



Kalyan Dombivli Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2024/APL/00083
Proposal Code : KDMCC-24-ENTRY-101267

Building Proposal Number - 1465129
Date : 22/10/2024

Building Name :	MANGESHI SOHAN BLDG NO 1 (Mixed)	Floor :	4TH FLOOR(849.78 Sq mt),5TH FLOOR(849.78 Sq mt),6TH FLOOR(849.78 Sq mt),7TH FLOOR(849.78 Sq mt),8TH FLOOR(814.77 Sq mt),9TH FLOOR(849.78 Sq mt),10TH FLOOR(849.78 Sq mt),11TH FLOOR(801.06 Sq mt),12TH FLOOR(836.08 Sq mt),13TH FLOOR(836.08 Sq mt),14TH FLOOR(836.08 Sq mt),15TH FLOOR(725.46 Sq mt),16TH FLOOR(690.82 Sq mt),17TH FLOOR(725.46 Sq mt),18TH FLOOR(725.46 Sq mt),19TH FLOOR(725.46 Sq mt),RECREATIONAL FLOOR(0.00 Sq mt)
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To.

- i) Mangeshi And Deveshwar Developers, Rampal Sohansingh Purohit, Mangesh Dashrath Gaikar, Narendra Sohansingh Purohit, Shamal Mangesh Gaikar, S.NO. 56, H.NO. A/5, A/6, S.NO. 57, H.NO. 2/2/1, 2/2/2/6 AT VILLAGE: WADEGHAR, TAL: KALYAN
- ii) ANIL NIRGUDE (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **MANGESHI SOHAN BLDG NO 1 (Mixed)** Plot No -, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. S.NO.56, H.NO. A/5, A/6, S.NO.57, H.NO.2/2/1, 2/2/2/6, Village Name/Mouje **WADEGHAR**, Sector No. , completed under the supervision of **Architect**, License No **CA/1981/06472** as per approved plan vide Permission No. **KDMC/TPD/BP/KD/2020-21/15/85** Date **18/05/2023** may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/KD/2020-21/15/85 Date 18/05/2023

Signature valid

Digitally signed by Surendra Parashar, DN: cn=Surendra Parashar, o=Kalyan Dombivli Municipal Corporation, email=surendra.p@kdmcc.gov.in, c=IN
Date: 2024.10.22 18:43:31 IST
Reason: Approved Certificate
Designation: Town Planner and Development Officer
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMCC/TPD/BP/KD/2020-21/15/85-101267
Application Number: KDMCC/TPD/BP/KD/2024/1465129/58896
Proposal Number: 1465129
Certificate Number: KDMCC/FO/2024/APL/00083



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Town Planner and Development Officer.
Kalyan Dombivli Municipal Corporation.



Kalyan Dombivli Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No KDMCC/FO/2024/APL/00083
Proposal Code KDMCC 24 ENTRY-101267

Building Proposal Number 1465129
Date 22/10/2024

Building Name	MANGESHI SOHAN BLDG NO 1(Mixed)	Floor	4TH FLOOR(849.78 Sq mt), 5TH FLOOR(849.78 Sq mt), 6TH FLOOR(849.78 Sq mt), 7TH FLOOR(849.78 Sq mt), 8TH FLOOR(814.77 Sq mt), 9TH FLOOR(849.78 Sq mt), 10TH FLOOR(849.78 Sq mt), 11TH FLOOR(801.06 Sq mt), 12TH FLOOR(836.08 Sq mt), 13TH FLOOR(836.08 Sq mt), 14TH FLOOR(836.08 Sq mt), 15TH FLOOR(725.46 Sq mt), 16TH FLOOR(690.82 Sq mt), 17TH FLOOR(725.46 Sq mt), 18TH FLOOR(725.46 Sq mt), 19TH FLOOR(725.46 Sq mt), RECREATIONAL FLOOR(0.00 Sq mt)
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To,

i) Mangeshi And Deveshwar Developers, Rampal Sohansingh Purohit, Mangesh Dashrath Gaikar, Narendra Sohansingh Purohit, Shamal Mangesh Gaikar,

S.NO. 56, H.NO. A/5, A/6, S.NO. 57, H.NO. 2/2/1, 2/2/2/6 AT VILLAGE WADEGHAR, TAL. KALYAN

ii) ANIL NIRGUDE (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **MANGESHI SOHAN BLDG NO 1(Mixed)** Plot No -, Final Plot No , City Survey No./Survey No./Khasara No / Gut No **S.NO.56, H.NO. A/5, A/6, S.NO.57, H.NO.2/2/1, 2/2/2/6**, Village Name/Mouje **WADEGHAR**, Sector No , completed under the supervision of **Architect**, License No **CA/1981/06472** as per approved plan vide Permission No. **KDMC/TPD/BP/KD/2020-21/15/85** Date **18/05/2023** may be occupied on the following conditions.

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Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No **KDMC/TPD/BP/KD/2020-21/15/85** Date **18/05/2023**

Signature valid

Digitally signed by Surendra Parthiv
Date: 2024.10.22 18:49:31 +05'30'
Reason: Approved
Designation: Town Planner and Development Officer
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMCC/FO/2024/APL/00083
Application Number: KDMCC/FO/2024/1465129/00083
Proposal Number: 1465129
Certificate Number: KDMCC/FO/2024/APL/00083

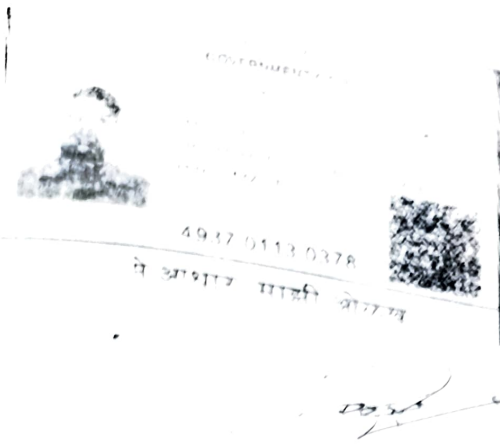


Scan QR code for verification of authenticity



Scan QR code for Building Details

Yours faithfully,
Town Planner and Development Officer
Kalyan Dombivli Municipal Corporation.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता
डी 601 सोमनाथ, आंधरा, पुणे, वाडपूर, केडीएमसी
प्लॉट 3 कन्नड भाग, कल्याण
नेहरू नगराण, ठाणे
महाराष्ट्र - 421301

Address
B-601 Somnath Narayan
Shrushti Wadepur Bldg
KDMC Sports Club Kalyan
Kalyan Thane
Maharashtra - 421301

1847
1800 300 1947

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947
Bengaluru-560 001

कलन-?

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भारत सरकार
GOVERNMENT OF INDIA

सर्वोच्च न्यायालय
Sri Sri Deepak Mishra

जन्म वर्ष / Year of Birth: 1974
M / Female

7473 3218 8057

आधार - सामान्य माणसाचा अधिकार

Srin

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता डी-502, मंगेशी गिरी, आंधरावाडी
मार्ग, आंधरावाडी रोड, उम्बार्दा, कल्याण
कल्याण डी गी., ठाणे, महाराष्ट्र, महाराष्ट्र
421301

Address: B-502, Mangeshi Giry,
Aadharwadi Road, Aadharwadi
Jan. Umbarda, Kalyan, Kalyan
D.c., Thane Kalyan Maharashtra
421301

1847
1800 180 1947

help@uidai.gov.in P.O. Box No. 1947
Bengaluru-560 001



16/06/2022 2 19 58 PM
 पत्र क्रमांक कलन/16846/2022
 पत्राचा पत्ता - विक्री करारनामा

पत्र क्रमांक कलन/16846/2022

पत्र क्रमांक कलन/16846/2022

- पत्राचाच नाव व पत्ता
- 1 नाव मयंगे मंगशी आणि दशरथ कल्याणसे यांच्यातर्फे यांच्यातर्फे जोडवून स्वाक्षरीकरीत श्री. मंगल दशरथ माधवकर यांच्यातर्फे कल्याणपुरवाच श्री. श्यामल मंगल माधवकर पत्ता पत्ता नं. 601, माळा नं. 3, उमागतीच नाव, रॉड नं. 601, मंगल दशरथ कल्याणसे, पत्रिका मजला, मल्हार स्पॉर्ट्स दुकानातर्फे, मंगशी पत्राचाच नाव कल्याण, जि. ठाणे, मल्हार स्पॉर्ट्स दुकानातर्फे, मंगशी पत्र नंबर AAMAM9477A
 - 2 नाव मयंगे मंगशी आणि दशरथ कल्याणसे यांच्यातर्फे यांच्यातर्फे जोडवून स्वाक्षरीकरीत श्री. मंगल दशरथ माधवकर यांच्यातर्फे कल्याणपुरवाच श्री. श्यामल मंगल माधवकर पत्ता पत्ता नं. 601, माळा नं. 3, उमागतीच नाव, रॉड नं. 601, मंगल दशरथ कल्याणसे, पत्रिका मजला, मल्हार स्पॉर्ट्स दुकानातर्फे, मंगशी पत्राचाच नाव कल्याण, जि. ठाणे, मल्हार स्पॉर्ट्स दुकानातर्फे, मंगशी पत्र नंबर AAMAM9477A
 - 3 नाव दिपक वी. मिट्टावाकर पत्ता पत्ता नं. 601, माळा नं. 3, उमागतीच नाव, रॉड नं. वी-601 मांगनाथ नीलकर, क्षुद्रि वाडपूर कल्याण व, मल्हार स्पॉर्ट्स, THANE पत्र नंबर AYMPM5112H
 - 4 नाव मानाजी दिपक मिट्टावाकर पत्ता पत्ता नं. 601, माळा नं. 3, उमागतीच नाव, रॉड नं. वी-502 मंगशी मिट्टी आंधारवाडी जॉइंट रॉड उरवडे कल्याण व, मल्हार स्पॉर्ट्स, ठाणे पत्र नंबर AYMPM5107A

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 24
 स्वाक्षरी

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 24
 स्वाक्षरी

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 54
 स्वाक्षरी

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 48
 स्वाक्षरी



दस्तावेज बनवून देणार नथाकःशीत विक्री करारनामा चा दस्त पत्र करून दिल्याचे कवुल करताना.
 दिनांक 3 ची वेळ: 16 / 06 / 2022 02 : 13 : 37 PM

पत्राचाच नाव व पत्ता
 नाव: मंगल दशरथ कल्याणसे
 पत्राचाच नाव व पत्ता
 नाव: मंगल दशरथ कल्याणसे

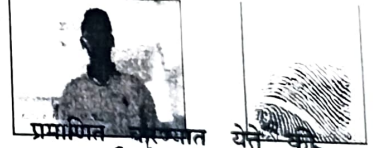
- 1 नाव: मंगल दशरथ कल्याणसे
 वय 58
 पत्ता कल्याण, जि. ठाणे
 पिन कोड: 421301

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 29
 स्वाक्षरी



- 2 नाव: श्री. शिवनेरी को. शं. प्र. मंगल दशरथ कल्याणसे
 वय 29
 पत्ता: श्री. शिवनेरी को. शं. प्र. मंगल दशरथ कल्याणसे, पत्रिका मजला, मल्हार स्पॉर्ट्स दुकानातर्फे, मंगशी पत्राचाच नाव कल्याण, जि. ठाणे
 पिन कोड: 421306

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 29
 स्वाक्षरी



पत्राचाच नाव व पत्ता
 नाव: मंगल दशरथ कल्याणसे

पत्राचाच नाव व पत्ता
 नाव: मंगल दशरथ कल्याणसे

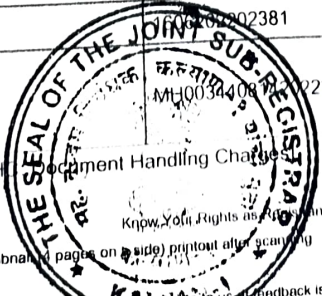
Sub Registrar Kalyan

पत्राचाच नाव व पत्ता
 नाव: मंगल दशरथ कल्याणसे

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 29
 स्वाक्षरी

पत्राचाच नाव व पत्ता
 विक्री करारनामा
 वय 29
 स्वाक्षरी

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	सह-दुय्याप Al	पत्राचाच नाव व पत्ता Detail Number	पत्राचाच नाव व पत्ता Date
1	DEEPAK BHALCHANDRA MITHBAVKAR	eChallan	02003942022061501613	MH003440814202223E	315000.00	SD	0001782948202223	16/06/2022
2		DHC		MH0034408142022381	1820	RF	1606202202381D	16/06/2022
3	DEEPAK BHALCHANDRA MITHBAVKAR	eChallan		MH00344081420223E	30000	RF	0001782948202223	16/06/2022



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16/06/2022

सूची क्र.2

दुय्यम निबंधक दु नि कल्याण 1

दस्त क्रमांक 6846/2022

नोंदणी

Page 6/10

माग्याचे नाव वाडेंघर

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	4499000
(3) बाजारभावाबाधेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4369500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्गाने, इतर माहिती: मीने वाडेघर ता. कल्याण जि. ठाणे येथील मळ क्रमांक 56 अ हिस्सा क्रमांक 6, सव्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6, मळ क्रमांक 57 हिस्सा क्रमांक 2/2/1, मळ क्रमांक 56 हिस्सा क्रमांक अ/5 या जमीन मिळकतीवरील मंगेशी मोहन या प्रकल्पातील इमारत क्रमांक 01, अट्टाराख्या मजल्यावरील सदनिका क्रमांक 1812 चे क्षेत्रफळ 52.71 चौरस मीटर असे अमृत सदरघर सदनिका या करारनाम्याचा विषय आहे. (तसेच इतर माहिती दस्तात नमूद केलेप्रमाणे वाचण्यात व समजण्यात यावी) ((Survey Number : मळ क्रमांक 56 अ हिस्सा क्रमांक 6, सव्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6, मळ क्रमांक 57 हिस्सा क्रमांक 2/2/1, मळ क्रमांक 56 अ/5 ;))

(5) क्षेत्रफळ 1) 52.71 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

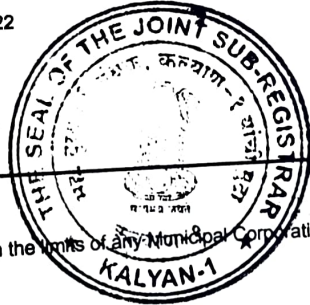
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेसर्स मंगेशी आणि देवेघर डेव्हलपर्स यांच्यातर्फे यांच्यातर्फे अधिकृत स्वाक्षरीकर्ते श्री. मंगेश दगडय गायकर यांचेतर्फे कुलमुखत्यारधारक श्री. शामल मंगेश गायकर वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अंबिका अपार्टमेंट, पहिला मजला, मल्हार स्पोर्ट्स दुकानाजवळ, संतोषी माता रोड ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAMAM9477A
2): नाव:-मेसर्स मंगेशी आणि देवेघर डेव्हलपर्स यांच्यातर्फे यांच्यातर्फे अधिकृत स्वाक्षरीकर्ते श्री. नरेंद्र मोहनसिंग पुरोहित यांचेतर्फे कुलमुखत्यारधारक श्री. शामल मंगेश गायकर वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अंबिका अपार्टमेंट, पहिला मजला, मल्हार स्पोर्ट्स दुकानाजवळ, संतोषी माता रोड ता. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAMAM9477A

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

1): नाव:-दिपक बी. मिठबावकर वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वी-601 सोमनाथ नीलकंठ शुद्धि वाडेघर कल्याण वे., महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AYMPM5112H
2): नाव:-सोनाली दिपक मिठबावकर वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वी-502 मंगेशी सिटी आधारवाडी जाईल रोड उंबडें कल्याण वे., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AYMPM5107A

(9) दस्तऐवज करून दिल्याचा दिनांक	16/06/2022
(10) दस्त नोंदणी केल्याचा दिनांक	16/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	6846/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

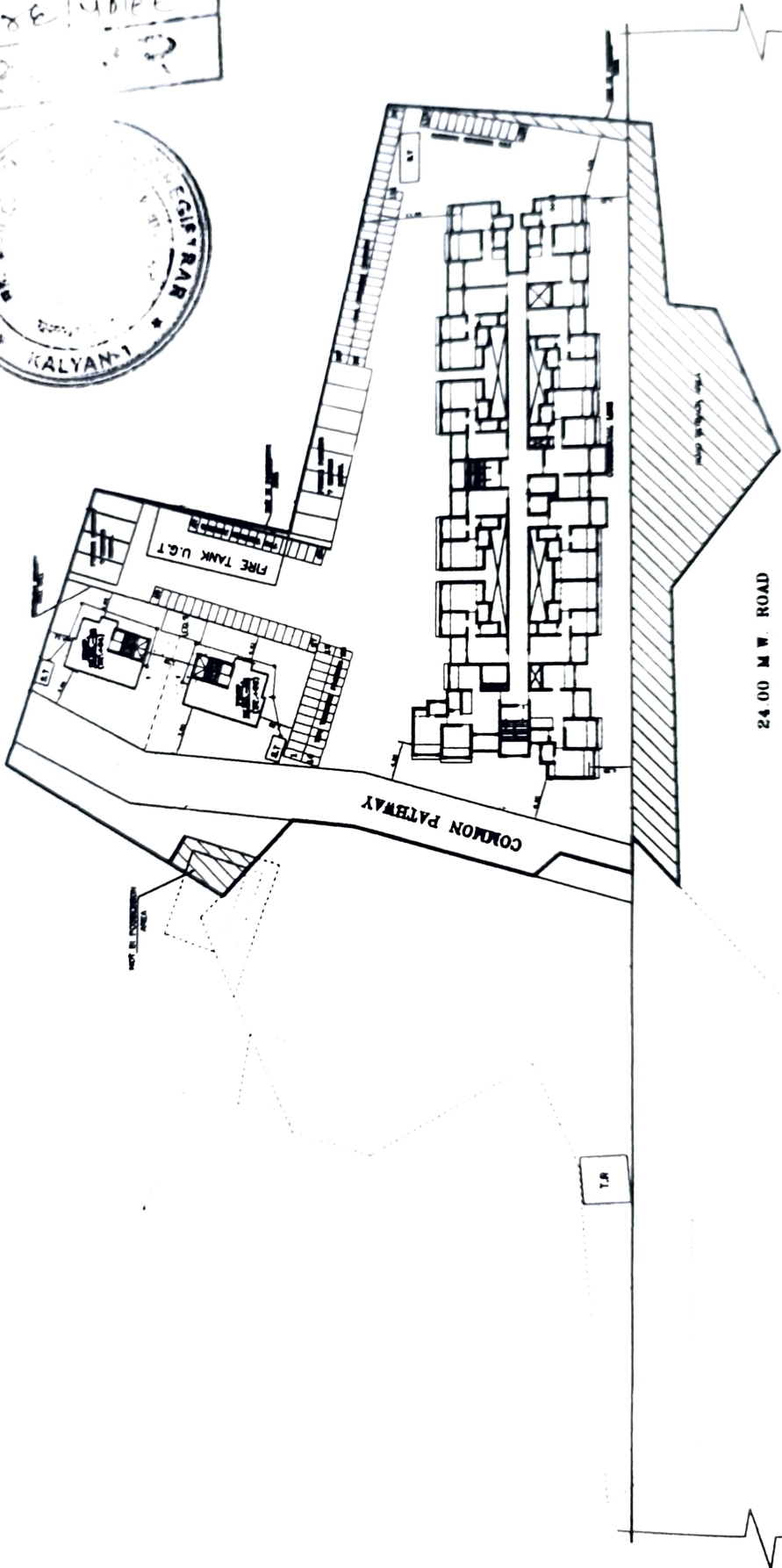


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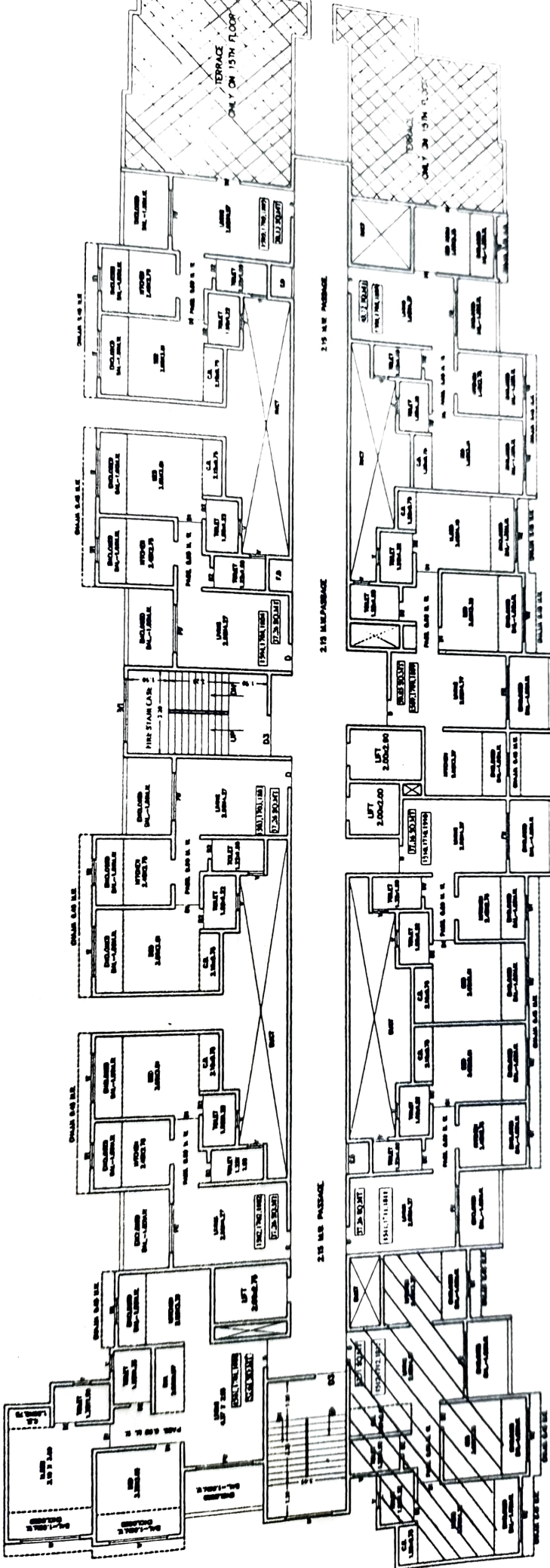
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

कलन-१
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LAYOUT PLAN



(15TH, 17TH, 18TH FLOOR)

1812
18th

FLAT NO

52.71

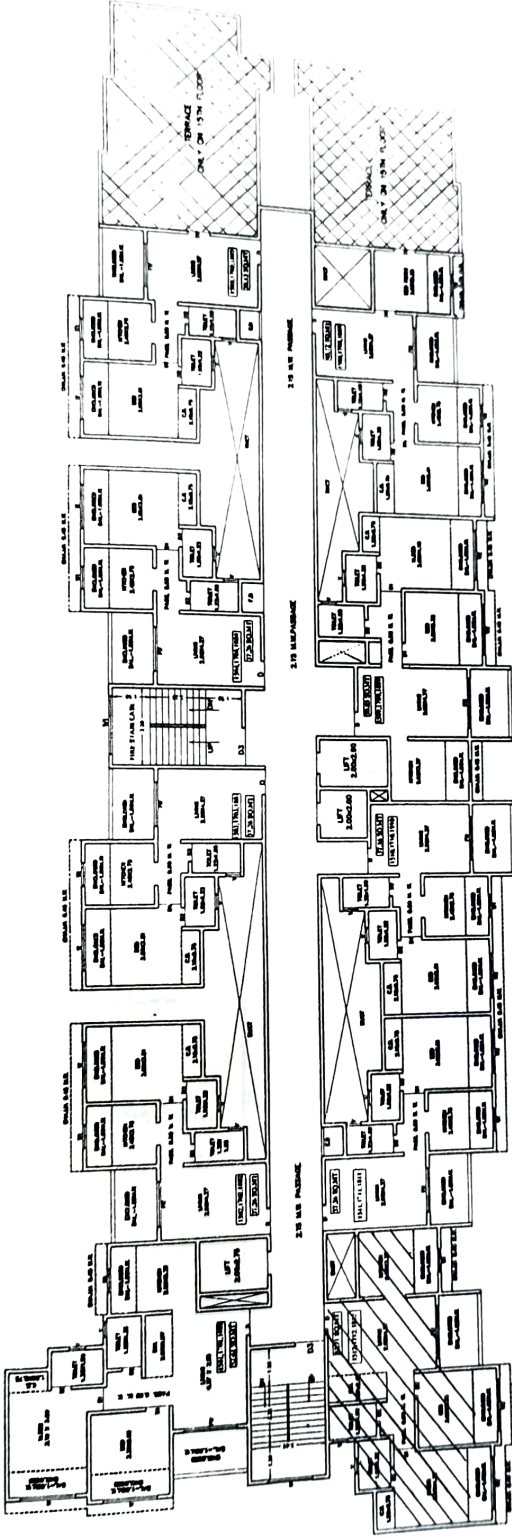
FLOOR
CARPET AREA

PURCHASER: DEEPAK B. MITHBANKAR 2) SONALI DEEPAK MITHBANKAR

Handwritten signature



PROMOTER



(15TH, 17TH, 18TH FLOOR)

FLAT NO 1812
18th
FLOOR 52.71
CARPET AREA

PURCHASER: DEEPAK B. MITHBANKAR 2) SONALI DEEPAK MITHBANKAR

ARCHITECT ANIL R. VIRGOUE
VITAN CONSULTANTS

504-2
else see



PROMOTER MANGESHI SOHANI

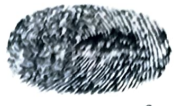
DEVELOPERS : MANGESHI & DEVESHWAR DEVELOPERS (WADEGHAR KALYAN WEST)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

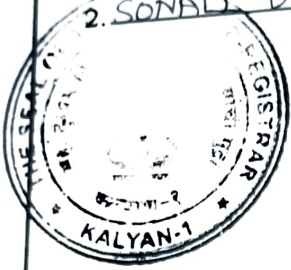
LIST OF AMENITIES

1. R. C. C. Framed structure
2. Granite Kitchen platform and Stainless Steel Sink
3. Tiles & wet dado above main kitchen Platform
4. All bathroom beautifully designed with door height premium quality tiles.
5. Marble door Frames with Backlight shutter in bathroom
6. Decorative Main Door
7. Cornice Molding with design P.O.P Ceiling in the entire hall
8. P.O.P finish wall in entire hall
9. Vitrified 32×32 tiles flooring in entire hall
10. Concealed P.V. C. plumbing with quality sanitary fittings & Bathroom fittings
11. Elegant windows with marbles frames
12. Powder coated aluminium windows with good quality glass
13. Wiring of ISI quality and provision for TV and Telephone Point in master bedroom
14. Inverter point provisions in all rooms
15. A.C. provision with concealed electrical fitting in master bedroom
16. Branded modular switches
17. Lift to reputed make with back up
18. Fire - fighting requirements
19. High quality exterior paint
20. Overhead Water Tank with pump
21. Decorative Entrance

पंजीत - १
एलएनएल
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2. SONALI DEEPAK MITHBANKAR *Sonali*



3. _____

WITNESS:

1. Name: HARSHAD KADAM *Harshad Kadam*

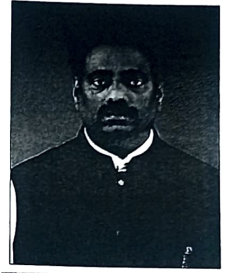
Address: KALYAN (E)

2. Name: SUNIL B. MITHBANKAR *Sunil*

Address: KALYAN (E)

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

SIGNED & DELIVERED
by the within named
BUILDERS/PROMOTERS
M/s. MANGESHI AND DEVESHWAR DEVELOPERS,
through its authorised signatory,



1. SHRI. MANGESH DASHRATH GAIKAR



2. SHRI. NARENDRA SOHANSINGH PUROHIT

SIGNED & DELIVERED
by the within named
PURCHASER/S

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२०२२	



1. DEEPAK B. MITHAVKAR



shops/units purchasers in the said building/s and the allottee/s / purchaser/s herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Builders/Promoters shall be at liberty and/or entitled to grant a right of way from and through the said land for approaching (or of the better approach) to the adjacent land those would be acquired with a view to developing them and the allottee/s/purchaser/s herein shall not object the said right of the Builder in any manner and/or has/have given consent for same.

30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by allottee/s / purchaser/s.

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

32. GOVERNING LAW

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

SCHEDULE OF THE ABOVE REFERRED PROPERTIES

All those pieces and parcels of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :

Survey No	Hissa No	Area (H-R-P)
56 A	6	0-07-80 P. K. 0-01-30
57	2/2/2/6	0-02-80 P. K. 0-00-20
57	2/2/1	0-11-00
56	A/5	0-13-80 P. K. 0-02-50

and within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan

AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him Flat/Shop/Office/Unit by becoming member / share holder / constituent of the proposed cooperative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters

Rs. 44,99,000/- /- (Rupees Forty four Lakh Ninety nine Thousand — Only) as the agreed

lump sum price / consideration in respect of the said Flat / Shop / Office / Unit No. 1812 on 18th Floor, in Building No. 01, admeasuring 52.71 Square Meters (Carpet) in the Building / Project known as "**MANGESHI SOHAN**", hereinafter for the sake of brevity called and referred to as the "**Said Premises**" allotted to the allottee/s / purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;

AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme

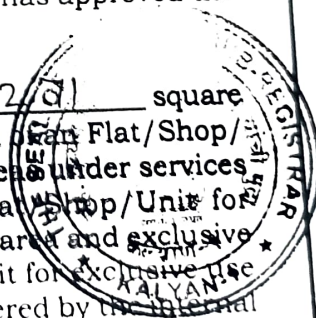
AND WHEREAS the allottee/s / purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;

AND WHEREAS the allottee/s / purchaser/s has/have seen the site of said building/s and the work of construction of the said buildings being in progress and is satisfied with the quality of the work and has approved the same ;

AND WHEREAS the carpet area of the said premises is 52.71 square meters and "carpet area" means the net usable floor area of Flat/Shop/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s, but includes the area covered by the external partition walls of the Flat/Shop/Unit ;

AND WHEREAS on demand from the allottee/s / purchaser/s, the Builders / Promoters has given inspection to the allottee/s / purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Builders/Promoters abovenamed Architects including the building and floor plans the nature and quality of construction

REGISTRAR
ELSE 94122



WHEREAS Shri NARENDRA SOHANSINGH PUROHIT and Shri. RAMPAL SOHANSINGH PUROHIT are the owners and otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :

Survey No	Hissa No	Area (H-R-P)
56 A	6	0-07-80 P. K. 0-01-30

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "**Said Property No. 1**" and is more particularly described in the schedule hereunder written ;

AND WHEREAS by and under an Deed of Conveyance dated 24.11.2020, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 12303/2020 dated 24.11.2020 made and executed between Shri. Umedsingh Mansingh Purohit as the Owner and Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit as the Purchasers, said Shri. Umedsingh Mansingh Purohit sold, transferred and conveyed said property no. 1 absolutely and forever to Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit on terms, conditions and for the consideration mentioned therein ;

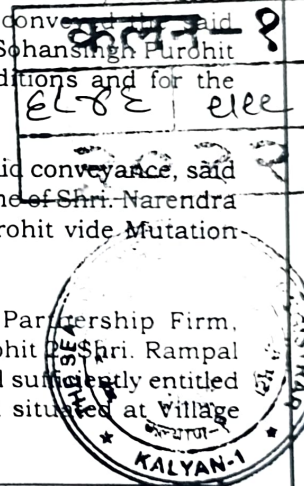
AND WHEREAS on execution and registration of abovesaid conveyance, said property no. 1 is transferred in extract of 7/12 in the name of Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit vide Mutation Entry No. 1658 dated 07.04.2021 ;

WHEREAS M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit are owners and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :

Survey No	Hissa No	Area (H-R-P)
57	2/2/2/6	0-02-80 P. K. 0-00-20

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "**Said Property No. 2**" and is more particularly described in the schedule hereunder written ;

AND WHEREAS by and under an Deed of Conveyance dated 15th December 2017, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 180/2018 dated 05.01.2018 made and executed between Shri. Balaram Shripat Bhandari for self and constituted attorney of Shri.



BETWEEN

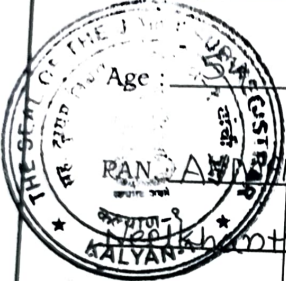
M/s. MANGESHI AND DEVESHWAR DEVELOPERS, an association of persons, having its office at First Floor, Ambika Apartment, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane, through its authorized signatory 1. Shri Mangesh Dashrath Gaikar, adult, 2. Shri Narendra Sohansingh Purohit, adult, hereinafter called and referred to as the BUILDERS / PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/

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FIRST PART
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executors, administrators and assigns) being the PARTY OF THE

AND

1. DEEPAK B. MITHBAVKAR



Age : _____ Years, Occupation : _____ Income Tax

PAN. AVM5112H Residing at B-601, Somnath, Aadhariwadi Shrushti, Wadeghar, Kalyan (W) 421301.

2. SONALI DEEPAK MITHBAVKAR

Age : 48 Years, Occupation : _____ Income Tax

PAN. AYMPMS107A Residing at B-502, Mangeshi City, Aadhariwadi Jail Road, Umbarde, Kalyan (W) 421301.

3. _____

Age : _____ Years, Occupation : _____ Income Tax

PAN. _____ Residing at _____

hereinafter called and referred to as the Allottee/Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them, their/his/her heirs, executors, administrators and assigns) being the Party of the Second Part.

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Stilt plus 19th floors

Ward No. 08

Flat / Shop / Office / Unit No. 1812 floor 18th, in Building No. 01,

in the Building / Project known as **"MANGESHI SOHAN"**

Area 52.71 Square Meters (Carpet)

Market Value 43,69,500 /-

Actual Value 44,99,000 /-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 15 DAY OF JUNE 20 22

नाम तर्फ 2022 ठाणे
 भाग तालुका कल्याण
 विभाग 16-58-विभाग 8 - अ.वा.वेधर या गावातील सर्व मिळकती
 विभाग Kalyan Dombivli Municipal Corporation सर्व्हे नंबर 10 मु.क.गां.क. सर्व्हे नंबर 857

मूल्य दर तक्त्यानुसार मूल्यदर रु.

विवरण	निवासी सदनिका	कंपौत्य	दुकाने	औद्योगिक	सो.वसाहतीचे एकक
मि.चा.ची माहिती	70100	72000	80000	100000	100000
क्षेत्र (Plot Area)	57.98 चौ.मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	वांधीव
उंची (Height)	1.आर.सी.सी.	मिळकतीचे तय	0.10.2वर्षे	मूल्यदर बांधकामाचा दर	Rs.70100/-
सुविधा	आहे	मजला	10th to 20th Floor	कार्टि क्षेत्र	12.71 चौ.मीटर

नुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर

=(वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + प्रमा.यानुसार टक्केवारी + खुल्या जमिनीचा दर + मजला निहाय घट/वाढ

$CC(70100,14000) * (100 - 100) + (14000) * 107.5 - 100$
 Rs.75358/-

मिळकतीचे मूल्य = वरील प्रमाणे मूल्यदर * मिळकतीचे क्षेत्र

= 75358 * 57.981

= Rs.4369332.198/-

able Rules = 3, 18, 19

अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनलाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + खुली बाळकती + वरील गळीचे मूल्य + वटिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + वटिस्त बाळकती + व्यावसायिक वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 4369332.198 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.4369332.198/-

= ₹ त्रैचाळीस लाख एकोणसत्तर हजार तीन शे बत्तीस /-

Home Print

सह. दुय्यम निबंधक कल्याण क्र. १

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 २०२२



1812



Mangeshi & Deveshwar Developers

not just home we build relations



Builders & Developers

MANGESHI & DEVESHWAR DEVELOPERS

PROJECT **MANGESHI SOHAN**

Name DEEPAK B. MITHBANKAR

Wing — Flat No. 1812 Floor 18th

Registration No. _____ Date _____

H/o.: 1st Floor, Ambika Aptment, Opp. Mejwani Hotel, Santoshi Mata Road, Kalyan (W) - 421 301
Email : rampalpurohit@yahoo.com