the Promoter and the Allottee has complied with / fulfilled all his/her/its obligations under this Agreement. The Allottee shall take possession of the said premises within seven days of the Promoter giving written notice to the Allottee intimating the said premises are ready for occupation.

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7. (a) Possession of the said premises will be delivered by Promoter to the Allottee by the end of JUNE 2025
- (b) The Promoter shall not incur any liability, if it is unable to deliver possession of the said premises by the aforesaid date, if completion of the project is delayed by reason of non-availability/poor availability of steel, cement or other building materials or water supply or electric power or by reasons of war, pandemic, prohibitory orders/lock down from the statutory authorities riots or civil commotion/disturbance or any act of God or if non-delivery of possession is as a result of any notice, order, rule or notification, of the Government and/or any other Public or Competent Authority or of a Court which affects the ability of the Promoter to carry out works/raise moneys/ get approvals, or any other event (one-off or continuing) beyond the control of the Promoter affecting the progress of the Project or for any other reason beyond the control of the Promoter and /or if further permissions from the public authorities (to be obtained by the Promoter in the course of construction or otherwise) are not granted expeditiously by the Public Authority/ies granting such further permissions shall be excluded and in any of the aforesaid events the Promoter shall be entitled to reasonable extension of time for delivery of possession of the said premises.

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For the purposes of this Clause, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause and a 3 (three) month recommencement period.

The Allottee hereby agrees not to raise any objection for grant of such extension of time and shall give all the required NOC's, sign all application papers and documents and do all acts, deeds and things as the Promoter may require for obtaining extension of time from RERA.

8. (a) If for any reason the Promoter is unable or fails to give possession of the said premises to the Allottee within the date specified in clause (7) above, or within any further date or dates agreed to by and between the

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parties, before or within reasonable extension of time in the circumstances aforesaid, then and in such case, the Allottee shall be entitled to give notice to the Promoter terminating the agreement, in such event, the Promoter shall within two weeks from the receipt of such notice refund to the Allottee the aforesaid amount of earnest money deposit and the further amounts if any, that may have been received by the Promoter from the Allottee as instalments of part-payment of the purchase price in respect of the said premises (excluding Interest or any other charges paid by the Allottee on account of delayed payments), as well as simple interest on such amounts at the rate of 10% per annum from the date of receipt of the respective instalments, after deducting therefrom any amounts paid to 3<sup>rd</sup> parties by the Promoter on behalf of the Allottee (if applicable) including but not limited to stamp duty, registration charges, brokerage charges, till the date of payment of the Refund amount. The Promoter shall also pay to the Allottee a sum of Rs.1,00,000/- (Rupees One Lakh) (i.e. in addition to the EMD) as liquidated damages in respect of such termination.

On a termination of this Agreement by the Allottee in accordance with the provisions of the above clause, the booking / allotment of the Said premises shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Said premises, save and except the right to receive the aforesaid refund amount, payable after the aforesaid deductions. It is further agreed that the Refund Amount shall be paid by the Promoter to the Allottee simultaneously upon the Allottee registering a Deed of Cancellation of this Agreement, and a full discharge receipt is signed and registered by the said Allottee. The allottee shall return the duly cancelled original agreement to the Promoter. Pursuant to the same, the Promoter shall be at liberty to sell and dispose off the said premises to any other person at such price and upon such terms and conditions as the Promoter may deem fit and the Allottee shall not be entitled to question such sale or to claim any amount from the Promoter.

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(b) In the event, the Allottee terminates this agreement without assigning any reason and or without any fault or breach committed by the Promoter, the Promoter shall be at liberty to deduct from the consideration value or part thereof (excluding interest or any other charges paid by the Allottee on account of delayed payments), which may have till then been paid by the Allottee to the Promoter, the following amounts:

- (i) a sum of Rs. 10,00,000/- (Rupees Ten Lac) as and by way of liquidated damages (defined hereinbelow);
- (ii) deduct the brokerage, if any, paid by the Promoter;
- (iii) deduct any amounts, if applicable, paid to third party by the Promoter on behalf of the Allottee and
- (iv) deduct all the taxes and duties paid by the Promoter to the statutory authorities in relation to the said premises,

On termination of this Agreement, in accordance with the provisions of the above clause, the booking / allotment of the Said premises shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Said premises, save and except the right to receive the balance amount payable after the aforesaid deductions, but without any further amount by way of interest or otherwise. It is further agreed that the Refund Amount shall be paid by the Promoter to the Allottee simultaneously upon the Allottee registering a Deed of Cancellation of this Agreement, and a full discharge receipt is signed and registered by the said Allottee. The allottee shall return the duly cancelled original agreement to the Promoter. Pursuant to the same, the Promoter shall be at liberty to sell and dispose off the said premises to any other person at such price and upon such terms and conditions as the Promoter may deem fit and the Allottee shall not be entitled to question such sale or to claim any amount from the Promoter. It is hereby expressly agreed between the parties that the Promoter shall be entitled to exercise its right as aforesaid (i.e. sale and disposal of the said premises) even before it has refunded to the Allottee the balance amount as stated hereinbefore.

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If as a result of any legislative order or regulation or direction of the Government or public authorities, the Promoter is unable to complete the aforesaid building and/or to give possession of the said premises to the Allottee, the only responsibility and liability of the Promoter will be to pay over proportionately to the Allottee and the several other persons who have purchased or who may purchase hereafter, the flats and acquire rights in respect of other spaces in the said building, the total amount (attributable to the said building) that may be received by the Promoter, pursuant to such legislation etc., and save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement, or otherwise howsoever.

- (d) For the avoidance of doubt, in case of termination of the agreement as mentioned above, it is clarified that any amount paid by the Allottee which has been utilized towards payment of all taxes to any Authority shall not be refunded unless (and till such time that) the Promoter receives credit for the same from the relevant Authority.

It is further clarified that in case of termination of the agreement as mentioned above, the Allottee shall not be entitled to get refund of any amounts paid towards GST, in respect of any invoice (pertaining to the payment of any instalment or any other amounts due), after the due date of furnishing the return under the GST laws, for the month of September following the end of financial year to which such invoice pertains or furnishing of the relevant annual return, whichever is earlier.

- (e) The Allottee confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Allottee and has been arrived at having regard to inter alia the cost of construction, the cost of funds raised by the Promoter, the ability or inability of the Promoter to resell the Said premises, including losses due to brokerage/ marketing spend, delay in receiving money towards the Said premises and the possibility of loss of value of the Said premises on resale, among others. The Allottee hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Allottee to fulfil and abide by the terms and conditions

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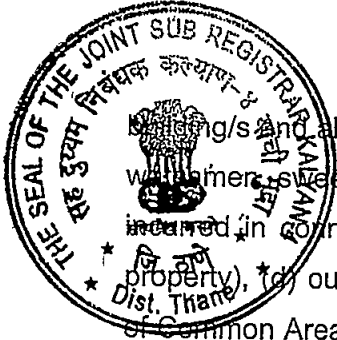


contained hereunder, including all payment related terms and conditions, and the Promoter will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure, non-compliance on the part of the Allottee. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Promoter for the loss or damage that is suffered / likely to be suffered by the Promoter on account of breach / contravention of the terms of this Agreement by the Allottee. The Allottee hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.

9. Upon possession of the said premises being delivered to the Allottee it shall be entitled to the use and occupation of the said Premises. Upon the Allottee taking possession of the said Premises it shall have no claim against the Promoter in respect of any item of work in the said premises, which may be alleged not to have been carried out or completed. The only liability of the Promoter shall be the statutory liability under the prevalent law.
10. Commencing a week after notice is given by the Promoter to the Allottee that the said premises are ready for occupation; the Allottee shall be liable to bear and pay all taxes and charges for water, electricity and other services and the outgoings payable in respect of the said premises including those mentioned in clause 11 below.
11. (i) The Allottee agrees and binds himself / herself/ itself to pay regularly in advance, every quarter, by the 5<sup>th</sup> of the beginning of each quarter to the Promoter, until a lease of the said immovable property is executed in accordance with the provisions of this Agreement and thereafter to the Co-operative Housing Society, the proportionate share that may be decided by the Promoter or the Co-operative Housing Society for (a) insurance premium, (b) rent and all municipal and other taxes that may from time to time be levied in respect of the land described in the First Schedule hereunder written and the said building/s including water taxes and water charges and (c) outgoings for the maintenance and management of the said immovable property and the said building/s and other structures as may from time to time be standing thereon, and the common amenities, common lights, for the lift/s as installed in the said

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and all other outgoings (such as collection charges, charges for water, sewer, sweepers, and maintenance of accounts and those otherwise incurred in connection with the said building/s and the said immovable property), (d) outgoings for operation/ maintenance/ repairs replacement of Common Areas and Facilities and Limited Common Area and Facilities as also Special Common Areas and Facilities (if applicable to the concerned Allottee e.g. parking space) on the said immovable property and/or being part of the Composite Holding (e.g. Drainage / sewerage lines; storm water line/s; water lines; utility lines and STP ), (e) proportionate outgoings, charges, dues, taxes, duties, levies and all other outgoings of any nature whatsoever to be contributed by each Allottee for expenses in connection with operation, maintenance, repair and or replacement, in respect of those areas which form part of the Composite Holding and the limited common use of which the Allottee is entitled to enjoy and all infrastructural and other facilities and services provided / to be provided in connection therewith. An illustrative list of such areas is in Statement "C" hereto annexed. It is clarified that Towers A, B, C and D together will proportionately pay and contribute 50% of the aforesaid outgoings however the above does not include the club house (and the facilities and amenities therein) and the swimming pool, (f) contribution to the Environment Deposit which is to be maintained for the purpose of operations, maintenance, repairs and replacement of the STP and other environmental facilities.

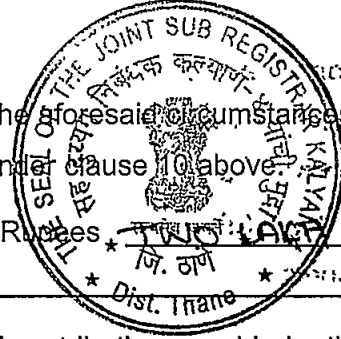
- (ii) It is a condition of this Agreement and the Allottee hereby agrees that at the time of taking possession of the said Premises, the Allottee shall be required to pay to the Promoter and hereby covenants to pay to the Promoter the amounts listed hereunder (under the different heads specified hereunder) and that unless all such amounts are paid by the Allottee to the Promoter, the Allottee shall not be entitled to demand or require possession of the said Premises and the Promoter shall not be bound or required to hand over to the Allottee possession of the said Premises and the Allottee shall not have the right to use or occupy the said Premises or any of the Special Limited Common Areas and Facilities appurtenant thereto and or avail of the facilities referred to in

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Statement "C". It is clarified that in the aforesaid circumstances the Allottee shall be liable for its dues under clause 10 above.

(iii) Lumpsum of Rs. 2,00,000/- (Rupees TWO LAKH ONLY )

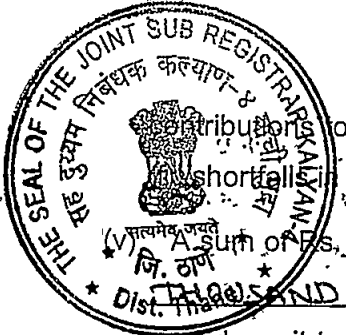
as the agreed / settled amount of contribution payable by the Allottee to the Promoter, for membership of the existing club house, swimming pool and its facilities. It is clarified that the aforesaid clubhouse (swimming pool and the other facilities) has been constructed on part of RG -1. It is hereby clarified that the Allottee will be required to additionally pay to the Promoter or the operator of the aforesaid club house and its facilities as the case maybe, the annual maintenance /subscription and other charges, as may be applicable, for use of the club house, swimming pool and the facilities offered/available in the club house. The Promoter has informed the Allottee and the Allottee hereby agrees and undertakes to execute separate writings with the Promoter / or operator of the club house as the case may be undertaking to abide by the rules and regulations for availing the facilities of the club house and agreeing to pay all the recurring costs, charges and expenses of the club-house and for availing of the facilities and amenities that may from time to time be available. The aforesaid amount of Rs. 2,00,000/- payable by the Allottee to the Promoter under this sub-clause is a onetime payment and is not a deposit with the Promoter. The Allottee shall not be entitled to demand or obtain from the Promoter refund or account of such amount or any part thereof.

(iv) A sum of Rs. 44,700/- (Rupees FORTY FOUR THOUSAND SEVEN HUNDRED ONLY )

as estimated advance maintenance for 12 months to be retained by the Promoter (and the balance amount to be transferred by the Promoter to the Co-operative Society at the time of lease of the said immovable property together with the conveyance of the building and other structures standing thereon, subject to deductions consequent upon any default on the part of the Allottee to pay to the Promoter the Allottee's

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Contributions towards the outgoings referred to in sub-clause (i)(a) to (i) shall not be liable to be repaid in case of shortfalls in respect of the same.

A sum of Rs. 44,700/- /- (Rupees Forty Four THOUSAND SEVEN HUNDRED ONLY. )

as a deposit to be retained by the Promoter. The aforesaid deposit shall not carry any interest. The aforesaid deposit or the balance, if any, of the same shall be transferred by the Promoter to the Co-operative Society, subject to deductions consequent upon complete adjustment of the advance maintenance charges referred to in sub-clause (iv) above and continuing default on part of the Allottee to pay to the Promoter the outgoings referred to in sub-clause (i) and (iii) above and also consequent upon payments made by the Promoter for stamp duty, registration charges and related expenses in relation to documents transferring title in favour of the Co-operative Society).

Note: 1. Payment by the Allottee of the amount specified in sub-clause (v) above as deposit, shall not entitle the Allottee to decline to pay or to commit default in payment of, the quarterly contribution referred to in clause (i) above, nor avoid the consequences of such default.

2. It is expressly clarified and agreed by and between the parties hereto that the Promoter shall be liable to render accounts only to the Co-operative Society of the expenses incurred by the Promoter under sub clause (i)(a) to (f) above and the Promoter shall not be responsible or liable to render any accounts under the aforesaid head to the individual Allottee.

3. The amounts being collected under sub-clauses (iv) and (v) are based on an estimate made by the Promoter.

(vi) The Allottee shall also pay to the Promoter at the time of taking possession of the said premises or at the time of formation of the Co-operative Housing Society whichever is earlier, a sum of Rs. 600/- as application fee, share money, entrance fee for a single holder and an additional Rs.300/- for each joint holder. The said sums shall not carry interest. The said amount will remain with the Promoter until a lease is executed in accordance with this Agreement and on such lease being

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executed, (the said amount less deduction, if any), shall be paid over to the Co-operative Housing Society. Further, the Allottee shall also pay a lumpsum of Rs.20,000/- towards legal expenses incurred and to be incurred which is more particularly specified in clauses 25 and 26 hereunder and Rs.4,000/- towards Society formation charges in respect of the said building. The Allottee shall also pay to the Promoter at the time of taking possession of the said Premises a sum of Rs.20,000/- (Rupees Twenty Thousand) towards charges and deposits for metre for water and electricity.

(vii) It is expressly agreed between the Promoter and the Allottee and is a vital term and condition of this Agreement that the applicable Goods and Services Tax or any other tax, duty, levy including interest, penalty etc. thereon, leviable or levied on the transaction covered by this Agreement, shall be borne and paid by the Allottee alone.

(viii) It is expressly agreed between the Promoter and the Allottee and is a vital term and condition of this Agreement that if any amenity/ies and/or facility/ies (in excess of the amenities and specifications referred to in the Second Schedule hereunder) are required to be provided by the Promoter as a mandatory provision due to a change/addition/alteration in Government norms / policies/ rules and regulations, the same would be provided by the Promoter at an additional charge and which additional charge the Allottee hereby agrees and undertakes to pay to the Promoter forthwith on demand.

(ix) The Allottee shall upon demand also pay Environmental Maintenance Deposit to the Co-operative Housing Society of the said building. The amount of said deposit to be decided/determined by the said Society from time to time.

12. The Allottee shall not use the said premises for any purpose other than a residence and the car-parking space if any appurtenant to the said premises shall be used only for parking a motor vehicle. The use of the car parking spaces shall be subject to the rules and regulations of the co-operative

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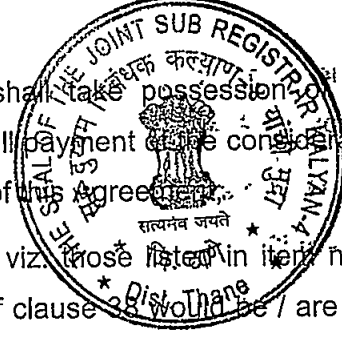
Society (that is to be formed of the Allottees of flats in the said building) in accordance with law.

13. The Promoter has specifically brought to the notice of the Allottee the facts set out in recitals above and also the undermentioned facts and it is agreed and declared, as essential and integral terms and conditions of this Agreement, mutually agreed upon by and between the parties hereto, that:

- (i) The Promoter is entitled to and shall be at liberty to decide / settle with KDMC all consequential benefits including compensatory FSI in respect of the said reserved lands (which may be utilised by the Promoter on different segments / plots of the Composite Holding or otherwise) and all benefits including Transferable Development Rights (TDRs) and Development Right Certificates (DRCs) in respect thereof shall enure to and shall belong to the Promoter alone and the Promoter shall be entitled to deal with the same as the Promoter may decide, free from any restriction and/or rights and/or claims of the Allottee.
- (ii) The Promoter may be utilising the compensatory FSI in respect of the said reserved lands and will be using the Transferable Development Rights (TDRs) which the Promoter has obtained/purchased or otherwise acquired at its own cost for putting up construction of the whole or any part / portions of the building Metro Grande viz. Towers C and D to be constructed by the Promoter.
- (iii) The Allottee confirms that the Promoter has prior to the execution hereof clarified to the Allottee as under and that the Allottee with full knowledge of the implications of the undermentioned situation hereby agrees, consents and confirms as under:
  - (a) It shall be permissible for the Promoter in the first instance to obtain part Occupation Certificate in respect of the said building Metro Grande Tower "C" or Tower "D" as sanctioned at present. On the Promoter obtaining part Occupation Certificate in respect of Tower "C" or Tower "D" as the case maybe, and on the Promoter offering to the Allottee possession of the said Premises, in accordance

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with law, the Allottee shall take possession of the said premises after making full payment of the consideration and other amounts in terms of this Agreement.

(b) The amenities/ facilities viz. those listed in items nos. (i) to (xvi) of sub-clause (a) of clause 28 would be provided by the Promoter for the benefit of the Allottees of the building Metro Grande Tower "C" and Tower "D". It is hereby clarified that some of these amenities and facilities are also for the common benefit of the residents/ Allottees of Metro Residency Tower "A" and Tower "B".

14. The Allottee agrees, covenants and undertakes as under: -

- (i) to maintain the front, side and rear elevations of the said premises in the same form as the Promoter constructs and shall not at any time alter/modify the said elevations in any manner whatsoever;
- (ii) not to carry out any structural modifications, additions and/or alterations whatsoever to the said premises or any part thereof. The Allottee alone shall be responsible for all consequences of any alterations and/or additions that may be made in the said premises and/or the layout thereof;

And

- (iii) not to carry out any structural modifications, additions and/or alterations whatsoever and not to put up construction of any nature whatsoever in the Common Areas and Facilities and/or Limited and/or Special Common Area and Facilities, without the prior consent in writing from the Promoter and the requisite permissions if any, from KDMC and/or other concerned body or authority. If despite this undertaking, the Allottee at any time alters the said elevations of the said premises in any manner whatsoever, without prior written consent of the Promoter or carries out any of the activities specified above, then and in such event the Promoter shall be entitled to prevent / stop / restrain the Allottee from carrying out the aforesaid additions, alterations and/or activities and further to demolish the alterations carried out by the Allottee and restore the elevation of the

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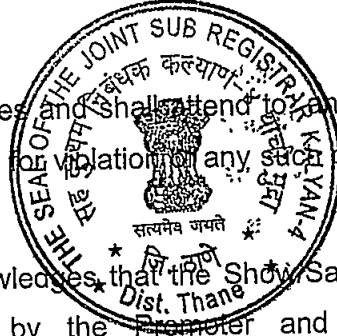
building and the Common Area and Facilities and Limited and /or Special Common Area and Facilities to their original state. All this shall be at the risk and cost of the Allottee. It is hereby clarified and agreed by and between the parties hereto, that the Allottee alone shall be responsible for all consequences (both civil and/or criminal) resulting from the Allottee changing the elevation (front, side and rear) of the said premises and/or carrying out all or any of the activities referred to above.

- (iv) not to dry / hang clothes outside the building line.
- (v) The Allottee shall not store any goods which are of hazardous, combustible or of dangerous nature in the Said premises, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Co-operative Housing Society or the Apēx Organisation / Federation.
- (vi) The Allottee shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the building, including entrances of the building. In case any damage is caused to the building on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of such breach.
- (vii) The Allottee shall not allow the Said premises to be used for user different from the nature of the user that it is intended for use by the Promoter.
- (viii) The Allottee shall use the Car Parking Space only for purpose of parking the Allottee's own vehicles.
- (ix) The Allottee hereby covenants that from the date of possession, it shall keep the said premises, the walls and partition walls, sewers, drains, pipes and areas and appurtenances thereto belonging, in good tenantable repair and condition and shall abide by all the bye-laws, rules and regulations of the Government, KDMC or the M.S.E.D. Company Limited or any other utility provider and any

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other authorities and Local Bodies and shall attend to answer and will be responsible for all actions for violation of any such conditions or rules or bye-laws.

- (x) The Allottee agrees and acknowledges that the Show/Sample Flat constructed/designed/furnished by the Promoter and all the furniture, fixtures, floor tiles, modular kitchen, electronic goods, amenities, etc. displayed in the said Show/Sample Flat is only for the purpose of showcasing. The Promoter is not liable/required to provide any such furniture, fixtures, floor tiles, modular kitchen, electronic goods, amenities, etc. as displayed in the said Show/Sample Flat, other than as expressly agreed by the Promoter under this Agreement.
- (xi) The Allottee confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brochure or electronic communication of any form.
- (xii) The Allottee hereto agrees and acknowledges that at the time of handover to the Co-operative Society, the Promoter shall earmark certain parking spaces for use by such unsold premises and the Allottee hereby agrees and shall cause the Co-operative Society to ensure that these car parking spaces are kept available for use by the Allottees/occupants of the said unsold premises.
- (xiii) The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of

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of statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Allottee understands and agrees that in the event of any signature on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Promoter accepts no responsibility/liability in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same, in writing, to the Promoter immediately and comply with necessary formalities, if any, under the Applicable Law. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said premises applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

(xiv) The Allottee undertakes to observe all other stipulations and rules which are provided herein in order to enable the building/wing to be well maintained and enable all Allottees/members to enjoy the usage of these areas as originally designed. The Allottee shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Promoter may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

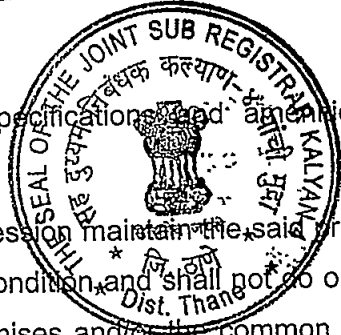
15. The fixtures, fittings and amenities to be provided in the said premises and the type of construction of the said building and the specifications of the said building are those as set out in the Second Schedule hereunder written and the Allottee declares that it has satisfied itself about the design of the

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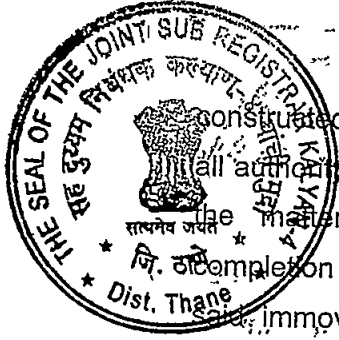


said premises and also about the specifications and amenities to be provided therein.

16. The Allottee shall from the date of possession maintain the said premises at its cost in good tenantable repair and condition and shall not do or suffer to be done anything in or to the said premises and/or the common passages and/or the compound which may be against the rules or byelaws of the KDMC and/or any other authority and/or the Society owning the said immovable property and the building/s and other structures standing thereon.
17. Provided it does not in any way affect or prejudice the rights of the Allottee in respect of the said premises, the Promoter shall be at liberty in accordance with the law, to assign, transfer or otherwise deal with its right, title and interest in the said immovable property more particularly described in the First Schedule hereunder written and/or in the building/s and other structures to be constructed thereon and/or on the said Composite Holding and the building/s and other structures that are or may be constructed thereon.
18. The Allottee shall have no claim whatsoever except in respect of the said premises hereby agreed to be acquired, the car-parking space, if any and the open terrace area, enclosed balcony, dry balcony, if any that may be appurtenant thereto / being part of the said premises. All other open spaces, unallotted flats and other space etc. in the said immovable property and/or in the building/s constructed thereon will remain the property of the Promoter, until the said immovable property described in the First Schedule hereunder written along with the said building/s and other structures, if any, is transferred in accordance with provisions of this Agreement to the Co-operative Housing Society but even then subject to rights of the Promoter under this Agreement.
19. (a) In the event of the Society being formed and registered before the sale and disposal by the Promoter of all the flats and other premises and spaces in the said building and in the said immovable property, the power and authority of the Society so formed and/or of the Allottee and the purchasers of other flats in the building constructed / to be

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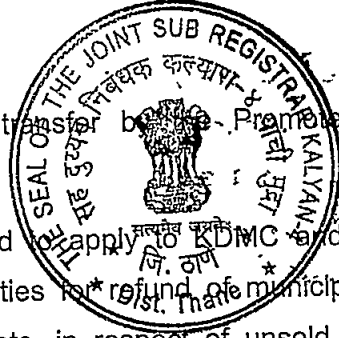
constituted on the said immovable property shall be subject to the over-  
all authority and control of the Promoter, in respect of all and/or any of  
the matters concerning the said building, the construction and  
completion thereof and all amenities pertaining to the same, and the  
said immovable property and in particular the Promoter shall have  
absolute authority and control as regards the unsold flats and all other  
premises/spaces in the said building and in the said immovable  
property and the disposal thereof without any interference and/or  
objection of any sort or nature whatsoever being raised or created by  
the Allottee and/or the Society. The Promoter shall be liable to pay only  
the municipal taxes, at actuals in respect of the unsold flats and other  
premises and spaces in the said building and in the said immovable  
property and a token sum of Rs.11/- (Rupees Eleven) per month  
towards outgoings in respect of each unsold flat and other premises  
and spaces. The Allottee in its individual capacity and as prospective  
member of the Co-operative Society hereby agrees to, accepts and  
confirms the above and covenants not to object to and/or to act contrary  
to the above.

- (b) In case a Deed of Lease is executed in favour of the Co-operative  
Housing Society before disposal by the Promoter of all the flats and  
other premises and spaces in the said building and in the said  
immovable property, then and in such case, the Promoter shall join in  
as grantor/promoter / member as the case may be in respect of such  
unsold premises.
- (c) It is hereby clearly/ categorically understood, clarified, agreed and  
declared by and between the Promoter and the Allottee that:
- (i) in either and/or both the above circumstances and as and when  
such premises are sold / alienated, to the persons of the choice  
and at the discretion of the Promoter (the realisations on such sale  
/ alienation shall belong to the Promoter alone) the Co-operative  
Housing Society shall admit, as members, the purchaser/s of such  
premises without charging the Promoter and/or the purchaser/s  
(new member/s) any premium or any other charges (including  
transfer-fee) by whatever name called. The aforesaid condition is

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- applicable only for the first transfer by the Promoter to the purchaser.
- (ii) The Promoter shall be entitled to apply to KDMC and/or other concerned bodies and authorities for refund of municipal taxes, dues, duties, levies charges etc. in respect of unsold flats and other premises and spaces in the said building and in the said immovable property. Such refund shall always belong to the Promoter alone and the Allottee and/or purchasers of other flats in the said building and/or the Society shall not have and shall not be entitled to claim or receive the same or any part thereof or any benefit arising therefrom and shall also, if requested by the Promoter and at the cost of the Promoter, the Society and the Allottee shall extend all co-operation to the Promoter in respect of or concerning the same.
- (iii) The Allottee is aware that while the Promoter has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Allottee has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- (iv) The Parties agree that the Promoter may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Promoter, if permitted by the relevant Authorities, transferring the construction permissible on the said immovable property to any other property or transferring to the said immovable property the construction permissible on any other property at any time prior to lease of the said immovable property to the Co-operative Housing Society. The Allottee gives his consent for such changes, provided such changes shall not result in change in location of the Said premises (with respect to its direction on a given floor), lowering of the Said premises (with respect to its height above ground) or reduction in the Net Area more than 3% (three per

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of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Allottee.

20. It is declared and confirmed by and between the parties hereto as vital, integral and essential terms and conditions of this Agreement that:-

- (a) This Agreement is limited and restricted only to the land admeasuring approximately 8937 square metres described in the First Schedule hereunder written;
- (b) The rights and/or claims which the Flat-holder can or may have against the Promoter are limited and restricted to the said premises specified in clause 2 above and the Special Limited Common Area and Facilities, Limited Common Areas and Facilities and the Common Areas and Facilities appurtenant to the said premises as specified in this Agreement but no other or further rights or claims;

and

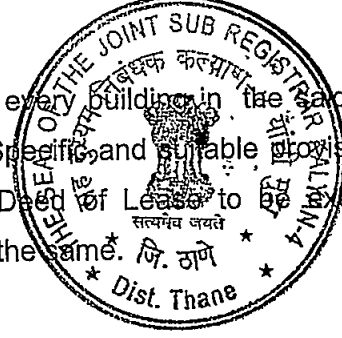
- (c) The Allottee does not have nor shall the Allottee claim any right or interest in or to and/or concerning the rest of the Composite Holding and/or any other lands contiguous to the said Composite Holding and which the Promoter may develop, nor will the Allottee cause any obstruction or hindrance in the Promoter carrying out and/or completing development of any part of the Composite Holding, with or without variation as the Promoter may, from time to time, desire or decide;
- (d) The Promoter reserves to itself the unfettered right, to the full, free and complete right of way and means of access over, along and under all the internal/access roads and the common right of way at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles laden or unladen and with or without animals and also to lay and connect drains, pipes, cables etc. and other amenities necessary for the full and proper use and enjoyment of the Composite Holding and if necessary to connect the drains, pipes, cables etc. over or along the

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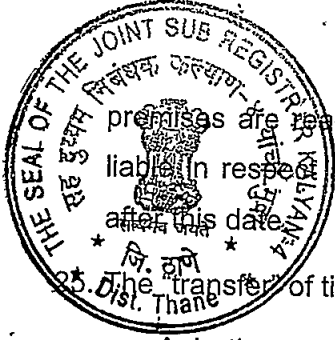
land appurtenant to each and every building in the said layout and the said Composite Holding. Specific and suitable provisions for the same shall be made in the Deed of Lease to be executed. The Allottee expressly consents to the same.



21. Nothing contained in these presents is intended to nor shall be construed to be a grant, demise or assignment in law of the said premises, or the land, hereditaments and premises or any part thereof or of the said building thereon or any part thereof.
22. The Allottee shall not let, sub-let, sell, transfer, assign or part with its interest under or the benefit of this Agreement or part with possession of the said premises until the occupation certificate has been obtained for the said building and all the dues payable by it to the Promoter under this Agreement are fully paid up and that too only if the Allottee has not been guilty of breach of or non-observance of any of the terms and/or conditions of this Agreement and until it obtains prior consent in writing of the Promoter.
23. The Allottee and the person to whom the said premises may be let, sub-let, transferred, assigned, given possession of, shall from time to time sign all application papers and documents and do all acts, deeds and things as the Promoter may require for safeguarding the interest of the Promoter and/or of the Allottee in the said building and/or the said Composite Holding.
24. In the event, the Allottee, after making full payment of all the amounts payable under this Agreement, fails and, or, neglects to take possession of the Said premises within 2 (two) months from the date notice is given by the Promoter to the Allottee that the said premises are ready for occupation, the Allottee shall be liable to pay and the Promoter shall levy a recurring penalty of an amount of Rs.1000/- for every day of delay from the expiry of the aforementioned 2 (two) month period till such time the Allottee takes the possession of the Said premises. The amounts payable by the Allottee pursuant to this Clause shall be in addition to the Provisional Monthly Contribution Charges as mentioned in Clause 29 of this Agreement. Notwithstanding the aforesaid, it shall be deemed that the Allottee has taken possession of the Said premises on the expiry of the 2 (two) months from the date notice is given by the Promoter to the Allottee that the said

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premises are ready for occupation, and the Allottee alone shall be responsible/ liable in respect any loss or damage that may be caused to the Said premises after this date.

The "transfer" of title by the Promoter shall be of the undermentioned nature viz

A. In the event a single society is formed of the Allotees of Tower C and D, the transfer of title in favour of such single society shall be:

i. An absolute Conveyance of the building with 2 (two) towers and structures that would have been constructed by the Promoter on the said immovable property described in the First Schedule hereunder written.

and

ii. a lease in perpetuity (at a token rent of Re.1/- per year) to be granted by the Promoter in respect of the said immovable property described in the First Schedule hereunder written. In such an eventuality, the covenants and the conditions set out in the Statement hereto annexed and marked "D" shall be applicable.

The "Transfer," as aforesaid, shall be effected by the Promoter within three months after obtaining the Occupation Certificate of the said building with 2 (two) towers that would be constructed by the Promoter by using the maximum building potential, or earlier, if the Promoter so decides.

B. In the event the Promoter decides to form separate societies in respect of Tower C and Tower D, then and in such event the nature of the "Transfer" of title shall be as indicated hereunder:

(i) the structure of Tower C / Tower D (as the case maybe) will be conveyed in favour of the society of the Allotees of Tower C or Tower D (as the case maybe);

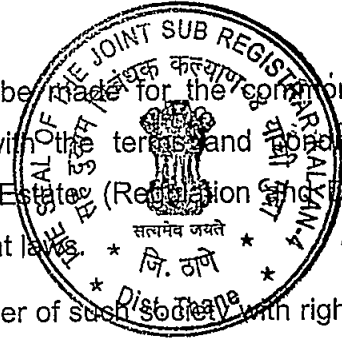
(ii) there will be a lease, in favour of the respective society formed of the Allotees of Tower C or Tower D (as the case maybe), of the land on which the Tower C / Tower D stands and the appurtenant land proportionate to the structures of Tower C and D.

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- (iii) Adequate provision shall be made for the common areas and facilities in accordance with the terms and conditions of this Agreement and the Real Estate (Regulation and Development) Act 2016 and other relevant laws.



Note: The Allottee shall become a member of such society with rights pertaining to the said premises.

The "Transfer," as aforesaid, shall be effected by the Promoter within three months after obtaining the Occupation Certificate of the respective tower that would be constructed by the Promoter by using the maximum building potential, or earlier, if the Promoter so decides

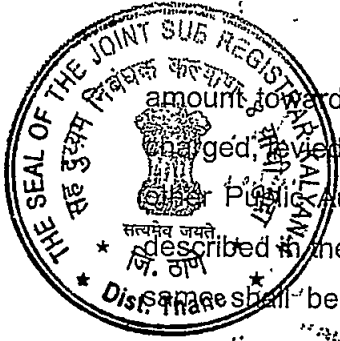
26. Messrs. A.H. Parpia & Company, or any other Solicitors and Advocates of the Promoter, shall prepare and/or approve, as the case may be, all the documents to be made in pursuance of this Agreement. All costs, charges and expenses, including stamp duty, registration charges and expenses in connection with the preparation and execution of the documents and formation of and registration of the Co-operative Housing Society shall be borne, shared and paid by all the Allottees of the said building having two towers in proportion to the respective purchase price of their respective premises. An estimate of such amount shall be kept deposited by the Allottee with the Promoter at the time of taking possession of the said premises and shall, until utilisation, remain with the Promoter free of interest. If however, such aforesaid amount deposited with the Promoter is insufficient to meet the aforesaid expenses then the Allottee hereby agrees and covenants to pay the difference to meet the aforesaid expenses forthwith on demand.

27. The stamp duty and registration charges of and incidental to this Agreement and/or any other or further document in favour of the Allottee shall be borne and paid by the Allottee. The Allottee will present this Agreement for registration and the Promoter will attend the Sub-Registry and admit execution thereof, after the Allottee informs the Promoter the number under which it is lodged.

28. The Allottee agrees and binds itself to pay to the Promoter the development charges of Rs.60,000/- (Rupees Sixty Thousand Only). Any incremental

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amount towards development and/or betterment charges or other levy are charged, levied or sought to be recovered by KDMC, Government and/or any Public Authority, if future, in respect of the said immovable property described in the First Schedule hereunder written and/or the said building the same shall be borne and paid by all the Allottees in proportion to their respective purchase price.

29. The Allottee agrees and binds itself to pay to the Promoter the provisional monthly contribution of Rs 37251/- per month towards the outgoings (referred to in Clause (11) above) from the date as provided hereinabove in Clause (10) and payable regularly in advance for every quarter (i.e. by the 5<sup>th</sup> of each quarter) till such time as the said immovable property is transferred to a Co-operative Housing Society and it shall not withhold the same for any reason whatsoever.
30. All notices to be served on the Allottee as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee by email at the email address of the Allottee stated in this Agreement or prepaid post at its address specified below: -

Address:

E-201, NEMINATH RESIDENCY,

KACHERI ROAD, MUDRE BUDRUK,

KARJAT, RAIGAD - 410201.

31. The Allottee hereby gives its express consent to the Promoter to raise any loan against the said immovable property and/or the building under construction and to mortgage the same with any bank or banks or any other entity. This consent is on the express understanding that any such loan liability shall be cleared by the Promoter at its own cost / expense before the said premises are handed over to the Allottee.

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32. 1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Allottee in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Said premises in connection with such Loan (which shall require the prior written consent of the Promoter) the Allottee shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.
2. The Parties further agree that the Promoter shall not in any way be liable or responsible for the repayment of the Loan taken by the Allottee. All costs in connection with the procurement of the Loan and creation of a mortgage over Said premises and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Allottee. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Promoter shall have a lien on the Said premises to which the Allottee has no objection and hereby waives his right to raise any objection in that regard.
3. The Allottee hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all statutory imposts/taxes levied by the authorities concerned from time to time thereto remain unpaid/outstanding and the occupation certificate is not obtained, the Allottee subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Said premises in any manner whatsoever without obtaining prior written permission of the Promoter and/or the relevant banks/financial institutions which have advanced the Loan. The Promoter shall not be liable for any of the acts of omission or commission of the Allottee which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Allottee to inform the Co-operative Housing Society about the lien/charge of such banks/financial institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.

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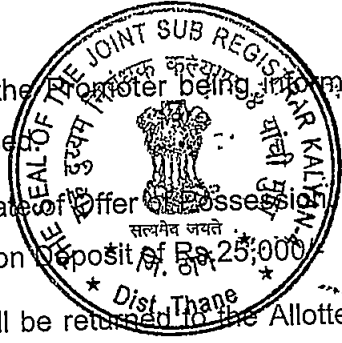
The Allottee indemnifies and hereby agrees to keep harmless and indemnified the Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoter and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Allottee of the terms and conditions governing the Loan.

33. 1. The proportionate share of the Municipal/Property Tax, as may be determined by the Promoter, from time to time, shall be borne and paid by the Allottee on and from the Maintenance Commencement Date, separately from any of the other considerations / levies/ charges/ Common Area Maintenance Charges, etc.
2. The Allottee undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the maintenance Charges becoming payable as per the terms stated herein.
3. In the event of a shortfall between the amount deposited with the Promoter by the Allottees towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Promoter shall inform the Allottees of such shortfall and the Allottees shall be liable to ensure that the same is paid to the Promoter within 15 (fifteen) days of receipt of intimation from the Promoter, failing which the Allottee shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Promoter shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the Allottees.
4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the respective societies/Apex Organisation...
5. If the Property Tax demand in respect of the Said premises, comes directly in the name of the Allottee, the amount paid by the Allottee to the Promoter towards Property Tax for the Said premises shall be refunded to

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the Allottee within 15 (fifteen) days of the Promoter being informed by the Allottee that such demand has been raised.

34. 1. The Allottee shall, on or before the Date of Offer of Possession, pay to the Promoter, interest free Building Protection Deposit of Rs. 25,000.
2. The Building Protection Deposit shall be returned to the Allottee, without interest after completion of fit-out / interior work by the Allottee and subject to the possession policy and permissible changes policy of the Promoter.
3. The Allottee hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Allottee shall notify the Promoter about completion of all fit-out or interior works in the Said premises. On receiving this notification, the Promoter representatives/ nominees shall inspect the said premises, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Allottee are in adherence to permissible changes policy then the Building Protection Deposit shall be returned without interest.
4. In the event any violations are observed by the Promoter's representatives/ nominees then same shall be intimated to the Allottee and the Allottee shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Allottee fails to do the same, then the Promoter shall get the same rectified at the cost and risk of the Allottee. The Allottee shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
5. The Allottee hereto provides unconditional and irrevocable consent to the Promoter and the Allottee has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Allottee, the Promoter shall raise bills/invoices on the Allottee and the Allottee undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Allottee refrains from paying the additional amount, the same shall be adjusted from the Maintenance charges paid by the Allottee and shall be reflected as arrears and shall be claimed from the Allottee by the Co-operative Housing Society, at the time same is formed.

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The Allottee shall permit the Promoter and its servants and agents, with or without workmen and others, at all reasonable times to enter into and upon the said premises or any part thereof (i) to view and examine the state and condition thereof and the Allottee shall make good, within one month of the Promoter giving to the Allottee notice in writing, all defects, decays and want of repair (ii) for the purpose of repairing any part of the building and/or for the purposes of making, repairing, maintaining, re-building, cleaning, lighting and keeping in order and condition, all services, drains, pipes, cables, water-courses, gutters, wires, partition walls, structures or conveniences belonging to or serving or used for the said building and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables and for all other purposes contemplated by this Agreement. The aforesaid right of the Promoter shall exist upto the time the Promoter carries out and completes construction of the said building Metro Grande with two Towers C and D and other structures, if any, on the said immovable property and/or forms a Co-operative Society, whichever is later.

36. It is clearly understood and agreed by and between the parties hereto that the open terrace area, if any, adjacent /appurtenant to a flat shall be part of and belong to that particular flat exclusively. The purchaser of such flat shall be entitled to make use of the same for all purposes whatsoever, as permissible by law. However, such purchaser shall not be entitled to enclose or cover the said open terrace.

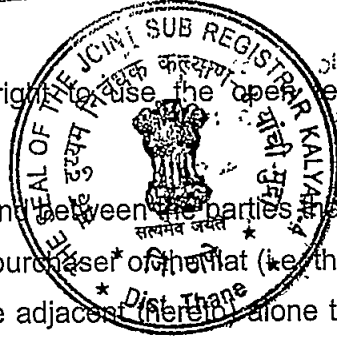
37. (a) It is also understood and agreed by and between the parties hereto that the terrace area if any, in front of and/or adjacent to the flats in the said building shall belong exclusively to the respective purchasers of the respective flat/s and such terrace area is intended for the exclusive use of the respective Allottee. The said terrace area shall remain open (i.e. in the same form as provided by the Promoter and shall NOT be enclosed in any manner by the Allottee) until and unless permission is obtained, in writing, to cover the same by the Allottee from the Promoter / Co-operative Housing Society and KDMC.

(b) The owner of such flat shall be entitled to prevent the Allottees / occupiers of any other flat in the said building and/or such Co-operative

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Society from using/ claiming the right to use the open terrace area appurtenant / adjacent to such flat.

(c) It is hereby clarified and agreed by and between the parties that it shall be the responsibility and liability of the purchaser of the flat (i.e. the flat in the said building having a terrace space adjacent to it) alone to maintain, repair and or replace such terrace area adjacent to such flat and to keep the same in good order and condition. Neither the Society nor any other flat purchaser shall be responsible or liable for the same nor shall be required to make any financial contribution towards the same.

(d) It is hereby further clarified that if the purchaser of a flat with terrace area adjacent to it fails / defaults to maintain, replace and or repair the terrace area and if as a result of such default or failure or otherwise, of the Allottee there is damage, leakage or any inconvenience to the owner / occupant of the flat below the terrace flat and/or to the Society or any of its members, then and in such event the Society shall be entitled, after giving to the concerned Allottee notice in writing, to carry out the maintenance, replacement and or repair of the said terrace area as may, from time to time be required, on behalf of and at the risk and cost of the owner of such flat with terrace area adjacent to it. To enable the Society to carry out the works as aforesaid, the persons authorised by the Society shall, after the Co-operative Society gives to the owner / occupant of such terrace flat, notice in writing, be entitled to enter such terrace flat and carry out the required works.

38. The Promoter shall have a first lien and charge on the said premises agreed to be acquired by the Allottee in respect of any amount payable by the Allottee to the Promoter under the terms and conditions of this Agreement.

The nature, extent and description of the "Common Areas and Facilities" and of the "Limited Common Areas and Facilities" and Special Limited Common Areas and Facilities shall be as under:

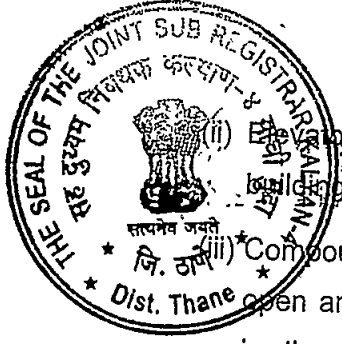
(a) **Common Areas and Facilities:-**

The following areas/facilities will be for the benefit of the Allottees in the building:-

(i) Entrance lobby and foyer of the building;

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and its equipment and other ancillaries installed in the building as also the elevator shaft;

(iii) Compound (including internal roads) of the said building i.e. the open area comprised in the said immovable property described in the First Schedule hereunder written but excluding the covered / open / stack / puzzle / mechanical car-parking / spaces in such compound, which are or may be designated as appurtenant / to be appurtenant to the respective flats in the said building and also subject to proper access to reach such parking spaces;

- (iv) The staircases of the building, including landings and mid-landings, for the purpose of ingress and egress of the Allottees / occupants and visitors to such building but not for the purpose of storing or for recreation or for residence or for sleeping;
- (v) The terrace above the top floor of the building, will be for being used for common purposes like putting up antennae and for being used as an open terrace by the members owning flats in such building but not for putting up any construction or as a play area or for pounding of "masala" or any such objectionable use;
- (vi) Overhead (OH) and Underground (UG) water tanks for the building and the water pumps and ancillary equipment thereof;
- (vii) The septic tanks, if any, Sewage Treatment Plant (including the reservoirs for grey/raw water and treated water), water pipes and other services providing facilities to the building on the said immovable property;
- (viii) Back up power supply system/equipment for essential services;
- (ix) Refuge area as may be constructed by the Promoter in the building with access only from the landing level of the particular floor in such building which will be for the common use of the residents of such building;
- (x) Watchmen's cabin and toilet if constructed by the Promoter;

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- (xi) Common water Reservoir and pumps and other ancillaries connected therewith in common with Town & Bldg.
- (xii) Fire Fighting System;
- (xiii) Fire Fighting Water Reservoir;
- (xiv) Diesel Generator;
- (xv) Water supply and drainage and electricity mains upto the individual immovable property;
- and
- (xvi) Power Infrastructure.

The Allottee will have a proportionate undivided interest in the above.

Note: - The items referred to in this sub-clause 38(a) and any other amenity / facility, as the Promoter may decide, will be provided suitably for a building/ group of buildings as may be decided by the Promoter and will form part of the common areas and facilities of all such buildings even though these common areas and facilities may be located outside the said immovable property. These facilities may be located within or outside the said immovable property. It is however clarified that if such facilities and/or services, serve one or more buildings all expenses in relation to maintaining, repairing, replacing and otherwise shall be borne and paid proportionately by all the owners of the flats in the respective building which are serviced by such amenities, services and facilities. Access to the common areas / facilities (or some of them) referred to in sub-clauses (vi), (vii), (xi), (xii) (xiii) and (xv) above shall be from the area shown shaded blue on the said Plan A.

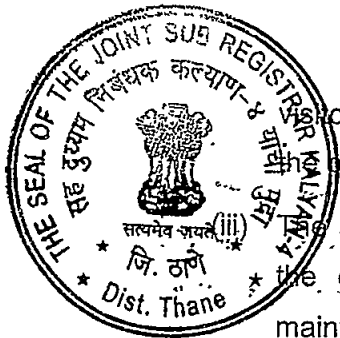
(b) **Limited Common Areas and Facilities:** -

- (i) Landing in front of the elevators on the floor on which the particular flat is located, as a means of access to the flat but not for the purpose of storing or sleeping or as recreation area etc.
- (ii) The landing described in (i) above is meant for use of the residents of the flats located on that particular floor and for

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doors thereto, but is subject to means of access for reaching other floors, available to all residents and visitors.

service shaft within the said premises which is not part of the carpet area of the said premises is a facility for the maintenance, repair and or replacement of the drainage, water pipes and other services and facilities passing it.

The Allottee will have a proportionate undivided interest in the above.

(c) **Special Limited Common Areas and Facilities:**

Covered / open / stack / puzzle / mechanical car parking space/s in the building and on the said immovable property which are or may be designated as appurtenant to a particular flat.

The Allottee shall have full and exclusive interest in the above and shall be entitled to use and occupy the above to the exclusion of all other persons.

39. All payments, required to be made to the Promoter under this Agreement, shall be by Account Payee Cheques/Pay Orders/RTGS and no payment made otherwise than as aforesaid shall be valid or binding against the Promoter. Further, no receipt for any payment shall be valid or binding unless it is issued by the Promoter on its printed letter-head/receipt form, and the cheque has been realised.

40. At different locations on the Composite Holding recreation garden/s and/or club-house and/or swimming pool and/or other recreational facilities / amenities are / will be made available. It is agreed and declared, as essential and integral terms and conditions of this Agreement that it shall be in the discretion of the Promoter,

- a. To decide as to what recreational and other amenities are to be provided by the Promoter to the Allottee.
- b. To shift / vary the location/s of the different components of the recreational and other amenities.
- c. For optimum utilization of the recreational and other amenities, the Promoter (or the person authorised to operate/manage the Areas

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As waived on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor the same shall in any manner prejudice or affect the rights of the Promoter.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hand the day and year first hereinabove written.

SIGNED AND DELIVERED by the within-named Promoter, WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED by the hand of its Director / Authorised Executive Mr. Nitin Mhatre



*Nitin Mhatre*



SIGNED AND DELIVERED by the within named Allottee



(1) PARAG PRADIP NAIK.  
(2) PRIYA PARAG NAIK.  
(BEFORE MARRIAGE NAME)  
(3) PRIYA BHIMRAD SALVE  
in the presence of

*Parag Naik*  
*Priya Naik*



RECEIVED from the within named Allottee a sum of Rupees SEVEN LAKH ONLY.

)  
) Rs. 7,00,000/-  
)  
)  
)  
)

under clause 3 above

Witness:

① *De. [Signature]*

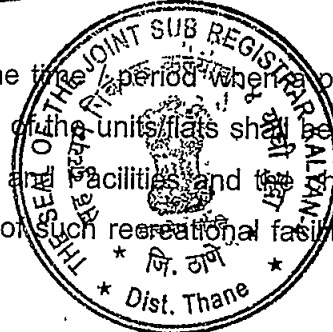
② *B.A. Salve*

We say received

West Pioneer Properties (India) Private Limited

*Nitin Mhatre*  
(Authorised Signatory)

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and Facilities) shall determine the time period when particular group/s of the owners/occupants of the units/flats shall be entitled to use all or some of the Areas and Facilities and the charges if any that will be payable for use of such recreational facilities and amenities.

d. It is further clarified, that it shall be at the sole discretion of the Promoter to determine if some of the recreational and other amenities shall be for the exclusive use of a particular group of buildings. The Allottee hereby expressly agrees and consents to abide by the decision of the Promoter in this regard. Further the Allottee agrees not to raise any objection or to do or omit to do any act of commission or omission whereby the aforesaid right of the Promoter is in anyway limited, restricted, hampered or diluted.

- e. The Allottee agrees that if and when the Promoter puts up building/s on one or more contiguous plot/s the facilities enumerated above will also be available to the Allottees/occupants of such building/s.
- f. The terms, conditions and covenants referred to in the Third Schedule hereto annexed shall be applicable.

#### 41. SEVERABILITY

1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.
2. The Parties shall negotiate, in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

#### 42. WAIVER

Any delay tolerated or indulgence shown by the Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment to the Allottee by the Promoter shall not be construed

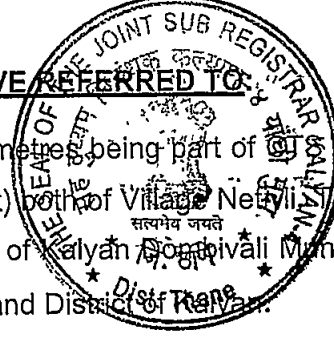
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**THE FIRST SCHEDULE ABOVE REFERRED TO:**

Land admeasuring approximately 8937 sq. metres being part of CTS no. 2 (Tikka No.2-5) and City Survey no. 421 (part) both of Village Netyli Taluka Kalyan, District Thane within the jurisdiction of Kalyan Sonawali Municipal Corporation in the Registration Sub-District and District of Thane.



NOTE: The land described hereinabove is only a part of CTS no.2 and part of CTS no.421, both bearing Survey no. 35(part).

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**SPECIFICATIONS, FIXTURES, FITTINGS AND AMENITIES**

1	STRUCTURE	Seismic designed R.C.C. frame structure with brick / concrete blocks walls, both sides plastered.
2.	PODIUM (approximately admeasuring 70,000 sq. ft.) having:	a. Skating ring b. Kids Play Area c. Jogging Track d. Table Tennis Table (one) e. Pool Table (one); f. Outdoor Exercise equipment; g. Outdoor sitting area; h. Water Body ;
3.	THREE LEVEL PARKING	
4.	RAIN WATER HARVESTING	
5.	FIRE FIGHTING AND ALARM SYSTEM	
6.	AIR CONDITIONED ENTRANCE LOBBY	
7.	COMMON SERVANT / DRIVERS TOILET	

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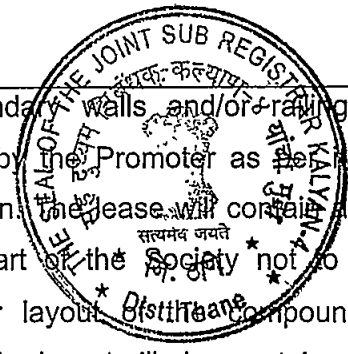
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SECURITY SYSTEM:-		<ul style="list-style-type: none"> <li>• CCTV for the building as maybe determined by the Promoter;</li> <li>• Boom Barriers with RFID for Parking;</li> </ul> <p>It is clarified that the Podium shall be maintained in such a manner so as to ensure that there is free movement for the fire tender(s).</p>
9.	FIXTURES AND FITTINGS WITHIN THE PREMISES	
FLOORING:	Vitrified tile flooring.	
<del>KITCHEN:</del>	<del>Modular Kitchen with Chimney.</del>	
TOILET:	Toilets with anti-skid Vitrified tile flooring, and Granite counter with wash basin, sanitary fittings (Roca or equivalent) and CP fittings.	
RAILINGS:	M.S. Railings with oil paint.	
DOORS:	Main door will be flush door with both sides laminated. Bedroom Door will be flush door with both side laminated. Toilet doors will be FRP flush doors.	
PAINTING:	Acrylic paint on internal walls and on the ceiling of the flat. External walls will be painted with cement paint.	
ELECTRICALS:	Concealed copper wiring with modular switches.	
PLUMBING:	The internal plumbing will be concealed type and external will be open type.	
WINDOWS:	Anodized sliding windows in Living room, Bed rooms and Kitchen. The Toilets shall have aluminium louvered windows.	
LIFTS/ELEVATORS:	With backup power.	

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BOUNDARIES	The boundary walls and/or railings will be provided by the Promoter as per his drawing and design. The lease will contain a covenant on the part of the Society not to alter the design or layout of the compound walls / railings. The lease will also contain a covenant from the Society not to put up any hoarding on or near the boundary walls.
Panic Alarm button (for individual flats);	
Video Door Phone (for individual flats main door);	
Intercom for individual flats;	
Bio metric access (for individual flats main door);	

Note:

1. Tiles are susceptible to staining and variations in shade. Whereas all efforts shall be made during fixing of tiles, to minimise perceptible shade variations, the Promoter, shall not be held liable in any manner whatsoever, for the same.
  - i. Variation in shade of paint could occur especially when a wall is retouched and the Promoter shall not be held liable in any manner whatsoever for the same.

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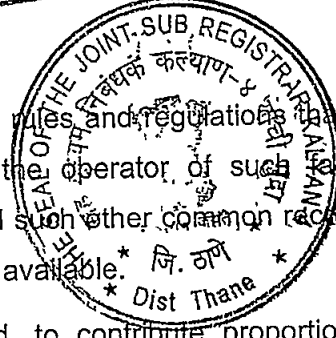


**THE THIRD SCHEDULE ABOVE REFERRED TO:**

- Terms, Conditions and Covenants to be observed by the Allottee / Society.)
1. Access roads / internal roads in the layout (except those that are within the said immovable property) will be common to and serve the various buildings on the Composite Holding, as also the users of the recreational and other amenities.
  2. All carriageways are intended to be kept unobstructed and free from any parking or placing of any materials at all times.
  3. The septic tanks / soak - pits and underground tanks of the said buildings, sewage treatment plant and other amenities listed in Statement "C" may be located within the area of recreation gardens or at any other suitable place outside the said immovable property but within the Composite Holding as may be decided by the Promoter. In such an eventuality the aforesaid facilities, amenities and services shall form part of the Common Areas and Facilities of such building/s who they service and which building/s alone shall be responsible and liable for maintaining, replacing and or repairing such amenities, facilities and services and restoring the recreation garden/amenities that may be damaged or affected while the aforesaid works are being carried out by the Society.
  4. The drainage / sewerage lines of the buildings on the Composite Holding and the electric cables, telephone lines and storm water drains serving the various buildings on the Composite Holding may ultimately run under / across or along the access road, internal feeder roads or otherwise as may be decided by the Promoter. However, those may also pass through / under the open spaces/ recreation gardens around the several buildings as may be determined by the Promoter. In such an eventuality the aforesaid facilities, amenities and services shall form part of the Common Areas and Facilities of the building/s which they service who alone shall be responsible and liable for maintaining, replacing and/or repairing such amenities, facilities and services and restoring the open spaces/ areas etc. that may be damaged or affected while the aforesaid works are being carried out by the respective Society.

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5. The Allottee / Society shall abide by the rules and regulations that may be finalized by the Promoter and/or the operator, of such facilities regarding / in relation to club house and such other common recreation amenities / facilities are provided /made available.
6. The Allottee / Society will be obliged, to contribute proportionately towards the cost of repairs to and maintenance of the common roads, common garden, lighting, common pipes and other common amenities referred to above.
7. Electrical switching station/s as required by M.S.E.D. Company Limited or other utility company may be provided at the location/s, (to be allotted by the Promoter) on the Composite Holding and will serve the buildings on the Composite Holding as also the adjoining properties in the neighbourhood, as may be required by M.S.E.D. Company Limited or the other utility company.

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**STATEMENT "A"**

The building named Metro Grande -Tower "C & D" have been sanctioned at present as having a lower ground floor, upper ground floor, ground floor, stilts and 20<sup>th</sup> floors. The Revised Commencement Certificate is dated 28<sup>th</sup> June 2017 bearing no. KDMC/NRV/BP/KV-2012- 13/242/73 and the revised commencement certificate dated 09/02/2023 bearing no KDMC/TPD/BP/KD/2012-13/242/399

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*[Signature]*

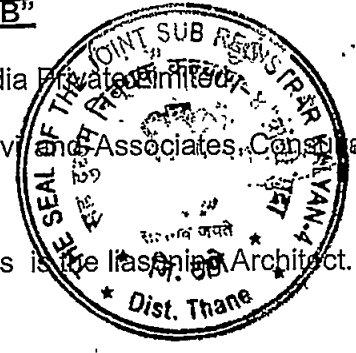
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STATEMENT "B"

- (1) The Architects are Lewis & Hickey India Private Limited.
- (2) The Structural Engineers are Sanghvi and Associates, Consultants Private Limited.
- (3) Mr Sunil Pathak of Nirmaan Architects is the In-charge Architect.



*u*  
*[Signature]*  
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STATEMENT "C"

Areas which the Promoter will continue to retain with itself or may transfer to such persons as it may choose and will NOT be leased to the Co-operative Society referred to in this Agreement, but the limited use (as determined at the sole discretion of the Promoter) whereof the Allottee shall have.

Internal roads / feeder roads (a portion / part of which is shown shaded Burnt Sienna) on Plan A;

Recreation / Garden Areas / Jogging Track being original RG nos. 1, 8 and 9 now renumbered as RG.1(part) (shown shaded light green) and RG no.2 on Plan A;

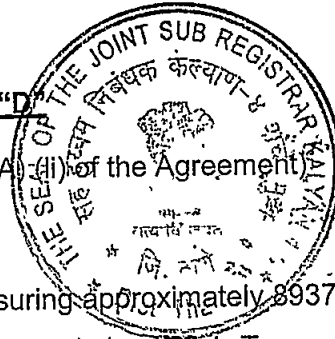
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**STATEMENT "D"**

(Referred to in clause 25 (A) (ii) of the Agreement)

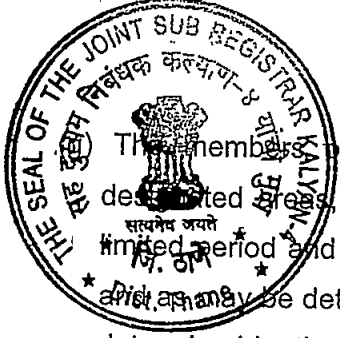


- (1) The Lease will be of the said plot admeasuring approximately 8937 sq. mtrs. shown bounded red on Plan A hereto annexed (on which Towers C and D are to be constructed by the Promoter).
- (2) The Lease referred to in clause 1 above (hereinafter referred to as "document of title") will be drafted by M/s. A.H. Parpia & Company as Advocates and Solicitors or other lawyers for the Promoter and will contain such terms, provisions, covenants and conditions as M/s. A.H. Parpia & Company or other lawyers for the Promoter may consider appropriate (in keeping with the provisions of this Agreement), including the following,
  - (a) The tenure of the lease will be "in perpetuity",
  - (b) The grant of title (under the document of title) will be limited to the area of the said immovable property shown bounded red on plan A.
  - (c) The lease-rent payable will be a token sum of Re.1/- (Rupee One) per year, commuted on payment of a lumpsum of Rs.100/- (Rupees One Hundred).
  - (d) All municipal taxes, cesses and other imposts in respect of and/or pertaining to the said immovable property and/or the buildings and structures and/or the construction standing thereon, shall be borne and paid by the Co-operative Society and its members.
  - (e) The Promoter shall covenant that the Promoter and its successors-in-title shall not put up any further construction on any location on the remaining area of the Composite Holding which impinges upon the rights of the Co-operative Society in respect of the said immovable property described in the First Schedule hereunder written.
  - (f) The Promoter and its successors-in-title shall be entitled to develop and re-develop such remaining area of such Composite Holding for commercial and/or any other purpose as may be permitted by law from time to time, but subject to the limitation or restriction under clause (e) above.

*M*

*[Signature]*  
*Parpia*

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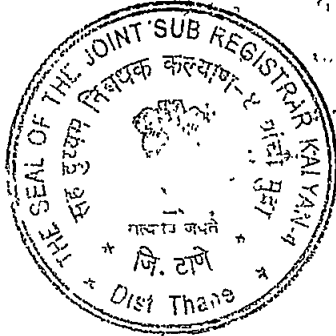


The members of the Society, will have the privilege of using the designated open spaces / recreation grounds listed herein for a limited period and on the terms and conditions stated in this Agreement which may be determined by the Promoter on payment of charges to be determined by the Promoter or its successor-in title as the case may be, from time to time; but will not be entitled to claim any right or interest in any other portion/s of the rest of the area of the Composite Holding.

(3) The Society shall have access over in common with other, under or along the internal feeder road shown shaded burnt sienna on the said Plan A.

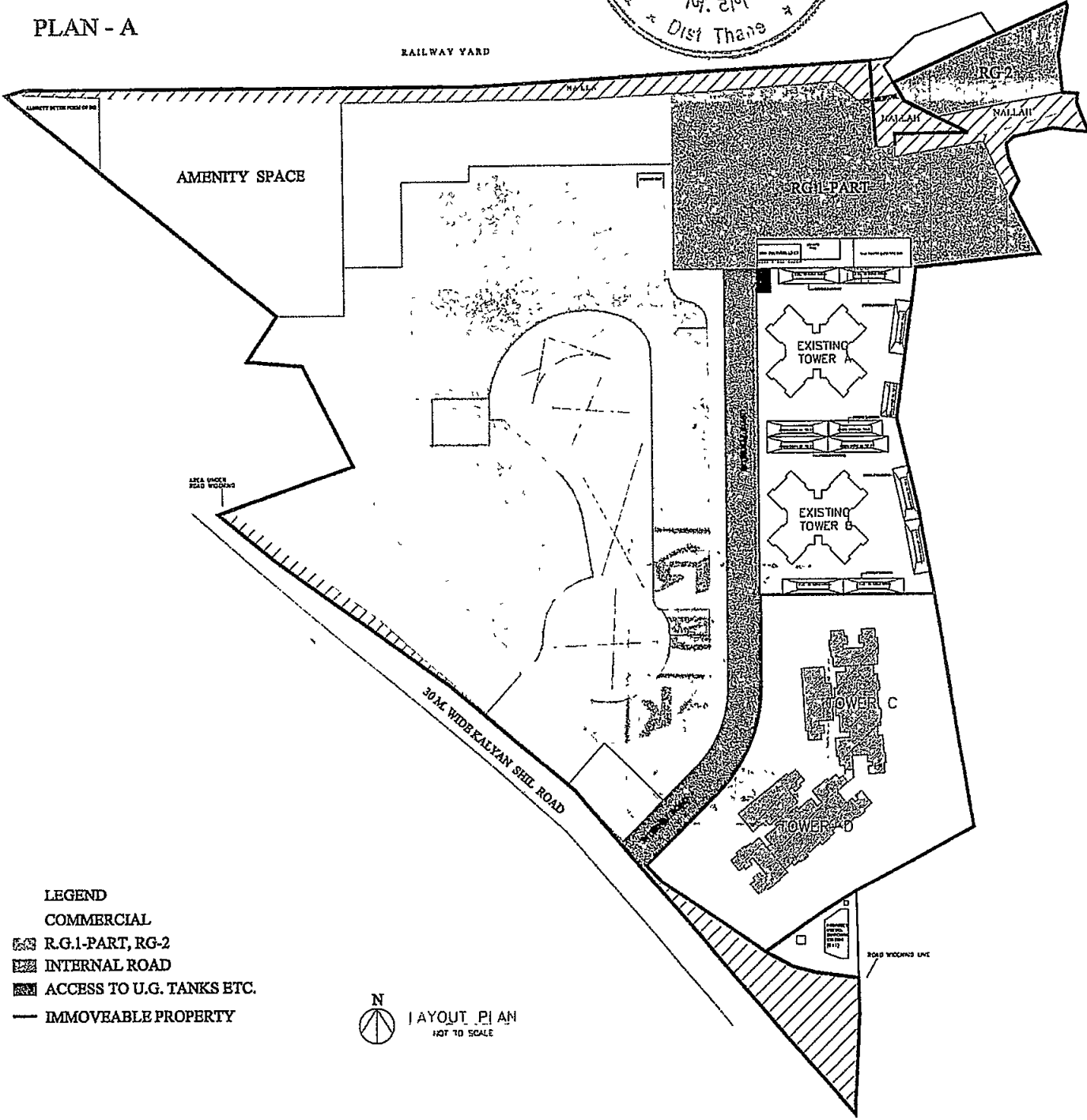
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PLAN - A

RAILWAY YARD



LEGEND

- COMMERCIAL
- R.G.1-PART, RG-2
- INTERNAL ROAD
- ACCESS TO U.G. TANKS ETC.
- IMMOVEABLE PROPERTY

N  
 LAYOUT PLAN  
 NOT TO SCALE

*M*

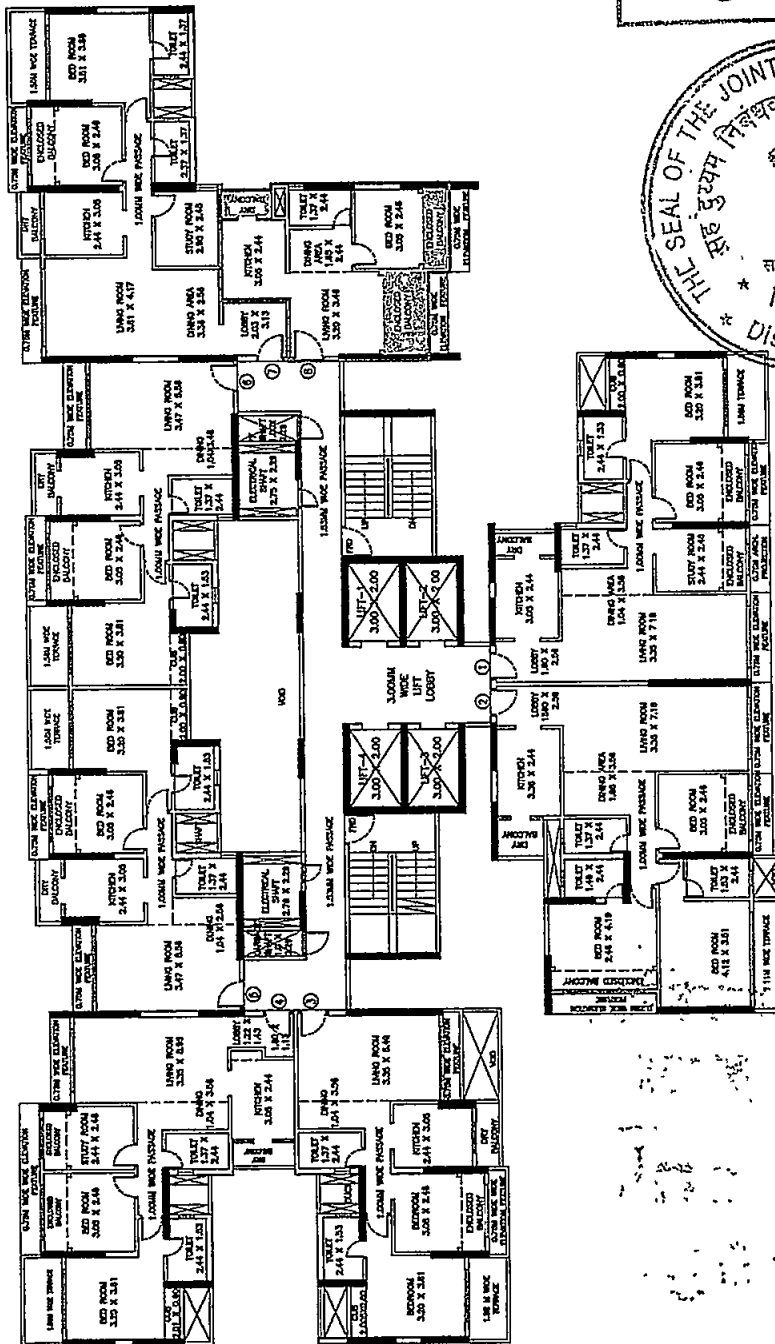
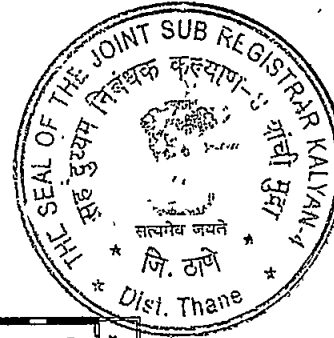
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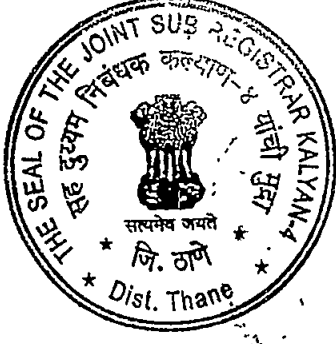
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 ६६/१००



TYPICAL FLOOR PLAN (ODD) NOT TO SCALE  
 TOWER- C  
 FLOOR No.- 01  
 FLAT No.- 108

LEGEND	
TERRACE	
DRY BALCONY	
ENCLOSED BALCONY	

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 **west  
Pioneer**  
PROPERTIES (INDIA) PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED IN BOARD MEETING HELD ON THURSDAY, 28TH NOVEMBER 2024.



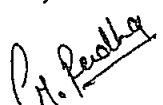
**Signing of Agreements in respect of premises located at Metro Grande, Kalyan**

**“RESOLVED THAT** in supersession of earlier resolutions passed by the Board of Directors in this regard Mr. Gaurang Agrawal, CEO or Mr. Nitin Mhatre, Director- Chief Operating officer Mall and Residential of the Company be and are hereby severally authorized to sign and/or execute Agreements for sale, Sale Deeds, and all other agreements including addendums, rectifications, modifications and/or supplemental agreements, with purchasers in respect of different flats located at the residential complex known as Metro Grande situated on a portion of land admeasuring approximately 8937 Sq. Meters being a part of CTS No.2 (Tikka No. 2 to 5) and City Survey No.421 (part) both of Village Netival, Taluka Kalyan and to present the same for registration, wherever necessary, before the concerned Sub-Registrar(s) of Assurances at Kalyan and to admit execution thereof.

**“RESOLVED FURTHER THAT** the board of directors be and hereby authorized Mr. Rajendra Mhatre- AGM Liasioning of the Company to attend office(s) of any Sub-Registrar(s) of Assurances at Kalyan and to present and execute the aforesaid agreements and other writings, for registration wherever necessary and to admit execution thereof.

Certified True Copy

**For, West Pioneer Properties India Private Limited**

  
**Radha Gohil**  
Company Secretary  
Date: 18.01.2025  
Place: Mumbai



West Pioneer Properties (India) Pvt Ltd  
Registered Office :  
Ashana, 69C, 2nd Floor,  
Bhulabhai Desai Road, Mumbai - 400 026.  
Tel.: +91-22-3501 2700  
www.westpioneerindia.com  
CIN . U51909MH2004PTC149915

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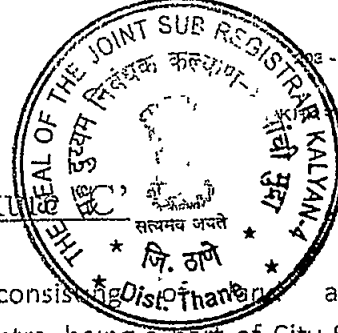
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A H. PARPIA & CO. (REGD.)  
ADVOCATES AND SOLICITORS

MR. A. H. PARPIA  
MS. A. A. PARPIA  
MS. M. N. DESAI  
TEL 28004410/11/12  
FAX 28008522

Annexure



204 PRABHAT CHAMBERS  
92, S. V. ROAD  
(WEST), MUMBAI 400 052

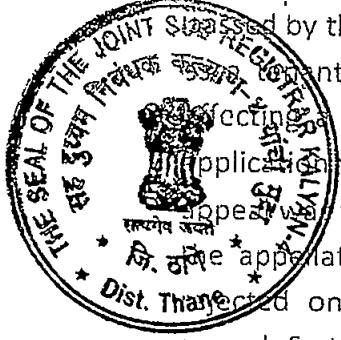
Re:Immovable property consisting of admeasuring approximately 8937 sq. mtrs. being a part of City Survey No 2 (Tikka No.2-5) and City Survey no. 421 (part) both of Village Netivli, Taluka Kalyan, District Thane.

#### TITLE CERTIFICATE

1. We have been instructed by our client, West Pioneer Properties (India) (Private) Limited (hereinafter referred to as "the said Company") to certify their title to the abovementioned land.
2. By and under a Deed of Conveyance dated 26<sup>th</sup> September 2012, Hardcastle Waud Manufacturing Company Limited, sold and transferred in favour of the said Company the immovable property inter alia including the abovementioned land. The aforesaid Deed of Conveyance has been registered with the Sub-Registrar Kalyan on 5<sup>th</sup> January 2013 under Serial No.KLN-5/76/2013.
3. The Property Card in respect of the aforesaid land reflects the name of the said Company.
4. The said Company is in exclusive possession of the aforesaid land.
5. The Directors of the said Company declare that the original title deeds and documents inter alia in respect of the lands conveyed in favour of the said Company had been burnt and destroyed in a fire in the year 1973, when the building named Alice Building at D.N. Road, Mumbai - 400 001, in which the predecessors in title of the said Company had their office, was gutted and destroyed. Hence the old original title deeds and documents are not in existence.
6. The said Company has availed of financial facility from The Ratnakar Bank Limited, Mumbai on the security inter alia of the abovementioned land and the said Company has accordingly registered a mortgage and other documents as were required by the said bank.
7. In or about 2010, one Yeshwant N Chowdhari and others (hereinafter for brevity's sake referred to as "the applicants") had filed an application before the Sub-Divisional officer (SDO) claiming to be the heirs of an erstwhile tenant Sitaram Koli and challenging the Order dated 17<sup>th</sup> May 1956

A. H. P. & Co.

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passed by the Learned Mamlatdar deleting the name of the said Sitaram Koli, applicant in respect of parts of Survey no.16,18,19/1, 19/3 and 35, by effecting mutation entry no.138 in the records of rights. The aforesaid application was rejected by the SDO by his Order dated 15<sup>th</sup> March 2010. An appeal was filed by the applicants before the Deputy Collector, Thane (being the appellate authority) against the Order of the SDO, which appeal was rejected on 22<sup>nd</sup> February 2011. Pending the disposal of the aforesaid appeal, Suit No.44 of 2011 was filed by the applicants against Hardcastle & Waud Manufacturing Company Limited (subsequently the said Company has also been joined as a party to said Suit), before the Civil Judge, Junior Division, Kalyan, interalia praying for similar reliefs which the appellate Court did not grant in the said Appeal. In view of the said Appeal being rejected the aforesaid Suit would become in fructuous. However, the said Suit is pending and till date there is no adverse or restraining orders passed against the Hardcastle & Waud Manufacturing Company Limited and/or the said Company.

9. It is clarified that in or about the year 1951, the user of the lands bearing Survey No.16, 18, 19/1, 19/2, 19/3, 19/4, 19/5 and 35 (which was the subject matter of the aforesaid applications) was converted from agricultural to non agricultural use.

10. As stated above by a conveyance dated 26<sup>th</sup> September 2012 Hardcastle & Waud Manufacturing Company Limited sold interalia the abovementioned lands to the said Company.

11. We have investigated the title of the said Company to the abovementioned lands and have taken searches and have perused certified copies of the abovementioned documents of title and are satisfied about the old original title deeds not being available, the same having been destroyed by fire as aforesaid and hereby certify that in our opinion the title of the said Company to the abovementioned land is clear and marketable and free from encumbrances, charges and/or claims, subject to the following, namely –

- (a) The security created in favour of The Ratnakar Bank Limited,
- (b) The Suit No.44 of 2011 filed by the applicants before the Civil Judge, Junior Division, Kalyan.

DATED THIS 2<sup>nd</sup> day of July 2017.

A. H. Parpia & Co.  
A.H. PARIPIA AND COMPANY  
Advocates and Solicitors



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कुठ्ठावरीत

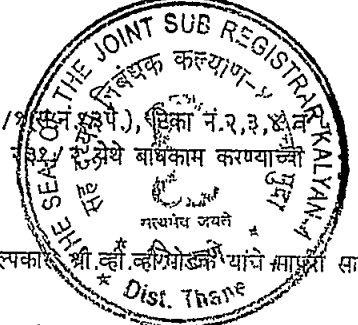
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कल्याण डोंदिवली महानगरपालिका, कल्याण  
दिनांक :- २८/६/२०१७

सुधारीत बांधकाम परवानगी  
(हस्तांतरणीय विकास हक्क वापरून)

श्री./श्रीमती :- मे.वेस्ट पायोनिअर प्रॉपर्टीज (इंडिया) प्रा.लि.,  
वास्तुशिल्पकार :- श्री.व्ही.व्ही.मोडक (वास्तू), ठाणे.  
स्थापत्य अभियंता :- श्री. निखील एस्.संघवी (SACPL), मुंबई.

क ल न - ४  
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विषय:- मौजे-नेतिवली, सि.स.नं.२, ४१९,४२०,४२१, २/१(स.नं.३३पै.), टिका नं.२,३, ४ व ५ आणि स.नं.१६ व मौजे-कल्याण, स.नं.२३१/१, २३१/२ मध्ये बांधकाम करण्याची मंजूरीबाबत.



- सदर्भ- १) आपला दि.२४/०३/२०१७ रोजीचा वास्तुशिल्पकार श्री.व्ही.व्ही.मोडकांचे मागणी सादर केलेला अर्ज क्र ७८०४.
- २) I.O.D. आदेश पत्र क्र कडोमपा/नरवि/बाप/कवि/५२५-१९९, दि.०४/०१/२००६
- ३) बांधकाम प्रारंभ प्रमाणपत्र क्र.कडोमपा/नरवि/बाप/कवि/४०५-१८०, दि.२८/१/२००६
- ४) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/६४८-२७१, दि.२९/१/२००७
- ५) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/७२६-३२०, दि.२७/२/२००८
- ६) बांधकाम पूर्णतेचा दाखला क्र.कडोमपा/नरवि/सीसी/कवि/७५४, दि.१२/०३/२००८
- ७) बांधकाम पूर्णतेचा दाखला क्र.कडोमपा/नरवि/सीसी/कवि/४५२, दि.०७/०१/२००९.
- ८) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/४३३-१४९, दि.२३/९/२००९
- ९) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/४४६-१८७, दि.३/१/२०१२
- १०) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/२०१२-१३/२४२, दि.११/१२/२०१२.
- ११) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/२०१२-२३/२४२/१९२, दि.२२/१०/२०१३.
- १२) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/२०१२-१३/२४२/३५५, दि.२६/०२/२०१४.
- १३) बांधकाम पूर्णतेचा दाखला क्र.कडोमपा/नरवि/सीसी/कवि/३९३, दि.२४/०३/२०१४ (टॉवर 'A' - स्टिक्ट + २२ मजले करीता फक्त)
- १४) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/बाप/कवि/२०१२-१३/२६२/२९९, दि.०८/०१/२०१५.
- १५) भाग बांधकाम पूर्णतेचा दाखला क्र.कडोमपा/नरवि/सीसी/कवि/१६६, दि.२३/०९/२०१५ (टॉवर 'B' - स्टिक्ट + २२ मजले करीता फक्त)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ व ६९ अन्वये मौजे-नेतिवली, सि.स.नं.२, ४१९,४२०,४२१, २/१(स.नं.३३पै.), टिका नं.२,३,४ व ५ आणि स.नं. १६ व मौजे-कल्याण, स.नं.२३१/१, २३१/२ मध्ये ६६३७१.५० चौ.मी. क्षेत्राच्या भुखंडावर सदर्भ क्र.१४ अन्वये सुधारीत बांधकाम परवानगी प्रदान करण्यात आलेली आहे. आता १२२१४.५४ चौ.मी. ह.वि.ह. + २४१.५० चौ.मी. शिल्लक चटई क्षेत्रासह एकूण ९५७९०.२९ चौ.मी. चटई क्षेत्राचा सोनत दर्शविलेल्या तक्त्याप्रमाणे भुखंडाचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २४/०३/२०१७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुदती दाखविल्याप्रमाणे वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, 'सुधारीत बांधकाम परवानगी' देण्यात येत आहे इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहू या अटीवर हे संमतीपत्र देण्यात येत आहे.

१७/१२/२०१७  
१७/१२/२०१७

क ल न -

दस्त क्र. 2980/2024

63/900

भारत मंजूरनुसार भाग बांधकाम

पूर्णत्वाचा दाखला घेतलेली इमारत

दाखला घेतलेले क्षेत्र(चौ.मी.)

प्रस्तावित इमारत

ह.वि.ह व शिल्क चटई क्षेत्रासह प्रस्तावित क्षेत्र (चौ.मी.)

एकुण क्षेत्र (चौ.मी.)

शांपींग इमारत A, B, C, D Phase-I (स्टील्ट + लोअर तळ + तळ + पहिला मजला + दुसरा मजला) (वाणिज्य दुकाने व सिनेमागृहे)

मॉल ब्लॉक A, B व D (पार्ट) Phase-I (स्टील्ट + लोअर तळ + तळ मजला) (वाणिज्य, दुकाने व सिनेमागृहे)

१६९९४.०१

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४००३१.६३

शांपींग इमारत, मॉल ब्लॉक A, B व D (पार्ट) Phase-I (पहिला मजला + दुसरा मजला) (वाणिज्य, दुकाने व सिनेमागृहे)

१६४३७.६२

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टॉवर A (स्टील्ट + २३ मजले)

११५१४.४३

टॉवर A (स्टील्ट + २२ मजले)

१०९९५.७३

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११५१४.४३

टॉवर B (स्टील्ट + २३ मजले)

११५१४.४३

टॉवर B (स्टील्ट + २२ मजले)

१०९९५.७३

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११५१४.४३

टॉवर C (लोअर ग्राऊड + अप्पर ग्राऊड + ग्राऊड + स्टील्ट + पहिला मजला + सतरावा मजला)

१००४६.८८

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टॉवर C (अठरावा मजला ते अठ्ठावीसावा मजला)

६१८६.२२

१६२३३.१०

टॉवर D (लोअर ग्राऊड + अप्पर ग्राऊड + ग्राऊड + स्टील्ट + पहिला मजला + सतरावा मजला)

१००४६.८८

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टॉवर D (अठरावा मजला ते अठ्ठावीसावा मजला)

६१८६.२२

१६२३३.१०

मॉक अप फ्लॅट

१८०.००

बांधकाम निष्कसीत केलेले आहे.

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वजा १८०.००

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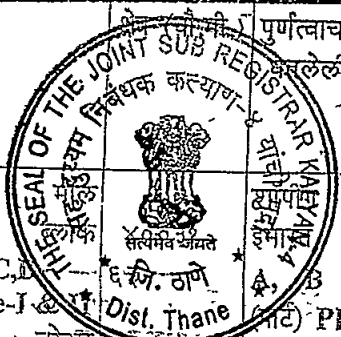
कलाब हाऊस (तळ + पहिला मजला)

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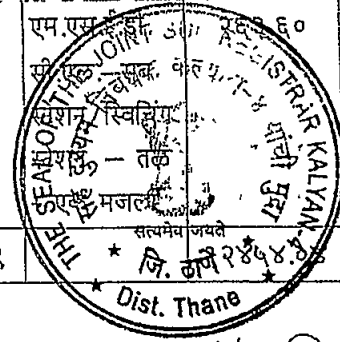
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*Signature*

क ल न -  
दस्त क्र. २१२८/२०२५  
७४/१००

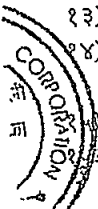
एम.एस.ई.डी. सी.एल.-सब स्टेशन/स्विचिंग स्टेशन - तळ + एक मजला	-	-	-	एम.एस.ई.डी. सी.एल.-सब स्टेशन/स्विचिंग स्टेशन - तळ + एक मजला	२६३६९
एकुण =	८३३३४.२५		५५४२३.०९		९५७९०.२९

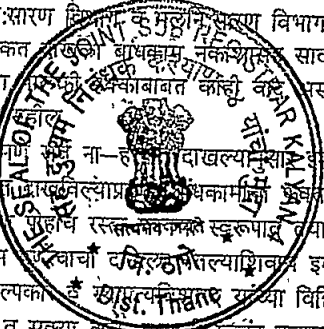


सहाय्यक संचालक नगररचना,

कल्याण डोंबिवली महानगरपालिका, कल्याण

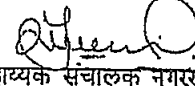
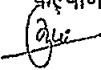
- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मजुरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाढेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाढेभितचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सदर अधिन्यामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्ददीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाण्याच्या येणाच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जूने भाडेकरू असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे नियकरण मालकाने करणे आवश्यक राहिल
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय नळवू अथवा बदल करू नये.
- १५) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल
- १६) सक्षम अभियंताच्या देखरेखीखाली प्रस्तावित बांधकाम हे भूकंपरोधक केल्याबाबतचा दाखला बांधकाम सुरु करणेपूर्वी व बांधकाम पूर्णतेचा दाखला घेताना सादर करणे बंधनकारक राहिल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याटीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डॉ.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल. तसेच रेन वॉटर हार्वेस्टिंगबाबत पाणी पुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधोवीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्ता रुंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल नयेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेंखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ.यांचे मार्फत करून घ्यावी व त्याचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी
- २२) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डॉ.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व वाढेभितचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.





- २४) जलनिःसारण विभाग, इंधन विभाग, अग्निशामन विभाग, पाणी पुरवठा विभाग, क.डो.म.पा. याचे कडील ना-हरकत बांधकाम नकाशास सादर करावा.
- २५) जागेच्या मालकी बंधकाबाबत कोही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली आहे.
- २६) वरील मुद्दे ना-हरकत दाखल्यामुळे इमारतीचे नकाशात फेरबदल करू शकते आपणावर बंधनकारक राहिल.
- २७) नकाशात प्राप्तीवैल्यप्रमाणे बांधकामाची उंची राहणेसाठी/चण्णिय उपयोग करावा.
- २८) भूखंडाच्या पुढील रस्त्याबाबत स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम प्रस्तावाची दुरुवारी केल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशास्त्रकारांच्या आदेशानुसार याच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
  - ०) ओल्या व सुक्या कचे मालाची स्वतंत्र कचरा कुंड्यांची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) रेन वॉटर हार्व्हिस्टिंगबाबत महापालिकेच्या पाणी पुरवठा विभागाचा 'ना हरकत दाखला' घेणे आपणांवर बंधनकारक राहिल.
- ३३) या परवानगीद्वारे मजूर केलेल्या इमारतीचे पत्र तदनुषंगीक बांधकामामध्ये फ्लायअॅश विट. फ्लायअॅश आधारीत साहित्याचा वापर बांधकाम साहित्यात करणे व वापरलेल्या साहित्याचा नियमित त्रैमासिक अहवाल सादर करणे बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) झेनेज नाहरकत दाखल्याप्रमाणे नाला बांधकाम पूर्णतेचा दाखला घेण्यापूर्वी बांधणे बंधनकारक राहिल.
- ३६) आपले दि.०८/०१/२००७ रोजीच्या पत्रात व हमीपत्रात नमुद केल्याप्रमाणे विषयांकित भूखंडाच्या लगतच्या भूखंडासह सादर भूखंडाचे एकत्रीकरणाने सुधारीत प्रस्ताव ज्यावेळी सादर करण्यात येईल, त्यावेळी मा.आयुक्त महोदय सुचवितील त्याप्रमाणे ऑभिनटी स्पेस वाढीव क्षेत्रासह सुधारीत नकाशामध्ये एकत्रित दर्शवून विकसीत करणे व महापालिकेस बांधकाम पूर्णतेच्या दाखल्यापूर्वी हस्तांतरीत करणे बंधनकारक राहिल.
- ३७) प्रदूषण मर्यादित नाहरकत दाखल्यामधील नाहरकत दाखल्यामधील अटीचे पालन करणे बंधनकारक राहिल.
- ३८) आपण दिलेल्या हंगोपत्रानुसार भविष्यात Artificial Ventilation Shaft च्या यंत्रणेची देखभाल व दुरुस्ती करणे आपणांवर बंधनकारक राहिल.
- ३९) प्रस्तावित नाल्याचे क्षेत्र महापालिकेस हस्तांतरीत करणेबाबतचे नोदणीकृत डिक्लॅरेशन बांधकाम पूर्णतेचा दाखला घेणेपूर्वी सादर करणे आपणांवर बंधनकारक राहिल.
- ४०) रजि.३धा क्षेत्र विकसीत करणेबाबत दि.७/११/२०१२ रोजीचे पत्र जा क.डो.म.पा./नरवि/७४१५ अन्वये कार्यवाही करणे आपणांवर बंधनकारक राहिल.
- ४१) दि.२७/०९/२००६ रोजी ६०,२९६.६० चौ.मी. क्षेत्रास बिनशेती आदेश दिलेले आहेत. उर्वरीत ६१७४.९० चौ.मी. क्षेत्रास सुधारीत बिनशेती आदेश टॉवर 'C' व 'D' चे जोता प्रमाणपत्र घेण्यापूर्वी सादर करणे बंधनकारक राहिल.
- ४२) बांधकाम पूर्णतेचा दाखला घेणेपूर्वी उद्यान विभागाचा नाहरकत दाखला सादर करणे बंधनकारक राहिल.

उपरोक्त बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्हायास पात्र राहाल.

  
 सहाय्यक संचालक नगररचना,  
 कल्याण डोंबिवली महापालिका, कल्याण.  


- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.,कल्याण.
- २) कर निर्धारक व सकलक क.डो.म.पा.,कल्याण.
- ३) विद्युत विभाग, क.डो.म.पा.कल्याण.,
- ४) पाणी पुरवठा विभाग, क.डो.म.पा.कल्याण.
- ५) प्रभाग क्षेत्र अधिकारी, 'जे'/४ प्रभाग क्षेत्र, क.डो.म.पा.,कल्याण.

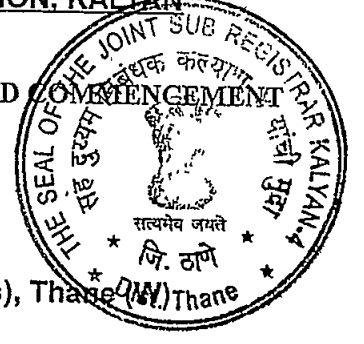


क ल न - ४
दस्त क्र. २१२९/२०२५
७६/१००

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**



To,  
Ms/. West Pioneer properties (India) pvt.Ltd.  
Architect – Mr. Sunil Pathak, (M/s. Nirmaan Architects), Thane  
Structural Engineer –Mr. Nikhil Sanghavi, Mumbai.

Sir,

With reference to your application dated 16/01/2023 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Village Netivali, CTS No. 2; 419, 420, 421, 2/1, (S.No. 13pt), Tika No. 2, 3, 4 & 5, S.No 16 & Village Kalyan, S.No. 231/1, & 231/2, Situated at Kalyan (E) the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/OP/KD/2012-13/242/399.

Office Stamp

Date : 09/02/2023.



Yours faithfully,

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





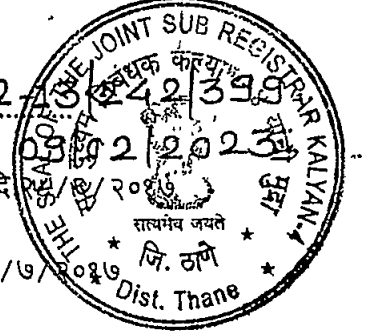
कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

क ल न - ४  
दस्त क्र. २१२८/२०२५  
७७/१००

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र: KDMC/TPD/BP/KD/2012/13/242/399

- संदर्भ :- १) जा.क्र.कडोंमपा/नरवि/बांप/कवि/२०१२-१३/२४२/७३ दि. १५/७/२०१७ (रोजीची सुधारित बांधकाम मंजूरी )  
२) जा.क्र.कडोंमपा/नरवि/सीसी/कवि/ओसीसी/६३/१७ दि. १५/७/२०१७ (रोजीचा भाग बांधकाम पूर्णत्वाचा दाखला.  
३) जा.क्र.कडोंमपा/नरवि/३९३०, दि. १८/१०/२०२२ (अंतर्गत बदल परवानगी)  
४) वास्तूशिल्पकार यांचा दि. १६/०९/२०२३ रोजीचा प्रस्ताव.



महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे - नेतिवली, ता.कल्याण येथील सि.स.नं.२, ४१९, ४२०, ४२१, २/१ (स.नं. १३ पै.) टिका नं.२, ३, ४, व ५ आणि स.नं. १६ व मौजे-कल्याण स.नं.२३१/१, २३१/२ मध्ये ६६३७१.५० चौ.मी. क्षेत्राच्या भूखंडावर ९५७८५.३१ चौ.मी. क्षेत्रास तत्कालीन विकास नियंत्रण नियमावलीनुसार अंतर्गत बदलासहित सुधारित बांधकाम परवानगी देण्यात आली आहे.

सद्यस्थितीत शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या UDCPR नुसार Basic FSI, चा विचार करून ४२७.८६ चौ.मी. वाढीव क्षेत्रासहित एकूण ३३१५७.६६ चौ.मी. (वेळोवेळी टॉवर A व B व मेट्रो मॉल Block A, B, C, D, Phase- I & II करीता भाग बांधकाम पूर्णत्वाचा दाखला दिलेले ६३०५५.५१ चौ.मी. क्षेत्र वगळून) बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दिनांक १६/०९/२०२३ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

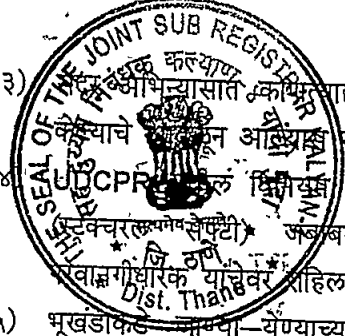
बांधकामाचा तपशील :-

टॉवर C :- Lower Ground + Upper Ground + Ground + स्टिक्ट /पोडीयम  
+ पहिला मजला ते अठ्ठावीसावा मजला (रहिवास)

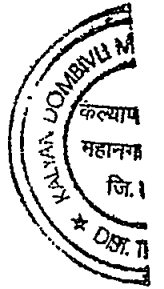
टॉवर D :- Lower Ground + Upper Ground + Ground + स्टिक्ट /पोडीयम  
+ पहिला मजला ते अठ्ठावीसावा मजला (रहिवास + वाणिज्य)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.



- ३) सदर बांधकामासाठी कल्पित काही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केव्याचे अखेरचे न आलेल्या सदरची विकास परवानगी रद्द समजण्यात येईल.
- ४) UDCPR क. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व वास्तुशास्त्रज्ञ यांचेवर राहिल, याची नोंद घ्यावी.
- ५) भूखंडाकडे जाण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रमाणपत्र नियोजित रस्त्यांप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ६) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १०) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाल्या असे समजण्यात यावे.
- ११) वापर परवाना दाखला घेण्यापुर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क. १३.३ नुसार भुखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १६) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १७) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.



- १८) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापन बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २०) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहिल.
- २१) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि जिल्हा प्रमाणे मालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २२) प्रकरणी अंतर्गत बदलाबाबत भविष्यात कोणाचीही तक्रार आल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल.
- २३) प्रकरणी टॉवर D करीता बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी सुविधा भूखंडाचे क्षेत्र (Amenity Space) व ३०.०० मी. रुंद रस्त्याने बांधीत क्षेत्र महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल.

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

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

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:-

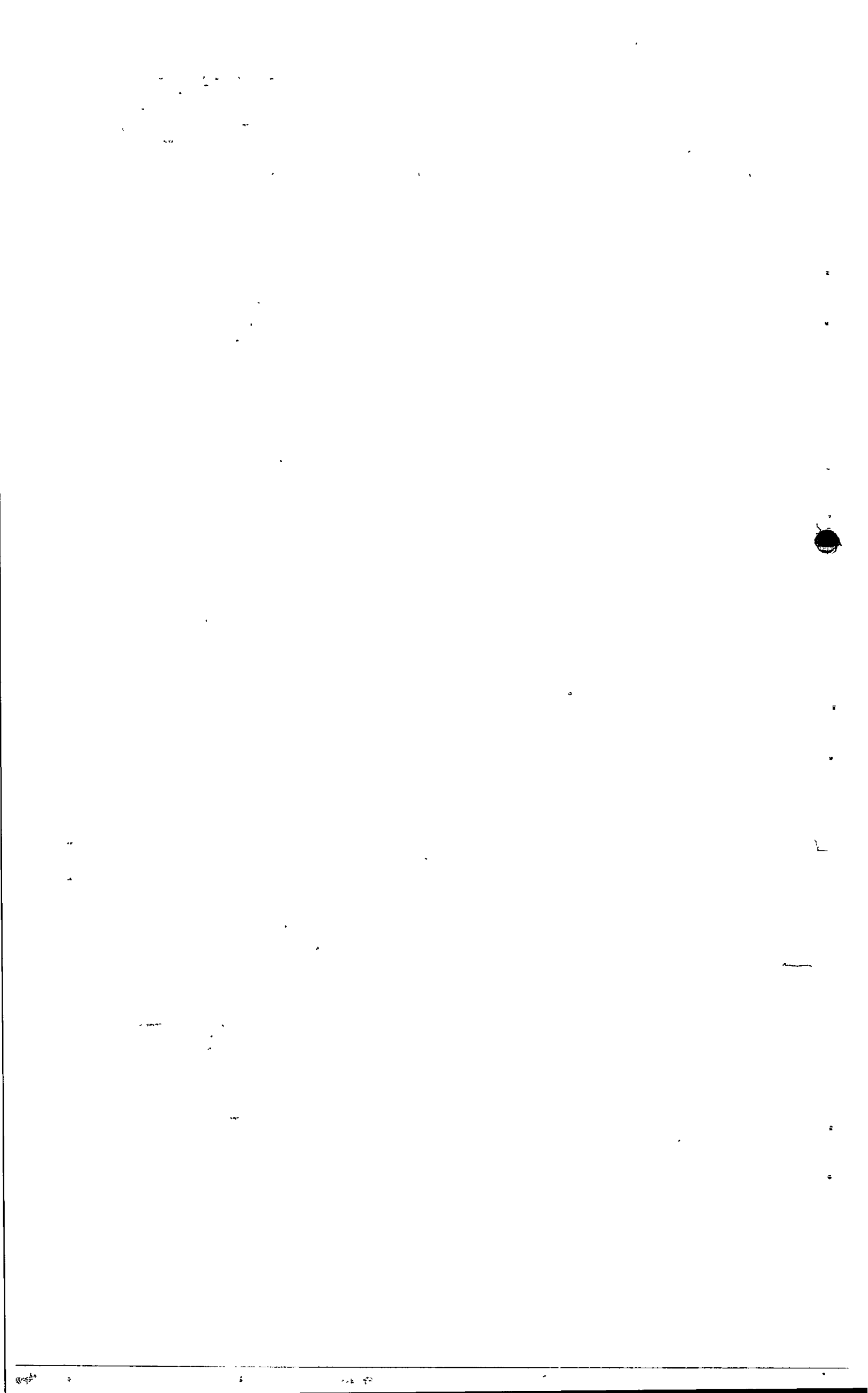
अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	2,77,380/-	AC35806	09/02/2023		
२	ARI 020102	37,400/-	AC35806	09/02/2023		
३	ARI 020103	22,140/-	AC35806	09/02/2023		
४	ARI 020104					
५	ARI 020105					
६	ARI 020108					
७	ARI 020109					
८	ARI 020110					
९	ASI 010304					
१०	ASI 010513	1,13,934/-	AC35806	09/02/2023		
११	ASI 010518	2,77,380/-	AC35807	09/02/2023		
	Total	7,28,234/-				



**सहाय्यक संचालक नगररचना, (कॅरिवा)**  
कल्याण डॉ. बि. व. ली, महापालिका, कल्याण.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी 'जे' प्रभाग क्षेत्र.



क ल न - ४

दस्त क्र. २१२०/२०२५

८०/१००

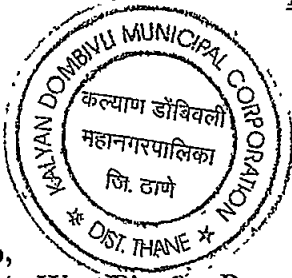


**KALYAN DOMBIVLI MUNICIPAL CORPORATION**  
**TOWNPLANNING DEPARTMENT**

**PART OCCUPANCY CERTIFICATE**

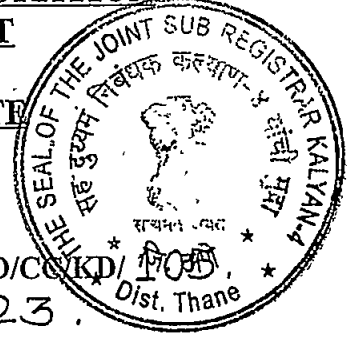
[Tower 'C' & part Tower 'D']

**APPENDIX 'H'**



Outward No. KDMC/TPD/CC/KD/ 1005

Date - 05/06/2023



To,

M/s. West Pioneer Properties (India) Pvt. Ltd

Architect - Mr. Sunil Pathak, (M/s. Nirmaan Architects), Thane (W).

Structural Engineer - Mr. Nikhil Sanghavi, Mumbai.

Ref. No. :- 1) KDMC/TPD/BP/KD/2012-13/242/73, Dt. 28/06/2017.

2) KDMC/TPD/BP/KD/2012-13/242/399, Dt. 09/02/2023.

3) Your application dated 16/01/2023.

The part development work on Revenue Village Netivali, CTS No. 2, 419, 420, 421, 2/1, (S.No. 13pt), Tika No. 2, 3, 4 & 5, S.No 16 & Village Kalyan, S.No. 231/1, & 231/2, Situated at Kalyan (E) completed Tower 'C' & part Tower 'D' under the supervision of Mr. Sunil Pathak, (M/s. Nirmaan Architects), Thane (W), Architect License No - CA/86/670 may be occupied on the following conditions.

Sr.No.	Floor	Tower - C	Area (Sq.mt.)	Part Tower - D	Area (Sq.mt.)
1	Lower Ground Floor	Parking	-	-	-
2	Upper Ground Floor	Parking	-	-	-
3	Ground Floor	Parking	-	02 Shop (D1 & D2)	335.84
4	Stilt / Podium Floor	Play Field Area	-	-	-
5	1 <sup>st</sup> Floor	08 Tenaments	613.39	-	-
6	2 <sup>nd</sup> Floor	08 Tenaments	613.39	-	-
7	3 <sup>rd</sup> Floor	06 Tenaments	484.39	-	-
8	4 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
9	5 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
10	6 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
11	7 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
12	8 <sup>th</sup> Floor	06 Tenaments	484.39	-	-
13	9 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
14	10 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
15	11 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
16	12 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
17	13 <sup>th</sup> Floor	06 Tenaments	484.39	-	-
18	14 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
19	15 <sup>th</sup> Floor	08 Tenaments	613.39	-	-

(P.T.O.)

क न - ४  
दस्त क्र. २९४२ / २०२५  
२९ / १००

20	16 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
21	17 <sup>th</sup> Floor	08 Tenaments	613.39	-	-
22	18 <sup>th</sup> Floor	06 Tenaments	484.39	-	-
23	19 <sup>th</sup> Floor	08 Tenaments	648.37	-	-
24	20 <sup>th</sup> Floor	08 Tenaments	648.37	-	-
25	21 <sup>th</sup> Floor	08 Tenaments	648.37	-	-
26	22 <sup>th</sup> Floor	08 Tenaments	648.37	-	-
27	23 <sup>th</sup> Floor	06 Tenaments	484.39	-	-
28	24 <sup>th</sup> Floor	08 Tenaments	648.37	-	-
29	25 <sup>th</sup> Floor	06 Tenaments	589.16	-	-
30	26 <sup>th</sup> Floor	06 Tenaments	495.46	-	-
31	27 <sup>th</sup> Floor	06 Tenaments	495.46	-	-
32	28 <sup>th</sup> Floor	06 Tenaments	495.46	-	-
	Total	206 Tenaments	16326.80	02 Shop (D1 & D2)	335.84

**Conditions :-**

1. In case of Road widening the Land within the marginal space have to surrendered to KDMC Free of cost.
2. The additional work if any found without permission will be demolished without prior intimation.
3. The affidavit submitted are binding on you and your legal heirs. A set of certified completion plans is returned herewith.
4. As per the undertaking given by you regarding 30.00 mtr. wide affected D.P. Road area and Amenity Space area should be transferred on the name of KDMC on 7/12/ City Survey Extract before final occupancy certificate of Tower - D.

Encl : As above.

Yours faithfully,

Office Stamp



*[Signature]*  
f26 Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.

CC to :-

- 1) Tax Assessor And Collector, K.D.M.C.
- 2) Ward Officer, 'J' Ward, K.D.M.C.
- 3) Published this Certificate to Website of KDMC Townplanning Department.



SR 122 2006-1

कलन - ४

दस्त क्र. २१२०/२०२५

८२/१००

क्र. महसूल/क-१/टे.७/एनएपी/एसआर-१२२/२००६  
जिल्हाधिकारी कार्यालय ठाणे

दिनांक : २७ SEP २००६

वाचले :-

१. मे. हार्ड कॅसल अॅण्ड वॉर्ड मॅन्यु. कं.लि. कृत ब्रेबॉर्न स्टेडीयम, वीर नरीमन रोड, मुंबई यांचा दिनांक १९६६.२००६ रोजीचा कल्याण यांचेकडील पत्र क्र. अकृषिक/क्र-२/ नेतिवली / अ-बांधकाम/दंडनिय कॅम्प/३००६ दिनांक २७.८.२००६
२. तहसिलदार कल्याण यांचेकडील मोकशी अहवाल क्र. जमिनवाब/ टे.२/कावि२०३७/ एसआर-१२७ दि. ४.७.२००६ व स्थळ पहाणी अहवाल क्र. जमीनवाब/ टे-२/ कावि -२०३७ एसआर-१२७ दिनांक ४.७.२००६.
३. कल्याण-डोंबिवली महानगर पालिका, कल्याण यांचेकडील अंतरीम बांधकाम प्रमाणपत्र जा.क्र. कडोमपा/ नरवि/बाप/कावि-७२७-१९९ दि. ४.७.२००६.
४. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएलसी/युएलएन/६(१)/एसआर-१९१/नेतिवली दि. १३.७.२००७.
५. सामान्य शाखा (भूसंपादन विभाग) यांचे कडील पत्र क्र.सामान्य/का-४/टे-३/ भूसं/ एसआर -६८६ दि. १.९.२००६.
६. तालुका निरीक्षक भूमी अभिलेख कल्याण यांचेकडील पत्र क्र. नभुक्र/नेतिवली/नभुक्र-२ अकृषिक परवानगी-७६०/२००६ दिनांक २७.७.२००६.
७. दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तपत्रामध्ये दिनांक ११.८.२००६ रोजी प्रसिध्द केलेला जाहिरनामा.
८. अर्जदार यांनी सादर केलेले हमीपत्र दिनांक १८.८.२००६.

आदेश :-

मे. हार्ड कॅसल अॅण्ड वॉर्ड मॅन्यु. कं.लि. कृत ब्रेबॉर्न स्टेडीयम, वीर नरीमन रोड, मुंबई यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे नेतिवली येथील सि.स.नं.२ टिका नं. २ ते ७, स.नं. १३ पै व इतर स.नं. १३ पै, १६, १८, १९/१ ते ७, २०, ३७, ४३/अ पै, ४३/ब मधील आपल्या मालकीच्या जमीनीतील ६०१९६.०० चौ.मी. एवढ्या जागेचा रडिवारा व वाणिज्य या बिगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी अर्जदार यांनी दि. ११.८.२००६ रोजी दैनिक ' महाराष्ट्र जनमुद्रा ' या वृत्तपत्रात जाहिरनामा प्रसिध्द केला होता व त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

ज्याअर्थी स नं. १३ पै क्षेत्र ४००-०० चौ.मी. व स नं. ४३ अ पै क्षेत्र ७००-०० चौ.मी. या जमिनीत भोगवटा वर्ग २ च्या असून त्या विकरीत करणेसाठी अर्जदार यांनी शासनाकडून मान्यता मिळविलेली नाही. त्यामुळे अर्शी जमिनी विकरीत करण्यास अर्जदार यांना परवानगी देता येणार नाही

ज्याअर्थी जागेवर परवानगी पूर्वीच वाणिज्य कारणासाठी अकृषिक वापर झाला असल्याकारणाने अप्पर तहसिलदार अकृषिक कल्याण यांनी दंडनिय कार्यावाही करून दंडनिय रक्कम रुपये ४,३९,७९१/- (अक्षरी रुपये चार लाख एकोणचाळीस हजार सातशे एक्यान्नव गात्र ) पावती क्र ८६४७७७३ दि. २७/८/२००६ अन्वये शासन जमा केलेली आहे.

त्या अर्थी महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे, मे. हार्ड कॅसल अॅण्ड वॉर्ड मॅन्यु. कं.लि. यांना मौजे नेतिवली तालुका कल्याण येथील सि.स.नं.२ टिका नं. २ ते ७, स.नं. १३ पै व इतर स.नं. १३ पै, १६, १८, १९/१ ते ७, २०, ३७, ४३/अ पै, ४३/ब मधील ७/१२ प्रमाणे क्षेत्र ६७२७०.०० चौ.मी. गंजुर नकाराप्रमाणे क्षेत्र ७९७७१.४९ चौ.मी. पैकी स.नं. १३ पै मधील क्षेत्र ४००.०० चौ.मी. व स.नं. ४३ अ पै ७००.०० चौ.मी. असे एकूण क्षेत्र ११००.०० चौ.मी. वगळून क्षेत्र ७८६७१.४९ चौ.मी. क्षेत्रात वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिकेकडील गंजुर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

नाला	१५९६.८० चौ.मी.
एरिया अंडर रोड वायडींग	२०४१.७२ चौ.मी.
७.५% अॅगिनिटी स्पॅस ७१८२७.६१-३६३८.५२ = ४८१८९.०९	४४०८.५६ चौ.मी.
एकूण	८०४७.०८ चौ.मी.

या शर्ती अशा:-

क ल न १-४
दस्त क्र. २१२३/२०२३
८३/१०३०

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

परवानगी तक्रार द.खल झालेली असून तक्रारीच्या अनुषंगाने चापूढे मालकी हक्काबाबत जर्नाल आल्यास परवानगी रद्द झाल्याचे समजण्यात येईल

जमिन रेल्वे लगत असल्याने रेल्वे खात्याकडील जरूर ती परवानगी घेणे अर्जदार याचेवर बंधनकारक राहिल

स नं. १३ पै क्षेत्र ४००-०० चौ.मी. व स नं. ४३अ पै क्षेत्र ७००-०० चौ.मी. या जमिनी भोगवटा वर्ग २ च्या असल्या कारणाने सदर जमिनीचा विकास शासन मान्यतेशिवाय त्याचप्रमाणे इकडील परवानगी शिवाय करणेत येऊ नये सदरचे क्षेत्र विनाअट जागेवर मोकळे करण्यात यावे.



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

- ६.. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी गिलाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.
७. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमिनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
८. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकारयचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
९. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बाधकाम मोकळे सोडले पाहिजे.
- १०अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेशा जास्त गजल्याचे असू नये.
१०. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (वॉंटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्याविषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

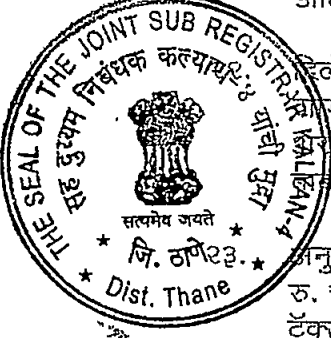
क्र. महसुल/क-१/दे.७/दिनांक/एअर-१२२/२००६

११. अनुज्ञाव्याही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शिलेल्या अशा जमीनीच्या कोणत्याही भागात मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस ) सोडले पाहिजे.
१२. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाव्याही व्यक्तीने अशा जमीनीचा बिगर शेतती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी अशा कालावधी वाढविण्यात आला असेल तर जिल्हा गोष्ट अलाहिदा. अनुज्ञाव्याही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यांत येईल.
१३. अनुज्ञाव्याही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत कल्याण तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कारवाई करण्यास असा अनुज्ञाव्याही पात्र ठरेल.
१४. सदरहू आदेशाच्या दिनांकापारून सदर अनुज्ञाव्याहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे रुपये ०.५३.४ दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.
१५. रादर जागेची अती तातडीची मोजणी फी रक्कम रु. १७०००/- (अक्षरी रु. पंधरा हजार मात्र) चलन क्र. ४८७/०६, दिनांक २२/९/२००६ अन्वये शासन जभा केली जाते.
१६. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जिताके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
१७. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ वेळच्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाव्याहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाव्याही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
१८. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाव्याहीने कोणतीही भर घालता कामा नसे किंवा ती मध्ये कोणताही फेरबदल करता कामा नसे. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
१९. अनुज्ञाव्याही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
२०. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाव्याही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
२१. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाव्याही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबधान्वये असा अनुज्ञाव्याही ज्या कोणत्याही शारतीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जादाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- २१-अ. वरील खंड (१८) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी



कलन - ४
वस्त क्र. २३२/२०२५
८५/१००

विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत केलेले बदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. या ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाव्याही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.



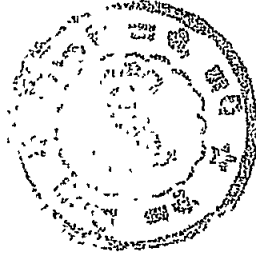
दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.शाख्या त्या वेळी अंमलात आणलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबीच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

अनुज्ञाव्याही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. ४,६९,९७९/- (अक्षरी रु. चार लाख एकोणसत्तर हजार नऊशे एकोणसाठ मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) तहसिलदार कल्याण यांचे कडील पावती क्र. १०२७६१७ दिनांक २२/९/२००६ अन्वये सरकार जमा केली आहे.

२४. अनुज्ञाव्याही यांनी कल्याण-डोंबिवली महानगरपालिका यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे.
२५. अनुज्ञाव्याही यांनी कल्याण-डोंबिवली महानगरपालिके कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाव्याही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२६. कल्याण डोंबिवली महानगरपालिकेने उपोद्यातील अ.क्र. ३ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरुपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारवर बंधनकारक राहिल.
२७. प्रस्तुतच्या जमीनीच्या मालकी हक्का संदर्भात भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाव्याही यांची राहिल.
२७. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा बनावट असलेचे आढळून आल्यास सदरची विनशेती परवानगी आपोआप रद्द झालेचे समजणेत येईल.

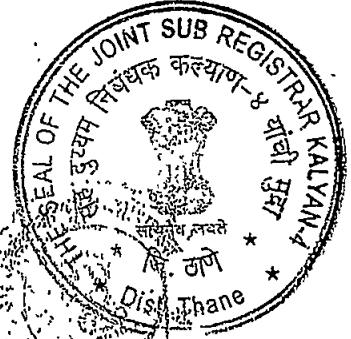
सही/-  
( नंदकुमार जंत्रे )  
जिल्हाधिकारी ठाणे

प्रति  
मे. हार्ड कॅसल अँड वॉड मॅन्यु. कॅ.लि. कृत  
ब्रेबॉर्न स्टेडीयम, वीर नरीमन रोड, मुंबई



निर्गमित केले  
निर्गमित केले  
जिल्हाधिकारी ठाणे करिता

कलन - ४  
 दस्त क्र. २१४९/२०२५  
 ८६/१००



नसिदत  
 २. १०५  
 Y. P. F. - ०,६०,००० - १०० - १०००० - (On) 101.  
 शा. वि. म. वि. अ. २९१९, वि. १६-९-२६.]

आखीव पत्रिका

क्रमांक	२	२९५६२.५	क	०००००२
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६०९६६.६-जो.मी क्षेत्रदुरस्तीने

२०१९-२०२१ - या कांड करून आठ महसुलाच्यरा.०  
 कंपनी लि

२५/०५/२००६	क्षेत्रदुरस्तीने	मा. जि. वहा. धिकांती; ठाणे. टांचेकडील	के. क्र.
		आदेश क्र. न. प्र. १/६०६/२००६/०६	७९
		दि. ०६/०५/२००६ अन्वये न. प्र. क्र. २/०६/०६	
		२८५६६.५ जो.मी क्षेत्री ६०९६६.६-जो.मी	
		क्षेत्र दुरस्ती नोंद केली.	
		सा. वि. म. वि. अ. २९१९, वि. १६-९-२६.]	
		(कृपया मागे पाहू)	

कलन - ४  
 दस्त क्र. २१५२/२०२५  
 ८७/१००



<p>द. क्र. ८६        दि. ०२-०३-२३</p>	<p>(ध) कॅप्ट. नाथोनीयद प्रॉपर्टीज        (इंडिया) प्रा. लि.</p>	<p>फेरपार क्रमांक        १७ प्रमाणे</p>
<p>२१/०१/१५</p>	<p>भा. अणवदी वायुन आणि संघटक भूमि अधिनियम (ग. राज्य)        पुणे बांधकाम विधेयक क्र. ११/१९/१९६२ अन्वये दि. १६/१२/१९६२ च्या अधिनियमातील जोडलेले नियम        फेरपार क्र. ३५ अन्वये दि. २२/१०/१९५५ अन्वये विक्री        पत्रिकेवर अशी श्रेय संख्या (८५७२) राबित्या        धातू संरक्षण वि. म. वास्तू क्षेत्र</p>	<p>कल्याण</p> <p>कल्याण</p> <p>कल्याण</p>

धन क्र. २०१  
 धर्म आल्याचा दि.  
 दि. १०/११/१५  
 दि. १०/११/१५  
 दि. १०/११/१५  
 दि. १०/११/१५

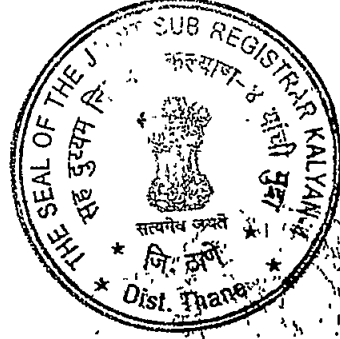
१०/११/१५  
 १०/११/१५  
 १०/११/१५

सहायक निबंधक

१०/११/१५

सत्यमेव जयते  
 १०/११/१५  
 सहायक निबंधक  
 कल्याण

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 दस्त क्र. २१०२/२०२५  
 ८८/१००



मौ - लेखिका ता. कलना 421

स. स. क्र. ०,००,०००-१ ०१-१०००-१०५ १०.६  
 भा. नि. व. दि. क्र. ४६११, दि. १६-५-१६]

" आसौं व पत्रिका

न. प. मा. क्र. मा. १६०४१  
 उ. त. स. क्र. मा. १६०४१

क्रमांक	दिनांक	वर्ग
३२०३५		

अर्जदार - दि. हार्ड कॉसल व शंड म. व. लि.

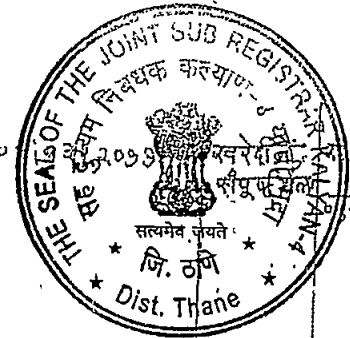
मोडे पेट्रोल - दि. इन्डिया वायर कं. लि.

६/८/२०११		अर्जदार दि. हार्ड कॉसल व शंड म. व. लि. क. लि. संख्या दिनांक १/२/२०११ अर्ज व मा. अर्ज न्यायालय कंपनी अपील क्रमांक नं. ३५२/२०१० अन्वये मोडे पेट्रोल सप्लायर्स इन्डिया लि. इन्डिया वायर कं. लि. सं. नि. नांव कमी करे	फि. मा - २२ प्रमाणे
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(कृपया मातोपही)

१६/०५/११

कलन - ४  
 दस्तक्र. २१२६/२०२५  
 २६/१००



२१०११५

(६५)  
 वेस्ट पायोनियर प्रॉपर्टीज  
 (इंडिया) प्रा. लि.

१०००४२  
 फेरफार क्रमांक  
 २७ प्रभाग.

गा. नवरात्री अस्तित्व गरी मन्वटक र्मि गणितेव (ग. नवरात्री)  
 पुणे पालिकात गणित अ. न. पु. १/११.५. ३३३३ नोंद/२०१५  
 दि. १५/३/२०१५ व व धर्मोत्तरावलीत कायदा क्र. नं. पु. को. १/१  
 फेरफार क्र. ३३३३ नोंद दि. २/७/२०१५ गणितेव गणितेव  
 फेरफार प्रथमी वा तीना ६३१८ को. २/११/११  
 पुणे (३) पाय (२३३३) चौ. मी. दाखल केले

२६/१०  
 व. अ. पु. अ.  
 कल्याण.

*(Signature)*  
 व. अ. पु. अ.  
 कल्याण

अर्ज क्रं २०२५  
 अर्ज दाखल्याचा दि.  
 १७/३/२०२५  
 २०/३/२०२५  
 २१/३/२०२५

लेखात भरण्यात

१७/३/२०२५

१७/३/२०२५  
 व. अ. पु. अ.  
 कल्याण

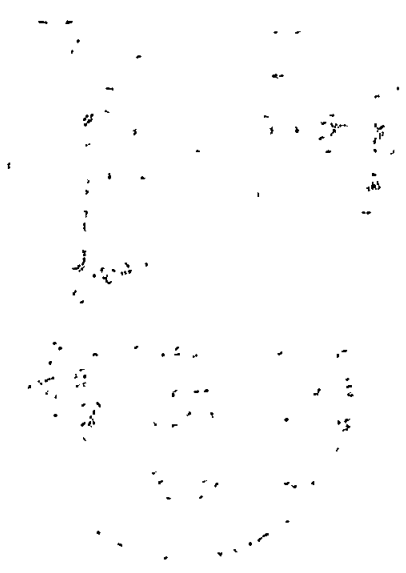


कलन - ४  
दस्तक्र. २१४२/२०२५  
२०/१००



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
WEST PIONEER PROPERTIES  
(INDIA) PRIVATE LIMITED  
09/12/2004  
Formation No. / Unit Number  
A/AACW/5758A

*[Handwritten signature]*





कलन - ४
क्र. २१२२/२०२५
PROJECT ९१/१००

**Maharashtra Real Estate Regulatory Authority**  
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'  
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project of Project: *Mega Grand Tower C and D, Plot Bearing / CTS / Survey / Final Plot No 'CS No 2 part and 421 part Tikka No 430 5at INVALI, Kalyan, Thane, 421306*, registered with the regulatory authority vide project registration certificate bearing No P-0004125.

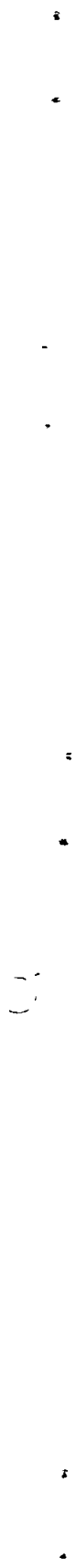
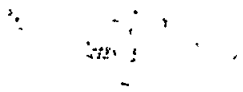
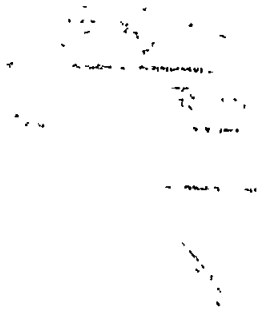


1. **West Pioneer Properties India Pvt Ltd** having its registered office / principal place of business at **GSouth, District Mumbai City, Pin: 400013.**
2. This renewal of registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall execute and register a conveyance 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 (2) 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 me/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 up to **30/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
  - ◊ If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 20/08/2024  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
Signature (Secretary, Maharashtra)  
Date: 20/08/2024 5:36:40 PM  
Maharashtra Real Estate Regulatory Authority



# CERTIFICATE OF MARRIAGE

(See Section 13 of Special Marriage Act 1954)

## विवाहाचा दाखला



SPECIAL MARRIAGE OFFICER  
DIST. THANE



SPECIAL MARRIAGE OFFICER  
DIST. THANE

( विशेष विवाह अधिनियम १९५४ चे कलम १३ प्रहा )

M. NO. 27212015  
NO. NO. 248712014  
DATE :: 05-12-2014

I, B. S. Jadhav, Marriage officer, Thane hereby certify  
that on the 06 day of Feb year 2015  
Mr. Parag Pradip Naik.  
Miss Priya Bhimrao Salve.

appeared before me and that each of them, in my presence and in the presence of three witnesses who have signed hereunder, made the declaration required by section 11 and that a marriage under this act was solemnized between them in my presence At Office at :-  
2nd Floor, Mahila Mandal Building, Talav Pali, Thane (W), M.S.

मी \_\_\_\_\_ विवाह अधिकारी ठाणे यावरून दाखला देणे की,  
श्री \_\_\_\_\_ आणि कु/श्रीमती \_\_\_\_\_  
\_\_\_\_\_ हिं तारीख \_\_\_\_\_ मारुता क्र. 2980/2014  
\_\_\_\_\_ रोजी माझ्यासमोर हजर झाली आणि त्यांच्यापैकी कलम ११ वरून आवश्यक ठरलेल्या प्रश्नांक समक्ष व जाणी

यात सहया केल्या आहेत त्या तीन साक्षीदारांच्या समक्ष केले आहेत आणि या अधिनियमान्वये त्यांचा विवाह माझ्या उपस्थितीपूर्वीक लादण्यात आला आहे.

**THREE WITNESS NAME & ADDRESS**

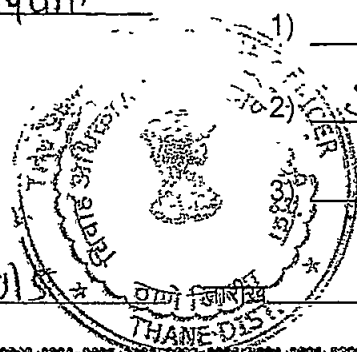
- 1) Pradip K. Naik.  
Gokul Bungalow, Master,  
Ngr, Karjat.
- 2) Uma P. Naik.  
Gokul Bungalow, Master.  
Ngr, Karjat.
- 3) Bhima A. Salve.  
C-08, Suryakant Soc,  
Sanglewadi, Kalyan.



[Signature]  
BRIDEGROOM / वर  
[Signature]  
BRIDE / वधू  
THREE WITNESSES SIGN  
तीन साक्षदारांच्या सहया  
[Signature]

उमा प्र नाईक  
[Signature]

Dated 06 Feb Year 2015 सन \_\_\_\_\_

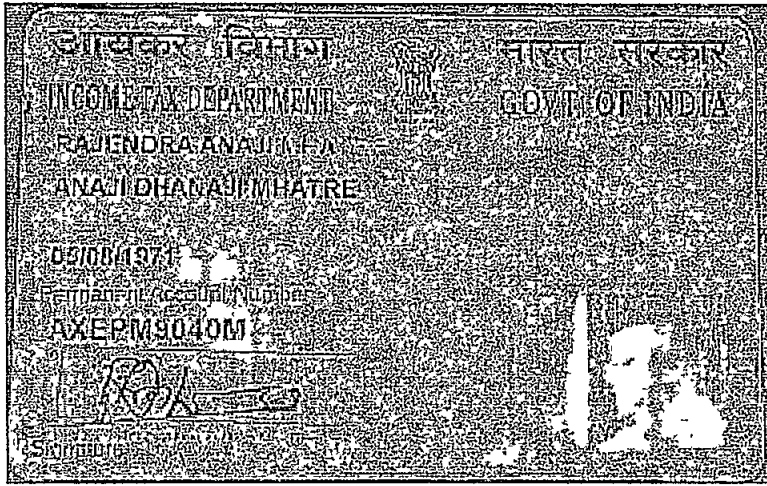


Herein give Particulars of the parties \* / \* येथे उभयपक्षासंबंधीची माहिती लिहावी

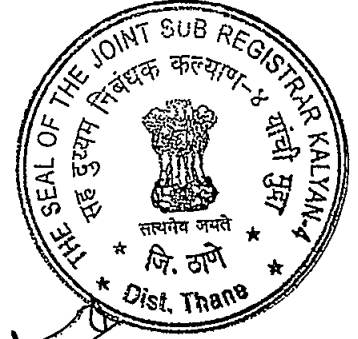
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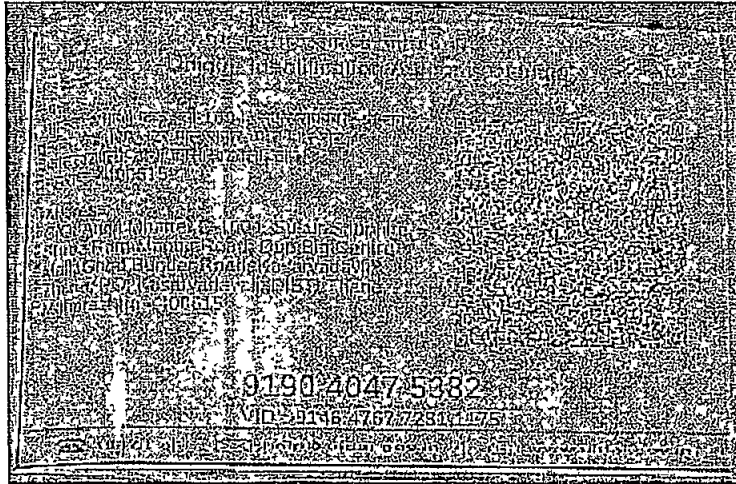
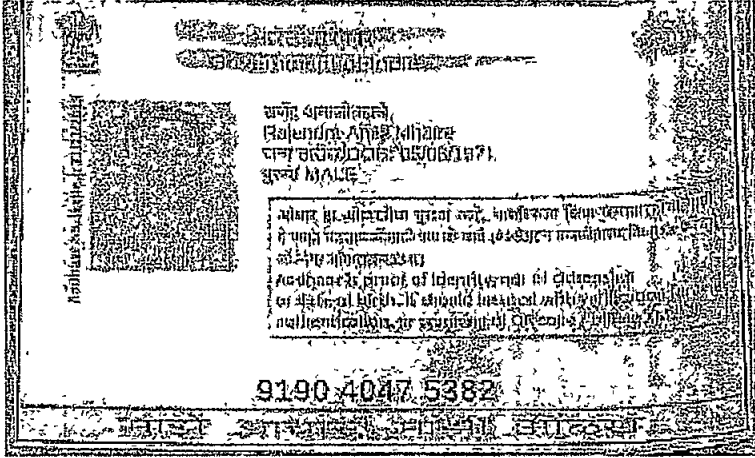
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कलन - ४  
दस्त क्र. २१४८/२०२५  
९३ / १००



*Handwritten signature*








**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOV. OF INDIA**

**PARAG PRADIP NAIK**  
**PRADIP KRUSHNARAO NAIK**



**13/05/1988**

Permanent Account Number  
**AGYPN5605J**

Signature: 

**कलन - ४**  
**दस्त क्र. 298e/2024**  
**es/900**



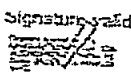



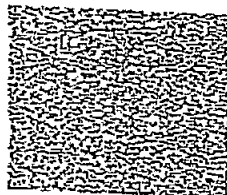
**भारत सरकार**  
**Government of India**

**भारतीय विशिष्ट ओळख साधनरत्या**  
**Unique Identification Authority of India**

**नोंदणी क्रमांक / Enrolment No.: 4029/52022/00903**

**To**  
 Parag Pradip Naik  
 Flat No E 201, Nensarath Residency  
 Kacheri Road  
 Hudra Budruk  
 Karjat  
 Palghar Maharashtra - 410301  
 9820517893



Signature: 




**आपला आधार क्रमांक / Your Aadhaar No. :**  
**6121 5447 2158**  
 VID : 9163 1639 8707 4006

**माझे आधार, माझी ओळख**

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**भारतीय विशिष्ट ओळख साधनरत्या**  
**Unique Identification Authority of India**



Parag Pradip Naik  
 जन्म तारीख/DOB: 13/05/1988  
 लिंग/ GENDER: MALE

**6121 5447 2158**  
 VID : 9163 1639 8707 4006

**माझे आधार, माझी ओळख**



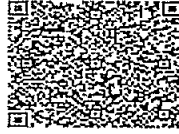






PAN CARD

Name : PRIYA BHIMRAO SALVE  
Gender : FEMALE  
DOB : 06-06-1992  
Pan Number : CYZPS0156C



Tap to Zoom

कलन - ४  
दस्त क्र. 2972/2024  
ey/900



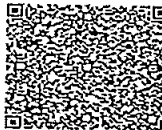
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामपत्र क्रम / Enrollment No : 2006/90095/00903

24/12/2014

To  
Priya Bhimrao Salve  
प्रिया भिमराव साळवे  
C / 8 , Suryakund Society  
Sanglewad  
Ball Bazaar  
Kalyan West  
Kalyan  
Kalyan D c., Kalyan, Thane,  
Maharashtra - 421301  
9764807660

KA554196220FH  
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आपका आधार क्रमांक / Your Aadhaar No. :

4028 6209 0618

मेरा आधार, मेरी पहचान



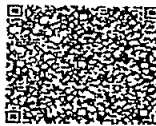
भारत सरकार  
Government of India



प्रिया भिमराव साळवे  
Priya Bhimrao Salve

जन्म तिथि / DOB 06/06/1992  
महिला / Female

4028 6209 0618



मेरा आधार, मेरी पहचान

*Salve*

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भारत सरकार  
Government of India  
श्री अर्जुन सावले  
Bhim Arjun Salve  
जन्म तिथि/DOB: 01/06/1952  
पुरुष / MALE

5701 5053 9182

B.A. Saivale



भारतीय विश्वव्यापी पहचान प्राधिकरण  
Unique Identification Authority of India  
Address: S/O Arjun Salve, C/08 suryakunds/0, अर्जुन सावले, सी/08 सुर्यकुंड  
SOCITY, sanglewadi, kalyan west, सांगळेवाडी, कल्याण पश्चिम,  
kalyan nagar, kalyan, Thane, कल्याण नगर, कल्याण, ठाणे,  
Maharashtra - 421301 महाराष्ट्र - 421301

5701 5053 9182

कलन - ४  
दस्त क्र. २१२९/२०२५  
९९/१००



भारतीय विश्वव्यापी पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/16956/02162

To  
प्रदीप कृष्णराव नाईक  
Pradip Krushnarao Naik  
Gokul Bunglow  
Near Sarthak Lodge Nana Master Nagar karjat  
Karat  
Raigarh  
Maharashtra 410201  
9764388954

Ref 198 / 20B / 265636 / 266465 / P



UE075042928IN



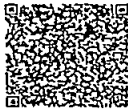
आपला आधार क्रमांक / Your Aadhaar No. :

3081 6678 0588

आधार - सामान्य माणसाचा अधिकार



प्रदीप कृष्णराव नाईक  
Pradip Krushnarao Naik  
जन्म वर्ष / Year of Birth 1957  
पुरुष / Male



3081 6678 0588

आधार - सामान्य माणसाचा अधिकार

Dec 2025



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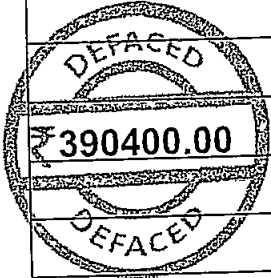
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CHALLAN  
MTR Form Number-6



GRN	MH015653593202425E	BARCODE	Date		05/02/2025-17 24 12	Form ID	25 2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AGYPN5605J			
Location	THANE		Full Name	PARAG PRADIP NAIK			
Year	2024-2025 One Time		Flat/Block No.	METRO GRANDE, FLAT NO. 108, 1 ST FLOOR,			
			Premises/Building	TOWER C			
Account Head Details			Amount In Rs.				
0030046401 Stamp Duty			360400.00		Road/Street		
0030063301 Registration Fee			30000 00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					PAN2=AAACW5756A~SecondPartyName=WEST PIONEER		
					PROPERTIES INDIA PVT LTD~		
Total			390,400.00		Amount In Words		
					Three Lakh Ninety Thousand Four Hundred Rupees Onl y		
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No	69103332025020513827	752955413	
Cheque/DD No			Bank Date	RBI Date	05/02/2025-17-27 59	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No , Date		Not Verified with Scroll		

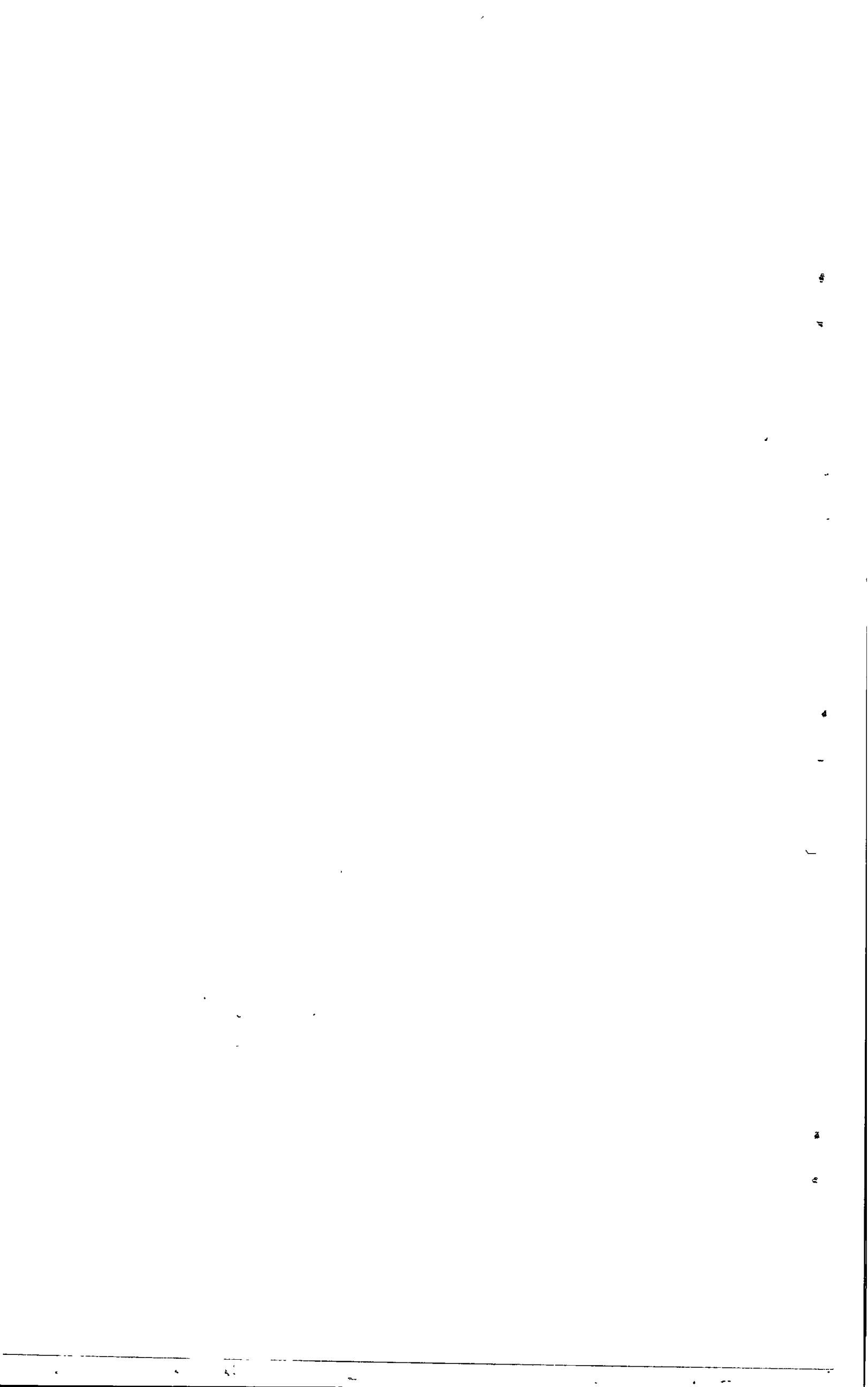


क ल न - ४  
दस्त क्र. 2922/2024  
२७/१००

Department ID: 9820517893  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-338-2149	0008674288202425	06/02/2025-11 51 37	IGR127	30000 00







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0225054718070

Receipt Date 06/02/2025

Received from JOINT SUB REGISTRAR KALYAN , Mobile number 9820517893, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2149 dated 06/02/2025 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED

₹ 2000

DEFACED

### Payment Details

Bank Name IBKL

Payment Date 05/02/2025

Bank CIN 10004152025020516910

REF No. 2954030368

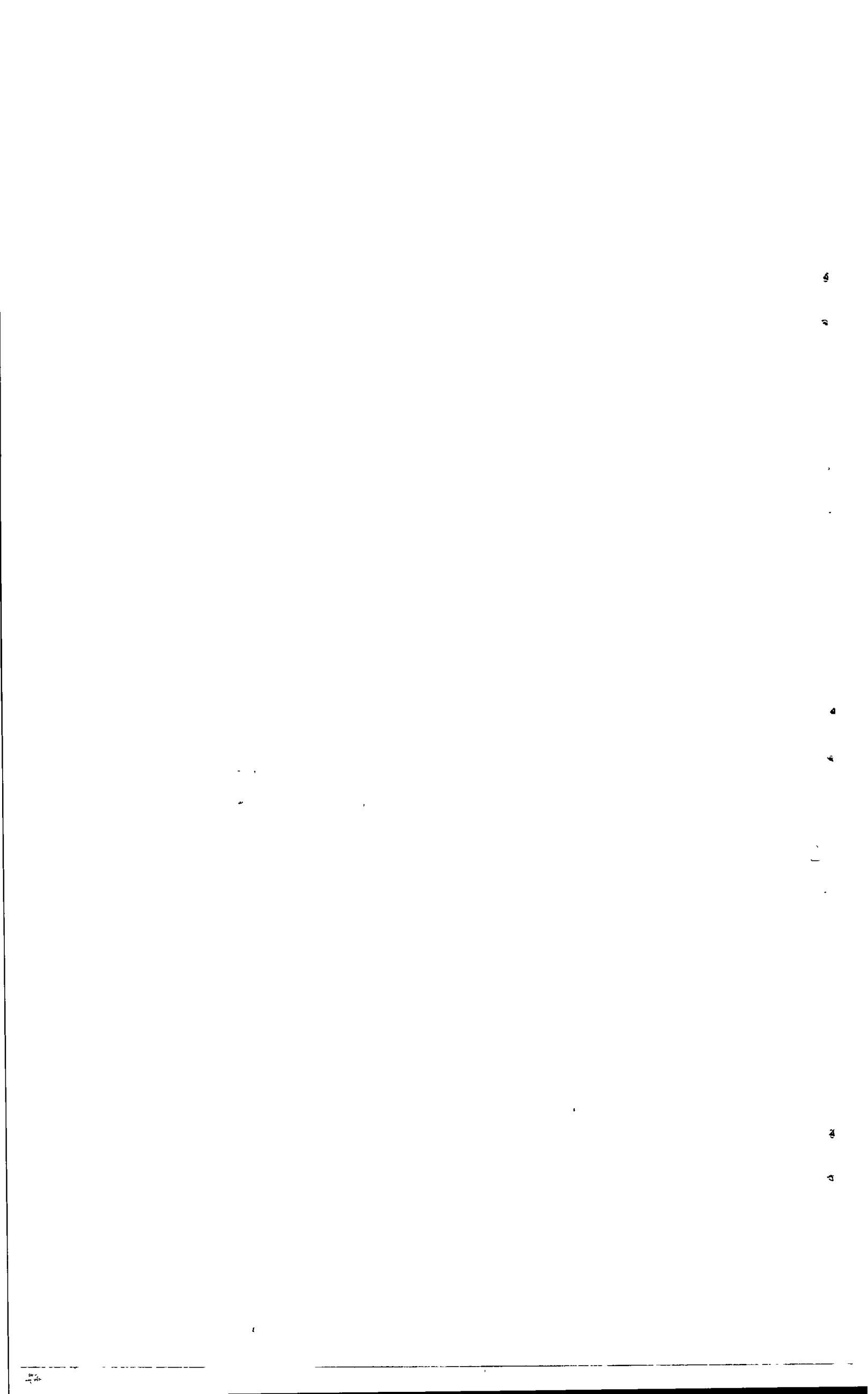
Deface No 0225054718070D

Deface Date 06/02/2025

This is computer generated receipt, hence no signature is required.

क ल न - ४  
दस्त क्र. 29 re/2024  
९८/१००





338/2149

गुन्वार, 06 फेब्रुवारी 2025 11:52 म.पू.

दस्त गोषवारा भाग-1

कलन4

२२१००

दस्त क्रमांक: 2149/2025

दस्त क्रमांक कलन4 /2149/2025

वाजार मूल्य रु. 43,72,500/-

मोबदला रु. 51,48,080/-

भरलेले मुद्राक शुल्क रु.3,60,400/-

दु. नि. सह. दु. नि कलन4 याचे कार्यालयात

पावती:2330

पावती दिनांक 06/02/2025

अ. क्र 2149 वर दि.06-02-2025

मादरकरणाराचे नाव. पराग प्रदीप नाईक

गेजी 11 48 म.पू. वा. हजर केला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठाची संख्या: 100

एकुण 32000.00

दस्त हजर करणऱ्याची सही



Joint Sub Registrar Kalyan 4



Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: करारनामा

मुद्राक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

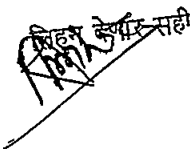
शिक्का क्र. 1 06 / 02 / 2025 11 : 48 : 43 AM ची वेळ. (सादरीकरण)

शिक्का क्र. 2 06 / 02 / 2025 11 : 49 : 36 AM ची वेळ: (फी)

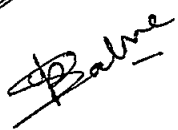


- प्रतिज्ञा पत्र -  
सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस बाबत केला आहे. दस्तामधील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तावी सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तऐवज राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

निष्पादक सही



निष्पादक सही



निष्पादक सही

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06/02/2025 12 00 38 PM

दस्त गोपवारा भाग-2

कलन4 900/900  
दस्त क्रमांक 2149/2025दस्त क्रमांक कलन4/2149/2025  
दस्ताचा प्रकार -कगरनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव वेम्ट पायोनीर प्रॉपर्टीज (इंडिया) प्रायव्हेट लिमिटेड तर्फे नितीन म्हात्रे - याच्या तर्फे अधिकृत अधिकारी राजेंद्र अनाजी म्हात्रे पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव. आशियाना, ब्लॉक नं 69 - सी, दुसरा मजला, रोड नं भुलाभाई देसाई रोड, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर AAACW5756A	लिहून घेणार वय -53 स्वाक्षरी -		
2	नाव पराग प्रदीप नाईक पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव: नेमीनाथ रेसिडेन्सी , ब्लॉक न. ई - 201, रोड न: कचेरी रोड, मुद्रे बुद्रुक , कर्जत, रायगड , महाराष्ट्र, राईगार (ः) पॅन नंबर.AGYPN5605J	लिहून घेणार वय -36 स्वाक्षरी-		
3	नाव प्रिया पराग नाईक ( लग्नापूर्वीचे नाव प्रिया भिमराव माळवे ) पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव: नेमीनाथ रेसिडेन्सी , ब्लॉक न. ई - 201, रोड न कचेरी रोड, मुद्रे बुद्रुक , कर्जत, रायगड, महाराष्ट्र, राईगार (ः) पॅन नंबर.CYZPS0156C	लिहून घेणार वय -32 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ 06 / 02 / 2025 11 57 . 32 AM

ओळख -

खालील इमम असे निवेदीत करतान की ने दस्तऐवज करून देणा-याना व्यक्तीश ओळखतान, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव प्रदीप कृष्णराव नाईक - - वय 67 पत्ता कर्जत , रायगड पिन कोड 410201	 स्वाक्षरी	
2	नाव भीमा अर्जुन साळवे - - वय 72 पत्ता कल्याण प पिन कोड 421301	 स्वाक्षरी	

शिक्का क्र.4 ची वेळ:06 / 02 / 2025 11 : 58 : 15 AM

शिक्का क्र.5 ची वेळ 06 / 02 / 2025 11 : 58 : 42 AM नोदणी पुस्तक 1 मध्ये

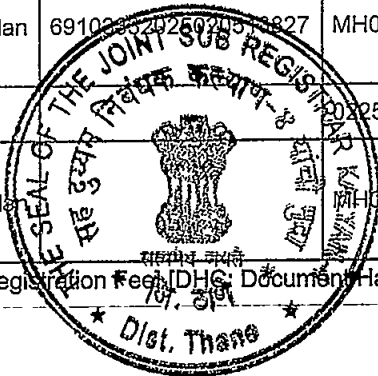
प्रमाणित करण्यात येतेकी स  
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नोंदला दि. 06/02/2025

सह. दय्यम निबंधक कल्याण-४

## Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARAG PRADIP NAIK	eChallan	691023020250215 827	MH015653593202425E	360400 00	SD	0008674288202425	06/02/2025
2		DHC		25054718070	2000	RF	0225054718070D	06/02/2025
3	PARAG PRADIP NAIK	eChallan		MH015653593202425E	30000	RF	0008674288202425	06/02/2025

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



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06/02/2025

सूची क्र.2

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दस्त क्रमांक : 2149/2025

नोदणी .

Regn:63m

गावाचे नाव : नेतिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	5148080
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4372500
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (अमल्यास)	
(5) क्षेत्रफळ	1) 36.25 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2025
(10) दस्त नोदणी केल्याचा दिनांक	06/02/2025
(11) अनुक्रमांक, खड व पृष्ठ	2149/2025
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	360400
(13) वाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	

1) पालिकेचे नाव कल्याण-डोबिवली इतर वर्णन , इतर माहिती: विभाग क्र.21/70 दर 78100 मोजे नेतिवली येथील मी टी एस न.2(टीक्का न.2-5) आणि सी टी सर्वे न. 421 पैकी, सर्वे न. 13 पैकी यावरील मेट्रो ग्रँडे विल्डींग, टॉवर सी, सदनिका न. 108, पहिला मजला, क्षेत्र 36.25 चौ.मी. कार्पेट + 10.14 चौ. मी. ओपन टेरेस + 3.16 चौ. मी. एलिवेशन एरिया + 1 कवर्ड कार पार्किंग स्पेस ( ( C.T.S. Number 2,421 part ; ) )

1) 36.25 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव:-वेस्ट पायोनीर प्रॉपर्टीज (इंडिया) प्रायव्हेट लिमिटेड तर्फे नितीन म्हात्रे - याच्या तर्फे अधिकृत अधिकारी राजेंद्र अनाजी म्हात्रे वय.-53, पत्ता:-प्लॉट न:-, माळा न -, इमारतीचे नाव आशियाना, ब्लॉक न. 69 - मी, दुसरा मजला, रोड न भुलाभाई देसाई रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन न - AAACW5756A

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

1). नाव:-पराग प्रदीप नाईक वय.-36; पत्ता:-प्लॉट न -, माळा न -, इमारतीचे नाव: नेमीनाथ रेसिडेन्सी, ब्लॉक न. ई - 201, रोड नं. कचेरी रोड, मुद्रे बुद्रुक, कर्जत, रायगड, महाराष्ट्र, राईगार. (०). पिन कोड.-410201 पॅन नं:-AGYPN5605J  
2). नाव:-प्रिया पराग नाईक ( लग्नापूर्वीचे नाव प्रिया भिमराव माळवे ) वय.-32, पत्ता:-प्लॉट न. -, माळा न -, इमारतीचे नाव: नेमीनाथ रेसिडेन्सी, ब्लॉक न: ई - 201, रोड नं कचेरी रोड, मुद्रे बुद्रुक, कर्जत, रायगड, महाराष्ट्र, राईगार. (०). पिन कोड:-410201 पॅन नं:-CZPS0156C

(9) दस्तऐवज करून दिल्याचा दिनांक

06/02/2025

(10) दस्त नोदणी केल्याचा दिनांक

06/02/2025

(11) अनुक्रमांक, खड व पृष्ठ

2149/2025

(12) वाजारभावाप्रमाणे मुद्राक शुल्क

360400

(13) वाजारभावाप्रमाणे नोदणी शुल्क

30000

(14) शेर

मुल्याकनामाठी विचागत घेतलेला तपशील -

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद

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



सह.दुय्यम निबंधक कल्याण - ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARAG PRADIP NAIK	eChallan	69103332025020513827	MH015653593202425E	360400.00	SD	0008674288202425	06/02/2025
2		DHC		0225054718070	2000	RF	0225054718070D	06/02/2025
3	PARAG PRADIP NAIK	eChallan		MH015653593202425E	30000	RF	0008674288202425	06/02/2025

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