9(396
2022

Receipt (pavti)

71/18516
Monday,August 08 ,2022
8:16 AM

पावती

Original/Duplicate
नोदणी क्र. :39म
Regn.:39M

पावती क्रं : 20509 दिनाक. 08/08/2022

गावाचे नाव: वडवली
दस्तऐवजाचा अनुक्रमाक: कलन2-18516-2022
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: श्रध्दा सतीश गायकवाड लग्नानतरची श्रध्दा कौस्तुभ कावळे

नोदणी फी	रु. 26250.00
दस्त हाताळणी फी	रु 1160.00
पृष्ठाची सख्या: 58	
एकूण	रु. 27410.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
8 33 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मुल्य रु.1906000/-
मोबदला रु.2625000/-
भरलेले मुद्राक शुल्क . रु. 183750/-

(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

1) देयकाचा प्रकार. DHC रक्कम: रु.1160/-
डीडी/धनादेश/पे ऑर्डर क्रमाक: 0708202200589 दिनाक: 08/08/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु 26250/-
डीडी/धनादेश/पे ऑर्डर क्रमाक. MH006135462202223E दिनाक: 08/08/2022
बँकेचे नाव व पत्ता:

मुळप्रत मिळाली

CHALLAN

MTR Form Number-6

GRN MH006135462202223E	BARCODE	Date 07/08/2022-11 48 59	Form ID 25 2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ADYFS6684B
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	SAIRAJ BUILDERS
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	SAI ENCLAVE BUILDING B FLAT NO 303
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	183750 00	Road/Street	VADAVALI
0030063301 Registration Fee	26250 00	Area/Locality	TALUKA KALYAN
		Town/City/District	
		PIN	4 2 1 3 0 1
		Remarks (If Any)	SecondPartyName=SHRADDHA SATISH GAIKWAD AFTER MARRIAGE SHRADDHA KOUSTUBH KAMBLE~
Total	2,10,000 00	Amount In Words	Two Lakh Ten Thousand Rupees Only
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref No	03006172022080700086 / 390566624
Cheque/DD No		Bank Date / RBI Date	07/08/2022-11 53 16 / Not Verified with RBI
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No , Date	Not Verified with Scroll

DEFACED ₹210000.00 DEFACED

Department ID

Mobile No 9821682120

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	User Id	Defacement Amount
1	(iS)-71-18516	0003071420202223	08/08/2022-08 16 32	IGR125	26250 00
2	(iS)-71-18516	0003071420202223	08/08/2022-08 16 39	IGR125	183750 00
			Total Defacement Amount		2,10,000.00

सह. दु. नि. २ कल्याण क्र. KALYAN-2

Print On 08-08-2022 08:38:38

दस्त क्र. ९५५९/२०२२

९ ५८

मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)

Valuation ID 2022080810

08 August 2022,07 49 43 AM

मूल्याकनाचे वर्ष	2022
जिल्हा	ठाणे
मूल्य विभाग	तालुका कल्याण
उप मूल्य विभाग	24/97-विभाग 6 वडवली तर्फे व-हे (55) सपुर्ण वडवली तर्फे व-हे या गावातील सर्व मिळक ती
क्षेत्राचे नांव	Kalyan/Dombivai Muncipal Corporation सर्व्हे नंबर /न भू क्रमाक सर्व्हे नबर#22

वार्षिक भूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
8800	47400	54400	59400	54400	चौ मीटर

वाधीव क्षेत्राची माहिती

नाधकाम क्षेत्र(Built Up)-	38 709चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वाधीव
वांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	वाधकामाचा दर-	Rs 26620/-
उद्वहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	35 19चौ 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 47400/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((47400-8800) * (100 / 100)) + 8800) = Rs 47400/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 47400 * 38 709 = Rs 1834806 6/-
B) लगतच्या गच्चीचे/खुली वाल्कनी क्षेत्र	3 75चौ मीटर
लगतच्या गच्चीचे/खुली वाल्कनी मूल्य	= 3 75 * (47400 * 40/100) = Rs 71100/-
Applicable Rules	= 3, 9, 18, 19 ,14
एकत्रित अतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझेंनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली वाल्कनी) + वरील गच्चीचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वंदिस्त वाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1834806 6 + 0 + 0 + 0 + 0 + 0 + 71100 + 0 + 0 + 0 + 0 =Rs 1905907/- = २ एकोणवीस लाख पाच हजार नऊ शे सात/-

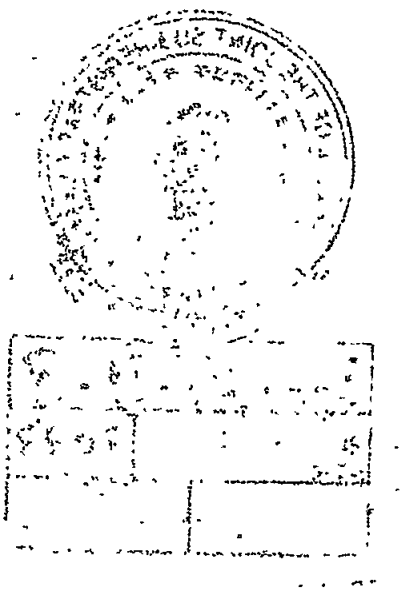
Home Print

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2 सह दुय्यम निबंधक वर्ग-२ कल्याण क्र.२

दि. २३.१२.२२

दस्त क्र. ९८५९६ २०२२

२ ५८



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0708202200589	Date	07/08/2022
Received from SAIRAJ BUILDERS , Mobile number 0000000000, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	07/08/2022
Bank CIN	10004152022080700532	REF No	221992280633
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

दु.नि.क्र. २

क्रमांक. ९५९६/२०२२

B | YL

CHALLAN
MTR Form Number-6

GRN MH006135462202223E	BARCODE	Date 07/08/2022-11 48 59	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No (If Applicable)	ADYFS6634B
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	SAIRAJ BUILDERS
Location	THANE		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	SAI ENCLAVE BUILDING B FLAT NO 303
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	183750 00	Road/Street	VADAVALI
0030063301 Registration Fee	26250 00	Area/Locality Town/City/District	TALUKA KALYAN
		PIN	4 2 1 3 0 1
		Remarks (If Any)	SecondPartyName=SHRADDHA SATISH GAIKWAD AFTER MARRIAGE SHRADDHA KOUSTUBH KAMBLE~
Total	2,10,000 00	Amount In Words	Two Lakh Ten Thousand Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	03006172022080700086	390586624
Cheque/DD No		Bank Date	RBI Date	07/08/2022-11 53 16	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Department ID
NOTE.- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. . 9821682120
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
सह दुय्यम निबंधक वर्ग-२ कल्याण
कार्यालय क्र. २

Page 1/1 Print Date 07-08-2022 11.50:57

दु.नि.क्र.२	
दस्त क्र. 9398	2022

Stilt (Part) + Ground (Part) + 7th Floor

Ward No. — .

Flat/Shop/Unit No. 303 on Third floor, in Building No. "B",

in the Complex known as "SAI-ENCLAVE"

Area : 32.78 sq. meters.(Carpet)

+ Balcony 2.41 sq. meters

+ Patio 3.75 sq. meters

+ Terrace — sq. meters

Market Value Rs. 19,06,000/-

Actual Value Rs. 26,25,000/-

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

दु.नि.क्र. २
मूल क्र. ९५५६ २०२२
५ ५८

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 06th DAY OF August 2022

BETWEEN

M/S SAIRAJ BUILDERS, a Partnership Firm, (Pan No. ADYFS6684B) having its Office at Shramsaphalya, Mangesh Elite II,Chikangha, Kalyan (W), Tal Kalyan, District Thane, email address rajeshbhoir19@gmail.com, 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 the partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

Mr/Mrs

Shraddha Satish Gaikwad After marriage
Mrs. Shraddha Koustubh Kamble

Pan No. BRDPG9534Q

Email address _____

aged about 30 years, occupation Service/Business

Mr/Mrs

Koustubh Avinash Kamble

Pan No. EAFPK4534L

Email address _____

aged about 25 years, occupation Service/Business

bothresiding at Room No.02 Chwol No.03, Sai Krupa Chawl Atali Near Navnath Colony, Ambivali (W).

hereinafter called and referred to as the ALLOTTEE/S /PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Shri Harishchandra Baglya Patil and Others are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying being and situate at Village Vadavli, TalukaKalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. P)
229	2	0-23-2 P.K. 0-01-0	3.70

within the limits of the KalyanDombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Property " and is more particularly described in the SCHEDULE hereunder written;

AND WHEREAS by and under an Agreement For Sale dated 25.08.2011, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 9219/2011 dated 25.08.2011 made and executed between Shri Harishchandra Baglya Patil and Others as the Owners and M/s Om Sai Builders and Developers, a Partnership Firm, having its office at Bharat Bhoir Park, Near Gajanan Hospital, Chikanghar, Kalyan (W),Dist Thane, through its Partners, 1. Shri Santosh Bharat Bhoir, adult, 2. Shri Rupesh Bharat Bhoir, adult, as the Developers, said Shri Harishchandra Baglya Patil and Others granted the development rights in respect of said property in favour of said M/s Om Sai Builders and Developers on terms, conditions and for the consideration mentioned therein and in terms of said Development Agreement said Shri Harishchandra Baglya Patil and Others also granted the Power of Attorney dated 25.08.2011, in favour of said M/s Om Sai Builders and Developers and which is registered/authenticated before the Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 304/2011 dated 25.08.2011 ;

AND WHEREAS said M/s Om Sai Builders and Developers made necessary application to Tahsildar, Kalyan to fix amount of necessary Conversion Tax and Non Agricultural Assessment in respect of said property and accordingly Tahsildar Kalyan by his order bearing No. Mahsul Table- 2/Jaminbab-1/Conversion Tax/SR/160/2017 dated 15.03.2018 has fixed Conversion Tax and Non Agricultural Assessment in respect of said property for change of use of said property from agriculture to non-agriculture purpose i.e. for constructing buildings on said property and said M/s Om Sai Builders and Developers herein have paid the same;

AND WHEREAS thereafter said M/s Om Sai Builders and Developers with a view to develop the said property submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation with proposed building and accordingly KalyanDombivli Municipal Corporation granted Building Commencement Certificate bearing No. KDMP/NRV/BP/KDV/CC/0041/18 dated 16.10.2018 in respect of said property ;

AND WHEREAS in terms of above said Building Commencement Certificate there are three buildings are sanctioned on the said property, viz.;

Building A – Ground + First Floor to Seventh Floor (Residential + Commercial)

Building B – Stilt (Part) + Ground (Part) + First Floor to Seventh Floor (Residential + Commercial)

Building C – Stilt (Part) + Ground (Part) + First Floor to Fifth Floor + Sixth Floor (Residential + Commercial)

AND WHEREAS by and Development Agreement dated 05.12.2019, registered at the Office of Sub-Registrar of Assurances at Kalyan2 under Sr. No. 16521/2019 dated 05.12.2019 made and executed between M/s Om

Sai Builders and Developers, a Partnership Firm, having its office at Bharat Bhoir Park, Near Gajanan Hospital, Chikanghar, Kalyan (W),Dist Thane, through its Partners, 1. Shri Santosh Bharat Bhoir, adult, 2. Shri Rupesh Bharat Bhoir, adult, as the Party of Second Part and the Builders/Promoters herein, therein called and referred to as the Developers / Party of the First Part, the Builders/Promoters herein have acquired the development rights in respect of **Building No. B** alongwith benefits of sanctioned plans and permission, hereinafter called and referred to as **"Said Building"** and is more particularly described in the SECOND SCHEDULED hereunder written;

AND WHEREAS, Builders/Promoters are in possession of portion of said property for development of said building and in terms of the abovesaid Development Agreement dated 05.12.2019 the Builders/Promoters herein are well and sufficiently entitled to develop the said Building i.e. Building No. 'B' on said property and to sell the flats, shops /Units constructed therein to intending purchaser/s and appropriate the sale proceeds thereof for their exclusive i.e. Builders/Promoters use and benefits;

AND WHEREAS the Builders / Promoters herein declare that said sanction and permission is valid subsisting and completely in force ;

AND WHEREAS the Builders / Promoters have entered into a standard Agreement with an Architect **Smt. Shobhana Deshpande** of Kalyan (w) registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ,

AND WHEREAS the Builders / Promoters has appointed **Shri J. N. Chaudhari** (M/s Arna Structural Consultant) as Structural Engineer for the preparation of the structural design and drawings of the said building and the Builders / Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings ;

AND WHEREAS proposed building/s consist of Flats/Shops/Units ;

AND WHEREAS as recited hereinabove, the Builders/Promoters are entitled to develop the portion of said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the Flat/Shop/Unit constructed in the building on ownership basis and to enter into agreements with the allottee/s / Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat/Shop/Unit to convey the said land together with the building constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flat/Shop/Unitin the building subject to terms, conditions, facts and circumstances as mentioned in these presents

AND WHEREAS Builders / Promoters have started construction work of said building No B on said property as per sanctioned plans and permissions and expressed their intention to dispose offthe Flat/Shop/Unit

in the proposed said building in the complex to be known as "SAI-ENCLAVE",

AND WHEREAS Purchaser/s herein shown his willingness to purchase Flats/Shops/Units in the said building/s in said complex to be known as "SAI-ENCLAVE",

AND WHEREAS Builders / Promoters herein have specifically brought to the notice of Allottee/s / Purchaser/s herein that,

a) That in terms of sanctioned plans and permissions at present they are developing Building No. B on the said property and Building No. A and Building No. C will be developed by said M/s Om Sai Builders and Developers and /or their assignees/nominees and /or through Builders/Promoters herein in future. Therefore Building No. B is part of present development on said property and Building No. A and Building No. C will be developed at latter stage.

b) That at present Building No. B is registered as a project under the provision of Real Estate (Regulation and Development) Act 2016 and Building No. A and Building No. C will be registered as separate project/s under the provisions of said Act but whole complex shall consist of all three Buildings i.e. Building No. A, B and C to be constructed on said property and said complex shall be known as "SAI-ENCLAVE".

c) That all buildings shall form the part of one Complex to be developed on the said property and all common areas, internal roads, recreational areas and other amenities shall form the part of one complex to be developed on said property and will be for the use, enjoyment and benefit of all the flat purchasers of all the three buildings to be constructed on said property subject to restrictions as may be imposed and purchaser has given his consent for the same.

d) That three different societies or single society will be formed of said three buildings and accordingly single or different conveyance will be executed in favour of society/societies on completion of all buildings/projects in whole complex and on sell of all the flats/units in all buildings and on receipt of total consideration from such flat/unit purchasers.

That allottee/s /purchaser/s has/have understood the above said facts and will not raise any question about the same in future.

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 development

of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him/her/them Flat/Shop/Unit by becoming member / share holder / constituent of the proposed co-operative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters Rs. 26,25,000/- /- (Rupees Twenty Six Lakhs Twenty Five Thousand only) as the agreed lumpsumprice / consideration in respect of the said Flat/Shop/Unit bearing No. 303 on Third floor, admeasuring 32.78 Sq. Meters (Carpet), in Building B, in the complex known as "SAI-ENCLAVE", 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 ;

That said premises will have Balcony area of 2.41 sq. meters, Patio area of 3.75 sq. meters and Terrace area of — sq. meters which areas are for exclusive use and benefit of said premises.

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

AND WHEREAS it is further specifically brought to the notice of allottee/s / purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of building may be raised and upper floors and/or construction in stilt are may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their irrevocable consent for the same and no separate NOC is required for the same.

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 building 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 Flat/Shop/Unit is 32.78 square meters and "carpet area" means the net usable floor area of an 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 internal 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 fittings, fixtures, facilities and amenities provided / to be provided thereto and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

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

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

AND WHEREAS the authenticated copies of the plans of the Layout proposed by the Builders/Promoters and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C-2,**

AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Shop/Unit agreed to be purchased by the allottee/s / purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D.**

AND WHEREAS the Builders / Promoters has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions,

stipulations and restrictions which are to be observed and performed by the Builders / Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing No. P51700024062.

AND WHEREAS, under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders / Promoters is required to execute a written Agreement for sale of said Flat/Shop/Unit with the allottee/s / purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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

1. THE Builders/Promoters have started construction and shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2. THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to allottee/s / purchaser/s the Flat/Shop/Unit bearing No. 303 on Third floor in Building B, admeasuring 32.78 Sq. Meters (Carpet) in the complex known as "SAI-ENCLAVE" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the lumpsum price/consideration of Rs. 26,25,000/- (Rupees Twenty Six Lakhs Twenty Five Thousand ONLY) the above said lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

That said premises will have Balcony area of 2.41 sq. meters, Patio area of 3.75 sq. meters and Terrace area of — sq. meters which areas are for exclusive use and benefit of said premises.

1. (b) The allottee/s / Purchaser/s has paid on or before execution of this agreement a sum of Rs. 2,62,500/- /- (Rupees Two Lakhs Sixty Two Thousand Five Hundred only) (not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to that Builders/Promoters the balance amount of Rs. 23,62,500/- (Rupees Twenty Three Lakhs Sixty Two Thousand Five Hundred only) in the following manner :-

i. 20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Builders/Promoters after the execution of Agreement

ii. 15 % (not exceeding 45% of the total consideration) of total consideration to be paid to the Builders/Promoters on completion of the Plinth of the building or wing in which the said Flat/Shop/Unit is located.

iii. 5% of total consideration to be paid on completion of First slab.

iv 5% of total consideration to be paid on completion of Third slab.

v. 5% of total consideration to be paid on completion of Fifth slab.

vi. 5% of total consideration to be paid on completion of Seventh slab.

vii. 5% of total consideration to be paid on completion of Eighth slab.

(not exceeding 70% of the total consideration) to be paid to the Builders/Promoters on completion of the slabs including stilts of the building or wing in which the said Flat/Shop/Unit is located.

ix. 5% of total consideration (not exceeding 75% of the total consideration) to be paid to the Builders/Promoters on completion of the walls, internal plaster, floorings, doors and windows of the said Flat/Shop/Unit.

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x. 5% of total consideration (not exceeding 80% of the total consideration) to be paid to the Builders/Promoters on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop/Unit

xi 5% of total consideration (not exceeding 85% of the total consideration) to be paid to the Builders/Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Shop/Unit is located.

xii 10% of total consideration (not exceeding 95% of the total consideration) to be paid to the Builders/Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat/Shop/Unit is located.

xiii. 5% of total consideration against and at the time of handing over of the possession of the Flat/Shop/Unit to the Flat Purchaser/s on or after receipt of occupancy certificate or completion certificate.

"Time shall be the essence of contract" for all payments/deposits to be made by the allottee/s / purchaser/s under this Agreement and at law. The allottee/s / purchaser/s hereby agree and undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as per schedule mentioned hereinabove.

Without prejudice to the above, if the allottee/s / purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the allottee/s / purchaser/s agrees to pay to the Builders/Promoters interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Builders/Promoters on account of any default/ breach committed by the allottee/s / purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the allottee/s / purchaser/s of any of the terms and conditions herein contained It is specifically agreed that the amount received by Builders/Promoters will be first

appropriated towards interest receivable by the Builders/Promoters

1. (c) The Total Price above excludes any Taxes consisting of tax paid or payable by the Builders/Promoters by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Builders/Promoters up to the date of handing over the possession of said premises.

It is agreed and understood by and between parties that ALL costs, charges and expenses, penalties, Sales-Tax, service tax. VAT, GST, LBT and if any taxes, cesses imposed in future, in connection with the present transaction shall be borne and paid by allottee/s / purchaser/s to Builders/Promoters herein and will pay to Builders / Promoters as and when demanded.

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

1. (e) The Builders/Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the allottee/s / purchaser/s by discounting such early payments @ ____% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to allottee/s / purchaser/s by the Builders/Promoters.

1. (f) The Builders/Promoters shall confirm the final carpet area that has been allotted to the allottee/s / purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Builders/Promoters. If there is any reduction in the carpet area within the defined limit then Builders/Promoters shall refund the excess money paid by allottee/s / purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the allottee/s / purchaser/s. If there is any increase in the carpet area allotted to allottee/s / purchaser/s, the Builders/Promoters shall demand

additional amount from the allottee/s / purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 (a) of this Agreement.

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

2 1 The Builders/Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the allottee/s / purchaser/s obtain from the concerned local authority occupancy and/or completion certificates in respect of said premises.

2.2 Time, is essence for the Builders/Promoters as well as the allottee/s / purchaser/s. The Builders/Promoters shall abide by the time schedule for completing the project and handing over the said premises to the allottee/s / purchaser/s and the common areas to the association of the Flat/Shop/Unit Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by allottee/s / purchaser/s as agreed above. Similarly, the allottee/s / purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Builders/Promoters as provided in payment schedule mentioned hereinabove.

The Builders/Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 3681.46 square meters only and Builders/Promoters has planned to utilize Floor Space Index of 3211.00 sq mtr by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Builders/Promoters has disclosed the Floor Space Index of 0 as proposed to be utilized by him on the project land in the said Project and allottee/s / purchaser's have agreed to purchase the said premises based on the proposed construction and sale of Flat/Shop/Units to be carried out by the Builders/Promoters by utilizing the proposed FSI and on the understanding that the declared ~~proposed FSI~~ shall belong to Builder only.

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

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

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

Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoters shall refund to the allottee/s / purchaser/s, after deducting 20% of amount of sale consideration of said premises, paid by purchaser/s to Builders/Promoters herein as liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by allottee/s / purchaser/s of present agreement for sale.

If allottee/s / purchaser/s failed to execute Deed of cancellation then in such case termination shall be through notice and in such case liquidated damages shall be 50 % of amount of sale consideration paid by allottee/s / purchaser/s to Builders /Promoters and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement. Further, the Builders/Promoters shall not be liable to reimburse to the allottee/s / Purchaser/s any Government Charges such as stamp duty, registration charges,

Service Tax, VAT, GST etc. Upon the termination of this agreement, under this clause, the Builders/Promoters shall be at liberty to sell the said premises to any other person of their choice and at such price as the Builders/Promoters may deem fit and the allottee/s / Purchaser/s shall not object to the same.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Builders/Promoters in the said building and the said premises as are set out in **Annexure 'E'**, annexed hereto.

6. The Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s on or before **30.05.2023.** If the Builders/Promoters fails or neglects to give possession of the said premises to the allottee/s / purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Builders/Promoters shall be liable on demand to refund to the allottee/s / purchaser/s the amounts already received by him in respect of said premises with interest at the same rate as mentioned above from the date the Builders/Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Builders/Promoters shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Unit on the aforesaid date, if the completion of building in which the Flat/Shop/Unit is to be situated is delayed on account of –

(i) war, civil commotion or act of God,
(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and full and final payment made by the allottee/s / purchaser/s as per the agreement shall offer in writing the possession of the said premises to the Flat Purchaser/s in terms of this Agreement to be taken within 3(Three months) from the date of issue of such notice and the Builders/Promoters shall give possession of the said premises to the allottee's / purchaser/s The Builders/Promoters agrees and undertakes to indemnify the allottee/s / purchaser/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Builders/Promoters The allottee/s / purchaser/s agree(s) to pay the maintenance charges as determined by the Builders/Promoters or association of various allottee/s / purchaser/s, as the case may be. The Builders/Promoters on its behalf shall offer the possession to the Flat Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The allottee/s / purchaser/s shall take possession of the Flat/Shop/Unit within 15 days of the written notice from the

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Builders/Promoters to the Flat Purchaser/s intimating that the said Flat/Shop/Units are ready for use and occupancy.

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

7.4 If within a period of five years from the date of handing over the said premises to the allottee/s / purchaser/s, the allottee/s / purchaser/s brings to the notice of the Builders/Promoters any structural defect in the said premises or the building in which the said premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Builders/Promoters at their own cost and in case it is not possible to rectify such defects, then the allottee/s / purchaser/s shall be entitled to receive from the Builders/Promoters, compensation for such defect in the manner as provided under the Act.

Provided that if, purchaser/s has/have made holes, drilled [illegible] and/or external walls, chajjasetc nailed while doing [illegible] fixing grills or cause damaged to structure, wal[illegible] any manner whatsoever then in such case Builders/Promoters shall not be liable and responsible for rectifying such defects and/or payarge any compensation to allottee/s / purchaser/s and/or other purchasers in building.

8. The allottee/s / purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is allotted. The allottee/s / purchaser/s shall use the garage or parking space only for purpose of keeping or parking vehicle.

9.1 That Builders/Promoters herein have specifically brought to the notice of purchaser/s herein that

a) That in terms of sanctioned plans and permissions at present they are developing Building No. B on the said property and Building No. A and Building No. C will be developed by said M/s Om Sai Builders and Developers and /or their assignees/nominees and /or through Builders/Promoters herein in future. That Building No. B is part of present development on said property and Building No. A and Building No. C will be developed at latter stage.

b) That at present Building No. B is registered as a project under the provision of Real Estate (Regulation and Development) Act 2016 and Building No. A and Building No. C will be registered as separate project/s under the provisions of said Act but whole complex shall consist of all three BuildingsA, B and C to be constructed on said property and said complex shall be known as "SAI-ENCLAVE".

c) That all buildings shall form the part of one Complex to be developed on the said property and all common areas, internal roads, recreational areas and other amenities shall form the part of one complex to be developed on said property and will be for the use. enjoyment and benefit of all the flat purchasers of all the three buildings to be constructed on said property subject to restrictions as may be imposed and purchaser has given his consent for the same.

d) That three different societies or single society will be formed of said three buildings and accordingly single or different conveyance will be executed in favour of Society/Societies on completion of all buildings/projects in whole complex and on sell of all the flats/units in all buildings and on receipt of total consideration from such flat/unit purchasers.

That purchaser/s has understood the abovesaid facts and will not raise any question about the same in future.

9.2 The allottee/s / purchaser/s along with other Purchaser/s (s)s of Flat/Shop/Units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Builders/Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Builders/Promoters within seven days of the same being forwarded by the Builders/Promoters to the allottee/s / purchaser/s. so as to enable the Builders/Promoters to register the common organisation of Purchaser/s of premises in said building. No objection shall be taken by the allottee/s / purchaser/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

The Builders/Promoters shall, on selling all the flats/shops/units and only after receiving all amounts due and payable by all purchasers in building, cause to be transferred to the society or Limited Company all the right, title and the interest of the Builders/Promoters/Original

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Owner and/or the owners in the said structure of the Building or wing in which the said premises is situated.

9.3 Within 15 days after notice in writing is given by the Builders/Promoters to the allottee/s / purchaser/s that the said premises is ready for use and occupancy, the allottee/s / purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of said premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the allottee/s / purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoings as may be determined. The allottee/s / purchaser/s further agrees that till the allottee/s / purchaser/s share is so determined the allottee/s / purchaser/s shall pay to the Builders/Promoters provisional monthly contribution of Rs. 3.00/- **(Rs. Three Rupees Only) per month** per sq.ft. towards the outgoings. The amounts so paid by the allottee/s / purchaser/s to the Builders/Promoters shall not carry any interest and remain with the Builders/Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Builders/Promoters to the Society or the Limited Company, as the case may be.

10. THE allottee/s / purchaser/s shall on or before possession and hereinafter as and when demanded by Builders/Promoters shall pay without having right to account to Builders/Promoters an amount of his/her/their share of money towards Legal Charges, toward Entrance fees and share capital towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society or the Limited Company, deposit towards provisional monthly contribution towards outgoings of the Society or the Limited Company, toward M.S E.B. transformer, electric meter and water, connection charge towards generator/invertors provision for Lift and common passages, toward Solar Equipment and installation, M.S. Grill, charges and expenses, including professional costs of the Attorney at law / Advocates of the Builders/Promoters in connection with formation of the said society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye – laws and the cost of preparing and engrossing the conveyance or assignment of lease.

11. At the time of registration of conveyance of the building or wing of the building, the allottee/s / purchaser/s shall pay to the Builders/Promoters, as the case may be, the allottee/s / purchaser/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the allottee/s / purchaser/s shall pay to the Builders/Promoters, as the case may be, the allottee/s / purchaser/s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

12. It is agreed that unless and until the Purchasers of various flats / shop/ units in the said building/s pay the proportionate amount of stamp duty. registration charges and legal fees, if any, and till all the flats/shop/units are not sold in the said building and consideration thereof have received, the Builders/Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / Limited Company.

13. REPRESENTATIONS AND WARRANTIES OF THE Builders/Promoters

The Builders/Promoters hereby represents and warrants to the allottee/s/ purchaser/s as follows:

i. The Original landlord, Builders/Promoters has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

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

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by

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following due process of law Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Builders/Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi The Builders/Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the allottee/s / purchaser/s created herein, may prejudicially be affected;

vii. The Builders/Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of allottee/s / purchaser/s under this Agreement;

viii. The Builders/Promoters confirms that they are not restricted in any manner whatsoever from selling the said premises to the Flat Purchaser/s in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of various Purchaser/s the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Flat Purchaser/s;

x. The Builders/Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Builders/Promoters in respect of the project land and/or the Project except those disclosed in the title report.

14. The allottee/s / purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Builders/Promoters as follows :-

i. To maintain the said premises at the allottee/s / purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the

rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach

iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Builders/Promoters to the allottee/s / purchaser/s and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the allottee/s / purchaser/s committing any act in contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage. to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Builders/Promoters and/or the Society or the Limited Company.

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Not to do holes or changes in materials and colour on the exterior walls and chajjas of the premises. Not to fix grills outside the windows Not to change in external elevation by changing the windows and railing or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.

vii. Pay to the Builders/Promoters, as the case may be within fifteen days of demand, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which allottee/s / purchaser/s is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the allottee/s / purchaser/s by the allottee/s / purchaser/s for any purposes other than for purpose for which it is sold.

ix. The allottee/s / purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the allottee/s / purchaser/s to the Builders/Promoters under this Agreement are fully paid up and only if the allottee/s / purchaser/s had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless and until prior permission in writing is obtained from the Builders/Promoters.

x. The allottee/s / purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other

public bodies. The allottee/s / purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company/ Apex Body / Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Society, the allottee/s / purchaser/s shall permit the Builders/Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

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

xiii. allottee/s / purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not

15. The Builders/Promoters shall maintain a separate account in respect of sums received by the Builder from the allottee/s / purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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

17. BUILDERS / PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE

After execution this Agreement Builders/Promoters shall not mortgage or create a charge on the said premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the present allottee/s / purchaser/s, who has taken or agreed to take said premises.

Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the allottee/s / purchaser/s under this agreement in respect of said premises.

18. BINDING EFFECT

Forwarding this Agreement to the allottee/s / purchaser/s by the Builders/Promoters does not create a binding obligation on the part of the Builders/Promoters or the allottee/s / purchaser/s until, firstly, the allottee/s / purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the allottee/s / purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Builders/Promoters. If the allottee/s / purchaser/s fails to execute and deliver to the Builders/Promoters, this Agreement within 30 (thirty) days from the date of its receipt by the allottee/s / purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Builders/Promoters, then the Builders/Promoters shall serve a notice to the allottee/s / purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the allottee/s / purchaser/s, application of the allottee/s / purchaser/s shall be treated as cancelled and all sums deposited by the allottee/s / purchaser/s in connection therewith including the booking amount shall be returned to the allottee/s / purchaser/s without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether

written or oral, if any between the Parties in regard to the said premises, as the case may be.

20 RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21 PROVISIONS OF THIS AGREEMENT APPLICABLE TO allottee/s / purchaser/s, subsequent allottee/s / purchaser/s

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottee/s / purchaser/s of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the allottee/s / purchaser/s has/have to make any payment, in common with other Purchaser/s in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the premises in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters Office, or at some other place, which may be mutually agreed between the Builders/Promoters and the allottee/s / purchaser/s, and after the Agreement is duly executed by the allottee/s / purchaser/s and the Builders/Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

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

27. That all notices to be served on the allottee/s / purchaser/s and the Builders/Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the allottee/s / purchaser/s or the Builders/Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties.

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

28. JOINT FLAT ALLOTTEE/S /PURCHASER/SS

That in case there are Joint Flat Purchaser/ss all communications shall be sent by the Builders/Promoters to the allottee/s / purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Flat Purchaser/ss.

29. IT is further mutually agreed and understood by and between parties as follows .

i. ANY delay tolerated or indulgence shown by the Builders/Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the allottee/s / purchaser/s by the Builders/Promoters shall not be constructed as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the allottee/s / purchaser/s nor shall the same in any manner prejudice the rights of the Builders/Promoters.

ii. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building/s, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser/s The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders/Promoters or the society

iii. The allottee/s / purchaser/s agrees that he / she along with the other Purchasers of the flats/shops/units will not charge anything from the Builders/Promoters or their nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.

iv. The allottee/s / purchaser/s may with prior permission in writing provide at his / her own costs. charges, expenses and risk extra amenities to the premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder. The allottee/s / purchaser/s shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchaser/s has/have paid all the monies payable by him or her to the Builders/Promoters, either towards the consideration or otherwise and only after the allottee/s / purchaser/s shall have obtained a prior written permission of the Builders/Promoters in writing subject to the same having been approved by the KalyanDombivli Municipal Corporation. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builder and not through any contractors or workmen not approved by the Builder. It is further agreed and understood by and between the parties that the allottee/s / purchaser/s shall not claim any deduction in the cost of his said premises on account of completion of any item of construction as per his / her requirements in said premises.

The allottee/s / purchaser/s covenant with the Builders/Promoters that if at the request of the allottee/s / purchaser/s the Builder makes any change in the said premises agreed to be sold and as a result of this the Builder has to use any materials less than the other purchasers, even then the allottee/s / purchaser/s shall not be entitled to any reduction in the agreed price of the said premises and he / she shall be liable to pay the entire agreed price as per this agreement. In case if the Builder have agreed to do any additional extra work for the allottee/s / purchaser/s, the allottee/s / purchaser/s shall within 7 days from the date when the Builders gives the estimated cost, deposit with Builders/Promoters the amount of such estimated cost. If the

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-2

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allottee/s / purchaser/s fails to deposit with the Builder the estimated cost for the additional extra work agreed to be carried out by the Builders/Promoters then the Builders/Promoters shall not be liable to carry out the said additional work in the premises of the allottee/s / purchaser/s

v. IT is also agreed and understood that the Builders/Promoters will only pay the municipal tax for the unsold flats / shops/ units after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common water, light, sweeper charges, etc., and the Builder can sell the said flats /shops/ units to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the member of the society without charge of any transfer fees etc.

vi. THAT the allottee/s / purchaser/s shall at no time demand partition of their interest in the said property hereunder written of the said building/s It being hereby agreed and declared by the Purchaser/s that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and said building/s is/are importable.

vii. Notwithstanding any other provisions of this agreement the Builder shall be entitled at the his sole and absolute discretion.

a) To form a society or limited Company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.

b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.

a) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

b) To decide from time to time to what extent the building/s along with land appurtenant to its is transferred to the respective body formed.

e) To decide from time to time when and what sort of document of transfer should be executed.

f) To carryout the development by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s. To provide permanent nature of access to adjoining properties.

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viii. THE allottee/s / purchaser/s is/are aware that the Builders/Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the allottee/s / purchaser/s of the flats/shops/units and it shall be the paramount responsibility and obligation of the allottee/s / purchaser/s to pay all the outgoing regularly In the event of the default being committed by the allottee/s / purchaser/s herein or any of the Purchaser/s of any other units and in such event the Builders/Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the allottee/s / purchaser/s together in respect of the flats/shops/units in respect of which possession has been given by the Builders/Promoters.

ix. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats / Shops / Units in the said building/s, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flats/shops/units shall be subject to the overall powers of the Builders/Promoters in any matter concerning the building construction and completion thereof and the Builders/Promoters shall have absolute authority and control as regards the unsold flats/shops/units, the balance floor space and its disposal thereof and Builders/Promoters shall be entitled to receive and appropriate sale proceeds arising out of same for their exclusive use and benefits.

x THE Builders/Promoters shall be entitled to sell the premises in the said building/s for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt and for other non-residential purpose and the allottee/s / purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Builders/Promoters to the intending Purchasers.

xi. The allottee/s / purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers and all disclosures made by the Builders/Promoters to the allottee/s / purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government bodies and authorities and also subject to the Builders/Promoters right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail,

use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as entire transferable development rights as may be permissible by law.

xii. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the allottee/s / purchaser/s to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to allottee/s / purchaser/s under the possession of the said building/s is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.

xiii THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

xiv. The Stilts/Basement/Garage shall belong to the Builders/Promoters who alone have right to deal with or allot, dispose off the same to any propspective flat purchaser for his exclusive use and benefit and purchaser/s will not raise any objection for the same. The person/s to whom the Stilts/Basement/Garage may be sold or disposed off will be admitted as members to the co-operative society/societies or the limited company/companies or the condominimum/s of apartment owners as the case may be and they will not be entitled to the same for shopping or commmercial or for [illegible] purpose and the allottee/s / purchaser/s confirms that he/she/they has/have no objection to and shall not dispute the same at any time hereafter.

xv. The allottee/s / purchaser/s has/have seen the layout of the proposed building/s and complex and has agreed and understood the common amenities like co-mmon roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be availably for common use by all the flats/shops/units purchasers in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

xvi. In the event of any portion of the said property being required for putting up an electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders shall think fit.

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

purchaser/s and he/they will deposit the same with Builders/Promoters as and when demanded.

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

32. GOVERNING LAW

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

FIRST SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that piece and parcel of land lying, being and situate at Village Vadavli, TalukaKalyan. District Thane bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. P)
22	2	0-23-2 P.K. 0-01-0	3.70

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

SECOND SCHEDULE OF THE ABOVE REFERRED PROPERTY

All the Development rights in respect of Building No. B to be constructed on portion of land forming the part of all that piece and parcel of land lying, being and situate at Village Vadavli, TalukaKalyan, District Thane bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. P)
22	2	0-23-2 P.K. 0-01-0	3.70

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

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 SAIRAJ BUILDERS
a partnership firm,
through its Partner,

MR. RAJESH PARSHURAM BHOIR

SIGNED & DELIVERED
by the within named
ALLOTTEE/S / PURCHASER/S
Shraddha Satish Gaikwad
After Marriage Mrs. Shraddha Koustubh Kamble

Mr. Koustubh Avinash Kamble

WITNESS:

1. Name. Mr. Avinash Maruti Kamble
Address: Shailesh patil chawl
Atali, Ambivali (W).

2. Name: Mr. MOHANISH S. GAIKWAD.
Address : 202, Raj Vrundavan CHSL,
Gavandevi Road, Shri Malang Rd,
Kalyan (East)

RECEIPT

RECEIVED WITH THANKS FROM]
THE WITHINNAMED PURCHASER/s]
THE SUM OF Rs. 2,62,500 /-] I SAY RECEIVED
(Rupees Two Lakhs Sixty]
Two Thousand Five Hundred Only)]
being the part price /]
consideration in respect]
of sale of the flat / shop / unit]
hereinabove mentioned.] BUILDERS/PROMOTERS

THE SEAL OF THE JOINT-SUB-REGISTRAR CLASS-2 KALYAN-2

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ANNEXURE - E

LIST OF AMENITIES

1. RCC frame structure with internal & external brick walls with underground water storage tank with Electric pump and RCC overhead water storage tank.

2. Internal Neeru plaster with white wash.

3. External sand faced plaster with cement Paint.

4. Vitrified 2×2 tiles flooring in entire Flat.

5 Green Marble platform in Kitchen with steel sink.

6. Glazed tiles flooring and full wall tiles in bathroom and W C

7. Main door will be of Flush door with sunmica and internal door will be of Flush door.

8. All windows will be aluminium sliding

9 Electric wiring shall be concealed type

10. One indirect tap will be provided in the Kitchen, bath room, W.C. and each flat will have a wash basin.

11. Loft in Kitchen, Bath room will be provided

12. Doors to W.C. and Bath will be of Acrylic sheet.

Common Amenities

1. Overhead and Underground water Tanks

2. Lift.

3. Entrance lobby, staircase and passage.

4. Lift Room

5. Open space as per sanctioned plan.

अहवाल दिनाक : 02/12/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोदवहया (तयार करणे व सुस्थितीत ठेवणें) नियम, १९७९ यातील नियम ३,५,६ आणि ७]

गाव - वडवली तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमाक : 1411 व दिनाक : 27/12/2017

भुमापन क्रमाक व उपविभाग : 22/2

भुमापन क्रमाक व उपविभाग 22/2	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख	फ.फा	खाते क्रमाक
शेताचे स्थानिक नाव --							
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जिरायत 0 23 20		देवराम बागल्या पाटील				(1136)	कुळाचे नाव
बागायत -		पद्माबाई बिस्तुर				(1136)	इतर अधिकार
तरी -		लक्ष्मी यशवंत				(1136)	इतर
वरकस -		[रामदास बागल्या पाटील				(1347)	स नं 1/1 प्रमाणे अकायर (पेन्सिलची नोंद) (55)
इतर -		------सामाईक क्षेत्र------	0 23 20	3 70	0 01 00		इतर
एकूण क्षेत्र 0 23 20							चद्रकात वामन पाटील याने श्रीनती मजुबाई बागल्या पाटील चंद्रकात बागल्या पाटील याचे पासुन रू 3000/- चा 5/4/82 रोजी रजि साठे करारानें 24 गुठे जागा घेतली असे (846)
पोट-खराब (लागवडीस अयोग्य)							
वर्ग (अ) 0 01 00							
वर्ग (ब) -							
एकूण पो ख 0 01 00							
आकारणी 3 70							
जुडी देवा विशेष आकारणी -							
जुन फेरफार क्र (54),(55),(400),(762),(846),(887),(1136),(1137),(1347) (1373),(1397),(1411)							नोंदी आणि भुमापन चिन्हे :

गाव नमुना बारा
पिकाची नोदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव - वडवली तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमाक : 1411 व दिनाक : 27/12/2017

भुमापन क्रमाक व उपविभाग : 22/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकाखालील क्षेत्र: मिश्रणाचा सकेत क्रमाक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
2017-18	खरीप							भात		0.2320				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनाक :- 02/12/2019
सांकेतिक क्रमाक - 272100124213300014122019 11

(नाव जनार्दन बाबाजी [illegible])
तलाठी साजा : वडवली - कल्याण जि :-ठाणे
ता. कल्याण जि. ठाणे

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
संयुक्त निबंधक वर्ग-२ कल्याण
कार्यालय क्र. २

दु.नि.क्र. २
02 Dec 19
दस्त क्र. १५७६ | २०१९
३७ | ५८

https://mahaferfar.enlightcloud.com/DDM/PgHtml712

कल्याण डोंबिवली महानगरपालिका, कल्याण प्रारंभ

(बांधकाम प्रारंभ प्रमाणपत्र)

जा.क्र.क्रडोमप/नरवि/बाप/क.वि/CC/0041/18
कल्याण डोंबिवली महानगरपालिका,कल्याण
दिनांक :- 16/10/2018

प्रति,
श्री. हरीश्चंद्र बागल्या पाटील व इतर
कु.मु.प.धा — मे. ओम साई बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे
भागीदार श्री. संतोष भरत भोईर व इतर
व्दारा — श्रीमती. शोभना देशपांडे (वास्तु.), कल्याण(प.)
स्थापत्य अभियता — श्री. जे.एन.चौधरी (मे.अर्णा स्ट्रक्चरल कंसल्टंट), डोंबिवली(पू.)

विषय:— स.नं. २२, हि.नं. २, मौजे—वडवली येथे बांधकाम प्रारंभ करण्याच्या मंजूरीबाबत.

संदर्भ:— आपला दि. २७/११/२०१७ रोजी Auto DCR प्रणालीव्दारे श्रीमती. शोभना देशपांडे वास्तुविशारद, कल्याण (प.) यांचे मार्फत सादर केलेला पूर्तता अर्ज क्र. SE6/VDV/0100/17-18.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न र अधिनियम १९६६ चे कलम ४५ नुसार स.न. २२, हि.नं. २, मौजे—वडवली मध्ये २४२०.०० चौ.मी. क्षेत्रापैकी २३६७.०० चौ.मी. क्षेत्राच्या भुखंडावर ३०८१.४६ चौ.मी. चटई क्षेत्राचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २७/११/२०१७ च्या अर्जास अनुसरुन पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे रहिवास + वाणिज्य इमारतीच्या बांधकामाबाबत, 'बांधकाम प्रारंभ प्रमाणपत्र' देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटींवर हे बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

इमारत 'A' — तळ मजला + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)
इमारत 'B' — स्टिल्ट (पै.), तळ (पै) + पहिला मजला ते सातव मजला (रहिवास + वाणिज्य)
इमारत 'C' — स्टिल्ट (पै.), तळ (पै) + पहिला मजला ते पाचवा मजला + सहावा मजला (रहिवास + वाणिज्य)

सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण

१) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याच्या तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीसाठे नूतनीकरण नियमाच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
२) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
४) ही परवानगी आपल्या मालकीच्या क्रब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही
५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटींप्रमाणे करता येईल
६) वाडेभित व जोत्याचे बांधकाम झाल्यानतर वास्तुशिल्पकाराचे, मजूर नकाशाप्रमाणे वाडेभितीचे व जोत्याचे बांधकाम केल्या— बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा. दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे
७) सदर अभिन्यासात 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 (स्टक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल
९) नकाशांत दाखविलेल्या गाळयांच्या सख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळया 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.

(कृ.मा.प.)

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 जाणाच्या येणाच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

१२) जागेत जूने भाडेकरु असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरु यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण 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.डों.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करु नये

१५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बाधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल

१६) बाधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहील व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहील.

१७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डों.म.पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशांनुसारस्वखर्चाने टाकणे आवश्यक 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 स्वरुपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबधितानी स्वत.बांधकामासाठीच्या पाण्याची व्यवस्था करावी.

२०) नकाशात रस्तारूंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणाराठी जागा लागल्यास. ती क.डो.म.पा.स विनामूल्य हस्तातरित करावी लागेल

२१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता नि भू.अ.यांचे मार्फत करुन घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत,बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.

२२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करुन क.डों.म.पालिकेस विनामुल्य हस्तांतरित करावे.

२३) भूखडातील आरक्षित भाग भरणी करुन व वाडेभिंतीचे बांधकाम करुन रितसर करारनामा व खरेदीखतासह क.डो.म.पा.स विनामूल्य हस्तातरित करावे.

२४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग उद्यान विभाग,क.डों.म.पा. याचे कडील ना–हरकत दाखला बांधकाम नकाशासह सादर करावा.

२५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे सपूर्ण निराकरण करण्याची जबाबदारी आपली राहील.

२६) वरीलप्रमणे सर्व ना–हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहील.

२७) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवास + वाणिज्यसाठी उपयोग करावा

२८) भुखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही

२९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तूशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.

३०) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंडयांची व्यवस्था करावी.

३१) कल्याण डोबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.

३२) रेन वॉटर हार्वेस्टिंगबाबत मा.आयुक्त साहेब पाणीपुरवठा विभागाकडून निर्देश देऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहील.

३३) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणावर बंधनकारक राहील.

३४) पाणी पुरवठा उपलब्ध करुन देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही

३५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी उद्यान विभागाकडील नाहरकत दाखला सादर करणे आपणांवर बंधनकारक राहील.

३६) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी १८ टक्के वि.यो. रस्त्याने बाधीत क्षेत्राबाबत नोदणीकृत करारनामा करुन मालमत्ता विभागाकडील तक्रार नावती सादर करणे आपणावर बंधनकारक राहील.

३७) प्रकरणी तहसिलदार, कल्याण यांचेकडील कं.महसुल/टक.२/जमिनबाब–१/रुपांतरणकर/एसआर.१६०/१८, दि.१५/०३/२०१८ अन्वये नमूद सर्व अटी आपणांवर बंधनकारक राहतील.

इशारा:– मंजूर बांधकाम प्रस्तावाशिवाय अन्य व अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

४८७१६	२०२२
३९	५८

सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण

१) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण
२) कर निर्धारक व संकलक, क.डो.म.पा.कल्याण
३) पाणी पुरवठा विभाग, क.डो.म.पा.,कल्याण.
४) प्रभाग क्षेत्र अधिकारी ' अ ' प्रभाग क्षेत्र, क.डो.म.पा.,कल्याण.

इतर पावती

Thursday,30 January 2020 6 05 PM

Original/Duplicate
नोदणी क्र. 39म
Regn 39M

पावती क्र . 1802 दिनाक: 30/01/2020

गावाचे नाव
दस्तऐवजाचा अनुक्रमाक: कलन1-0-2020
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: राजेश भोईर तर्फे जी एच जगताप
वर्णन अर्ज क्र 518 मौजे वडवली स नं 22/2 सन 2016 ते 2020 शोध 5 वर्षे

SEARCHFEE	रु. 300 00
एकूण:	रु. 300 00

Sub-Registrar Kalyan 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-
डीडी/धनादेश/ने ऑर्डर क्रमाक: MH011369535201920E दिनांक 30/01/2020
बँकेचे नाव व पत्ता:

दुय्यम निबंधक कल्याण-१

JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
दुय्यम निबंधक वर्ग-२ कल्याण
कार्यालय क्र. २

क.न.न.२
दस्त क्र. ४५१९ २०२२
४० ५८

II Shree II

Mob. : 9820429462

G. H. JAGTAP
B.Com.

Office : 112, 1st Floor, A Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 03/02/2020

SEARCH REPORT

Re:- Property bearing S.No. 22, H.No. 2, Area 0 H – 23 R – 20 P + Pot Kharaba 0 H – 01 R – 00 P, Owner – Harishchandra Baglya Patil & Others, situated at Mouje **VADAVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 05 years i.e. 2016 To 2020.

I could not take the search for the year 2016 To 2020 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2016 To 2020 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year 2016 To 2020 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2016 To 2020 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2020 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5, SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2016	Record Not Ready	2019	Transaction
2017	Record Not Ready	2020	Record Not Ready
2018	Record Not Ready		

The Transaction of the above mention property of which the details is as under :-

TRANSACTION FOR THE YEAR 2019 :-

(Entry found in SRO KLN – 2 online Index II register search)
Development Agreement Rs. 30,00,000/- Market Value Rs. 2,21,48,000/-;
S.No. 22/2, Building No. "B" Area 1016.39 Sq.Meters Built-up out of 0 H – 23 R – 2 P + Pot Kharaba 0 H – 01 R – 0 P,
(Consideration : -
Flat No. B/101, on First Floor, Area 32.78 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Flat No. B/103, on First Floor, Area 36.29 Sq.Meters Carpet + 13.16 Sq.Meters Terrace,
Flat No. B/204, on Second Floor, Area 32.71 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq Meters Patio,
Flat No. B/301, on Third Floor, Area 32 78 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Flat No. B/401, on Fourth Floor, Area 32.71 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Flat No. B/501, on Fifth Floor, Area 32.78 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Flat No. B/604, on Sixth Floor, Area 32.71 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Flat No B/701, on Seventh Floor, Area 32.78 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Flat No. B/703, on Seventh Floor. Area 32.78 Sq.Meters Carpet + 2.41 Sq.Meters Balcony + 3.75 Sq.Meters Patio,
Shop No. B/08, on Ground Floor, Area 12.05 Sq.Meters Carpet,
Shop No. B/09, on Ground Floor, Area 12.89 Sq.Meters Carpet,
In Building No. "B"
Security Deposit Rs. 30,00,000/- to Vendors)
(Stamp Duty Rs. 11,07,400/- paid dated 28/09/2019 vide Appl.No. 2597/2019)
Vendor :- 1) M/s. Om Sai Builders and Developers Through its Partners – Santosh Bharat Bhoir & Rupesh Bharat Bhoir, 2) Confirming Party – Harishchandra Baglya Patil for Self & Natural Guardian for Minor – Asnish, Jitesh, Shailesh & Anil, Sangeeta Harishchandra Patil, Devram Baglya Patil for Self & Natural Guardian for Minor – Milind, Shanti, Gairat & Devram; Vidya Devram Patil, Padmabai Bistur Bhoir, Laxmi Yashwant Nighuty, Chandrakant Waman Patil, Varshket Waman Patil, Bhalchandra Waman Patil & Mukund Waman Patil through their Power of Attorney Holder – M/s. Om Sai Builders and Developers Through its Partners – Santosh Bharat Bhoir & Rupesh Bharat Bhoir,
Purchaser/Developer :- M/s. Sairaj Builders Through its Partner – Rajesh Parshuram Bhoir,
Date of Execution & Registration 05/12/2019, Reg.No. 16521,
Stamp Duty Rs. 11,07,400/- Registration Fee Rs. 30,000/-

OFFICIAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN

दस्त क्र. ९५९६/२०२२

NOTE :- According to available Computerized Index-II register from the year 2016 & 2017 in S.R.O. KALYAN – 2.
January 2016 To June 2016 in S.R.O. KALYAN – 5.

NOTE :- I have teken Online Index II register search since 2016 to till date,

Attached Govt. Fees paid vide Receipt No. 1802,

Search Application No. 518/2020, dated 30/01/2020

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 03/02/2020

G. H. JAGTAP
SEARCHER (B.Com.)
Vinoa Niwas Chaal Jodi, Opp. Kala-
Jeer Jondli B'dg., Thane Wada,

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2
कार्यालय क्र. २
KALYAN-2

क.ल.न.२
नोंद क्र. ५९६ | २०२२
४२५

Zamir Hasan R. Ahmed Shaikh

B.Sc., LL.M.
Advocate High Court

Office . A-112, 1st Floor, Patel Plaza, Next to State Bank of India, Murbad Road, Kalyan (W).
Email . zamirsob@gmail.com • Mobile : 9821429790

Dated: 07/02/2020

To,
M/s. Sairaj Builders, a Partnership Firm,
having its Office at Shramsafalya, Mangeshi Elite-2,
Rambaug Lane No. 4 End, Chikanghar,
Kalyan (W), District Thane.

REG: ALL that **Building "B"** in terms of sanctioned plans and permission to be constructed on all that piece and parcel of land lying, being and situate at Village Vadavali, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Area (H-R-P)
22	2	0-23-20 P. K. 0-01-00

and within the limits of Kalyan Dombivili Municipal Corporation, herein after called and referred as **"said property"** belonging to Shri Harishchandra Baglaya Patil and Others and said Building B sanctioned on said property is herein after called and referred to as **"Said Building"**.

READ:

1. Extracts of 7/12.

2 Relevant Mutation Entries/Certificates.

3. Khate-utara.

4. Copy of Agreement For Sale dated 05/04/1982 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 757 / 1982 dated 05/04/1982 made and executed between Smt. Manjubai Baglaya Patil and Shri Chandrakant Baglaya Patil as the Party of One Part and Shri Chandrakant Waman Patil as the Party of the Other Part.

5 Copy of 32 M Certificate Registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2 – 6114 / 2011 dated 14/10/2011.

6. Agreement For Sale dated 25/08/2011 registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2 - 9213 / 2011 dated 25/08/2011 made and executed between Shri Harishchandra Baglaya Patil and others as the Owners and Shri Chandrakant Waman Patil and Others as Party of other Part and M/s. Om Sai Builders and Developers, Partnership Firm, Having its Office at Bharat Bhoir Park, Opposite Gajanan Hospital, Chikanghar, Kalyan (W), District Thane as the Purchasers.

7. Copy of Order bearing No. Mhasul/T-2/ Jhopadpatti/Nagarpalika/ S.R. / 160 /2017 dated 15.03.2018 granted by the Talashidar Kalyan.

दस्त क्र. ९५९६ | २०२२

8. Copy of Building Commencement Certificate granted by Kalyan Dombivali Municipal Corporation bearing No. KDMP / NRV / BP / KV / CC / 0041 / 18 dated 16/10/2018 in respect of said property

9. Copy of Development Agreement dated 05/12/2019, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2 – 16521 / 2019 dated 05/12/2019 made and executed between M/s. Om Sai Builders and Developers, Partnership Firm, Having its Office at Bharat Bhoir Park, Opposite Gajanan Hospital, Chikanghar, Kalyan (W), District Thane as the Party of One Part and Shri Harishchandra Baglaya Patil and others as the Party of the Second Part and M/s. Sairaj Builders, a Partnership Firm, having its Office at Shramsafalya, Mangeshi Elite-2, Rambaug Lane No. 4 End, Chikanghar, Kalyan (W), District Thane as the Party of Third Part.

10. Upto date Search Report.

On perusal of Extract of 7/12, relevant mutation entries/certificates and Khate-Utara, it appears that Shri Harishchandra Baglaya Patil and others are the owners of said property.

It further appears that above said property was subject to section 43 of Bombay Tenancy and Agricultural Lands Act 1948.

It further appears that originally the name of predecessor in title of present owner Viz. Ganpat Ramji Patil was mutated as protected tenant of said property in the other rights column of Extract of 7/12 of said property and after his demise the name of his only legal heir Viz. Shri Baglaya Ganpat Patil was brought on record. If further appears that after the demise of said Baglaya Ganpat Patil his legal representatives and /or legal heirs were brought on record.

If further appears that after the demises of said Baglaya Ganpat Patil amongst his legal heir and/or legal representative Viz. Smt. Manjubai Baglaya Patil and Shri Chandrakant Baglaya Patil have by and under Agreement For Sale dated 05/04/1982 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 757 / 1982 dated 05/04/1982 agreed to sell the said property to Shri Chandrakant Waman Patil on terms and conditions and for the consideration mentioned therein.

If further appears that after the demises of Shri Baglaya Ganpat Patil his legal heir and/or legal representative Viz. Shri Harishchandra Baglaya Patil and others purchased the said property under Section. 32 G of Bombay Tenancy and Agricultural land Act, 1948 and on payment of necessary purchase amount to the original land owner necessary 32 M Certificate is granted in favour of Shri Harishchandra Baglaya Patil and others and the same is registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2 – 6114 / 2011 dated 10/06/2011. That after the grant of 32 M Certificate the name of Shri Harishchandra Baglaya Patil and

Zamir Hasan R. Ahmed Shaikh
B.Sc., LL.M.
Advocate High Court

Office · A-112, 1st Floor, Patel Plaza, Next to State Bank of India, Murbad Road, Kalyan (W).
Email : zamirsob@gmail.com o Mobile : 9821429790

others were mutated as Owners/ Bhogwatdars of said property as is evidence vide Mutation Entry No. 1135 and 1137.

If further appears that by and under Agreement For Sale dated 25/08/2011 registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2- 9219/2011 dated 25/08/2011 made and executed between Shri Harishchandra Baglaya Patil and others as the Owners and Shri Chandrakant Waman Patil and Others as Party of other Part and M/s. Om Sai Builders and Developers, Partnership Firm, Having its Office at Bharat Bhoir Park, Opposite Gajanan Hospital, Chikanghar, Kalyan (W), District Thane as the Purchasers, said Shri Harishchandra Baglaya Patil and others as the Owners along with Shri Chandrakant Waman Patil and Others have agreed to sell the said property together with right to develop the same to M/s. Om Sai Builders and Developers, Partnership Firm, on terms and conditions and for the consideration mentioned therein

On perusal of said Agreement For Sale dated 25/08/2011 it further appears that in terms of said Agreement only Shri Chandrakant Waman Patil and Others have surrendered all their rights title and interest in said property acquired in terms of said Agreement for Sale dated 05/04/1982 absolutely and forever in favour of said M/s. Om Sai Builders and Developers, Partnership Firm and confirmed the execution of said Agreement for Sale dated 25/08/2011 executed in respect of said property in favour of M/s. Om Sai Builders and Developers, Partnership Firm.

It further appears that by and under Order bearing No. Mhasul/T-2/ Jaminibabat 1/Rupantar kar/ S.R. / 160 /2017 dated 15/03/2018 granted by The Talashidar Kalyan, said property is converted to Non-Agricultural assessment and the Tenure of said property is converted from Class II to Class I.

It further appears that M/s. Om Sai Builders and Developers, Partnership Firm submitted necessary plans for the purpose of development of multistoried building on said property and Kalyan Dombivali Municipal Corporation approved the said Plans and granted Building Commencement Certificate bearing No. KDMP / NRV / BP / KV / CC / 0041 / 18 dated 16/10/2018 in respect of said property.

It further appears that in terms of said Building Commencement Certificate three building Viz. Building "A" of Ground Plus First to Seven Upper Floors (Residential and Commercial), Building "B" of Stilt (Part), Ground (Part) Plus First to Seven Upper Floors (Residential and Commercial) and Building "C" of Stilt (Part), Ground (Part) Plus First to Fifth and Sixth Upper Floors (Residential and Commercial) is sanctioned on said property.

It further appears that by and under Development Agreement dated 05/12/2019, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No KLN2 – 16521 / 2019 dated 05/12/2019 made and

executed between M/s. Om Sai Builders and Developers, Partnership Firm, Having its Office at Bharat Bhoir Park, Opposite Gajanan Hospital, Chikanghar, Kalyan (W), District Thane as the Party of One Part and Shri Harishchandra Baglaya Patil and others as the Party of the Second Part and M/s. Sairaj Builders, a Partnership Firm, having its Office at Shramsafalya, Mangeshi Elite-2, Rambaug Lane No. 4 End, Chikanghar, Kalyan (W), District Thane as the Party of the Third Part, M/s. Om Sai Builders and Developers, Partnership Firm, granted, transferred and assigned the development rights of said Building "B" of Stilt (Part), Ground (Part) Plus First to Seven Upper Floors (Residential and Commercial) sanctioned on said property together with benefits of sanctioned plans and permission in favour of M/s. Sairaj Builders, a Partnership Firm, on terms and conditions and for consideration mentioned therein.

Search report does not reveal any other entry which will fall in the category of registered encumbrances over said property.

IN view of the aforesaid scrutiny of the relevant documents, papers and search report and subject to what is stated herein above, it appears that Shri Harishchandra Baglaya Patil and others are Owners/ Bhogwatdar in respect of said property and Shri Harishchandra Baglaya Patil and others along with Shri Chandrakant Waman Patil and others have by and under Agreement For Sale dated 25/08/2011, have agreed to sell the said property together with right to develop the same to M/s. Om Sai Builders and Developers, Partnership Firm, on terms and conditions and for the consideration mentioned therein. That said to M/s. Om Sai Builders and Developers, Partnership Firm in terms of said Agreement For Sale dated 25/08/2011 have obtained necessary sanctions and permission for the development of said property and in terms of said sanctioned building plan said M/s. Om Sai Builders and Developers, Partnership Firm, have by and under Development Agreement dated 05/12/2019 have granted the development rights in respect of Building "B" sanctioned on said property together with benefits of sanctioned Plans and Permissions in favour of M/s. Sairaj Builders, a Partnership Firm, on terms and conditions as mentioned therein.

Thus in terms of said Development Agreement dated 05/12/2019 said M/s. Sairaj Builders, a Partnership Firm, is well and sufficiently entitled to develop said Building "B" sanctioned on said property as per aforesaid sanctioned plans and permissions and in accordance with development rules, regulations and Bye-Laws in force from time to time and by complying with conditions as mentioned in respective permissions, orders and sanctions and to sell the Flats/Shops/Units constructed therein to intending purchaser and to receive and appropriate the consideration arising there from for their exclusive use and benefits.

दिनांक 9/5/2022

Zamir Hasan R. Ahmed Shaikh

(ADVOCATE)

Zamir Hasan R. Ahmed Shaikh
(B.Sc., LL.M.)
ADVOCATE HIGH COURT
E. No. [illegible] 705 Dt. 3/6/05
Office [illegible] Patel Plaza,
Near to SBI, Kalyan (W), Mob. 9821429790

SR.NO. 160/17

CHALLAN

MTR Form Number-6

GRN MH011911240 201/18M	BARCODE	Date 16/03/2018-13 14.46	Form ID
Department	Revenue Department		
Type of Payment	TALATHI Land Revenue and Cess Recovery		
Office Name	TAHSILDAR KALYAN		
Location	THANE		
Year	2017-2018 One Time		
Account Head Details		Amount In Rs.	
0029166601	Misc Receipt	11413 00	
Total		11,413 00	
Payment Details	STATE BANK OF INDIA		
Cheque-DD Details			
Cheque/DD No.			
Name of Bank			
Name of Branch			

Payer Details	
TAX ID (If Any)	
PAN No.(If Applicable)	
Full Name	Hansnchandra B Patil And Other POA Rupesh Bhoir
Flat/Block No. Premises/Building	Vadvali
Road/Street	Kalyan
Area/Locality Town/City/District	Dist Thane
PIN	
Remarks (If Any)	Conversion Tax Village Vadvali S N 22/2 Area 2420 sq mt
Amount In Words	Eleven Thousand Four Hundred Thirteen Rupees Only

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No		CPF0373154
Bank Date	RBI Date		Not Verified with RBI
Bank Branch		STATE BANK OF INDIA	
Scroll No , Date			

Mobile No : Not Available

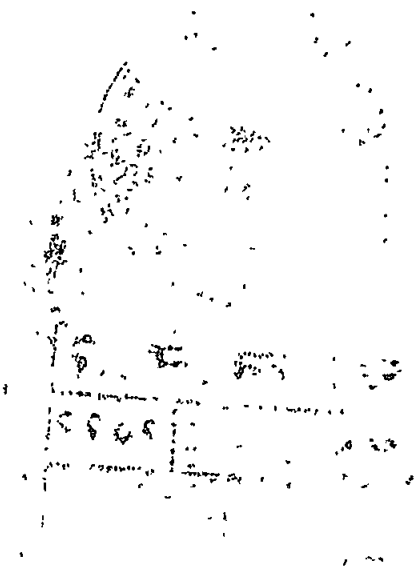
TRANSFER/CLEARING/CASH

93784

THE SEAL OF SUB-REGISTRAR CLASS-2 KALYAN-2 ठाणे

तहसिलदार कल्याण करीता

सब रजिस्ट्रार



Vadavali SR 160

महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय,कल्याण

पत्ता-दिवाणी न्यायालया समोर,स्टेशनजवळ,कल्याण(प.)
दुरध्वनीक्र.०२५१-२३१५१२४फॅक्सक्र.०२५१-२३१५१२४
Email-id - tahkalyan@gmail.com

क्र./महसूल/टे-२/जमीनबाब-१ /रुपांतरणकर/एसआर/ ३६० /१८ दिनांक: १५ /०३/२०१८

प्रति,

श्री.हरिश्चंद्र बागल्या पाटीलव इतर यांचे कु.मु.धा.
श्री रुपेश भरत भोईर

विषय:- रुपांतरीतकर (CONVERSION TAX) भरुनघेणेबाबत.

मौजे वडवली ता. कल्याण

स.नं.	स.नं. प्रमाणेक्षेत्र	रुपांतरीत कर भरणा करण्याचेक्षेत्र
२२/२	२४२०.००	२४२०.००
एकुण क्षेत्र	२४२०.००	२४२०.००

संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई ४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.

२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे-१/२/रु.कर/अ.आकारणी/परिपत्रक-०१/१७, दिनांक:- १६/०३/२०१७

३. आपण या कार्यालयात रुपांतरीत कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग ,महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) [illegible] ४२अ, ४४ मधील ४४ ज या मध्ये काहीही अंतर्भुत असले तरी, महाराष्ट्र प्रादेशिक नियोजन [illegible] नगर रचना अधिनियम [illegible] याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर [illegible] कलम (२) [illegible] तरतुदी [illegible] प्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजराणा किवा अधिमुल्य, किंवा इतर शासकीय देय यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरुपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर अणि त्या विकास योजनेत दर्शविलेल्या वापराच्या संदर्भात अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सुचनेप्रमाणे आपण विनंती केलेल्या विषयांकित जमीन मिळकतीची खालील रुपांतरीत कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदींना अधीन राहून उपलब्ध कागदपत्रानुसार व कल्याण-डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुद केलेली टिप व आपण सादर केलेले प्रतिज्ञापत्र यांस अधिन राहुन भरून घेण्यात येत आहे. त्यामुळे सदर जागेचा वापर जमीन मालकाकडुन होतो अथवा अन्य कोणाकडुन होतो याबाबतची जबाबदारी महसूल खात्याची नसेल.

SUB-REGISTRAR KALYAN-2

१६ मार्च २०२२

Vadavali SR 160

तसेच सदरचा रूपातरीत कर फक्त रहिवास अनुज्ञेय क्षेत्रासाठी भरुन घेतलेला आहे. भविष्यात नियोजन प्राधिकारी यांचेकडुन अंतीम नकाशा मंजुर केलेनंतर, सदर जागेचा वापर रहिवास व्यतिरीक्त इतर कोणत्याही प्रयोजनासाठी झाल्यास,अशा वेळी नवीन प्रयोजनानुसार देय होणारा रुपांतरीत कर व अकृषिक आकारणी भरुन घेण्यात येईल. तथापि सदर रुपांतरीत कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नाव	स.नं.	एकुण क्षेत्र (चौ.मी.)	गावचा दर	
१.	वडवली	२२/२	२४२०.००	०.७८६	रुपांतरीत कराची रक्कम
रुपांतरीत कर रहिवास २४२०.०० x ०.७८६ = १९०२.१२ x ५					९५१०.६/-
अकृषिक आकारणी - २४२०.०० x ०.७८६ =					१९०२.१२/-
एकुण					११४१२.७२

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.

तहसिलदार कल्याण

प्रत :- अपर तहसिलदार अकृषिक ,कल्याण.

२/- विषयांकीत जमीन मिळकतीबाबत शासन अधिसुचनेनुसार रुपांतरीत कराची रक्कम भरुन घेण्यात येत आहे. तरी तलाठी स्थळपाहणी अहवालानुसार अनधिकृत बांधकाम आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ अन्वये दंडनिय कारवाई करण्यात यावी.

प्रत :- नगररचनाकार, कल्याण डोंबिवली महानगरपालिका,कल्याण यांचेकडे माहितीसाठी.

प्रत:- तलाठी सजा आंबिवली .

२/- प्रकरणी भरणा केलेले चलन शासनजमा झालेची खात्री करुन विषयांकीत जमीन मिळकतीच्या अधिकार अभिलेखात अकृषिक प्रयोजनाकरीता अशी नोंद तात्काळ घेण्यात यावी. तसेच सदर जागेची स्थळपाहणी करावी व परवानगी पुर्वी बांधकाम झाल्याचे आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ नुसार दंडनिय कारवाई करणेकामी अहवाल अपर तहसिलदार (अकृषिक), कल्याण यांचे कार्यालयाकडे तात्काळ प्रस्तावित करावा.

१. नोंद घेण्यापुर्वी सदर जागेबाबत खालील प्रमाणे तपासणी करावी.
२. गावठाणचे भुमापन झाले नसावे.
३. जमिनीचे भुमापन प्रस्तावित नसावे.
४. जमिनीबाबत कोर्ट मंजुर फेरफार अंमल घेणेस प्रलंबित नसावा.
५. जमिनीबाबत तक्रार, संक्षिप्त चौकशी, कु.का.दावा तसेच इतर कायदयाचे अनुषंगाने कोणताही दावा प्रलंबित नसावा.
६. जमीन वक्फ जमीन नसावी.
७. जमीनीबाबत टेनन्सी कायदयान्वये शासन जमा झालेली नसावी. तसेच युएलसी कायदयान्वये कोणतीही नोंद घेणे नसावी.
८. जमिनीबाबत कोणत्याही न्यायालयाने स्थगिती आदेश दिलेले नसावे.
९. जमिनीबाबत कुळ कायदा, सिलिंग कायदा जमिनीबाबतचा कायदा व इतर कोणत्याही कायदयान्वये शासनाचा अधिकार तबदील झाला असेल अथवा होणार असेल तर प्रस्तुत जमिनीबाबत सदरची नोंद घेणे पुर्वी सक्षम अधिकारी यांची परवानगी घेतली असल्याची खात्री करावी.
१०. जमिनीस पुर्वी व आता कुळ नसावे.
११. जमिन देवस्थान इनाम नसावी. याबाबत सर्व जुने ७/१२ उतारे व सर्व फेरफार तपासण्यात यावे.

तहसिलदार कल्याण

उपविभागीय अधिकारी तथा उपविभागीय दंडाधिकारी
कल्याण उपविभाग कल्याण यांचे कार्यालय

पत्रव्यवहाराचा पत्ता :- मोहन प्राईड सांस्कृतिक कल्याण केंद्र, दुसरा मजला, पोद्दार स्कुलच्या बाजूला, खडकपाडा, कल्याण (प) पिन नं. ४२१ ३०१

दुरध्वनी क्रमांक :- ०२५१-२२०१११८

E-mail :- kalyansdo@gmail.com

क्र.केडी/टे-७/कल्याण/विप/एसआर-१०/२०१७
दिनांक :- २०/१२/२०१७

वाचा :-

१. जमिनधारक श्री. हरिश्चद्र बागल्या पाटील व इतर यांचे कु.मु.धा. श्री. रुपेश भरत भोईर ता.कल्याण, जि.ठाणे यांचा दिनांक ०२/०३/२०१७ रोजीचा अर्ज.
२. जमिनधारक यांनी मंडळ अधिकारी कल्याण यांचे समक्ष हजर राहून लिहून दिलेला जबाब दिनांक २८/०३/२०१७
३. मंडळ अधिकारी कल्याण, ता-कल्याण, जि-ठाणे यांचा क्र./मं.अ.कल्याण/बानि-९३/२०१७ दिनांक ११/०४/२०१७ चा चौकशी अहवाल.
४. प्रश्नांकित परिशिष्ट-अ मध्ये दर्शविलेल्या जमिनीचे ३२- ग आदेशाविरुध्द कोणत्याही न्यायालयात दावा चालु अथवा प्रलंबित नसलेबाबत जमिनधारक श्री. काथोड बाळु गायकवाड यानी लिहुन दिलेले दिनांक ०४/०३/१७ चे सत्यप्रतिज्ञालेख.
५. तलाठी सजा आंबिवली यांचेकडील दि.२३/०३/१७ व तहसिलदार कल्याण यांचेकडील दि.२३/०३/२०१७ रोजीचा जाहीर नोटीस प्रसिध्द केल्याचा अहवाल.
६. जमिनधारक श्री. हरिश्चंद्र बागल्या पाटील व इतर हे आदिवासी नसलेबाबत तसेच प्रश्नांकित जमीन ही मूसंपादनात गेल नसलेबाबत व सदर जमीनीस महाराष्ट्र खाजगी वन खात्याच्या तरतुदी लागू होत नसलेबाबत तसेच खातेदार यांचेकडे महसुल थकबाकी येणे बाकी नसलेबाबत, तलाठी सजा- आंबिवली, ता-कल्याण, यांनी दिलेला दि.२२/०५/२०१७ रोजीचा दाखला.
७. नगररचनाकार,(क.वि.),कल्याण डोंबिवली महानगरपालिका,कल्याण यांचेकडील जा.क्र.कडोंमपा/नरवि/६९७६ दि.२३/०३/२०१७ रोजीचे मंजुर विकास योजनेचे अभिप्रायाबाबत पत्र.
८. कार्यालयीन दिनांक १८/१२/२०१७ ची मजूर टिपणी.

आदेश :-

जमिन मालक श्री. हरिश्चंद्र बागल्या पाटील व इतर यांचे कु.मु.धा. श्री. रुपेश भरत भोईर यांनी दिनांक ०२/०३/२०१७च्या अर्जात नमूद केलेल्या खालील परिशिष्ट-अ मध्ये दर्शविलेल्या जमिनीचे क्षेत्राची जमिनधारक श्री. भास्कर भागीदास चौधरी व इतर यांनी मुंबई कुळ वहिवाट व शेतजमिन कायदा १९४८ चे कलम ४३ (१) व तदअनुषंगिक मुंबई कुळ वहिवाट व शेतजमिन अधिनियम १९५६ च्या नियम ३ (क) (२) (ड) अन्वये जमिन विकसिन करणेसाठी कु.का.कलम ४३ची शर्त शिथिल करण्याची परवानगी देण्यात येत आहे.

१. जमीन विकसित करणा-याने हया आदेशाच्या तारखेपासून एक वर्षाचे आत जमीन मालकाबरोबर विकास करार पूर्ण केला पाहिजे व तसे केल्यापासून पंधरा दिवसांचे आत नि:स्वार्थ करणाऱ्यास लेखी कळविले पाहिजे.तदनंतर जमीनीचा कब्जा कोणत्या तारखेला घेतला आहे याची माहिती त्वरीत कळविली पाहिजे.
२. जमीन विकसित करणा-याने ज्या कारणासाठी जमिन विकसित करणेची परवानगी देण्यात आली आहे त्याच कारणासाठी जमीनीचा कब्जा घेतल्यानंतर एक वर्षाचे आत वापर केला पाहिजे.
३. सदर जमीनीचा वापर बिनशेती करण्यापूर्वी म.ज.म. अधिनियम १९६६ चे कलम ४४ व त्या अंतर्गत लागणा-या अन्य परवानग्या जमिन धारक/जमिन विकसित करणारे यांना घेणे जरुरीचे व बंधनकारक राहील.
४. ही परवानगी वेळोवेळी राज्य शासनाचे/केंद्र शासनाचे प्रचिलत कायदे व नियम यांना अधिन राहून देण्यात येत आहे.
५. प्रकरणी सादर केलेल्या सन १९५४-५५ च्या ७/१२ उता-यात अपूर्ण पिक पहाणी अथवा मालकी हक्काबाबत भविष्यात काही दावे उदभवल्यास त्यास आताचे जमीन मालक व जमिन विकसित करणारे हे जबाबदार राहतील. तसेच इतर कुठल्याही नियमाचा भंग करुन अधिकार अभिलेख प्राप्त करुन घेतले असल्यास त्याची सर्वस्वी जबाबदारी ही जमीन मालक व जमीन विकसित करणारे यांचेवर राहील.
६. सदर आदेशाविरुध्द न्यायालय प्राप्त झाल्यास सदरची परवानगी रद्द समजणेत येईल.
७. प्रश्नांकित जमीन विकसित करण्याची असल्याने तसेच ती कल्याण डोंबिवली महानगर पालिकेच्या हद्दीत समाविष्ट असल्याने प्रश्नांकित जमीन विकसित करण्यापूर्वी संबंधित विभागाच्या विकास आराखडयाच्या

तरतुदीस अधिन राहून त्याकामी लागणा-या योग्य त्या परवानग्या घेणे जरुरीचे व बंधनकारक राहील.

८. सदर जमीनीस कायदयाच्या इतर तरतूदी लागू होत असतील तर सदरची परवानगी आपोआप रदद होईल.

९. प्रश्नांकित जमिन रस्ता व बगीचेने बाधीत होत असल्यास सदर बाधीत होणारे क्षेत्रास तसेच सदर जमिनीचे जे क्षेत्र कांदळवन (मॅंग्रोव्ह), सी.आर.झेड, खाजगी वन, बफर झोन व अतिरिक्त इत्यादी लागु झाल्यास त्या क्षेत्रास देखील सदरचे आदेश लागु होणार नाहीत.

१०. वर उल्लेखिलेल्या कोणत्याही एका शर्तीचा किवा कायदयाचा भंग केल्याचे आमचे निदर्शनास आल्यास ही परवानगी रदद झाली आहे, असे समजणेत येईल व कुळ वहिवाट व शेतजमीन कायदा कलम ८४-क किवा ८४-क (क) यथास्थिती अन्वये पुढील कायदेशीर कारवाई सुरु करण्यात येईल.

११. जमीन मालकाने दिनांक १९/१२/२०१७ रोजी चलन क्र.६४/२०१७ अन्वये रक्कम रु.३२०/- (अक्षरी तिनशे वीस रुपये फक्त) शासनास लेखाशिर्ष क्र.०.२९ एल.आर. अन्वये नजराणा म्हणून जमीनीच्या शेतसा-याच्या ४० पट रक्कम भरली आहे.

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	एकुण क्षेत्र हे.आर.प्र.	आकार रु.पै.	जमीन मालकाचे नाव
१.	वडवली ता.कल्याण	२२/२	०-२४-२	३.७०	श्री. हरिश्चंद्र बागल्या पाटील व इतर

सही/-
(प्रसाद उकर्डे)
उपविभागीय अधिकारी,
कल्याण उपविभाग कल्याण

प्रति,

१. श्री. हरिश्चंद्र बागल्या पाटील व इतर यांचे कु.मु.धा. श्री. रुपेश भरत भोईर रा. भरत भोईर पार्क, गजानन हॉस्पीटल समोर, चिकणघर, ता.कल्याण जि.ठाणे.
२. तहसिलदार, कल्याण यांना माहितीसाठी व पुढील कार्यवाहीसाठी रवाना
३. मंडळ अधिकारी कल्याण, ता.कल्याण,जि.ठाणे.
४. तलाठी सजा-आंबिवली, ता-कल्याण, जि-ठाणे.

२/- यांचेकडे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

उपविभागीय अधिकारी,
कल्याण उपविभाग कल्याण

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
सह दुय्यम निबंधक वर्ग-२ कल्याण
कार्यालय क्र. २

दु.नि.नं.२
दस्त क्र. ८५१६ २०२३
५१ ५८

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700024062

Project SAI-ENCLAVE , Plot Bearing / CTS / Survey / Final Plot No. S NO 22 H NO 2at Vadavali Bk., Kalyan, Thane, 421301,

1. Sairaj Builders having its registered office / principal place of business at *Tehsil Kalyan, District Thane, Pin- 421301*
2. This registration is granted subject to the following conditions, namely.-
   - The promoter shall enter into an agreement for sale with the allottees,
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5,
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
   - The Registration shall be valid for a period commencing from 17/01/2020 and ending with 30/05/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

Signature valid
Digitally Signed by
Dr Vasant Prabhu
(Secretary, Maharashtra RERA)
Date: 09-09-2021 03:01:43

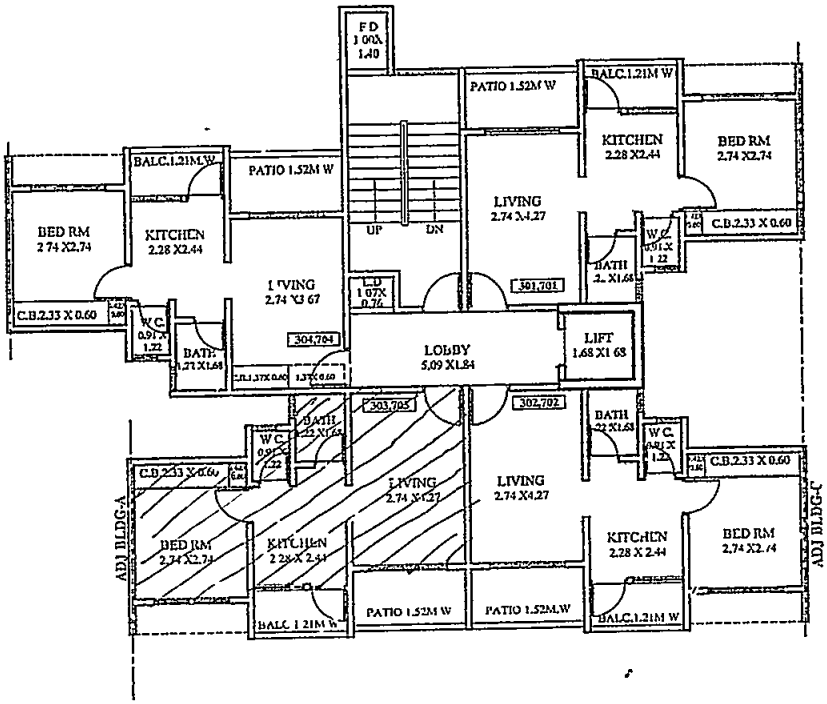
Dated: 08/09/2021
Place: Mumbai

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

THE SEAL OF THE SUB-REGISTRAR CLASS-2 KALYAN-2

क.दु.नं.२
क्रमांक: ९५९६/२०२१
५८ | ५८

28-9-19



* CARPET AREA AS PER RERA *

FLAT NO	FLAT TYPE	CARPET AREA AS PER RERA SQ MT		BALCONY CARPET AREA SQ MT	PATIO CARPET AREA SQ MT
301,701	1- BHK	32.78		2.41	3.75
302,702	1-BHK	32.78		2.41	3.75
303,703	1 -BHK	32.78		2.41	3.75
304,704	1- BHK	32.78		2.41	3.75

PROPOSED RESIDENTIAL / COMMERCIAL COMPLEX ON PLOT BEARING S. NO. 22, H. NO 2, AT VILLAGE - VADAVLI TAL. - KALYAN DIST.-THANE	DEVELOPER SAI RAJ BUILDERS	BUILDING NAME :- BLDG B	TYPICAL FLOOR PLANS 3RD & 7TH FLOOR PLANS

THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

क.ल.न.२
दस्त क्र. १८७९ २०२२
७३ ५८

THE BUDDHIST SOCIETY OF INDIA
दि बुद्धिस्ट सोसायटी ऑफ इंडिया
भारतीय बौद्ध महासभा

Founder : Dr. Babasaheb Ambedkar /संस्थापक : बोधिसत्व डॉ. बाबासाहेब आंबेडकर

Society Reg. No. 3227, Trust Reg. No. F-982 (Mumbai) संस्था पंजीकरण क्र. ३२२७, विश्वस्त नोंदणी क्र.: एफ-९८२ (मुंबई)

CENTRAL OFFICE: Dr. Ambedkar Bhavan, Gokuldas Pasta Road, Dadar (E), Mumbai - 400014 (INDIA)
केंद्रिय कार्यालय : डॉ. आंबेडकर भवन, गोकुलदास पास्ता रोड, दादर (पूर्व), मुंबई - ४०००१४ (भारत) दूरध्वनी : २४१८५५९७

National President : MAHOPASIKA MEERATAI AMBEDKAR / राष्ट्रीय अध्यक्षा : आदरणीय महोपासिका मिराताई आंबेडकर

CERTIFICATE OF MARRIAGE
शादी का प्रमाणपत्र / विवाह प्रमाणपत्र

Sr. No. 1856
अनु. क्र.

Date/ दि. 11 . 03 . 2020

This is to Certify that / प्रमाणित किया जाता है कि /-प्रमाणपत्र देण्यात येते की,

Ayu /आयु. कौस्तुभ अविनाश कांबळे Age/उम्र / वय वर्षे 24 and/ और / आणि

Ayushmanini / आयु.नि श्रध्दा सतिश गायकवाड Age/उम्र / वय वर्षे 27

performed their wedding ceremony according to Buddhist Sanskara on इनकी शादी बौद्ध संस्कार से / यांचा विवाह बौद्ध संस्कार पद्धतीने Buddhabda/ बुद्धाब्द 2563 Dated/ दिनांक 12 . 01 . 2020

at को/रोजी संबोधी बुध्द विहार, कल्याण (पुर्व), मलंग रोड, कल्याण (पूर्व) - 421306

यहां पर संपन्न हुआ / या ठिकाणी संपन्न झाला.

At this graceful moment they solemnly affirmed each other as husband & wife according to Buddhist Sanskara / इस मंगल अवसर इन्होंने बौद्ध संस्कार के तहत प्रतिज्ञापूर्वक एक दूसरे को पती-पत्नी के रूप में स्वीकार किया है। - सुंदर मंगल प्रसंगी या विवाहित दाम्पत्याने एकमेकांचा पती पत्नी म्हणून बौद्ध संस्कार पद्धतीने प्रतिज्ञापूर्वक स्विकार केलेला आहे.

After Wedding her name is changed as / शादी के पश्चात वधु का नाम / विवाहानंतर वधूचे नांव

Ayushmanini आयु.नि श्रध्दा कौस्तुभ कांबळे

ऐसा रखा है । / असे ठेवण्यात आले.

मिराताई य आंबेडकर

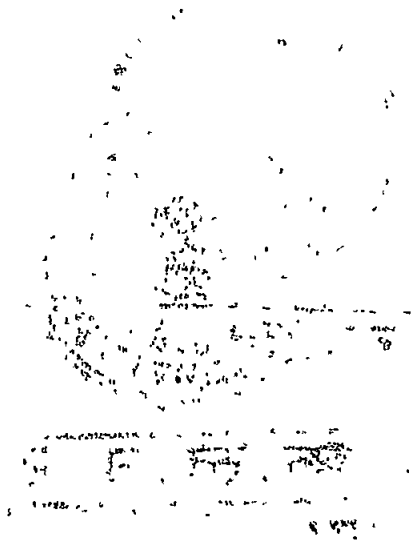
दस्त क्र. ७८७६ २०२२

National President/ राष्ट्रीय अध्यक्षा
दि बुद्धिस्ट सोसायटी ऑफ इंडिया

सुनिल बनसोडे
उपाध्यक्ष (प्रचार व प्रसार)
भारतीय बौध्द महासभा
Stamp & Seal Issuing Branch / Authority

साहेबराव इगळे /1611
Bouddhacharya / बौद्धाचार्य

SEAL OF THE JOINT SUB REGISTRAR CLASS-2 कल्याण



Kalyan Dombivli Municipal Corporation

PART OCCUPANCY CERTIFICATE

लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Approval No KDMCC/PO/2024/APL/00074

Proposal Code : KDMCC-24-ENTRY-82508

Building Proposal Number - 285458

Date 24/10/2024

Building Name	BLDG A(Mixed)	Floor	GROUND FLOOR - 0F(102 49 Sq mt),1ST FLOOR - 1F(89 80 Sq mt),2ND FLOOR - 2F(81.80 Sq mt),3RD FLOOR - 3F(81.80 Sq mt),4TH FLOOR - 4F(81.80 Sq mt)
Building Name	BLDG B(Mixed)	Floor	STILT/GROUND FLOOR - 0F(91.06 Sq mt),1ST FLOOR - 1F(140 93 Sq mt),2ND FLOOR - 2F(134.78 Sq mt),3RD FLOOR - 3F(134 78 Sq mt),4TH FLOOR - 4F(134 78 Sq mt)

To,

i)Om Sai Builders And Developers, Shree Ramchandra Krushana Patil And Others Poa Shree Rupesh Bharat Bhoir And Others, Shree Harishchandra Bangalya Patil And Others Poa M/s Om Sai Builders And Developers Through Shree Santosh B Bhoir And Others, Shree Harishchandra Bagalya Patil And Others Poa M/s Om Sai Builders And Developers Through Shree Santosh B Bhoir And Others,

PROPOSED RESIDENTIAL / COMMERCIAL COMPLEX ON PLOT BEARING S.NO 22, H NO 2 AT VILLAGE - VADAVLI TAL - KALYAN DIST -THANE

ii) SHOBHANA DESHPANDE (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name **BLDG A(GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD FLOOR,4TH FLOOR),BLDG B(STILT/GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD FLOOR,4TH FLOOR)** Plot No **-**, Final Plot No **-**, City Survey No /Survey No./Khasara No / Gut No **S.NO. 22, H.NO. 2 AT VILLAGE - VADAVLI TAL. - KALYAN DIST.-THANE**, Village Name/Mouje **VADAVLI** , Sector No. **-**, completed under the supervision of **Architect**, License No **CA/1987/10647** as per approved plan vide Permission No. **KDMC/NRV/BP/KV/CC/0041/18** Date **16/10/2018** with deviation within 0% within permissible FSI, 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)

A set of certified completion plans is returned herewith

Signature valid

Digitally signed by Surendra Pare[illegible] Tengle
Date 2024 10 24 18 09 31 IST
Reason Approved Certificate
Designation Town Planner and Development Officer
Location Kalyan Dombivli Municipal Corporation
Project Code KDMCC-24-ENTRY-82508
Application Number KDMCC/2021/285458/55275
Proposal Number 285458
Certificate Number KDMCC/PO/2024/APL/00071

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

Scan QR code for verification of authenticity.

सत्यमेव जयते

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

विवाह नोंदणी कार्यालय: प्रभाग अ कल्याण डोंबिवली महानगरपालिका, कल्याण (प)

नमुना - 'इ' / Form 'E'

विवाह नोंदणीचे प्रमाणपत्र

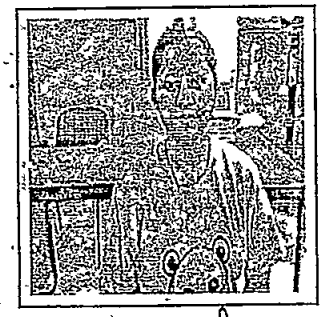
Certificate of Registration of Marriage

(पहा कलम ६(१) अधिनियम् ५/ See section 6(1) and rule 5)

वराचे नाव : :	कौस्तुभ अविनाश कांबळे	आधार क्र./ Aadhar No. :	9614-5313-6644
Name of Husband :	KOUSTUBH AVINASH KAMBLE		
राहणार: . . .	रूम नो २ चावलं नो ३ साई कृपा चावलं नवनाथ कॉलोनी आतली आबिवली वेस्ट		
Residing at :	ROOM NO 2 CHAWAL NO 3 SAI KRUPA CHAWL NAVNATH COLONY ATALI AMBIVLI WEST		
आणि वधुचे नाव: :	श्रद्धा सतीश गायकवाड	आधार क्र./ Aadhar No. :	7195-8024-6686
Wife's Name :	SHRADDHA SATISH GAIKWAD		
राहणार: :	फ्लॅट नो ३०३ ब विंग साई इन्कलावे नेट जर मारी माता मंदिर वडवली आंबिवली वेस्ट		
Residing at :	FLAT NO 303 B WING SAI ENCLAVE NEAR JAR MARI MATA MANDIR VADAVLI AMBIVLI WEST		

यांचा विवाह दिनांक १२/०१/२०२० रोजी कल्याण येथे विधी सपन्न झाला. त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम, १९९८ अन्वये ठेवण्यात आलेल्या नोंदवहीच्या खंड क्रमांक अनुक्रमांक ०७९९० वर दिनांक २२/०८/२०२४ रोजी माझ्या कडून नोंदणी करण्यात आलेली आहे.

Solemnized on 12/01/2020 at: kalyan, is Registered by me on 22/08/2024 at Serial No. 07990 of Volume of register of Marriages maintained under the Maharashtra Regulation of Marriage Bureaus and Registration of Marriage Act, 1998.



शिक्का/Seal

KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN
विवाह निबंधक
कल्याण डोंबिवली
महानगरपालिका
कल्याण
'अ' प्रभाग
MARRIAGE REGISTRAR

प्रमाणपत्र क्र./Certificate No. :07990

ठिकाण/Place: Kalyan

Date: 22/08/2024

विवाह नोंदणी निबंधक
Registrar of Marriages
Near Shankarrao Chowk , Kalyan West, Kalyan

S Gaikwad

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

Permanent Account Number

नाम / Name

Date of Incorporation / Formation

भारत सरकार Government of India

जन्म वर्ष / Year of Birth 1971

पुरुष / Male

3948 3949 7622

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

GAIKWAD SHRADDHA SATISH

SATISH GANESH GAIKWAD

11/05/1992

Permanent Account Number

BRDPG9534Q

Signature

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

KOUSTUBH AVINASH KAMBLE

AVINASH MARUTI KAMBLE

03/06/1997

Permanent Account Number

EAFPK4534L

Signature

भारत सरकार Government of India

Issue Date 14/12/2011

Avinash Maruti Kamble

DOB 18/05/1967

Male

3894 0328 2622

मेरा आधार, मेरी पहचान

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

क.ला.न.२

दस्त क्र. ८५९६ २०२२

भारत सरकार Government of India

Issue Date 27/04/2013

मोहनीश सतीश गायकवाड

Mohanish Satish Gaikwad

जन्म तारीख / DOB 03/07/1989

पुरुष / Male

4242 6291 4443

मेरा आधार, मेरी पहचान

71/18516
सोमवार,08 ऑगस्ट 2022 8:16 म पू.

दस्त गोषवारा भाग-1

कलन2 ५६१५८
दस्त क्रमांक. 18516/2022

दस्त क्रमाक. कलन2 /18516/2022

बाजार मुल्य रु. 19,06,000/- मोबदला रु 26,25,000/-

भरलेले मुद्राक शुल्क रु.1,83,750/-

दु. नि. सह. दु नि. कलन2 याचे कार्यालयात
अ. क्र. 18516 वर दि.08-08-2022
रोजी 8 13 म पू. वा हजर केला.

पावती 20509 पावती दिनांक: 08/08/2022
सादरकरणाराचे नाव: श्रध्दा सतीश गायकवाड लग्नानंतरची श्रध्दा कौस्तुभ कांबळे

नोदणी फी	रु 26250.00
दस्त हाताळणी फी	रु. 1160.00
पृष्ठाची सख्या. 58	
एकुण:	27410 00

दस्त हजर करणाऱ्याची सही.

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुद्राक शुल्क कल्याण महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र 1 08 / 08 / 2022 08 13 : 10 AM ची वेळ (सादरीकरण)

शिक्का क्र. 2 08 / 08 / 2022 08 : 13 : 50 AM ची वेळ (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर बाबींसाठी खालील [illegible] सर्वस्वपणे जबाबदार आहेत. तसेच [illegible] शासन/केंद्रशासन यांच्या कोणत्याही [illegible] होत नाही.

घेणार सही

देणार सही

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
सह दुय्यम निबंधक वर्ग-२ कल्याण
कार्यालय क्र. २

08/08/2022 8 18 29 AM

दस्त गोषवारा भाग-2

कलन2 9614

दस्त क्रमांक 18516/2022

दस्त क्रमांक :कलन2/18516/2022
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. साईराज बिल्डर्स तर्फे भागीदार श्री. राजेश परशुराम भोईर पत्ता:प्लॉट नं -, माळा नं: -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं: [illegible]	लिहून देणार वय -51 स्वाक्षरी -		
2	नाव श्रध्दा सतीश गायकवाड लग्नानतरची श्रध्दा कौस्तुभ कावळे पत्ता:प्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न रुम न. 02 चाळ न. 03 साई कृपा चाळ आटाळी नवनाथ कॉलनी जवळ अंबिवली प , महाराष्ट्र, ठाणे पॅन नंबर:BRDPG9534Q	लिहून घेणार वय -30 स्वाक्षरी.-		
3	नाव कौस्तुभ अविनाश कावळे पत्ता.प्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न रुम न 02 चाळ न 03 साई कृपा चाळ आटाळी नवनाथ कॉलनी जवळ अंबिवली प , महाराष्ट्र, ठाणे पॅन नंबर EAFPK4534L	लिहून घेणार वय -25 स्वाक्षरी -		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 08 / 2022 08 : 14 : 58 AM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकाराची ओळख समती-आधारित-आधार प्रणालीद्वारे पडताळण्यातआली आहे, त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार मे. साईराज बिल्डर्स तर्फे भागीदार श्री. राजेश परशुराम भोईर	08/08/2022 08:15:10 AM	राजेश परशुराम भोईर M XXXX XXXX 7622	
2	लिहून घेणार श्रध्दा सतीश गायकवाड लग्नानंतरची श्रध्दा कोस्तुभ कावळे	08/08/2022 08:15:26 AM	श्रद्धा सतीश गायकवाड F XXXX XXXX 6686	
3	लिहून घेणार कोस्तुभ अविनाश कावळे	08/08/2022 08 15:47 AM	कावळे कौस्तुभ अविनाश M XXXX XXXX 6644	

शिक्का क्र.4 ची वेळ:08 / 08 / 2022 08 : 15 : 48 AM

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Challan Number	Deface Date
1	SAIRAJ BUILDERS	eChallan	03006172022080700086	MH006135462202223E	183500.00	SD	0003071420202223	08/08/2022
2		DHC		0708202200589	1160	RF	0708202200589D	08/08/2022
3	SAIRAJ BUILDERS	eChallan		MH006135462202223E	26250	RF	0003071420202223	08/08/2022

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

18516 /2022

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2
सह दुय्यम निबंधक वर्ग-२ कल्याण
कार्यालय क्र. २
KALYAN-2

क.स.न.२	
दस्त क्र. ९५९६	२०२२
५८	५८

प्रमाणित करण्यात येते की,
द.क्र. ९५९६/२०२२मध्ये
.....५८.....पाने आहेत.
पुस्तक.....१.....द.क्र.....९५९६
.....८/.....८/२०२२ रोजी नोंदला.

सह.दुय्यम निबंधक कल्याण क्र. २
दिनांक ८/८/२०२२

08/08/2022

सूची क्र.2

दुय्यम निबंधक सह दु नि. कल्याण 2
दस्त क्रमाक : 18516/2022
नोदंणी :
Regn:63m

गावाचे नाव : वडवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2625000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1906000
(4) भू-मापन,पोटहिस्सा व घरक्रमाक(असल्यास)	1) पालिकेचे नाव.कल्याण-डोबिवली इतर वर्णन :, इतर माहिती. मौजे वडवली सर्व्हे न. 22 हिस्सा न. 2 साई - इन्क्लेव्ह बिल्डींग बी सदनिका क्र. 303 तिसरा मजला क्षेत्र 32.78 चो.मीटर कारपेट + 2 41 चौ मीटर बालकनी + 3.75 चौ.मीटर पॅशिओ((Survey Number सर्व्हे न. 22 , HISSA NUMBER : हिस्सा न. 2 ;))
(5) क्षेत्रफळ	1) 32.78 चो.मीटर
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -मे साईराज बिल्डर्स तर्फे भागीदार श्री. राजेश परशुराम भोईर वय:-51; पत्ता.-प्लॉट न -, माळा न: -, इमारतीचे नाव -, ब्लॉक न -, रोड न श्रपसाफल्य, मगेशी ईलाईट 2 चिकणघर कल्याण प, महाराष्ट्र, ठाणे. पिन कोड -421301 पॅन न -ADYFS6684B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-श्रध्दा-सतीश गायकवाड लग्नानतरची श्रध्दा कौस्तुभ कावळे वय:-30, पत्ता:-प्लॉट न: -, माळा न: -, इमारतीचे नाव. -,ब्लॉक न -, रोड न:, रुम नं. 02 चाळ नं. 03 साई कृपा चाळ आटाळी नवनाथ कॉलनी जवळ अंबिवली प , महाराष्ट्र, ठाणे. पिन कोड.-421301 पॅन न:-BRDPG9534Q 2): नाव:-कौस्तुभ अविनाशकावळे वय:-25; पत्ता:-प्लॉट नु: -, माळा न: -, इमारतीचे नाव: -, ब्लॉक न: -, रोड न. रुम न. 02 चाळ नं. 03 साई कृपा चाळ आटाळी नवनाथ कॉलनी जवळ अबिवली प , महाराष्ट्र, ठाणे. पिन कोड-421301 पॅन नं.-EAFPK4534L
(9) दस्तऐवज करुन दिल्याचा दिनाक	06/08/2022
(10)दस्त नोदणी केल्याचा दिनाक	08/08/2022
(11)अनुक्रमाक,खड व पृष्ठ	18516/2022
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	183750
(13)बाजारभावाप्रमाणे नोदणी शुल्क	26250
(14)शेरा	

(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्याकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
सह दुय्यम निबंधक वर्ग-२ कल्याण
कल्याण क्र. २