

77/893

पावती

Original/Duplicate

Friday, February 14, 2025

नोंदणी क्र. :39म

1:10 PM

Regn.:39M

पावती क्र.: 1247 दिनांक: 14/02/2025

गावाचे नाव: उल्हासनगर (शहाड)

दस्तऐवजाचा अनुक्रमांक: उहन1-893-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विजयनाथ नन्हू यादव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:28 PM ह्या वेळेस मिळेल.

Sub Registrar, Uthasnagar - ३
उल्हासनगर - ३

वाजार मूल्य: रु.2281000 /-

मोवदला रु.3368635/-

भरलेले मुद्रांक शुल्क : रु. 202200/-

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016122199202425E दिनांक: 13/02/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225130519368 दिनांक: 13/02/2025

बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाल्या

VIJAY NATH YADAV

पक्षकाराची स्वक्षरी

दिनांक: 14/2/2025

1010

2/14/2025

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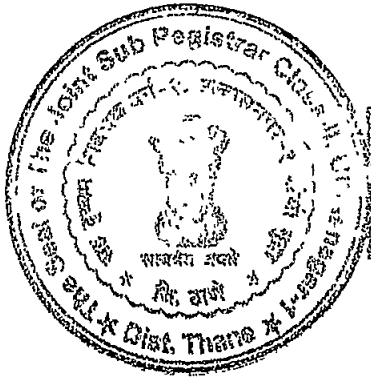
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| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|--|-------------------------------|--------------------|-------------------|------------------|
| Valuation ID | 202502143278 | 14 February 2025, 12:30:02 PM | | | |
| मूल्यांकनाचे वर्ष | 2024 | उहण | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका उल्हासनगर | | | | |
| उप मूल्य विभाग | 1/5-ईकॅम्प 1,2,3 - भुविभाग हददी उत्तरेकडे मुरबाड रोड महापालिका हदद पूर्वेकडे महापालिका पूर्व हदद भाग दक्षीकडे व पश्चिमेकडे कल्याण-बदलापूर रस्ता हददीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती | | | | |
| क्षेत्राचे नांव | Ulhasnagar Municipal Corporation | सर्व्हे नंबर /न भू क्रमाक | सि टी एस नंबर#2447 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
| | 18500 | 55400 | 74900 | 90800 | 74900 |
| मोजमापनाचे एकक | चौ मीटर | | | | |
| बांधीव क्षेत्राची माहिती | बाधकाम क्षेत्र(Built Up)- | 38 214चौ मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- |
| | बाधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2वर्षे | बाधकामाचा दर- |
| | उद्घवाहन सुविधा - | आहे | मजला - | 5th to 10th Floor | कार्पेट क्षेत्र- |
| | | | | | 34 74चौ मीटर |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| मजला निहाय घट/वाढ | = 105 / 100 Apply to Rate= Rs 58170/- | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) | | | | |
| | = ((58170-18500) * (100 / 100)) + 18500) | | | | |
| | = Rs 58170/- | | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | |
| | = 58170 * 38 214 | | | | |
| | = Rs 2222908 38/- | | | | |
| F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र | 2 47चौ मीटर | | | | |
| लगतच्या गच्चीचे/खुली बाल्कनी मूल्य | = 2 47 * (58170 * 40/100) | | | | |
| | = Rs 57471 96/- | | | | |
| Applicable Rules | = 3, 9, 18, 19 ,14 | | | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ | | | | |
| | = A + B + C + D + E + F + G + H + I + J | | | | |
| | = 2222908 38 + 0 + 0 + 0 + 0 + 57471 96 + 0 - 0 + 0 + 0 | | | | |
| | = Rs 2280380/- | | | | |
| | = ₹ वावीस लाख ऐशी हजार तीन शें ऐशी /- | | | | |

Home Print



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|--------------|------|
| उहण - १ | |
| क्र. नं. २२२ | २०२५ |
| पाने ९ | २५ |

सह उपनिबंधक वर्ग - २
उल्हासनगर क्र. १

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VALUATION FORM

VALUATION YEAR : 2025

DISTRICT : THANE

CAMP NO : 1

CITY SURVEY NO : 2447

DIVISION : E

DEPRECIATION :

PROPERTY DETAILS : KGI Realty Pvt Ltd Flat No. 1005, 10th Floor, Awing

CONSTRUCTION DETAILS : AREA 34.74 RATE

TOTAL

CONSTRUCTION AREA : 34.74 sqmtr

OPEN AREA : 2.67 sqmtr

MARKET VALUE : RS. 22,80,000/-

ACTUAL VALUE : RS. 33,68,635/-

STAMP DUTY PAID : RS. 2,02,200/-

REGISTRATION FEE PAID : RS. 30,000/-

SUB REGISTRAR
ULHASNAGAR



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|------------|------|
| उप न - १ | |
| न. नं. १०३ | २०२५ |
| दि. २ | १५ |



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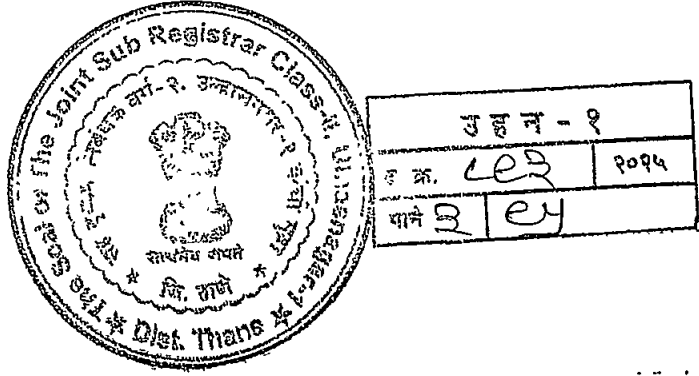
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|---|----------------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 0225130519368 | Date 13/02/2025 |
| Received from KGI REALTY PVT LTD, Mobile number 8454819276, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm. | |
| Payment Details | |
| Bank Name IBKL | Date 13/02/2025 |
| Bank CIN 10004152025021318189 | REF No. 2955646414 |
| This is computer generated receipt, hence no signature is required. | |





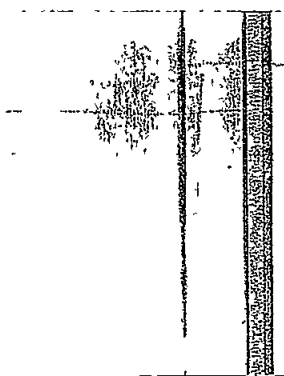
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225130519368

Receipt Date 14/02/2025

Received from KGI REALTY PVT LTD, Mobile number 8454819276, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered on Document No. 893 dated 14/02/2025 at the Sub Registrar office S R. Ulhasnagar 1 of the District Thane Grm.

DEFACED

₹ 1900

DEFACED

Payment Details

Bank Name IBKL

Payment Date 13/02/2025

Bank CIN 10004152025021318189

REF No. 2955646414

Deface No 0225130519368D

Deface Date 14/02/2025

This is computer generated receipt, hence no signature is required



उत्तर - १
दि. क्र. ८९३ २०२५
गामे रोटेय

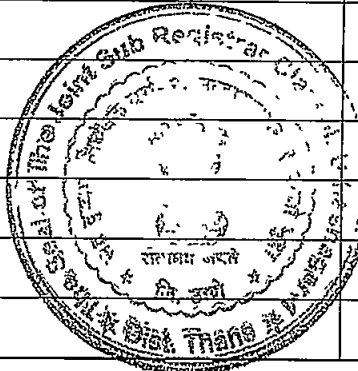
सह दुय्यमसिद्धक वर्ग - ३
उल्हासनगर क्र. १३



CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------|------------------------------------|---------|---------------------------|--|----------------------|-----------------------|-------|
| GRN | MH016122199202425E | BARCODE | Date | | 13/02/2025-19.11 31 | Form ID | 25 2 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Stamp Duty | | TAX ID / TAN (If Any) | | | | |
| Office Name | ULH1_ULHASNAGAR NO 1 SUB REGISTRAR | | PAN No (If Applicable) | AAHCK5827B | | | |
| Location | THANE | | Full Name | KGI REALTY PVT LTD | | | |
| Year | 2024-2025 One Time | | Flat/Block No | FLAT NO 1005, 10TH FLOOR, A WING, | | | |
| Account Head Details | Amount In Rs. | | Premises/Building | | | | |
| 0030046401 Stamp Duty | 202200 00 | | Road/Street | KOHINOOR GARDENS, | | | |
| 0030063301 Registration Fee | 30000 00 | | Area/Locality | ULHASNAGAR | | | |
| | | | Town/City/District | | | | |
| | | | PIN | 4 | 2 | 1 | 0 0 1 |
| | | | Remarks (If Any) | PAN2=ACVPY6462B~SecondPartyName=VIJAYNATH N YADAV-CA=3368635 | | | |
| | | | | <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>व. नं - १</p> <p>क्र. ८०३ २०२५</p> <p>दि. ५/०५</p> </div> | | | |
| Total | 2,32,200 00 | | Amount In Words | Two Lakh Thirty Two Thousand Two Hundred Rupees On ly | | | |
| Payment Details | IDBI BANK | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD No | | | Bank CIN | Ref No | 69103332025021320752 | 2914699410 | |
| Name of Bank | | | Bank Date | RBI Date | 13/02/2025-19 12 05 | Not Verified with RBI | |
| Name of Branch | | | Bank-Branch | IDBI BANK | | | |
| | | | Scroll No , Date | Not Verified with Scroll | | | |



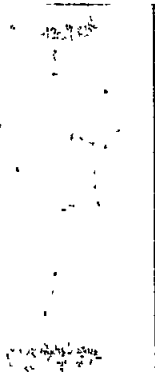
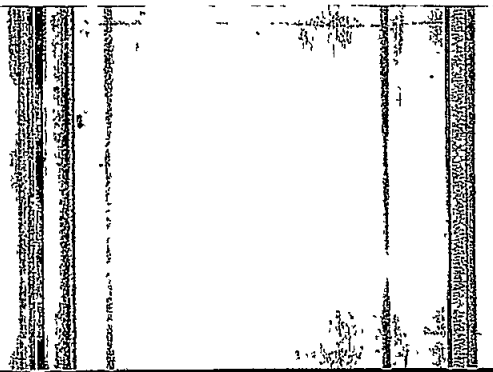
Department ID

Mobile No 9922652000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

* VIJAYNATH YADAV
* जीराम यादव

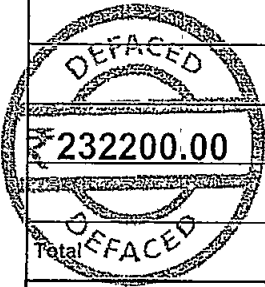




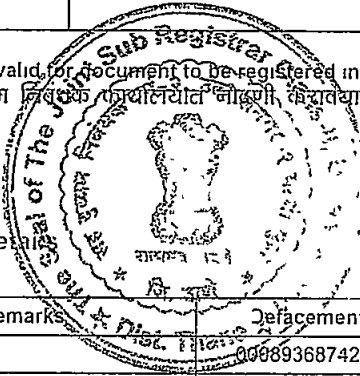
CHALLAN
MTR Form Number-6



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|----------------------|------------------------------------|---------|---|--|---------------------------|--|--------------------------|------|-----------------------|---|---|---|
| GRN | MH016122199202425E | BARCODE | 11 1111 11 11111111 1111111111 1111111111 1111111111 1111111111 | | Date | 13/02/2025-19 11 31 | Form ID | 25 2 | | | | |
| Department | Inspector General Of Registration | | | | Payer Details | | | | | | | |
| Type of Payment | Stamp Duty | | | | TAX ID / TAN (If Any) | | | | | | | |
| | | | | | PAN No.(If Applicable) | AAHCK5827B | | | | | | |
| Office Name | ULH1_ULHASNAGAR NO 1 SUB REGISTRAR | | | | Full Name | KGI REALTY PVT LTD | | | | | | |
| Location | THANE | | | | | | | | | | | |
| Year | 2024-2025 One Time | | | | Flat/Block No. | FLAT NO 1005, 10TH FLOOR, A WING, | | | | | | |
| Account Head Details | | | Amount In Rs | | Premises/Building | | | | | | | |
| 0030046401 | Stamp Duty | | 202200 00 | | Road/Street | KOHINOOR GARDENS, | | | | | | |
| 0030063301 | Registration Fee | | 30000 00 | | Area/Locality | ULHASNAGAR | | | | | | |
| | | | | | Town/City/District | | | | | | | |
| | | | | | Pin | | 4 | 2 | 1 | 0 | 0 | 1 |
| | | | | | Remarks (If Any) | PAN2=ACVPY6462B--SecondPartyName=VIJAYNATH N YADAV-CA=3368635 | | | | | | |
| Total | | | 2,32,200 00 | | Amount In Words | Two Lakh Thirty Two Thousand Two Hundred Rupees Only | | | | | | |
| Payment Details | | | | | FOR USE IN RECEIVING BANK | | | | | | | |
| IDBI BANK | | | | | Bank CIN | Ref No | 69103332025021320752 | | 2914699410 | | | |
| Cheque-DD Details | | | | | Bank Date | RBI Date | 13/02/2025-19 12 05 | | Not Verified with RBI | | | |
| Name of Bank | | | | | Bank-Branch | | IDBI BANK | | | | | |
| Name of Branch | | | | | Scroll No , Date | | Not Verified with Scroll | | | | | |



Department ID: [Blank]
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयत नोंदणी, करावेद्याच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दरदाराठी सदर चलन लागू नाही.



दस्तावाठी - १
 क्र. ४९३ / २०२५
 दि. १३/०२/२५

सह दृश्य निबंधक वर्ग - २
 उल्हासनगर क्र १,

| Sr. No. | Remarks | Defacement No | Defacement Date | UserId | Defacement Amount |
|-------------------------|-------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-77-893 | 0008936874202425 | 14/02/2025-13 10 21 | IGR128 | 30000 00 |
| 2 | (IS)-77-893 | 0008936874202425 | 14/02/2025-13 10 21 | IGR128 | 202200 00 |
| Total Defacement Amount | | | | | 2,32,200 00 |

AGREEMENT TO SELL

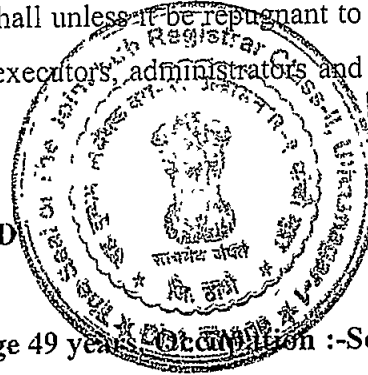
ARTICLES OF THIS AGREEMENT made at ULHASNAGAR on this

14th Day of February 2025 ;

BETWEEN

M/s. KGI REALTY PVT. LTD., (PAN AAHCK5827B) a company incorporated under the provisions of the Companies Act, 2013, bearing Certificate of Incorporation no. U70109MH2019PTC323777 dated 05.04.2019, having its registered office at Kohinoor, Opp Regency Hotel, Chopra Court Road, Ulhasnagar Dist. Thane, through its Director MR SONU ANIL HOTCHANDANI hereinafter for the sake or brevity called and referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include executors, administrators and assigns) of the Party of the FIRST PART.

AND



| | |
|------------|------|
| उ. नं. - १ | |
| प. क्र. २२ | २०२५ |
| पाने ८९ | |

- 1) Mr. Vijaynath Nanhaku Yadav, Age 49 years, Occupation :-Service, Pan No:- ACVPY6462B, Residing at T8, Station Road, MS/RB/1 T8 Central Railway Colony, Kalwa, PO: Kalwa, DIST: Thane 400605
 - 2) Mrs. Neelam Vijaynath Yadav, Age 45 years, Occupation:-.Housewife, Pan No:- AJQPY7620M, Residing at T8, Station Road, MS/RB/1 T8 Central Railway Colony, Kalwa, PO: Kalwa, DIST: Thane 400605
- Contact no:- 9967593643 / 9137784467
- Email id :- anshuyadav08472@gmail.com

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 originally Smt. Nirmala Kaur Balwantsingh and Jogindersingh Hakimsingh Hayer were the owners of all that piece and parcel of land bearing CDR no 22, Sector 7B U No 198, C.T S No 2447 Ssect No 83, adm 20762 5/9 Sq. Yards equivalent to 17362 Sq. Mtr., lying and being situated at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation (hereinafter for the sake of brevity called and referred to as "entire property")

Sonu Anil Hotchandani

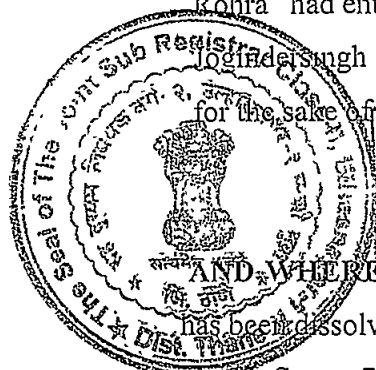
VIJAYNATH YADAV

नीलम यदव

DEVELOPER

PURCHESER/S

AND WHEREAS by and under diverse Deed of Partnership, 1 Shri. Ajitkumar Mohandas Chandnani, 2 Shri Namomal Gurbomal Sewlani, 3. Shri Kanayalal Mohandas Chandnani and 4 Roma Mohandas Chandanani alias Mrs. Aarti Gopal Rohra had entered into the partnership with Smt. Nirmala Kaur Balwantsingh and Jotinder Singh Hakimsingh Hayer for development of entire property. (hereinafter for the sake of brevity called and referred to as "said Partnership Deed").



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| उत्तर - १ | |
| दि. २३ | २०२५ |
| पृष्ठ ११५ | |

AND WHEREAS by and under diverse Deed of Dissolution the said partnership has been dissolved and all that piece and parcel of land bearing Portion No 01, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No 2447, Sheet no. 83, adm. 1393 sq. mtr. lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation came to the share of the Shri Ajitkumar Mohandas Chandnani.

AND WHEREAS by virtue of Exchange deed dated 27 12.2023, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-1 at serial no.5155/2023, made and entered between Shri. Ajitkumar Mohandas Chandnani and Ulhasnagar Municipal Corporation, Shri Ajitkumar Mohandas Chandnani exchanged the aforesaid property with the Open Land bearing Portion No.03, CTS no 2447(P), U No. 198, Section 7B, Sheet No 83, adm. 1393 00 sq mtr Shahad Ulhasnagar-1. within the limits of Ulhasnagar Municipal Corporation.

AND WHEREAS by virtue of the aforesaid Exchange Deed, Shri. Ajitkumar Mohandas Chandnani became an absolute owner of all that piece and parcel of Open Land bearing Portion No 03, CTS no. 2447(P), U. No. 198, Section 7B, Sheet No 83, adm. 1393.00 sq. mtr. Shahad, Ulhasnagar-1, within the limits of Ulhasnagar Municipal Corporation,

AND WHEREAS by and under diverse Deed of Dissolution the said partnership has been dissolved and all that piece and parcel of land bearing Portion No 04, CDR no. 22, Sector 7B, U No 198, C T.S No 2447, Sheet No 83, adm. 1393 sq. mtr, lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation came to the share of Shri Namomal Gorbomal Sewlani.

AND WHEREAS by and under diverse Deed of Dissolution the said partnership has been dissolved and all that piece and parcel of land bearing Portion no 6A, CDR no. 22, Sector 7B, U. No. 198, C.T S. No 2447, Sheet No 83, adm. 516 77 sq. mtr., lying

Namomal Gorbomal Sewlani

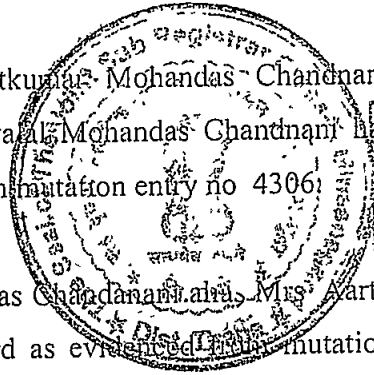
DEVELOPER

PURCHESER/S

and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation. Came to the share of Shri Kanyalal Mohandas Chandnani.

AND WHEREAS by and under diverse Deed of Dissolution the said partnership has been dissolved and all that piece and parcel of land bearing, Portion No 05, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, Sheet No 83, adm. 1393 sq mtr., lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation came to the share of Roma Mohandas Chandanani alias Mrs. Aarti Gopal Rohra

AND WHEREAS the name of Shri Ajitkumar Mohandas Chandnani, Shri Namomal Gorbomal Sewlani and Shri Kanyalal Mohandas Chandnani had been mutated in the property card as evidenced from mutation entry no 4306



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AND WHEREAS the name of Roma Mohandas Chandanani alias Mrs. Aarti Gopal Rohra had been mutated in the property card as evidenced from mutation entry no.5690.

AND WHEREAS vide Deed of Conveyance dated 5th November,1990, registered in the Office of Su-Registrar of Assurance, Ulhasnagar at serial no 29th November,1990, M/s Reliable Plywood Industries [I] Pvt. Ltd., had purchased the property bearing Portion No 02, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, Sheet No 83, adm. 1393 sq. mtr., lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation. from Jogindersingh Hakimsingh Hayer and Smt. Nirmala Kaur Balwantsingh.

AND WHEREAS in pursuant to the aforesaid Deed of Conveyance the name of M/s Reliable Plywood Industries [I] Pvt. Ltd., had been mutated in the property card vide mutation entry no 1129.

AND WHEREAS by and under Sale Deed registered in the office of Sub-Registrar of Assurance, Ulhasnagar -1 at serial no 1020/2024 on 5th March,2024, the Promoter herein has purchased from M/s Reliable Plywood Industries [I] Pvt. Ltd., through its Authorised Representative Shri Mahesh Satyanarayan Khairani all that piece and parcel of Residential plot being portion no.2 of U. No. 198, CTS no.2447. Sheet no. 83, Sector 7 B, admeasuring 1393 sq mtr lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation. (hereinafter for the sake of brevity called and referred to as **Property no. 1**).

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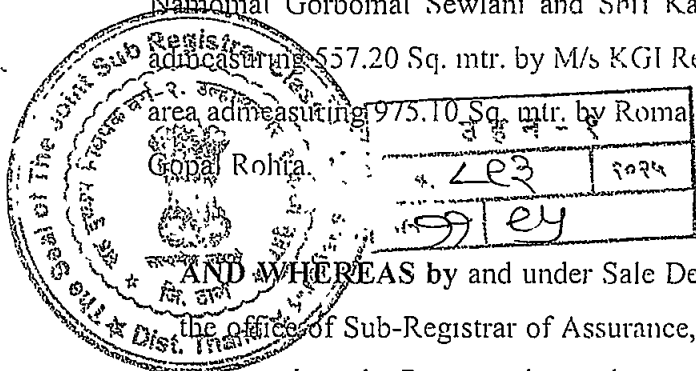
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AND WHEREAS in pursuant to the aforesaid Sale deed the name of the Promoter herein has been mutated in the Property Card vide mutation entry no. 9974.

AND WHEREAS out of the aggregate area of 6088 .77 Sq. mtr of portion of 02,03,04,05 and 6A an area admeasuring 146.30 sq mtr is affected by 18 Mtr D P Road, an area admeasuring 4161 31 sq mtr is affected by reservation of Housing for Dishoused and area admeasuring 1781 16 sq. mtr. is affected by Reservation of Garden as per the sanctioned development plan for Ulhasnagar Municipal Corporation (herein after referred as amalgamated area).

AND WHEREAS vide Release Deed dated 22nd March,2024, registered in the Office of Sub-Registrar of Assurance, Ulhasnagar-1 at serial no. 1338 on 23rd March, 2024, as per the Development Control Rules and Regulation an aggregate area admeasuring 3057.63 sq. mtr. (Out of the amalgamated area) was handed over to the Ulhasnagar Municipal Corporation by the respective owners Viz. an area admeasuring 1525 33 sq. mtr. jointly by Shri Ajitkumar Mohandas Chandnani, Shri Namomal Gorbomal Sewlani and Shri Kanyalal Mohandas Chandnani, an area admeasuring 557.20 Sq. mtr. by M/s KGI Realty Pvt Ltd (Promoter herein) and an area admeasuring 975.10 Sq. mtr. by Roma Mohandas Chandanani alias Mrs Aarti



AND WHEREAS by and under Sale Deed dated 18th April,2024, registered in the office of Sub-Registrar of Assurance, Ulhasnagar -1 at serial no. 1732/2024 on even date, the Promoter herein has purchased the balance portion of her land from Roma Mohandas Chandanani alias Mrs Aarti Gopal Rohra all that portion out of land bearing Portion no 05, Sector 7B, U. No 198, C T S No 2447, Sheet no 83, admeasuring 417 90 sq mtr, lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation (hereinafter for the sake of brevity called and referred to as **Property no. 2**).

AND WHEREAS in pursuant to the aforesaid Sale deed the name of the Promoter herein has been mutated in the Property Card vide mutation entry no. 10210.

AND WHEREAS vide Development Agreement dated 16th May, 2024, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-1, the promoter herein acquired development rights from Shri Ajitkumar Mohandas Chandnani, Shri Namomal Gorbomal Sewlani and Shri Kanyalal Mohandas

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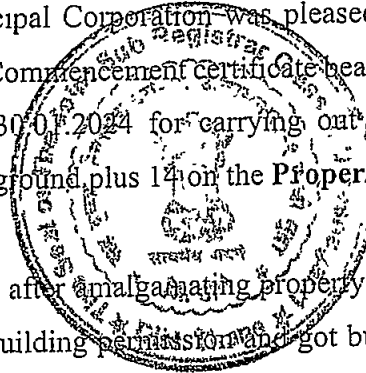
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Chandnani in respect of their balance portion of land area admeasuring 1777.42 sq. mtr. out of portion no.3, portion no.4 and portion no.6A bearing Sheet No.83, Sector 7B. U. No.198, C.T.S. no.2447 lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation. (hereinafter for the sake of brevity called and referred to as **Property no. 3**).

AND WHEREAS NOW an aggregate area admeasuring 3031.12. sq mtr. out of portion no.2, 3, 4, 5 and portion no.6A bearing Sheet No 83, Sector 7B U. No 198, C.T.S. no 2447 lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation is under development by the Promoter [hereinafter for the sake of brevity called and referred to as "**The Said Property**]

AND WHEREAS Ulhasnagar Municipal Corporation was pleased to approve and sanction building plan by issuing Commencement Certificate bearing outward no. UMP/NRV/BP/12/24/344 dated 30.01.2024 for carrying out construction of multi-storeyed residential building of ground plus 14 on the **Property no.3**.



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AND WHEREAS the Promoters herein after amalgamating property no.1, 2 with property no.3 have obtained revised building permission and got building plans approved and sanctioned vide Revised Commencement Certificate bearing outward no. UMP/NRV/BP/12/24/393 dated 28.03.2024 for carrying out construction of residential building of ground plus 18 floors (subject to further approval) on **The Said Property**.

AND WHEREAS the Promoters declare that the above referred agreements, permissions and sanctions are valid, subsisting and completely in force;

AND WHEREAS the Promoters are in possession of the said property.

AND WHEREAS in pursuant to the sanctioned plans and permissions as recited hereinabove, the Promoters are entitled to construct the building on the said property

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as '**KOHINOOR GARDENS**' (Said Project) as per the plans sanctioned by competent authority.

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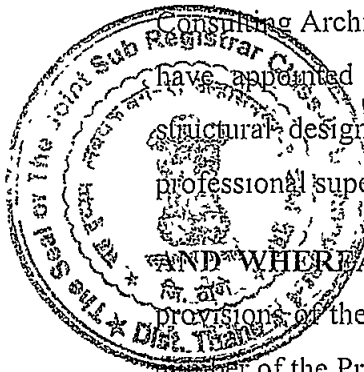
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AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Buildings (hereinafter referred to as "the Said Plans")

AND WHEREAS the Promoters have appointed Shri Durgesh Shrivastva as Consulting Architects registered with the Council of Architects, and the Promoters have appointed a structural engineer, Atul Kurtudkar for preparation of the structural design and drawing of the building and the Promoters accepts the professional supervision of the Architect.



AND WHEREAS the Promoters have/ to be registered the project under the provisions of the Act with the Real Estate Regulatory Authority. The registration number of the Project is P51700076841 annexed herewith.

AND WHEREAS the Promoters have provided to the Allottee/s sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Allottee has seen the site of the building 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 Promoters have given the clear inspection of the sanctioned plans to the Allottee/s and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the said property described in the Schedule hereunder written

AND WHEREAS the Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the total construction scheme and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easement rights and other benefits attached to the said different portions of land as described hereinabove. The Allottee/s is/ are also aware the land to be conveyed in favour of the cooperative housing society of building will not be equivalent and in proportion to the floor space index used, utilised and consumed in the construction of buildings on the said plot of land and the Allottee herein grant his / her express and irrevocable consent for such transfer of land and construction thereon.

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AND WHEREAS by virtue of aforesaid Deeds, the Promoters has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoters on the said property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottee/s, the Promoters has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters Architect 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 there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are 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 and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

AND WHEREAS the Promoters have 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 of the said Buildings.

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 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.

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AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. 1005 on 10th floor in Wing A in the building known as "KOHINOOR GARDENS" being constructed on said property

AND WHEREAS the Promoters has accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number 1005 on the 10th floor, Wing A, in building known as "KOHINOOR GARDENS" (herein after referred to as the said Apartment) being constructed on the said property, by the Promoters.

AND WHEREAS the Carpet area of the said Apartment is 34.74 square meters (RERA's Carpet area) along with the exclusive use and occupation of Balcony/Terrace admeasuring 2.47 Sq Mt. and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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.

AND WHEREAS prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs. 51,000/- (Rupees Fifty One Thousand Only) only, being token amount of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing

AND WHEREAS under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

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

1. The Promoters shall construct buildings on the said property in accordance with the plans, designs and specifications as approved by the Ghatnagar Municipal Corporation from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the scheme of construction and amenity areas and the Allottee/s herein along with the other Allottee/s will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easement rights and other benefits attached to the said different portions of land as described hereinabove.
2. The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoters' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith
3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion or Occupation Certificates in respect of the said building shall be granted by the concerned local authority.
4. (a) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. 1005 of carpet area admeasuring 34.74sq. meters on 10th floor in the Wing A, in Building known as "KOHINOOR GARDENS " (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. 33,68,635/- [Rupees Thirty Three Lakhs Sixty Eight Thousand Six Hundred Thirty Five Only]. It is further clarified that the dimensions mentioned on the floor plan and booking plan are of the unfinished walls. The same will differ in the actual flat after necessary finishes.

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- (b) The Allottee has paid on or before execution of this agreement token of Rs 51,000/- (Rupees Fifty One Thousand only) (not exceeding 10% of the total consideration) as an earnest money and hereby agrees to pay to that Promoters the balance amount in the following manner: -

| PARTICULARS | MILESTONE % |
|--|-------------|
| BOOKING TOKEN | 2.0% |
| WITHIN 15 DAYS of BOOKING | 8 0% |
| Within 10 days of EXECUTION OF AGREEMENT | 10.0% |
| Excavation | 10 0% |
| PLINTH | 15 0% |
| 3 Slab | 7 0% |
| 6 Slab | 7 0% |
| 9 Slab | 7 0% |
| 12 Slab | 7 0% |
| 15 Slab | 7 0% |
| 18 Slab | 7 0% |
| ON COMPLETION of Block Work | 5 0% |
| ON COMPLETION OF external plaster | 5 0% |
| Completion Certificate | 3.0% |
| Total | 100% |

- (c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Apartment.
- (d) The transaction covered by this contract at present attracts GST at the rate of 1%. The Allottee is liable to pay Rs.31,365/- towards GST as applicable on the net sale price (Agreement value minus stamp duty registration) If, however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any other tax by whatever name called in connection with this transaction are liable to be tax, as the case may be is liable for such transaction the same shall be payable by the Allottee along with the other Allottees of the building on demand at any time.
- (e) 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 Promoters undertakes and agrees that while raising a demand on the Allottee for increase in

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DEVELOPER

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development charges, cost, or levies imposed by the competent authorities etc., the 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, which shall only be applicable on subsequent payments.

- (f) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the Completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee 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. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee 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 hereinabove of this Agreement. The Purchaser/s shall not tender any sum in cash to any of the employee or Agents of the Developer. The Developer shall not be responsible or accountable for any cash payment made by the Purchaser/s and the Purchaser/s shall not be entitled to claim any credit in respect thereof. All the payments are to be transferred to the below mentioned account only:

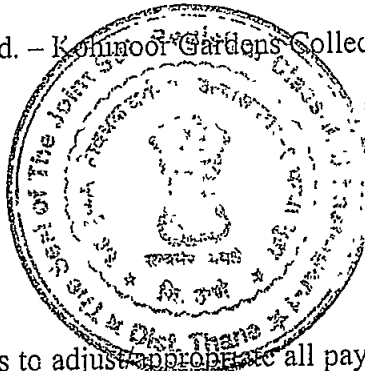
Account Name - KGI Realty Pvt. Ltd. - Kojimoor Gardens Collection A/c

Account no. - 106605005053

IFSC - ICICI0001066

Bank - ICICI Bank

Branch - Ulhasnagar



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- (g) The Allottee authorizes the 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 Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

2.1 The 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 Apartment to the Allottee, obtain

Sanjay Chaudhary

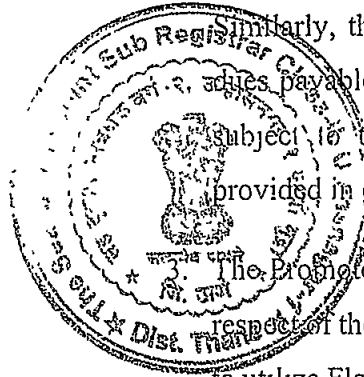
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from the concerned local authority occupancy and/or completion certificates in respect of the Apartment

- 2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.



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

The Promoters hereby declares that the Floor Space Index available as on date in respect of the said property is 18720 square meters only and Promoters has planned to utilize Floor Space Index of 18719.88 Sq Mtr. including ancillary, premium FSI 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 Promoters has disclosed the Floor Space Index of unconsumed be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only

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

(Explanation Rate of interest payable by Promoters to Allottees or by Allottees to the Promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent

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In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public)

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

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

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 10% of the total consideration payable hereunder as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.

- 5 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.
6. The Promoters shall give possession of the Apartment to the Allottee on or before 30th November, 2027 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters fails or

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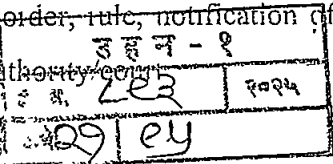
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neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

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

civil commotion or act of God

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



Procedure for taking possession - The Promoters, upon obtaining the Completion certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment,

to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoters or association of allottee/s, as the case may be from the date of obtaining Completion certificate. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the Completion certificate of the Project

7.2 The Allottee/s shall take possession of the Apartment within 7 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy

7.3 **Failure of Allottee to take Possession of Apartment:** Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable. The allottee shall also pay additional handling charges to the promoter if the delay in taking possession is more than 2 Months

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

Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereafter to the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Allottees shall not carry out any alterations of the whatsoever nature in the said apartments and specific the structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoters the defect liability automatically shall become void.

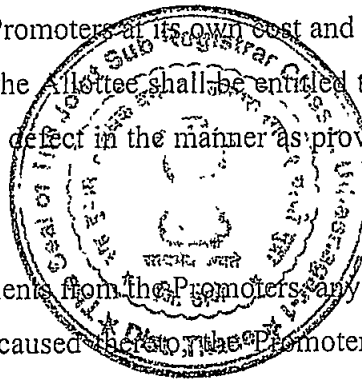
8. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space (if purchased) only for purpose of keeping or parking vehicle. It shall be noted that all the parking is dependent, The Allottee agrees not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorised change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the byelaws of the proposed

Sanjay K. Chaudhary
DEVELOPER

VISAY NATH YADAV

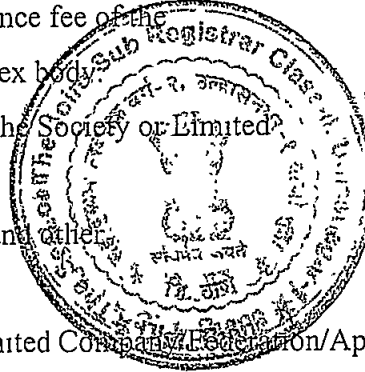
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| पुस्तक - १ | |
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10 The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoters, the following amounts: -

- (i) Rs. Nil for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. Nil for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. Nil for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
- (iv) Rs. 10,000 Towards legal charges



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11. The Allottee shall pay to the Promoters a sum of Rs. 10,000 for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the 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.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows:

- i. The Promoters has clear and marketable title with respect to the said property; 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 Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the said property or the Project;
- iv. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;

Dhanraj Jopchhandani

VISAYNATH YADAV

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vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected:

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affecting the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. The Promoter has 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;

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

13. The Allottee/s or himself/herself/themselves with intention to bring all persons into whose hands the Apartment may come, hereby covenants with the Promoter as follows -

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment 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 Apartment 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 Apartment is situated, including

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DEVELOPER

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entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment 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 committing any act in contravention of the above provision, the Allottee 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 Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment 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 Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

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 Apartment 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 Apartment in the compound or any portion of the project land and the building in which the Apartment 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 Apartment by the Allottee for any purposes other than for purpose for which it is sold

Somnath Holchhandani

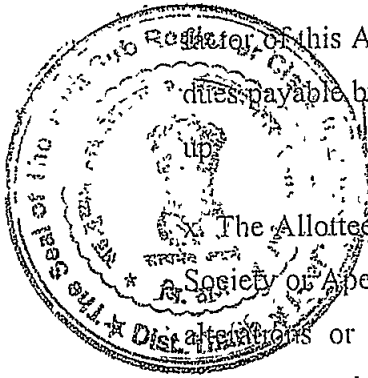
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ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid



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The Allottee shall observe and perform all the rules and regulations which the Society 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 Apartments 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 shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment 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.

x1. The Allottee shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee in his / her flat

xii. If Additional amenities are required by the Allottee, then in that event the Allottee agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding

xiii. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees as shown in the Floor Plan

Xiiii. If the Purchaser/s desire/s to install grill/s to any of the windows in the said premises, then he/she/they shall ensure that the grills are as per the design and position approved by the Developer in writing.

Xiv. In case of any financing arrangement entered by the Allottee with any financial institution with respect to the purchase of the Flat the Allottee undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an NEFT/RTGS/account payee cheque/demand draft drawn in favour of the Promoter's bank details or any other account that may be

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DEVELOPER

PURCHESER/S

mentioned by the Promoters subsequently. The Allottee agrees that in the event the Allottee avails any loan/or loan facilitation services ("Services") from any external third party, the Allottee shall do so at his/her own cost and expense whatsoever and shall not hold the Developer liable/responsible for any loss / defective service / claims / demands that the Allottee/s may have incurred due to the Services so availed.

Xv. If any of the payment cheques/bankers' cheques or any other payment instructions of/by the Allottee/ is/are not honored for any reason whatsoever, then the same shall be treated as default under these presents and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

Xvi. The Allottee/s, if is a resident of outside India (NRI) then he/she/they shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999(FEMA), Reserve Bank of India Act and Rules made there under or any statutory amendments(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India, etc and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with provision of FEMA or statutory enactments or amendments thereof and the rules and regulation of the Reserve Bank of India or any other Applicable Law. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for action under the FEMA as amended from time to time. The Promoter accepts no responsibility / liability in this regard. The Allottee/s shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/ remittances on behalf of any Allottee/s and such third party shall not have any right in the application / allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee/s only.

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Xvii. The Allottee/s at his/her own cost and expense shall get the MSEDCL / electricity bill transferred on his/her own name. However, promoter shall sign the necessary documents as and when requested by the Allottee/s.

14. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit. Sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges, etc. and shall utilize the amounts only for the purposes for which they have been received.

15. The Allottee/s has/have seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex

and accordingly the Allottees of the premises 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.



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 Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE After the Promoters executes this Agreement he/she/they shall not mortgage or create a charge on the said Apartment 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 Allottee who has taken or agreed to take such Apartment.

18. BINDING EFFECT: Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 7 (Seven) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the

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DEVELOPER

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Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 7 (Seven) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever after following deductions:-

i) 10% of the Purchase Price (which is to stand forfeited to the Promoter upon the termination of this Agreement), ii) The taxes and outgoings, if any, due and payable by the Allottee/s in respect of the said Apartment upto the date of termination of this Agreement; iii) Processing fee and brokerage paid if any etc. in respect of the said Apartment; iv) The amount of interest payable by the Allottee/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid, v) Pre-EMI interest, if any, paid by the Promoter on behalf of the Allottee/s under a particular scheme, vi) In the event of the resale price of the said Apartment to a prospective purchaser is less than the Purchase Price mentioned herein, the amount of such difference, and vii) The costs incurred by the Promoter in finding a new buyer for the said Apartment.

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 apartment/plot/building, 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 / SUBSEQUENT ALLOTTEES: 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 Allottees of the Apartment. in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

Dhanraj Jopchandani

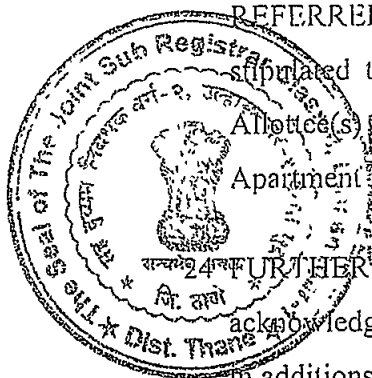
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22. SEVERABILITY If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended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

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT Wherever in this Agreement it is

stipulated that the Allottee has to make any payment in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project



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 Promoters through its authorized signatory at the Promoters' Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Ulhasnagar

26 The Allottee and/or 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 Promoters will attend such office and admit execution thereof

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

Allottee Notified Email ID: anshuyadav08472@gmail.com

Sanjay Chopchandanani

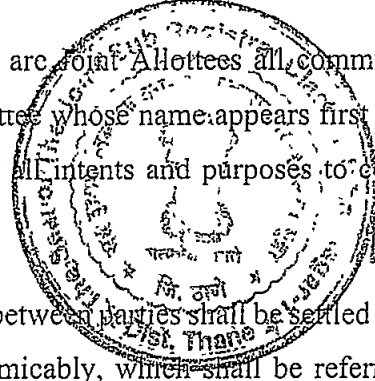
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Promoters Notified Email ID: crm.kohinoorgroup13@gmail.com

It shall be the duty of the Allottee and the 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 Promoters or the Allottee, as the case may be.

28. JOINT ALLOTTEES: That in case there are joint Allottees all communications shall be sent by the Promoters to the Allottee 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 Allottees.



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29. DISPUTE RESOLUTION: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30 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 Ulhasnagar courts will have the jurisdiction for this Agreement.

31 It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

32 This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

Domnuj Potchhandani

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

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

Sonu Anil Hotchandani
SIGNED & DELIVERED
by the within named PROMOTERS
M/s. KGI REALTY PVT. LTD.,
through its Director
Mr. Sonu Anil Hotchandani



L H THUMB
IMPRESSION



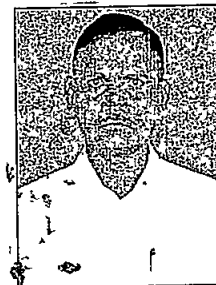
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SIGNED & DELIVERED
by the within named Allottee/s
1) Mr. Vijaynath Nanhaku Yadav
PAN NO ACVPY6462B



VIJAYNATH YADAV

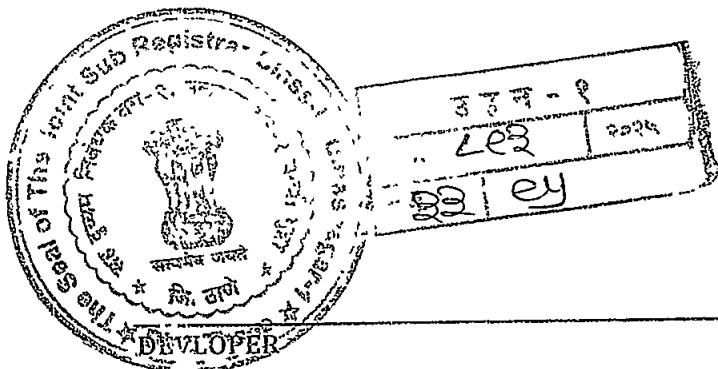
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2) Mrs. Neelam Vijaynath Yadav
PAN NO: AJQPY7620M



नीलम यादव
L H THUMB
IMPRESSION



DEVELOPER PURCHESER/S

IN PRESENCE OF WITNESS: महेन्द्र कुमार पादय

1)

Age -

Address - Bihar Kalwa

Aadhar No.

महेन्द्र कुमार पादय

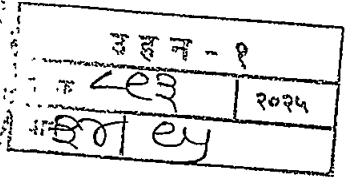
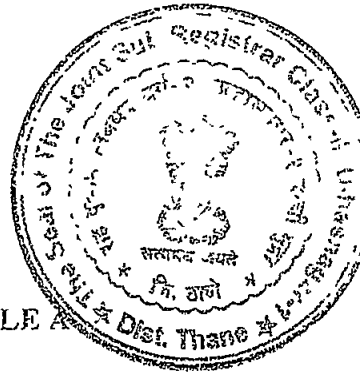


2)

Age - उमिमा देवी

Address - उमिमा देवी

Aadhar No



SCHEDULE A

All that premises of Apartment No 1005 of area admeasuring 34.74 sq. meters (RERA carpet area) along with the exclusive use and occupation of Balcony/Terrace admeasuring 2.47 Sq Mt. on 10th floor, Wing A, in the building known as **KOHINOOR GARDENS** constructed on all those pieces and parcels of land admeasuring 3031.12. sq. mtr. out of portion no 2, 3,4,5 and portion no.6 A bearing Sheet No.83, Sector 7B U. No.198, C T S no 2447 lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation.

Donnu / of Chhandani

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RECEIPT

RECEIVED by the DEVELOPER from the within-named Purchaser/s, the sum of
Rs. 51,000/- via Cheque No 736464, drawn on Dt. 21/10/2024 in respect of the
said Premises. This receipt is subject to the realization of cheque

Rs 51,000/-

WE SAY RECEIVED,

Domnu / of Chandni

M/S KGI REALTY PVT LTD



DEVELOPER

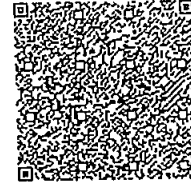
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

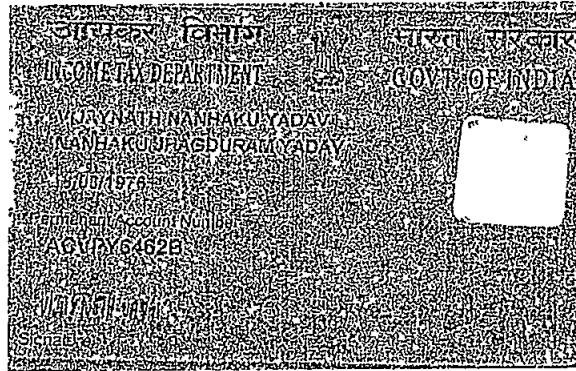
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
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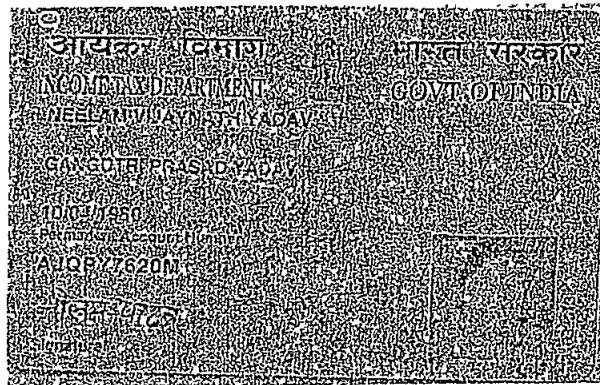
नाम / Name
KGI REALTY PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
05/04/2019

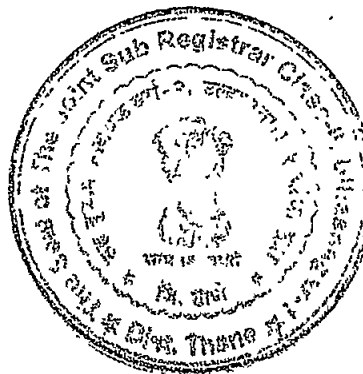
Dommu / Pochhondani



VIJAY NATH YADAV



नीलम यादव

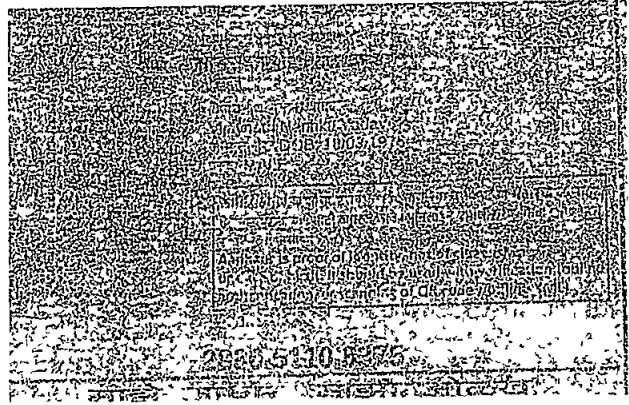


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| उहरन - १ | |
| द. क्र. 4e3 | २०२५ |
| ३६ | ९ |

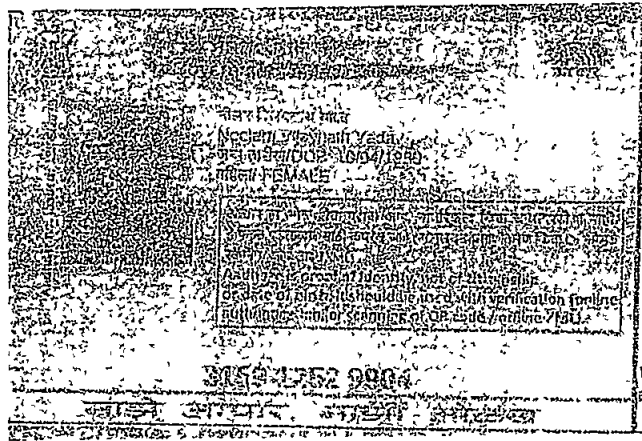
Dommu | Jochhandani



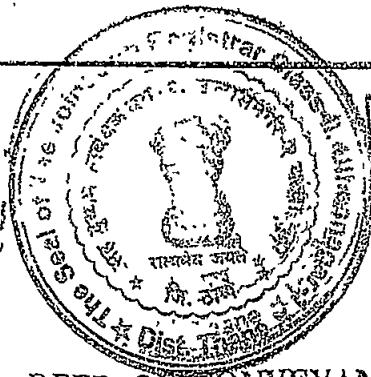
VISAY VATIP YADAV



नीलम यादव



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| उत्तर - १ | |
| र. क्र. ८९३ | १९९५ |
| जयशंकर | |



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| द.सं. - २ | |
| द.सं. १०३ | २०२५ |
| ३५९ | |

No.AC/C.1/Plot/CDR-22
Office of the Addl. Collector,
Thane, Ulhasnagar Township,
Dated:- 20/7/1983.

APPENDIX XXIV
[Rule 21(2) 87]

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY PUBLIC AUCTIONS

THIS INDENTURE made the ... 20th ... day of ... July ... one thousand nine hundred and ~~eighty three~~ ~~between~~ THE PRESIDENT OF INDIA hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part AND 1) Smt. Nirmala Cour Balwant Singh s/o and 2) Smt. Jogendora Singh Dukumehar called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part:

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written;

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. 78,375-00 ... paid to the Vendor by the Purchaser (...)

in cash and 78,375-00 ... by adjustment against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II hereunder written on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule ... 87 ... of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as Sheet No. 83, Soc 7-A, U, No. 198, C. 1 more particularly described in Schedule I hereunder written TOGETHER

WITH all buildings, commons, fences, hedges, ditches, ways waters, water-courses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed thereon and to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lying in or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter on all or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are now assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way incumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust from him AND FURTHER THAT HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under, or in trust for him the Vendor shall and will from time to time, and at all times hereafter, at the request and request of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever, for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be required

Smt. S. D. KULDIPKE
Special Executive Officer

VIJAY NATH YAGOL

नीलम पांडव



महाराष्ट्र शासन

मालमत्ता पत्रक



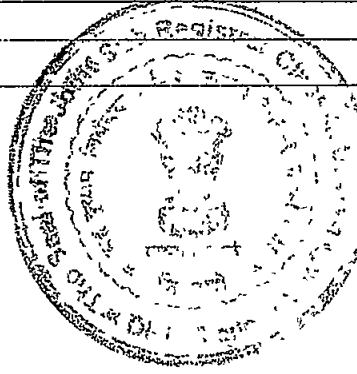
85647418896

FU-1) 85647418896

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूनापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

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| गाव/पेठ उल्हासनगर | | तालुका/नूका न भु अ उल्हासनगर | | | जिल्हा ठाणे |
| नगर भूनापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वळ |
| २४४७ | | | १७३६.००० | ब | |

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| सुविधाधिकार | |
| हक्काचा मूळ धारक | H |
| वर्ष १९८१ | [१) श्री जोगीदरसिंग हाकीमसिंग] [२) सुखवीरसिंग जोगीदरसिंग] [३) हरवीरसिंग जोगीदरसिंग] [४) गुलशनवीरसिंग जोगीदरसिंग] [५) श्रीमती निर्मलावाई वळवतसिंग] [६) श्री जगदीपसिंग वळवतसिंग] |
| पट्टेदार | |
| इतर भार | |
| इतर शैरे | |

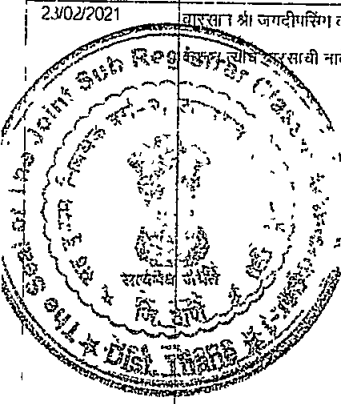


तहना - १
२०२५
२०/१५

| दि. तांक | ध्वजहार | खड क्रमांक | नविन धारक(घा), पट्टेदार(घ) किंवा भार (क्ष) | साक्षिक न |
|------------|--|------------|--|-----------|
| १५/०५/२०१६ | मा. जोगीदरसिंग हाकीमसिंग यांच्याकडील आदेश क्रमांक १२४/२०१६/१५ ठाणे दि. १०/२/२०१५ अन्वये म. भु अ. १९६६ च्या कलम २५८ प्रमाणे न. भु क्र. २४४७ चा मालमत्ता पत्रक किंवा धारक बदल करणेबाबत दाखल करून सत्ताप्रकार ग दाखल केला. | | | |
| १५/०५/२०१६ | श्रीमती निर्मलावाई वळवतसिंग यांच्याकडील आदेश क्रमांक १०७/२०१६/३६ ठाणे दि. १०/५/२०१६ अन्वये म. भु अ. १९६६ च्या कलम २५८ प्रमाणे न. भु क्र. २४४७ चा मालमत्ता पत्रक किंवा धारक बदल करणेबाबत दाखल करून सत्ताप्रकार ग दाखल केला. | | [श्रीमती निर्मलावाई वळवतसिंग] [श्री जोगीदरसिंग हाकीमसिंग] | |
| १५/०५/२०१६ | श्रीमती निर्मलावाई वळवतसिंग यांच्याकडील आदेश क्रमांक १०७/२०१६/३६ ठाणे दि. १०/५/२०१६ अन्वये म. भु अ. १९६६ च्या कलम २५८ प्रमाणे न. भु क्र. २४४७ चा मालमत्ता पत्रक किंवा धारक बदल करणेबाबत दाखल करून सत्ताप्रकार ग दाखल केला. | | श्री जगदीपसिंग वळवतसिंग | |
| १५/०५/२०१६ | श्रीमती निर्मलावाई वळवतसिंग यांच्याकडील आदेश क्रमांक १०७/२०१६/३६ ठाणे दि. १०/५/२०१६ अन्वये म. भु अ. १९६६ च्या कलम २५८ प्रमाणे न. भु क्र. २४४७ चा मालमत्ता पत्रक किंवा धारक बदल करणेबाबत दाखल करून सत्ताप्रकार ग दाखल केला. | | १) श्रीमती निर्मलावाई वळवतसिंग २) श्री जगदीपसिंग वळवतसिंग ३) श्री जोगीदरसिंग हाकीमसिंग ४) श्री सुखवीरसिंग जोगीदरसिंग ५) श्री हरवीरसिंग जोगीदरसिंग ६) श्री गुलशनवीरसिंग जोगीदरसिंग | |

VIJAY MAHAPATRA
नीलम पाटील

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| 23/07/2015 | मा जमावदी आयुक्त व सचालक मुम्बई अभि लेख पुणे याचेकडील परी पत्रक क्र ना भू क्र १ /मि /प/अक्षरी नोद २०१५ दि १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र /मि /प/अक्षरी नाद/प भू १/उल्हासनगर/आदेश दि २३/७/२०१५ अन्वये मिल्कत पत्रि केवर अक्षरी क्षेत्र सतरा न वार तीत अ सप्त गुणव र्ण च उभास मात्र चो मी दाखल केले | | | परफार क्र १ प्रमाणे सर्पि- २४/०७/२०१५ प्रमाणे उल्हासनगर |
| 31/10/2019 | खरेदी म साहदुयम मि क्कक वर्ग२उल्हासनगर क १ कडील नादणीकृत खरेदीदस्ता र द क्र ७०३३ दि १५/११/१९९०अन्वये खरेदी देणार सरदार जोगिंदरसिंग हकमि मसिंग जोर व शीम मि मला बलवतसिंग कार याच कू मू धा अर्जा त्कूमार माह नदास गावा मी कमी मू क्र २४४७पेकी १३९३ ००चा मी क्षेत्र खरेदी ने दा ले खरेदी भाणार मेसर्स - १ लाएवल प्लायवुड इंडस्ट्रीज वा ल १५५० तर्फे ५३ रमन श्री महेशकुमार सत्यनारायण शरारी गाच गाच दाखल केले | | म [मेसर्स र्मि लाएवल प्लायवुड इंडस्ट्रीज वा र्जा कल्पे तर्फे वअरमा श्री महेशकुमार सत्यनारायण शरारी यत्न १३९२ ००चा मी] | परफार क्र १५२ प्रमाणे सर्पि- २४/०७/२०१५ प्रमाणे उल्हासनगर |
| 31/11/2018 | डि ड आर् ए साहदुयम ए स आर न २४४७ दि १९/११/१९८४ च पार्टनरशि पडि डने १ श्री सरदार जोगिंदरसिंग हकमि मसिंग कार २ श्रीम मि मला बलवत कार यानी न भू क्र २४४७पेकी यून १९८६की १३९३ ००चा मी क्षेत्र श्री सुदामो गुरवोमल सेवलानी याच दि लेने त्याचे नाव दाखल केले | | म [श्री सुदामो गुरवोमल सेवलानी मी क्षेत्र १३९३ ००चा मी] | परफार क्र १५३ प्रमाणे सर्पि- २४/०७/२०१५ प्रमाणे उल्हासनगर |
| २१/१०/२०१८ | खरेदीने मा साहदुयम मि क्कक वर्ग२उल्हासनगर क १ कडील नादणीकृत खरेदीदस्ता र द क्र १७०० दि २९/८/२०१९अन्वये खरेदी देणार श्री सुदामो गुरवोमल सेवलानी याचे नाव कमी करून गरादो केला भाणार श्री वि जय हर र्मि राम नरसिघानी याचे नाव दाखल केले | | म [श्री वि जय हर र्मि राम नरसिघानी यत्न १३९३ ००चा मी] | परफार क्र १५४ प्रमाणे सर्पि- २४/०७/२०१५ प्रमाणे उल्हासनगर |
| 31/11/2018 | खरेदीने मा साहदुयम मि क्कक वर्ग२उल्हासनगर क १ कडील नादणीकृत खरेदीदस्ता र द क्र १७३२ दि ३१/८/२०१३अन्वये खरेदी देणार श्री वि जय हर र्मि राम नरसिघानी याचे नाव कमी करून गरादो केला भाणार श्री मे एम जी डेव्हलपर्स तर्फे भागीदार श्री रोशन महेश माखीजा याच नाव दाखल केले | | म [म एम जी डेव्हलपर्स क्षेत्र १३९३ ००चा मी] | परफार क्र १५५ प्रमाणे सर्पि- २४/०७/२०१५ प्रमाणे उल्हासनगर |
| 23/02/2021 | वापसा श्री जगदीपसिंग बलवतसिंग हेसर हे दि ३०/८/२०१८ रोजी मयत झालेने त्याचे नाव कमी करून त्याचे नाव सावी नावे अर्ज प्रतिज्ञापत्र मृत्यूचा दाखला व दिलेल्या जवाबवरून दाखल केली | | म १) श्री साहेबसिंग जगदीपसिंग हेयर ५०२ ८३ चा मी २) श्री विरेंद्रसिंग जगदीपसिंग हेयर ५०२ ८३ चा मी ३) श्रीमती सुरवजिंदर कार जगदीपसिंग हेयर ५०२ ८३ चा मी ४) श्री साहीलजीतसिंह जगदीपसिंह हेयर ५०२ ८३ चा मी ५) गुरवनी कुल्ले ५०२ ८३ चा मी | परफार क्र १५६ प्रमाणे सर्पि- २४/०७/२०२१ प्रमाणे उल्हासनगर |
| 01/12/2021 | आदेशाने नोद - उल्हासनगर उल्हासनगर, ठाणे याचे कडील आदेश क्र क्र न भू अ/उल्हासनगर/न भू क्र २४४७/२०२१ दि ३०/११/२०२१ अन्वये डि ड ऑफ डि सोल्युशन ए स आर न २४४७ दि २९/११/१९८४ चे पार्टनरशि पडि डने १ श्री सरदार जोगिंदरसिंग हकमि मसिंग जोर २ श्रीम मि मला बलवत कार यानी न भू क्र २४४७पेकी यून १९८६की १) नामोमल गुरवोमल सेवलानी - १३९३ ०० चा मी क्षेत्र २) अजित माह नदास चदनानी - १३९३ ०० चा मी क्षेत्र ३) कनयालाल मोह नदास चदनानी - १३९३ ०० चा मी क्षेत्रावर त्याची नावे दाखल केली | | म नामोमल गुरवोमल सेवलानी १३९३ ०० चा मी [अजित माह नदास चदनानी] [१३९३ ०० चा मी] कनयालाल मोह नदास चदनानी [१३९३ ०० चा मी] ५१६ ७७ चा मी | परफार क्र ३०७ प्रमाणे सर्पि- २४/१२/२०२१ प्रमाणे उल्हासनगर |
| 20/12/2021 | खरेदी नोद - दु मि उल्हासनगर १ याचेकडील र द क्र ४७७/१९९९ दिनाक १२/०३/१९९९ अन्वये कनयालाल मोह नदास चदनानी यानी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार याचे नाव कमी करून खरेदी घेणार याचे नाव दाखल केले | दु मि उल्हासनगर १ 477/1999 12/03/1999 | म श्री परमानंद एस तलरेंजा २९२ ०७ चा मी श्री जयराज एच कल्यानी २९२ ०८ चा मी श्री प्रकाश के कुदानी २९२ ०८ चा मी | परफार क्र १३१३ प्रमाणे सर्पि- २४/१२/२०२१ प्रमाणे उल्हासनगर |
| 29/06/2022 | आदेशाने नोद - उपाविभागीय अधिकारी, उल्हासनगर, ठाणे याचे कडील आदेश क्र क्र न भू अ/उल्हासनगर/न भू क्र २४४७/२०२२ दि १०/०६/२०२२ अन्वये डि ड ऑफ डि सोल्युशन ए स आर न २४४७ दि २९/११/१९८४ चे पार्टनरशि पडि डने १ श्री सरदार जोगिंदरसिंग हकमि मसिंग जोर २ श्रीम मि मला बलवत कार यानी न भू क्र २४४७ पेकी यून १९८६की १३९३ ००चा मी क्षेत्र श्रीमती रामा मोह नदास चदनानी उर्फ आरती गोपाल रोहसा यानी दि लेने त्याचे नाव दाखल केले | | म श्रीमती रामा मोह नदास चदनानी उर्फ आरती गोपाल रोहसा [१३९३ ०० चा मी] १७५ १० चा मी | परफार क्र १६१७ प्रमाणे सर्पि- २४/०६/२०२२ प्रमाणे उल्हासनगर |



सह न - १

दि २३/०७/२०२५

[Signature]

[Handwritten signature]

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| 19/07/2022 | आदेशाने नोद - नगर भूमापन अधिकारी, उल्हासनगर, ताणे गाचे कडील आदेश क्र न भू अ/उल्हासनगर/न भू क्र २४४७/२०२२ दि ०४/०८/२०२२ अन्वये हक्कसोडपत्राचे दस्त. क्र २२५०/२०२२ दि ७/६/२०२२ अन्वये हक्कसोडपत्र करून देणार १ श्रीम कूलमि यतकौर गूलरान हे यर २ श्री गगनदी पसिंग गूलरान वी रसिंग हे यर ३ श्री ए रवि रसिंग जोगिंदरसिंग हे यर ४ श्री करणदी पसिंग सुखबि रसिंग हे यर ५ श्री इश्वरसिंग सुखबि रसिंग हे यर ६ साहिबसिंग जगदीपसिंग हे यर ७ विरेद्रसिंग जगदीपसिंग हे यर ८ सुरयजिंदर कार जगदीपरोह हे यर ९ साहीलजीतसिंह जगदीपसिंह हे यर १० गुरवाम: सुल्ले याची नावे कमी करून दि म्युनिसिपल कॉर्पोरेशन फॉर दि सिटी ऑफ उल्हासनगर तर्फे जुनिटर इजिनीअर श्री सजय युवराज प्यर यचे नाव दाखल केल | | म दि म्युनिसिपल कॉर्पोरेशन फॉर दि सिटी ऑफ उल्हासनगर तर्फे जुनिटर इजिनीअर श्री सजय युवराज प्यर ३९६० ७० चौ मी | फेरफार क्र ५८५४ प्रमाणे सही- 19/07/2022 न भू अ उल्हासनगर |
| 04/12/2023 | आदेशाने नोद - नगर भूमापन अधिकारी, उल्हासनगर टाणे गाचे कडील आदेश क्र न भू अ उल्हासनगर/न भू क्र २४४७/२०२३ दि ०९/११/२०२३ अन्वये न भू क्र २४४७ या मुळ मिल्कत पत्रिकेवर हक्कसोडपत्राचे नोद हक्कसोडपत्र दस्त क्र २३३६/२०२३ दि ५/८/२०२३ अन्वये हक्कसोडपत्र करून देणार मे एम जी डेव्ह लपर्स यांचे नाव कमी करून दि उल्हासनगर म्युनिसिपल कॉर्पोरेशन याचे नाव दाखल केले | | म [दि उल्हासनगर म्युनिसिपल कॉर्पोरेशन] [१३२३ ०० चौ मी] | फेरफार क्र ९०९३ प्रमाणे सही- 04/12/2023 न भू अ उल्हासनगर |
| 13/07/2024 | विशेष फेरफार नोद - दु नि उल्हासनगर १ याचेकडील र द क्र ५१५५/२०२३ दिनांक २७/१०/२०२३ अन्वये न भू क्र २४४७ या मुळ मिल्कत पत्रिकेवर धारक रादरी दि उल्हासनगर म्युनिसिपल कॉर्पोरेशन याचे नाव कमी करून श्री अजित उर्फ अजितकुमार माह-दास वदनानी याचे नाव दाखल केले | दु नि उल्हासनगर १ 5155/2023 27/12/2023 | म श्री अजित उर्फ अजितकुमार माह-दास वदनानी १३२३ ०० चौ मी | फेरफार क्र ९७३६ प्रमाणे सही- 13/03/2024 न भू अ उल्हासनगर |
| 13/07/2024 | विशेष फेरफार नोद - दु नि उल्हासनगर १ याचेकडील र द क्र ५१५५/२०२३ दिनांक २७/१०/२०२३ अन्वये न भू क्र २४४७ या मुळ मिल्कत पत्रिकेवर धारक रादरी श्री अजित उर्फ अजितकुमार माह-दास वदनानी यांचे नाव कमी करून दि उल्हासनगर म्युनिसिपल कॉर्पोरेशन याचे नाव दाखल केल | दु नि उल्हासनगर १ 5155/2023 27/12/2023 | म दि उल्हासनगर म्युनिसिपल कॉर्पोरेशन १३२३ ०० चौ मी | फेरफार क्र ९७३५ प्रमाणे सही- 13/03/2024 न भू अ उल्हासनगर |
| 05/04/2024 | खरेदी नोद - दु नि उल्हासनगर १ याचेकडील र द क्र १०२०/२०२४ दिनांक ०५/०३/२०२४ अन्वये मेसर्स रॉयल एयल प्लायवूड इंडस्ट्रीज प्रा लि कंपनी तर्फे चेअरमन श्री महेशकुमार सत्यनारायण खरदी क्षेत्र १३२३ ०० चौ मी यांनी खरेदी दिल्याने खरदी क्षेत्रासाठी खरेदी देणार याचे नाव कमी करून खरदी घणार याचे नाव दाखल केल | दु नि उल्हासनगर १ 1020/2024 05/03/2024 | म मे केजीआय रिअल्टी प्रा लिमिटेड कंपनी तर्फे डाक्टर सुनू अनिल होतवदानी १३२३ ०० चौ मी | फेरफार क्र ९५७५ प्रमाणे सही- 05/04/2024 न भू अ उल्हासनगर |
| 18/05/2024 | खरेदी नोद - दु नि उल्हासनगर १ याचेकडील र द क्र १०३२/२०२४ दिनांक १८/०४/२०२४ अन्वये श्रामती रामा मेहा-दास वदनानी उर्फ श्रामती गायान रावरा यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार याचे नाव कमी करून खरदी घणार याचे नाव दाखल केले | दु नि उल्हासनगर १ 1732/2024 18/04/2024 | म मे केजीआय रिअल्टी प्रायवट लिमिटेड तर्फे डाक्टर साजु अनिल होतवदानी ४१७९० चौ मी | फेरफार क्र १४२१० प्रमाणे सही- 18/05/2024 न भू अ उल्हासनगर |

हे मिल्कत पत्रिका (दिनांक 18/05/2024 12:05:19 PM रात्री) डिजिटल वाकरी वेबसाईट असल्यामुळे खरदी काणत्याही सही शिक्कांचे आवश्यकता नाही
मिल्कत पत्रिका डाउनलोड दिनांक 18/05/2024 01:05 58 PM
वेबसाईट वाकरी साठी <https://digitalsatbara.mahabhum.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2110100002671822 हा क्रमांक वापरवा

उद्देश - १
प. क्र - ४६३ २०२५
कमरे २

VISHAYMATH ५९९२२
नीलम यादव



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| उद्देश - १ | |
| ८९३ | १०२५ |
| ४३/९५ | |

उल्हासनगर महानगरपालिका, उल्हासनगर



सुधारित बांधकाम प्रारंभ परवानगी प्रमाणपत्र
Commencement Certificate (C.C)

जा.क्र. उमपा/नरवि/बांप/ १२/२४/ ३९३
उल्हासनगर महानगरपालिका
उल्हासनगर - ४२१००३
दिनांक :- २६/०३/२०२४

प्रति,
मे. के.जी.आय.रियल्टी प्रा.लि.तर्फे
श्री. सोनू अनिल हॉटचंदानी व इतर ०४
सिटीएस नं. २४४७ (भा), यु.नं. १९८,
शिट नं. ८३-ए, सेक्शन-७ बी, उल्हासनगर- ०१.



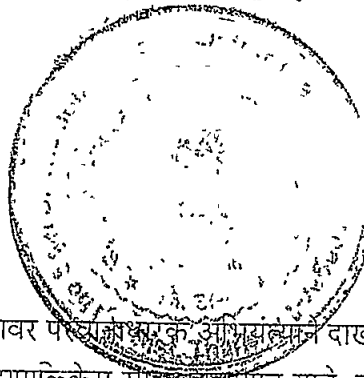
विषय:- सिटीएस नं. २४४७ (भा), यु.नं. १९८, शिट नं. ८३-ए, सेक्शन-७ बी, उल्हासनगर- ०१ येथील
इमारतीच्या सुधारित बांधकाम परवानगीबाबत.

संदर्भ:- अर्जदार मे. के.जी.आय.रियल्टी प्रा.लि.तर्फे श्री. सोनू अनिल हॉटचंदानी व इतर ०४
परवानाधारक अभियंता श्री. दुर्गेश श्रीवास्तव यांच्यामार्फत सादर ऑफलाईन प्रस्ताव क्र.
४१२०२४००००६७६६, दि. ०६/०३/२०२४.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ अन्वये सिटीएस नं २४४७ (भा),
यु नं १९८, शिट नं. ८३-ए, सेक्शन-७ बी, उल्हासनगर- ०१ येथील जागेवरील सुधारित बांधकाम परवानगीबाबत
६०८८.७७ चौ.मी. भूखंडावर सुधारित बांधकाम परवानगी करिता मुंबई प्रांतिक महानगरपालिका अधिनियम
१९४९ चे कलम २५३ (३) (अ) अन्वये बांधकाम करण्यासाठी आपण दि.०६/०३/२०२४ रोजी सुधारित
बांधकाम परवानगी मिळणे करिता प्रस्ताव सादर केलेला आहे. आपल्या अर्जास अनुसरून पुढील अटी व
शर्तीच्या अधीन राहून आपल्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळमजला + १८
मजले रहिवासी वापरासाठीचा महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ खाली
सुधारित बांधकाम परवानगी व बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे

अटी/शर्ती

- सदर सुधारित बांधकाम प्रारंभ परवानगी प्रमाणपत्राच्या निर्गमित ताखेपासून ५ दिवस पश्चात वेळ असेन
त्यानंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण सादर मुदत संपणे आधी १ महीनापूर्वी अर्ज आवश्यक
राहतील. अशा प्रकारचे नुतनीकरण फक्त ३ वेळा करता येईल. विहित मुदतात बांधकाम पूर्ण नसल्याने
नुतनीकरण करताना किंवा पुन्हा परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या निमाच्या
विकास आराखड्याच्या अनुषंगिक छाननी करण्यात येईल व त्यानुसार आपणास बांधकाम
परवानगी देण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील
- ही परवानगी आपल्या मालकीच्या कब्जातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास
करण्यास हक्क देत नाही, आपण शेजारच्या जमिनीवर अतिक्रमण केल्यास ही परवानगी रद्द
समजण्यात येईल



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| उह न - १ | |
| २८३ | २०२५ |
| Kestey | |

५. जोत्या पर्यंत बाधकाम झाल्यावर परवानाधारक अभियंत्याने दाखल्यासह मजूर नकाशा प्रमाणे बाधकाम केल्याबाबतचे प्रमाणपत्र, महापालिकेस सादर करण्यात यावे त्यानंतर प्रत्यक्ष जागेवर तपासणी करून महापालिकेकडून जोत्याचा दाखला प्राप्त करून घेऊन नंतरच जोत्यावरील बाधकाम कराव. या अटीचा भाग केल्यास परवानगी रद्द समजण्यात येईल.
६. प्लॉटचे हद्दीतील इमान्ती भोवताली नोकळ्या सोडावयाचे जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बाधकाम करू नये. असे झाल्यास बाधकाम परवानगी रद्द समजण्यात येईल.
७. इमारतीच्या बाधकाम सुरक्षिततेची (स्ट्रक्चरला सेप्टी) जबाबदारी सर्वस्वी आपल्या परवानाधारक अभियंता याचेवर राहिल.
८. जागेवर मजुरीप्रमाणे बाधकाम पूर्ण झाले आहे, त्याचा नकाशा परवानाधारक अभियंता याच्या विहित नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागदपत्रांसह सादर करण्यात यावा. त्यानंतर या कार्यालयातर्फे भोगवटा प्रमाणपत्र प्राप्त केल्याशिवाय इमारतीचा वापर करू नये. भोगवटा प्रमाणपत्र घेण्यापूर्वी सदर इमारतीचा वापर / भोगवटा सुरु केल्यास त्यावर दंडनीय कार्यवाही करण्यात येईल
९. नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्व परवानगी शिवाय बदल करू नये, असा बदल केल्यास सदर परवानगी रद्द होईल.
१०. नवीन इमारतीत मंजूर नकाशा प्रमाणे सेप्टीक टँक बांधणे आवश्यक आहे व संडास भाविष्कळात जवळच्या मलनिःसारण नलिकेस स्वखर्चाने नगर अभियंता याचे परवानगीने जोडणे आवश्यक राहिल. सेप्टीक टँक पिण्याच्या पाण्याच्या विहीरी पासून कमीत कमी ५० फूट अतगवर असणे आवश्यक आहे.
११. साडपाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गटारात स्वखर्चाने नगर अभियंता याच्या समतीनुसार सोडावे लागेल साडपाण्याच्या बाबतीत आरोग्य प्रमाणपत्र / ट्रेनेज सर्टिफिकेट असल्याशिवाय वापर परवाना देण्यात येणार नाही.
- १२ बाधकाम मटेरियल रस्त्यावर टाकता येणार नाही. त्यासाठी महापालिकेच्या सार्वजनिक बाधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्या रक्कमेसहीत) भरावी लागेल.
१३. बाधकामाच्या वेळी निरुपयोगी माल (मटेरियल) महानगरपालिका सांगेल त्याठिकाणी स्वखर्चाने वाहून टाकले पाहिजे, त्याद्वारे आजूबाजूच्या रहिवाशांची गैरसोय होणार नाही, याची दक्षता घ्यावी.
१४. बाधकामाच्या सभोवतली सोडलेल्या खुल्या जागेत कमीत कमी आवश्यक एकूण दहा झाडे लावून त्याची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली मोठी झाडे भूखड्यावर कारभार्यांच्या पुनरोपित करावे लागतील व इतर झाडे परवानगी शिवाय तोडल्यास दंड आकारण्यात येईल
१५. नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त राहणेसाठी व वाणिज्य उपयोग करावा.
१६. नागरी जमीन कमाल धारणा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
१७. जागेतून किंवा जागे जवळून अतिदाबाची विद्युत वाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित विभागाकडून ना हरकत दाखला घेणे बांधकामकारक आहे.
१८. जागा महामार्ग किंवा रेल्वे सन्मुख लागून किंवा जवळ असल्यास संबंधित विभागाकडून बाधकाम करण्यापूर्वी ना हरकत दाखला घेणे आवश्यक राहिल.
- १९ बाधकामाकडे किंवा इमारतीकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपल्याकडे राहिल बाधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या

VISA NATH YASOV

नीलम याशव



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बांधकामाकडे किंवा इमारतीकडे जाण्या-येण्याच्या मार्गांची जबाबदारी संपूर्णपणे आपल्याकडे राहिल बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या प्रथान्यतेने केले जाईल व तसा रस्ता होई गौवेतां इमारतीकडे जाण्या-येण्याच्या मार्गांची जबाबदारी सर्वस्वी आपली राहिल

- २० जागत जूने भाडेकरू असल्यास त्यांचे पुनर्वसनाबाबत सर्व प्रकारची जबाबदारी व त्यांना उतमत्र हलवायचे ठरल्यास, त्याबाबत योग्य ती व्यवस्था करणाऱ्या जबाबदारी जमीन मालकाची राहिल व मालक-भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याच निर्माण मालकाचे करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार गढणार नाही
- २१ सदर जागतून पाण्याचा नैसर्गिक स्रोत जात असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये
- २२ सदर पकवणी चुकीची माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत राहिल
- २३ सदर जागत विहीर असल्यास ती इकडाल परवानगी शिवाय वृजवू नये
- २४.सदर जागत बांधकाम करण्याबाबतचा यापूर्वी मजूर झालेला पूर्वीचा परवाना असेल तर तो याद्वारे रद्द झाला अस समजण्यात येईल व ही परवानगी जुन्या परवानगीस अधिबर्गमत करत
२५. गटारे व पावसाच्या पाण्याचा निचरा होणे करीता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधणे आवश्यक आहे व भूखडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
२६. बांधकामासाठी नळाचे कनवशन मिळणार नाही, त्यासाठी आवश्यक परवानगा घडून बांधकाम काम करावे लागल.
२७. भूखडासमोरील रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
२८. स्टीलचा वापर हा वाहनतळ म्हणूनच करावा तसेच तो बंदिस्त करता येणार नाही व त्याची उंची बॉटम बीम पासून २ ४० मी. एवढीच असावी
- २९ इमारतीच्या हद्दीत कचरा-कुंडी बांधून त्याबाबतची आवश्यक ती देखरेख व स्वच्छता राखण्यात यावी सदर कचऱ्याचे ओला कचरा व सुका कचरा अस वर्गीकरण करावे लागेल.
३०. आय. एस. आय. कोड नं. १८९३ आणि ४३२६ नुसार भुकंप प्रवण विरोध स्तरावरील शक्तीनुसार नियोजित इमारतीची संरचना करणे व त्यानुसार बांधकाम मजबुती बाबतचे सर्टिफिकेट/प्रमाणपत्र वापर परवाना वेळी दाखल करणेची जबाबदारी मालक / विकासक व परवानाधारक अभियंता याचेवर राहिल. त्याशिवाय भोगवटा प्रमाणपत्र दिले जाणार नाही
- ३१ इमारतीचे बांधकाम करतांना वर्षा सचयनाची (रेन वॉटर हार्वेस्टिंग) व्यवस्था शोष खड्ड्याद्वारे करणे आपल्यावर बंधनकारक राहिल.
- ३२ इमारतीची उंची १५ मी. पेक्षा जास्त असल्यास, इमारतीत अग्निशमन विभागाने नाहरकत प्रमाणपत्र नमूद केल्याप्रमाणे तरतुदीची उपाययोजना करणे आपल्यावर बंधनकारक राहिल
३३. प्रकरणासोबत सादर केलेली कागदपत्रे अथवा माहिती खोटी, दिशाभूल करणारी, अवैध, असत्य व वेकायदेशीर किंवा खोटी तयार केलेले आढळल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/वास्तुविशारद/परवानाधारक अभियंता/जमीन मालकाची राहिल. ही परवानगी अर्जदाराने सादर केलेली कागदपत्रे सत्य व वैध आहेत, या समजुतीने देण्यात येत आहे. सदर कागदपत्रे अवैध किंवा असत्य आढळल्यास सदर परवानगी कोणतीही सुनावणी न घेता रद्द करण्यात येईल.

३५. इमारतीमध्ये सौर उर्जेची व्यवस्था करणे आपल्यावर बंधनकारक राहिल
३६. जोत्याचे प्रमाणपत्र घेण्यापूर्वी आवश्यक असल्यास अग्निशमन विभागाचे ना हरकत दाखवना म्दार करणे बंधनकारक राहिल तदनंतर पुढील बाधकाम सुरु करावे.
३७. कोव्हीड संबंधी शासन केंद्र शासन यांनी वेळोवेळी केलेल्या मार्गदर्शक / जिल्हाधिकार / सूचनांचे पालन करणे बंधनकारक राहिल
३८. अतर्गत डाबरी रस्त्याचे बाधकाम शेड्यूल -१ बाधकाम आणि पाडाव कचरा नियम २०१६ च्या क्लम ८ मध्ये प्रदान केलेल्या मार्गदर्शक तत्वांनुसार बंधनकारक करणे आवश्यक आहे
३९. बांधकाम नकाशात खिडकीबाहेर/बल्कनी लगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन हे जोणत्याही परिस्थितीत रेलिंग किवा पॅरापेट कॉल ने बंदिस्त करू नटे अथवा वापरात आणण्यायोग्य करू नये अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बाधकाम क्षेत्रात गणले जाईल
४०. इमारतीच्या टॉयलेट मध्ये लो व्हॉल्यूम फ्लॅश सिस्टीमचा वापर करण्यात यावा.
४१. इमारतीचे बाधकाम करणाऱ्या कामगारांनाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याचा जबाबदारी विकासकाची राहिल कामगारांनी आजूबाजूचा परिसर अस्वच्छ केल्यास, इमारतीच्या बाधकामा विरुद्ध कार्यवाही करण्याचे अधिकार महानगरपालिकेस असतील.
४२. आजूबाजूच्या भूधारकाचे सुविधाधिकार बाधित होऊ नयेत
४३. नवीन निवासी इमारतींना त्याच्या पूर्ण फ्लॅगिंग जागापैकी किमान २०% जागा इलेक्ट्रिक वॉयल चार्जिंग सुविधासाठी सुसज्ज स्वरूपात ठेवणे बंधनकारक असेल ज्यापैकी ३०% ही सामाईक पावक जागा किंवा काना व्यतिरिक्त निवसी सदनिका मालकाला वाटप न केलेली पार्किंग जागा असावी
४४. Construction & Demolition Waste Management Rules, २०१६ मधील विनयम क्र. ८ ची अमलबजावणी करणे आवश्यक आहे

बाधकाम परवानगी पडताळून पहाणाऱ्या सहायक संचालक, नगररचना

४१ आयुक्त ३ म न शिवाजी मध्यम

(संजय पवार)

कनिष्ठ अभियंता

बाधकाम परवानगी मजूर करणाऱ्याची सहायक संचालक, नगररचना

(ल.मु. खोब्रागडे)

सहायक संचालक, नगररचना

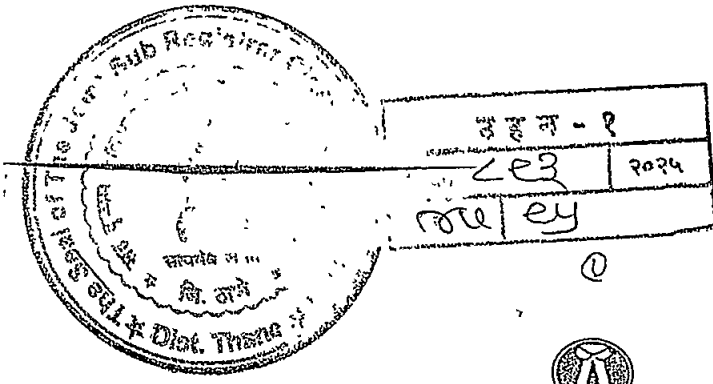
उल्हासनगर महानगरपालिका

प्रत:

१. उप आयुक्त (अ.बां.नि.वि.), उल्हासनगर महानगरपालिका.
२. उप आयुक्त/सहा.आयुक्त, प्रभाग सोमती क्र. ०१ उल्हासनगर महानगरपालिका.
३. उप आयुक्त, कर निर्धारक व संकलक, उल्हासनगर महानगरपालिका.

D/TPD/ Building_Permission/Building_Permission_CC

विजय पार्थ यादव
नीलम पादव



ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

BALLB

ADD: Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar -421002 Dist Thane(M S)
Mob- 8698404850, Email ID - samyakrupwate3@gmail.com Time : 8 30am to 10:30am, 7 30pm to 9 30pm

FORMAT - A
(Circular No-28/2021)

SURESH CHINTAMAN RUPWATE
ADVOCATE BALLB
Roll No. Mah/5200/2007,
ENROLLED ON: 02-09-2007
Mobile : 9763988781
Shastri Nagar, Thane.

To,
Maharera

LEGAL TITLE REPORT

Sub : Title Clearance certificate with respect to Property of

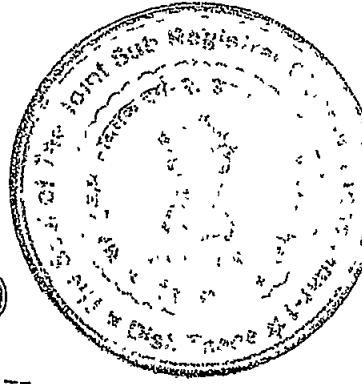
(1) Portion No-03 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Ajitkumar Mohandas Chandnani) and (2) Portion No-04 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Namomal Gurbomal Sewlani) (3) Portion No-6A Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Kanayalal Mohandas Chandnani) by adm total area of all three is 1777.42 sq meters.

(4) Portion No- 02 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 835.80 sq meters, bearing CTS No - 2447 in the name of (M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani) and,

(5) Portion No-05 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 417.90 sq meters bearing CTS No - 2447 in the name of Smt (M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani) situated at Taluka Ulhasnagar, Dist -Thane (hereinafter referred as the same property)

1- I have investigated the title of the said Property on the request of M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani for following documents i.e. :-

- Registered Exchange Deed No- 5155/2023, Dated : 27/12/2023
Between Ulhasnagar Municipal Corporation and Shri Ajit Mohandas Chandnani



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ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

B.A.L.L.B

ADD Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar -421002 Dist Thane(M.S)
Mob 8698404850, Email ID . samyakrupwate3@gmail.com Time · 8 30am to 10 30am, 7-30pm to 9 30pm

- Registered Sale Deed No- 1020/2024 Dated 05/03/2024 Between Relable Plywood Industries through Mahesh Satyanarayan Khairari and M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani
- Registered Release Deed No- 1338/2024, Dated 23/03/2024 Between 1) Shri Ajitkumar M Chandnani and 2) Shri Namomal M Chandnani and 3) Shri Kanayalal M Chandnani 4) Smt Aarti G Rohra and 5) M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani and Ulhasnagar Municipal Corporation
- Registered Sale Deed No- 1732/2024 Dated 18/04/2024 Between Smt Roma Mohandas Chandnani alias Aarti Gopaldas Rohra and M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani
- Registered Development Agreement No- 2176/2024 Dated 16/05/2024 Between 1) Shri Ajitkumar M Chandnani and 2) Shri Namomal M Chandnani and 3) Shri Kanayalal M Chandnani and M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani

Description Of Property

(1) Portion No-03 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-i, bearing CTS No – 2447 in the name of (Shri Ajitkumar Mohandas Chandnani) and (2) Portion No-04 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No – 2447 in the name of (Shri Namomal Gurbomal Sewlani (3) Portion No-6A Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No – 2447 in the name of (Shri Kanayalal Mohandas Chandnani) by adm total area of all three is 1777.42 sq meters.

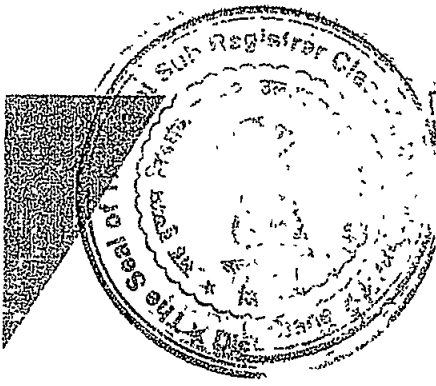
(4) Portion No- 02 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 835.80 sq meters, bearing CTS No – 2447 in the name of (M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani) and,

(5) Portion No-05 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 417.90 sq meter's bearing CTS No – 2447 in the name of Smt (M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani)

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VISHAY NATH YADAV

वैद्य नथ यादव



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ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

BALLB

ADD Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar -421002 Dist Thane(M.S)
Mob 8698404850, Email ID samy1krupwate3@gmail.com Time 8 30am to 10 30am, 7 30pm to 9 30pm

- The Documents of Land

CD copy and Property card copy and Registered IndexNo's -1020/2024 Dated 05/03/2024, and 1732/2024 dated 18/04/2024 and 5155/2023, Dated : 27/12/2023 and 1338/2024, Dated 23/03/2024 and 2176/2024. dated 16/05/2024

- Property card issued by the City Survey Office, Ulhasnagar CTS No- 2447, Mutation entry No -4306/2021, 5690/2022, 9735/2024, 9736/2024, 9974/2024, 10210/2024.

Search Report for 30 years from dated 18th May, 1995 to 18th May, 2024.

2- On perusal of the above mentioned documents and all the other relevant documents relating to the title of the said property I am of the opinion that the title of M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani are clear, marketable and without any encumbrances.

- Owners of the Balance land after Surrender of Land To Ulhasnagar Municipal Corporation

1) Shri Ajitkumar Mohandas Chandnani

2) Shri Namomal Gurbomal Sewlani

3) Shri Kanayalal Mohandas Chandnani

(All Three owners of area of 1777.42 sq meters)

4) M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani (417.90 sq meters) And

5) M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani (835.80 sq meters)

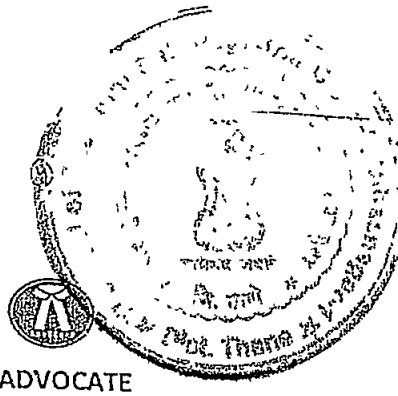
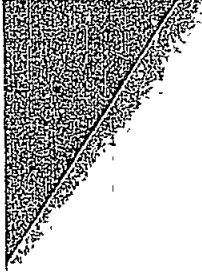
And that the Land Surrendered to Ulhasnagar Municipal Corporation by way of Registered Release Deed No- 1338/2024- Dated -23/03/2024 for the area of 3057.63 sq meters by above Land Owners as detailed below:

Original/Duplicate
प्राथमिक/दुप्लीकेट

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ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

B.A.L.L.B

ADD. Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar -421002 Dist Thane(M.S)
Mob 8698404850, Email ID samyakrupwate3@gmail.com Time . 8 30am to 10.30am, 7 30pm to 9 30pm

| Name Of Land Owner | Total Area | Area Surrendered to Ulhasnagar Municipal Corporation | Balance area for Development |
|---|----------------------|---|------------------------------|
| 1) Shri Namomal G Sewlani 2) Shri Ajitkumar M Chandnani 3) Shri Kanayalal M Chandnani | 3302.77 Sq Meters | 1525.35 Sq Meters | 1777 42 Sq Meters |
| 4) M/s KGI Reality Pvt Ltd | 1393 Sq meters | 557.20 Sq meters | 835 80 Sq Meters |
| 5) M/s KGI Reality Pvt Ltd | 1393 Sq meters | 975 10 sq meters (Surrendered by Aarti G Rohra (previous owner)) | 417 90 Sq Meters |
| Total | 6088.77 Sq meters | 3057 65 Sq meters | 3031.12 Sq meters |

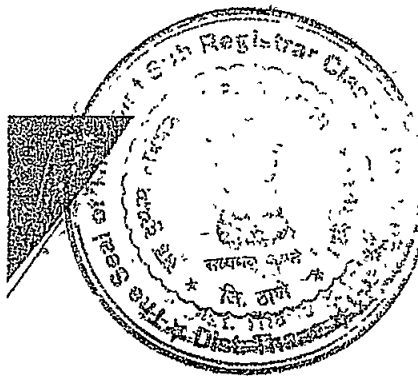
Developers

M/s. KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani for the area of 3031.12 sq meters for Development.

3- The report reflecting the flow of the title of the said owners on the said land is enclosed herewith as annexure.

VISAYNATH YADAV

नीलम यादव



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ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

BALLB

ADD Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar -421002 Dist Thane(M S)
Mob 8698404850, Email ID smyakrupwate327@gmail.com Time 8 30am to 10 30am, 7 30pm to 9 30pm

FORMAT - A
(Circular No-2b/2021)

SURESH CHINTAMAN RUPWATE
ADVOCATE B.A.L.L.B
Roll No. Mah/5200/2007,
ENROLLED ON: 02-09-2007
Mobile : 9763988781
Shastrl Nagar, Thane

FLOW OF THE TITLE OF THE SAID LAND

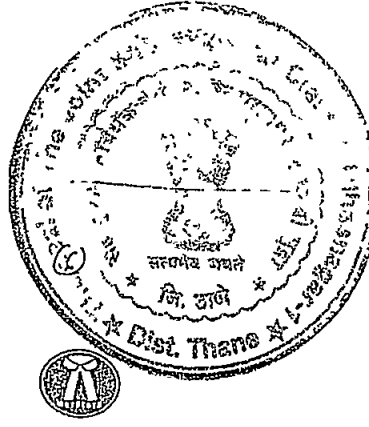
(1) Portion No-03 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Ajitkumar Mohandas Chandnani) and (2) Portion No-04 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Namomal Curbomal Sewlani) (3) Portion No-6A Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Kanayalal Mohandas Chandnani) by adm total area of all three is 1777.42 sq meters.

(4) Portion No- 02 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 835.80 sq meters, bearing CTS No - 2447 in the name of (M/s. KGI Realty Pvt Ltd through Director Shri Sonu Anil Hotchandani) and,

(5) Portion No-05 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 417.90 sq meters bearing CTS No - 2447 in the name of Smt (M/s. KGI Realty Pvt Ltd through Director Shri Sonu Anil Hotchandani) as on date -18th May, 2024.

- 1) Mutation Entry No- 4306/2021, 5690/2022, 9735/2024, 9736/2024, 9974/2024, 10210/2024
- 2) Search Report for 30 years from dated 18th May, 1995 to 18th May, 2024 taken from Sub Registrar, Ulhasnagar -1
- 3) Any other relevant title : Not Applicable
- 4) Litigation if any : Not Applicable

Date : 18th May, 2024



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ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

BALLB

ADD Behind Amardham Chowk, Brk No 590, Room No-1, Karmani, Ulhasnagar -421002 Dist Thane, (M S)
Mob 8698404850, Email ID samyakrupwate3@gmail.com Time : 8 30am to 10 30am, 7 30pm to 9 30pm

GRN No – MH002151620202425P Reciept NO – 3141 Dated 18th May, 2024
Hence this Search Report

Note:

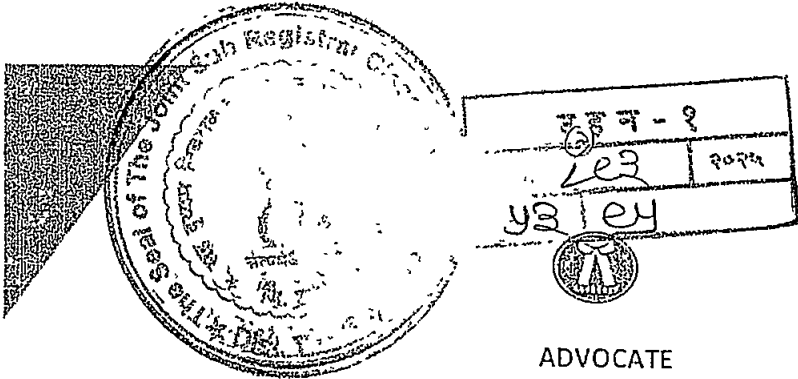
- 1) At the time of taking search if was found that some pages of the index II register were in torn conditions and some of the pages were in lost condition, since search is based on such registers.
- 2) No index is kept for Power Of Attorney, will at the office hence said report excludes entries of Power of Attorney
- 3) Search has been taken as per the available records in Sub – registrar Office. And also online search has been taken from the paid services of concerned official site of Governemnt i.e. igrmaharashtra.gov.in

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VIJAY NATH YADAV

नीलम यादव



ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

BALLB

ADD Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar 421002 Dist Thane(M S)
Mob 8698404850, Email ID : suryakrupwate3@gmail.com Time 8 30am to 10 30am 7 30pm to 9 30pm

All that piece and parcel of Non Agricultural Land lying and being at Ulhasnagar Township i.e (1) Portion No-03 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Ajitkumar Mohandas Chandnani) and (2) Portion No-04 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Namomal Gurbomal Sewlani) (3) Portion No-6A Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, bearing CTS No - 2447 in the name of (Shri Kanayalal Mohandas Chandnani) by adm total area of all three is 1777.42 sq meters

(4) Portion No- 02 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 835.80 sq meters, bearing CTS No - 2447 in the name of (M/s KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani) and,

(5) Portion No-05 Of Uno-198 , Sheet No-83, Section 7-B, Ulhasnagar-1, by adm area of 417.90 sq meters bearing CTS No - 2447 in the name of Smt (M/s KGI Reality Pvt Ltd through Director Shri Sonu Anil Hotchandani) situated at Taluka Ulhasnagar, Dist -Thane assessed in Ulhasnagar Municipal Corporation, from the Index II Registers available for the period of 30 years from 1995 to 2024 at the Office of the Sub Registrar of Assurances Ulhasnagar-1

I have taken the search in respect of the above mentioned property I have observed following entry and change of records as under:

Search report for period of 30 years (i.e 1995 to 2024)

| Year | Findings |
|------|----------|
| 1995 | NIL |
| 1996 | NIL |
| 1997 | NIL |
| 1998 | NIL |
| 1999 | NIL |
| 2000 | NIL |
| 2001 | NIL |
| 2002 | NIL |

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ADVOCATE

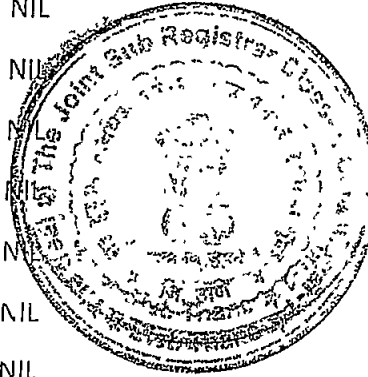
SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

B A L L B



ADD. Behind Amardham Chowk, Brk No-590, Room No-1, Khemani, Ulhasnagar -421002 Dist Thane(M S)
Mob 8698404850, Email ID : samyakrupwate3@gmail.com Time : 8 30am to 10 30am, 7:30pm to 9 30pm

- 2003 NIL
- 2004 NIL
- 2005 NIL
- 2006 NIL
- 2007 NIL
- 2008 NIL
- 2009 NIL
- 2010 NIL
- 2011 NIL
- 2012 NIL
- 2013 NIL
- 2014 NIL
- 2015 NIL
- 2016 NIL
- 2017 NIL
- 2018 NIL
- 2019 NIL
- 2020 NIL
- 2021 NIL
- 2022 NIL



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| 27/12-23 | |
| 483 | 2024 |
| Rupate | |

2023 Registered Exchange Deed No- 5155/2023,
Dated : 27/12/2023 Between Ulhasnagar
Municipal Corporation and Shri Ajit
Mohandas Chandnani.

  **वीजयनाथ याशवंत**

9



ADVOCATE

SURESH CHINTAMAN RUPWATE

ADVOCATE HIGH COURT

BALLB

ADD Behind Amardham Chowk, Brk No-590, Room No 1 Khemani Ulhasnagar-471007 Dist Thane(M S)
Mob 8698404850, Email ID surya@rupwate3@gmail.com Time 8:30am to 10:30am 7:30pm to 9:30pm

2024

Registered Sale Deed No- 1020/2024
Dated 05/03/2024 Between Reliable
Plywood Industries through Mahesh
Satyanarayan Khairari and M/s. KGI
Reality Pvt Ltd through Director Shri
Sonu Anil Hotchandani.



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Registered Release Deed No- 1338/2024,
Dated 23/03/2024 Between 1) Shri
Ajitkumar M Chandnani and 2) Shri
Namomal M Chandnani and 3) Shri
Kanayalal M Chandnani 4) Smt Aarti G
Rohra and 5) M/s. KGI Reality Pvt Ltd
through Director Shri Sonu Anil
Hotchandani and Ulhasnagar Municipal
Corporation.

Registered Sale Deed No- 1732/2024
Dated 18/04/2024 Between Smt Roma
Mohandas Chandnani alias Aarti
Gopaldas Rohra and M/s. KGI Reality
Pvt Ltd through Director Shri Sonu Anil
Hotchandani

Registered Development Agreement No-
2176/2024 Dated 16/05/2024 Between 1)
Shri Ajitkumar M Chandnani and 2) Shri
Namomal M Chandnani and 3) Shri
Kanayalal M Chandnani and M/s. KGI
Reality Pvt Ltd through Director Shri
Sonu Anil Hotchandani

I have Confirmed the said entry From Day Book.

SURESH CHINTAMAN RUPWATE
ADVOCATE B.A.L.L.B.
Roll No. Mah/5200/2007,
ENROLLED ON: 02-09-2007
Mobile : 9763988781
Shaatri Nagar, Thane

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SURESH RUPWATE
ADVOCATE HIGH COURT
OFFICE AT OPPOSITE CHOPDA COURT

Ulhasnagar-3

SEARCH REPORT

SURESH CHINYAMAN RUPWATE
ADVOCATE B.A.LL.B
Roll No. Mah/5200/2007,
ENROLLED ON: 02-09-2007
Mobile : 9763988781
Shastri Nagar, Thane

This is to Certify that I have taken the search in respect of documents of property i.e. Portion No-2 of U No- 198, Sheet No- 83, Section -7 B, Ulhasnagar -1 Dist - Thane admeasuring area of 1393 sq meters Out of Total CD area of 20762.5/9 sq yards, CTS No- 2447. Assessed in Ulhasnagar Municipal Corporation, from the Index II Registers available for the period of 30 years from 1995 to 2024 at the Office of the Sub Registrar of Assurances Ulhasnagar-1, the search Receipt is annexed herewith.

The year wise search report is as under.-

| <u>Year</u> | <u>Findings</u> |
|-------------|---|
| 1995 | That Managing Officer and Sub Divisional Officer, Ulhasnagar, has issued Deed of Conveyance on dated 20/07/1983 in respect of above said property i.e. U No- 198 , Sheet No- 83, Section -7 B, Ulhasnagar -1 admeasuring area of 20762.5/9 sq yards (as per CD) in the name of 1)Smt Nirmala Balwantsingh and 2) Smt Jogendersingh Hakimsingh |
| 1996 | NIL |
| 1997 | NIL |
| 1998 | NIL |
| 1999 | NIL |
| 2000 | NIL |
| 2001 | NIL |
| 2002 | NIL |
| 2003 | NIL |

निवायपथ ५५५५

श्रीराम यारव

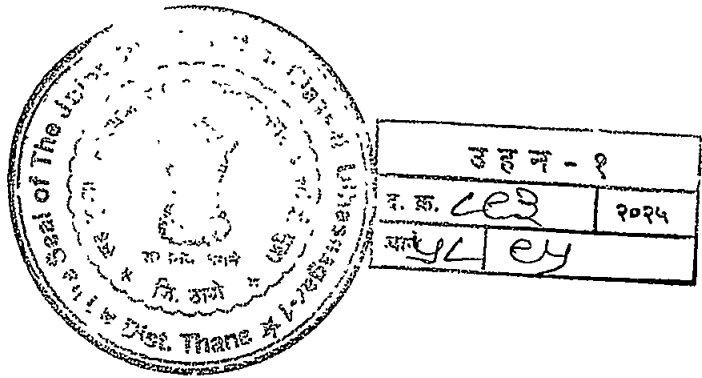
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This Search Report is given under my Seal and Signature on this 11 th March, 2024. (Subject to some records were not available due to torn conditions/data entry/binding etc).



SURESH RUPWATE
ADVOCATE

SURESH CHINTAMAN RUPWATE
ADVOCATE B.A.L.L.B.
Roll No. Mah/6200/2007,
ENROLLED ON: 02-09-2007
Mobile : 9763988781
Shastri Nagar, Thane,



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VIJAYMATH YADAV

वीजयमा यादव

PROPOSED RESIDENTIAL BUILDING ON LAND IN SECTION 24, 14/22 SHEET NO. 03/04
 NO. 45 BANGALORE CITY (REGD. 24/27/17)

SIGN & STAMPS OF APPROVAL

APPROVED BY: [Signature]
 DATE: 14/03/2024

APPROVED BY: [Signature]
 DATE: 14/03/2024

1. 100% OF THE AREA UNDER THE PROPOSED BUILDING SHALL BE PROVIDED AS OPEN AMENITY SPACE.

2. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

3. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

4. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

5. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

6. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

7. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

8. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

9. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

10. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

11. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

12. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

13. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

14. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

15. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

16. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

17. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

18. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

19. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

20. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

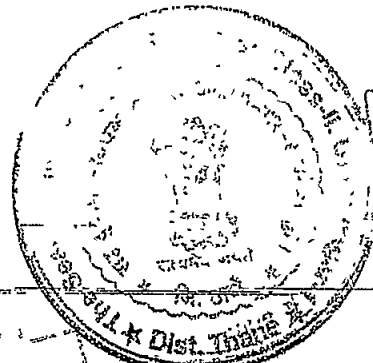
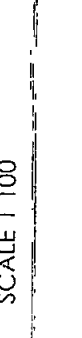
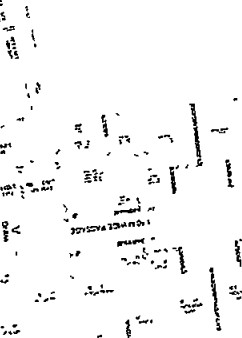
21. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

22. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.



BUILT UP AREA CALCULATION

| FLOOR | AREA (SQ. M) | NO. OF UNITS | AREA (SQ. M) |
|-------|--------------|--------------|--------------|
| 1 | 100 | 10 | 100 |
| 2 | 200 | 20 | 200 |
| 3 | 300 | 30 | 300 |
| 4 | 400 | 40 | 400 |
| 5 | 500 | 50 | 500 |
| TOTAL | 1500 | 150 | 1500 |



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NOTE: ALL DIMENSIONS ARE IN METERS

1. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

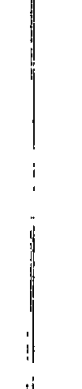
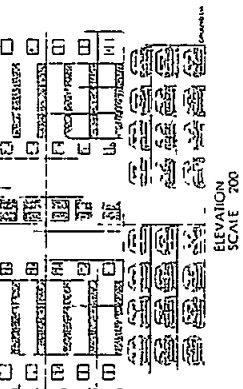
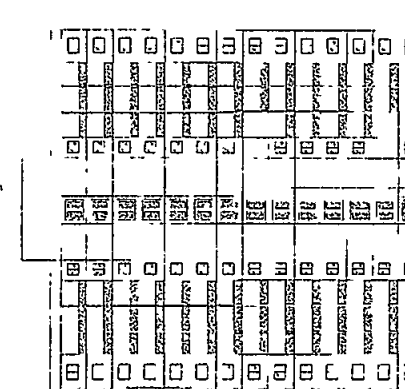
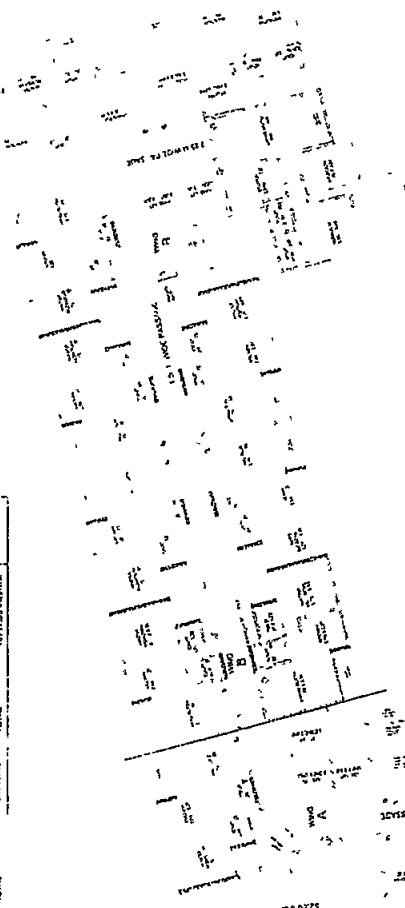
2. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.

3. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE AREA UNDER THE PROPOSED BUILDING AS OPEN AMENITY SPACE.



**18TH FLOOR PLAN
 (REFUGE & AMENITY FLOOR)
 SCALE 1:100**


| FLOOR | NO. OF UNITS | SUMMARY OF FLOOR | TOTAL AREA |
|--------------|--------------|------------------|------------|
| GROUND FLOOR | 20 | 20 UNITS | 2000 |
| 1ST FLOOR | 20 | 20 UNITS | 2000 |
| 2ND FLOOR | 20 | 20 UNITS | 2000 |
| 3RD FLOOR | 20 | 20 UNITS | 2000 |
| 4TH FLOOR | 20 | 20 UNITS | 2000 |
| 5TH FLOOR | 20 | 20 UNITS | 2000 |
| 6TH FLOOR | 20 | 20 UNITS | 2000 |
| 7TH FLOOR | 20 | 20 UNITS | 2000 |
| 8TH FLOOR | 20 | 20 UNITS | 2000 |
| 9TH FLOOR | 20 | 20 UNITS | 2000 |
| 10TH FLOOR | 20 | 20 UNITS | 2000 |
| 11TH FLOOR | 20 | 20 UNITS | 2000 |
| 12TH FLOOR | 20 | 20 UNITS | 2000 |
| 13TH FLOOR | 20 | 20 UNITS | 2000 |
| 14TH FLOOR | 20 | 20 UNITS | 2000 |
| 15TH FLOOR | 20 | 20 UNITS | 2000 |
| 16TH FLOOR | 20 | 20 UNITS | 2000 |
| 17TH FLOOR | 20 | 20 UNITS | 2000 |
| 18TH FLOOR | 20 | 20 UNITS | 2000 |
| TOTAL | 360 | 360 UNITS | 36000 |




**8TH, 13TH FLOOR PLAN
 (REFUGE FLOOR)
 SCALE 1:100**

23/12/2024
 VISHAY NATH 2024

SIGN & STAMPS OF APPROVAL



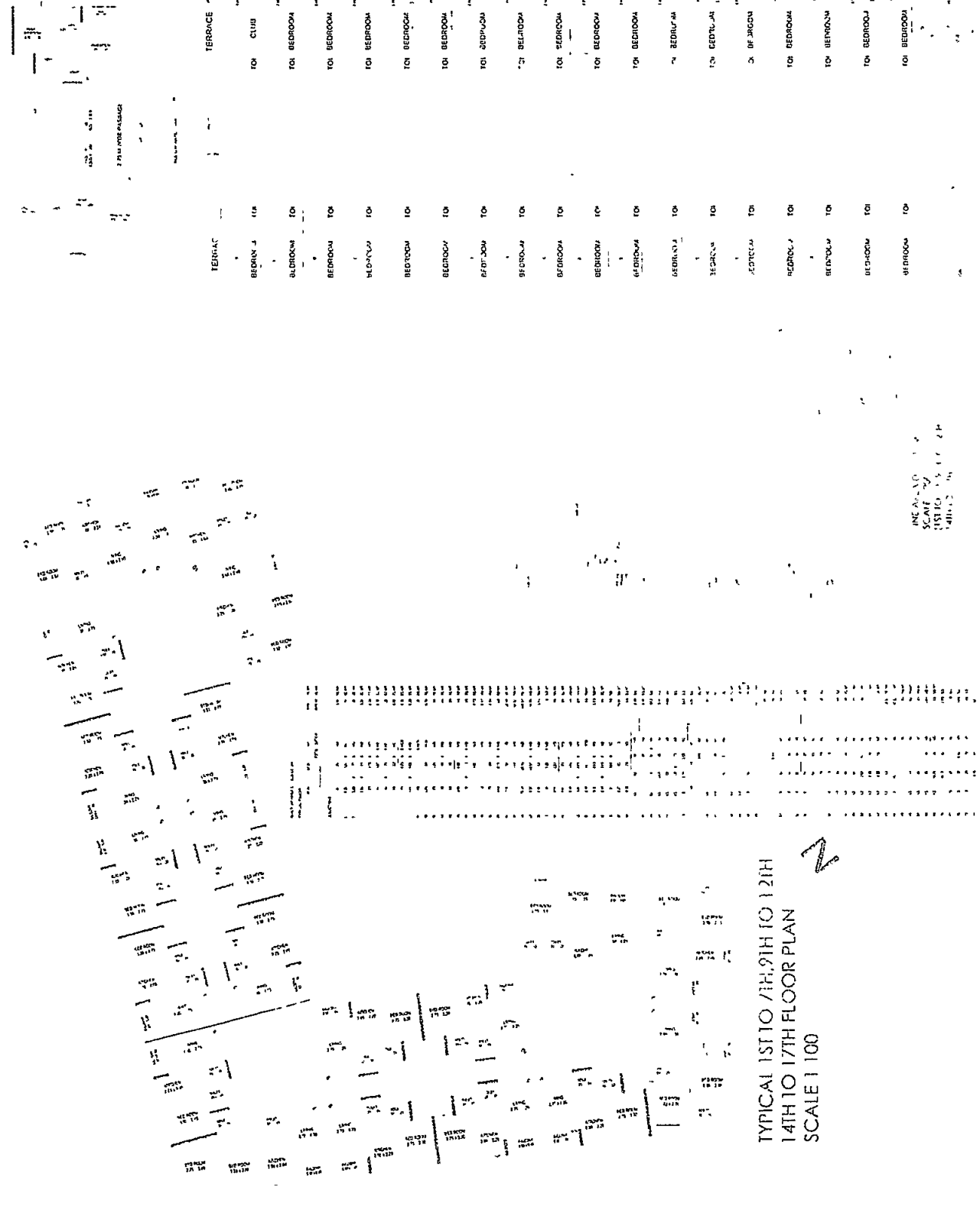
 I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida.



 I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida.



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 09104



(Handwritten signature)

TYPICAL 15TH TO 17TH FLOOR PLAN
 SCALE 1/100

INC. A-1-10
 SCALE 1/100
 10/10/10

SECTION AA
 SCALE 1/100

1. THE REGISTRY FEE LED THROUGH COMPLETION OF THE
 2. THE REGISTRY FEE LED THROUGH COMPLETION OF THE
 3. THE REGISTRY FEE LED THROUGH COMPLETION OF THE

JOB NO.
 DRAWING NO.
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 CHECKED BY

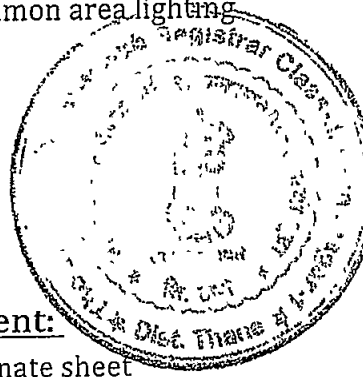
NOTE ALL DIMENSIONS ARE IN METERS

AUGUST CITY, FLORIDA

List of Amenities and internal works (KOHINOOR GARDENS) -

Amenities for each building:

- Entrance lobby
- Firefighting system as per norms
- Toilet on ground for Security
- Power backup for selected common area lighting
- Acrylic external paint
- Intercom connection
- Earthquake resistant RCC
- CCTV in Entrance lobby



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| २२ | २५ |

Amenities inside each apartment:

- Designer flush doors with laminate sheet
- Aluminum Windows
- Vitrified tiles flooring
- Kitchen with Granite/Tile platform and stainless-steel sink.
- Toilets and bathrooms finished with concealed plumbing, branded sanitary ware and CP fittings.
- Gypsum finished interior walls
- Concealed copper wiring with branded switches
- Provision for inverter, AC, internet, VDP and TV.

Complex Amenities - (Common for both wings):

- Gymnasium
- Indoor Games
- Society office (common for both wings)
- Rooftop garden / Lap pool.

Donnu / Jofchandani

VISAYNATH YADAV

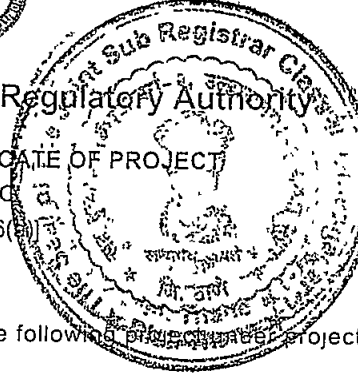
नीलम यादव





Maharashtra Real Estate Regulatory Authority

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

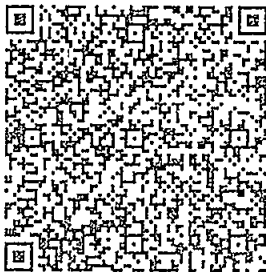


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| २८३ | |

This registration is granted under section 5 of the Act to the following project registration number P51700076841

Project Kohinoor Gardens . Plot Bearing / CTS / Survey / Final Plot No CTS NO 2447 (PT), UNIT NO 198, SHEET NO 83A, SECTION 7B at Ulhasnagar (M Corp), Ulhasnagar, Thane, 421001.

- 1 Kgi Realty Private Limited having its registered office / principal place of business at Tehsil: Ulhasnagar, District Thane Pin 421003
- 2 This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
 - The Registration shall be valid for a period commencing from 28/06/2024 and ending with 30/11/2027 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date 7/1/2024 11:30:34 AM

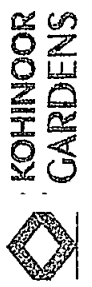
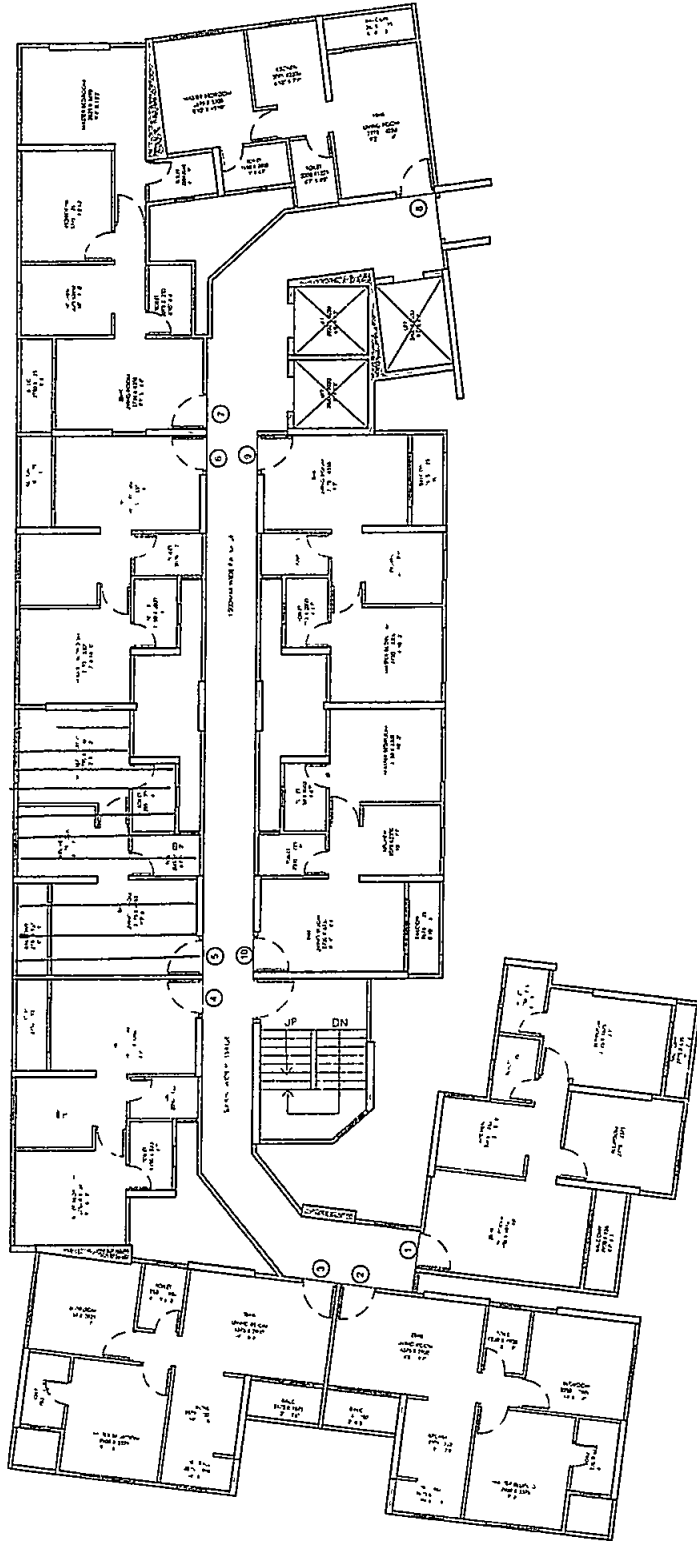
Dated 28/06/2024
Place Mumbai

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

VIJAYNATH YADAV
नीलम यादव



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KOHINOOR
GARDENS

A WING

1ST TO 7TH, 9TH TO 12TH, 14TH TO 18TH TYPICAL FLOOR PLAN

77/3431

पावती

Original/Duplicate

Tuesday, July 30, 2024

नांदेणी क्र. 339म

4.49 PM

Regn.:39M

पावती क्र.: 4892 दिनांक. 30/07/2024

गावाचे नाव: उल्हासनगर (शहाड)
दस्तऐवजाचा अनुक्रमांक: उहन1-3431-2024
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव जलित तर्दे --

| | |
|---------------------|-----------|
| जांद्गी फी | र. 100.00 |
| दस्त हाताळणी फी | र. 280.00 |
| पुढाऱ्या संख्या. 14 | |
| एकूण | र. 380.00 |

उल्हासनगर क. 7

वाजोरा मुल्य: रु. 1/-
मोबदली रु. 0/-
भरजोले सुट्टीक शुल्क: रु. 500/-

1) दस्तऐवजा प्रकार: Chellan क्रम: रु. 100/-
डीडी/धनादेश/पै ऑर्डर क्रमांक: MH1005987646202425E दिनांक: 30/07/2024
बँकेचे नाव/पत्ता:
2) दस्तऐवजा प्रकार: DHC क्रम: रु. 280/-
डीडी/धनादेश/पै ऑर्डर क्रमांक: 0724300412360 दिनांक: 30/07/2024
बँकेचे नाव/पत्ता:

मुळदस्तऐवज परत घ्यायला

महाराष्ट्र शासनाची उत्तरसूची

Dist. Thane

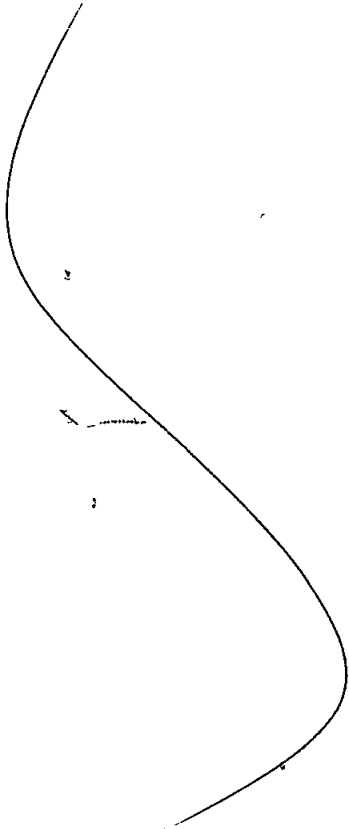
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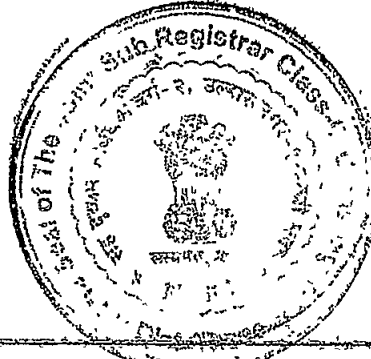
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Department of Stamp & Registration, Maharashtra.

Receipt of Document Handling Charges

| | | | |
|--|---------------|---------------------|------------|
| PRN | 0724300412860 | Date | 30/07/2024 |
| Received from KGI REALTY PVT LTD, Mobile number: 8454819276, an amount of Rs. 280/-, towards Document Handling Charges for the Document to be registered (ISARIFA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Gm. | | | |
| Bank Name | | SBIN | |
| Bank CIN | | 1000415204073012131 | |
| REF No. | | 421234813533 | |

This is computer generated receipt, hence no signature is required

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

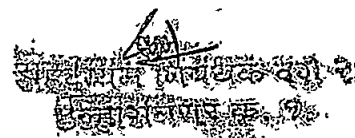
Receipt of Document Handling Charges

| | | | |
|---|---------------|----------------------|------------|
| PRN | 0724300412860 | Receipt Date | 30/07/2024 |
| Received from KGI REALTY PVT LTD, Mobile number 8454819276, an amount of Rs 280/-, towards Document Handling Charges for the Document to be registered on Document No 3431 dated 30/07/2024 at the Sub Registrar office S R Ulhasnagar 1 of the District Thane Gm | | | |
| Bank Name | | SBIN | |
| Bank CIN | | 10004152024073012131 | |
| Deface No | | 0724300412860D | |
| Deface Date | | 30/07/2024 | |

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

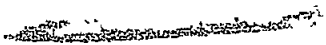
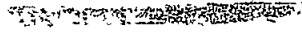
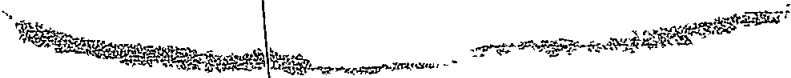
VISAY NATH YADAV

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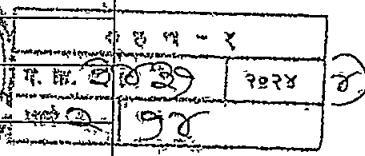
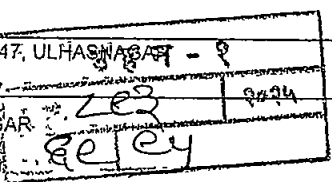
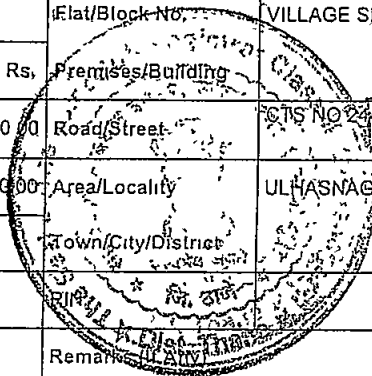
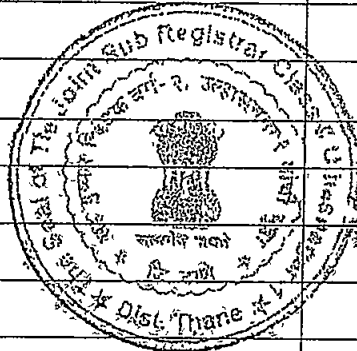




CHALLAN
MTR Form Number:6



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|-----------------------------|------------------------------------|---------------------------|---|---------------------------------|---------|-----------------------|--|
| GRN | MH005987646202425E | BARCODE | Date 30/07/2024-14:14:15 | | Form ID | 48(*) | |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | | | |
| | | PAN No.(If Applicable) | AIBPT8786M | | | | |
| Office Name | ULH1_ULHASNAGAR NO 1 SUB REGISTRAR | Full Name | LALLIT S TARRTE | | | | |
| Location | THANE | Flat/Block No. | VILLAGE SHAHAD, | | | | |
| Year | 2024-2025 One Time | Premises/Building | CIS NO 2417, ULHASNAGAR - 9 | | | | |
| Account Head Details | Amount in Rs. | Road/Street | ULHASNAGAR | | | | |
| 0030046401 Stamp Duty | 500 00 | Area/Locality | ULHASNAGAR | | | | |
| 0030063301 Registration Fee | 100 00 | Town/City/District | ULHASNAGAR | | | | |
| | | | 4 2 1 0 0 1 | | | | |
| | | Remainder | PAN2=AAHCK5827B~SecondPartyName=KGI REALTY PVT LTD~ | | | | |
| | | | र. नं. १०३१ २०२४ | | | | |
| | | | १४ | | | | |
| | | Amount In | Six Hundred Rupees Only | | | | |
| Total | 800 00 | Words | | | | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD Details | | Bank CIN | Ref. No. | 69103332024073015976 2881486440 | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 30/07/2024-14:15:07 | | Not Verified with RBI | |
| Name of Bank | | Bank-Branch | IDBI BANK | | | | |
| Name of Branch | | Scroll No , Date | Not Verified with Scroll | | | | |



Department ID: Mobile No: 8109564949
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन फॉर्मल ड्युयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजांसाठी सदर चलन लागू नाही.

Lallit Tarrte

Vijaykumar

Vijaykumar

Holika

VIJAYKUMAR YOGAN

नीलम यादव



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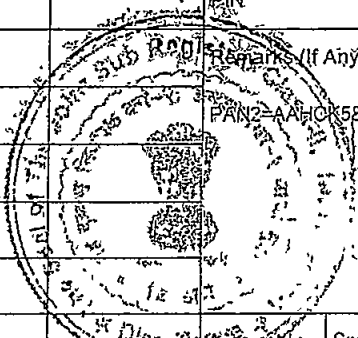
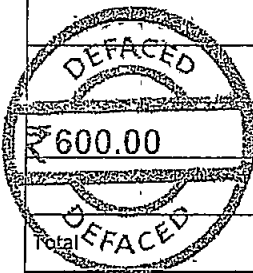
उपहिन - ९
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CHALLAN
 MTR Form Number-6



| | | | | | | | |
|---|--------------------|---------------|--------------------|---|--------------------------|---|---------|
| GRN | MH005987646202425E | BARCODE | Date | | 30/07/2024-14:14:15 | Form ID | 48(i) |
| Department: Inspector General of Registration | | | | Payer Details | | | |
| Type of Payment: Stamp Duty, Registration Fee | | | | TAX ID (If Any) | | | |
| Office Name: UHULHASNAGAR NO 1 SUB REGISTRAR | | | | PAN No. (If Applicable) | AIBBT8788M | | |
| Location: THANE | | | | Full Name | LALLI STARTE | | |
| Year: 2024-2025 One Time | | | | Flat/Block No. | VILLAGE SHAHAD, | | |
| Account Head Details | | Amount In Rs. | Premises/Building | | | | |
| 0030046401 Stamp Duty | | 500.00 | Road/Street | | CTS NO: 2447, ULHASNAGAR | | |
| 0030063301 Registration Fee | | 100.00 | Area/Locality | | ULHASNAGAR | | |
| | | | Town/City/District | | | | |
| | | | PIN | | 4 | 2 | 1 0 0 1 |
| Remarks (If Any) | | | | PAN 2-AAHCR5827B - Second Party Name - KGI REALTY PVT LTD - | | | |
| Total | | | | 600.00 | Words | Six Hundred Rupees Only | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | |
| IDBI BANK | | | | Cheque-DD Details | | | |
| | | | | Bank CIN | Ref No | 69103332024073015976 2881486440 | |
| Cheque/DD No | | | | Bank Date | RBI Date | 30/07/2024-14:15:07 Not Verified with RBI | |
| Name of Bank | | | | Bank Branch | | IDBI BANK | |
| Name of Branch | | | | Scroll No, Date | | Not Verified with Scroll | |



उपहिन - ९
 # ८६३
 ७९१५

Department ID: 8108564949
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादर चलन कोडस दुयम गिबधक कार्यालयार गौदणी कशवद्याच्या दस्त्यासाठी लागू आहे. नोदणी न करावद्याच्या दस्त्यासाठी सदर चलन लागू नसेल.

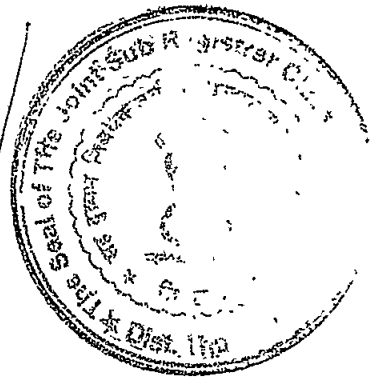
Challan Defaced Details

संलग्न नोंदणीक वगैरे २
 उद्वेगलकाल ३०.७.

| Sr No | Remarks | Defacement No. | Defacement Date | User Id | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|---------|-------------------|
| 1 | (IS)-77-3431 | C003274706202425 | 30/07/2024-16:45:20 | IGR128 | 100.00 |
| 2 | (IS)-77-3431 | C003274706202425 | 30/07/2024-16:45:20 | IGR128 | 500.00 |
| Total Defacement Amount | | | | | 600.00 |

VISAY NATH YADAV
 नीलम यादव

2025/03/08



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| ६०३ | ey |

SPECIAL POWER OF ATTORNEY TO PRESENT DOCUMENTS FOR REGISTRATION

TO ALL TO WHOM THESE PRESENTS SHALL COME know all these men by presents that I, Mr. Sonu Anil Hanchandani, aged 34 years, Authorized signatory of M/S. KGI REALTY PRIVATE LIMITED, having address Sagarica Apartment, Mezzanine Floor, Opp. Pitupati Apartment, Near Chopra Court, Near Regency Hotel, Ulhasnagar-421003, state as following: -

I have been authorized by the Resolution dated 09/07/2024 passed by the Board of M/S KGI REALTY PRIVATE LIMITED to represent the company in relation to the development of the property bearing All those amalgamated pieces and parcels of land admeasuring 3031.12 sq. mtrs. out of portion no 2, 3, 4, 5 and portion nos 26 bearing, Chart No. 83, Sector 7R II No 128 (P), C.T.S. no. 2447 (P) lying and being situate at Shahad, Ulhasnagar - 421001, within the limits of Ulhasnagar Municipal Corporation District Thane, and sign the necessary documents on behalf of the company

BY THIS POWER OF ATTORNEY I hereby appoint

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| उ ह न - १ | |
| व. क्र. ३०३७ | २०२४ |
| पाने ११० | |

1. Mr. Lallit S. Tarte, office at Tarte Consultants, Near Tarte Plaza, Gandhi Nagar, Dombivli (East) 421204, Taluka Kalyan, Dist. Thane.

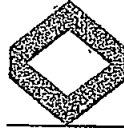
2. Mrs. Rajasree Suchin Shinde, office at Tarte Consultants, Near Tarte Plaza, Gandhi Nagar, Dombivli (East) 421204, Taluka Kalyan, Dist. Thane.

3. Mr. Sanjay V. Patil, office at Tarte Consultants, Near Tarte Plaza, Gandhi Nagar, Dombivli (East) 421204, Taluka Kalyan, Dist. Thane.

4. Mr. Veer Bahadur Bhandari, office at Tarte Consultants, Near Tarte Plaza, Gandhi Nagar, Dombivli (East) 421204, Taluka Kalyan, Dist. Thane.

Individually as my Attorney to appear before the Sub Registrar, Thane, submitting / presenting for registration the agreement, deeds and documents executed by me in favour of prospective flats purchasers of the project named "KORINGOR GARDENS", proposed to be constructed on the above said property.

(Signature)
(Signature)
(Signature)

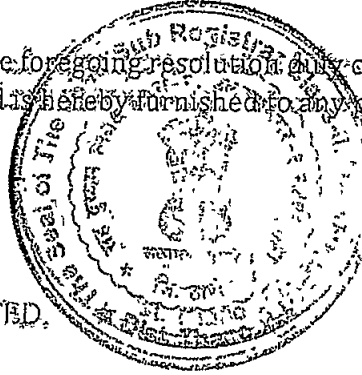


KOHINOOR
Foundation for a better life

Date - 04.07.2024

RESOLVED FURTHER THAT Mr Amit Anil Hotchandani, Mr. Sonu Anil Hotchandani & Mr. Aashish Shankar Hotchandani are the Directors of the company be and are hereby authorized severally to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub - Registrar of assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Lalit S. Pant, Mrs. Rajashree Sudhir Sathe, Mr. Sanjay V. Paranjape & Mr. Veer Bahadur Bhandani.

RESOLVED FURTHER THAT a copy of the foregoing resolution duly certified as true by any one Director of the Company, be and is hereby furnished to any party as and when required.



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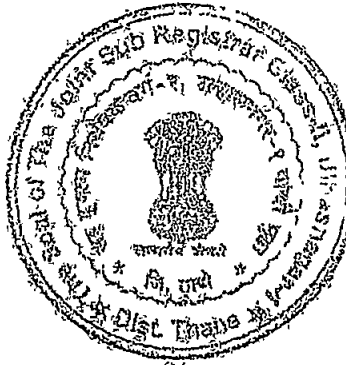
Certified true copy

For M/S. KGI REALTY PRIVATE LIMITED.

Mr. Amit Anil Hotchandani

For KGI REALTY PVT. LTD.

[Signature]
Director



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| ९४ | |

Mr. Sonu Anil Hotchandani

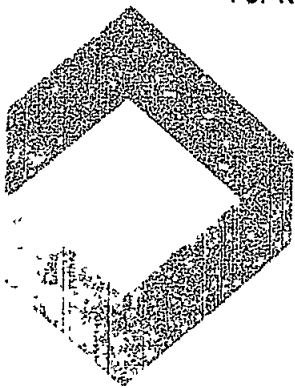
For KGI REALTY PVT. LTD.

[Signature]
Director

Mr. Aashish Shankar Hotchandani

For KGI REALTY PVT. LTD.

[Signature]
Director



KGI REALTY PRIVATE LIMITED

Sagarika Apartment, Mezzanine Floor, Opposite Tirupati Apartment, Chopra Court Road, Ulhasnagar - 421 003

VISHAYMATH YADAV

[Signature]

वीरम यादव



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Wiley

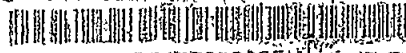


भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 20067012912042

To
 Sonu Anil Mochandani
 2015 230219000
 Male

Ref: 1675 / 1 / 1 / 83526 / 63591 / P



SB992763902F

आपका आधार क्रमांक / Your Aadhaar No.

2961 1368 1800

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

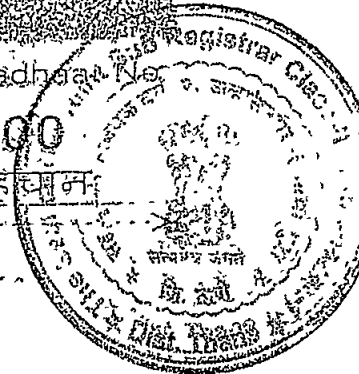


Sonu Anil Mochandani
 2015 230219000
 Male



2961 1368 1800

मेरा आधार, मेरी पहचान



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(Handwritten Signature)

VIJAYNATH YADAV

नीलम यादव

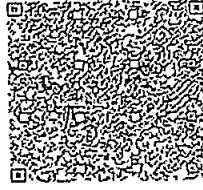
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

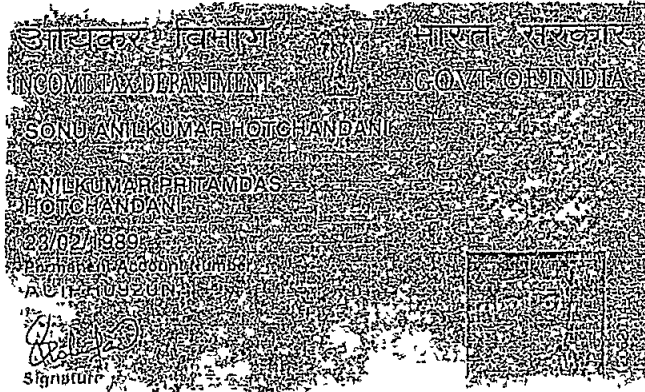
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCK5827B



नाम (Name)
KGI REALTY PRIVATE LIMITED

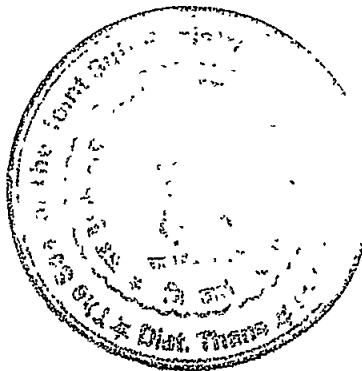
निगमन/संरचना तारीख
Date of Incorporation/Formation
05/04/2019



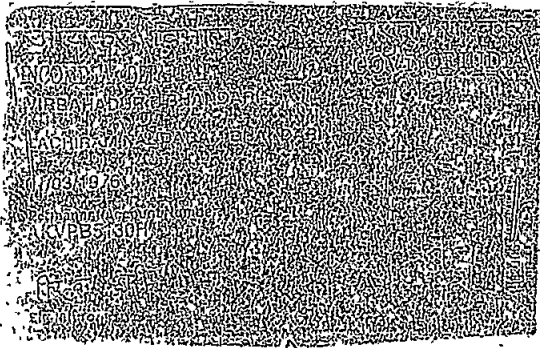
Handwritten signatures and initials



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3839 2024
6 98



2024-25
229 2024
6 170



स्थायित्व संख्या / PERMANENT ACCOUNT NUMBER
AGGRP3750N

नाम / NAME
SANJAY VASANT PARANJPE

पिता का नाम / FATHER'S NAME
VASANT SHANKAR PARANJPE

जन्म तिथि / DATE OF BIRTH
05-02-1963

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर भेद्य)
Commissioner of Income Tax (Computer Operations)

किर. सं. 25/10/1

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

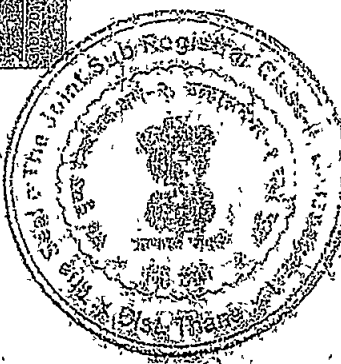
श्री. जश्वरी सुधीर सठे
SHREE JASHREE SUDHIR SATHI

श्री. सुधाकर जशवान त्राप
SUDHAKAR JASHAWAN TRAO

02/07/1985

स्थायित्व संख्या
Permanent Account Number
DEWBS29711K

Sanjay Paranjape



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| 2025 | 2025 |

आयकर विभाग
INCOME TAX DEPARTMENT

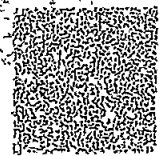
भारत सरकार
GOVT OF INDIA

स्थायित्व संख्या संख्या / कां. सं.
Permanent Account Number / कार. सं.
AGP13788JM

नाम / Name
LALIT TAYATE

पिता का नाम / Father's Name
SHREENIWAS VINAYAK TAYATE

जन्म तिथि / Date of Birth
09/09/1990



04992023

भारत सरकार
Government of India

नाम / Name
Lalit Tayate

जन्म तिथि / DOB - 09/09/1990

पुरुष / Male

आधार संख्या / आधार सं. नं.
Aadhaar is a proof of identity, not of citizenship

9511424761576

मेरा आधार मेरी पहचान

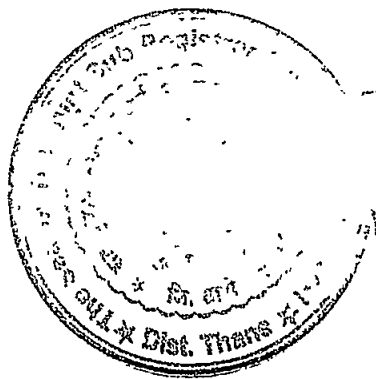
Lalit Tayate



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| 2024 | 2024 |

VIJAY NATH

नीलम पाटव



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| उत्तर - १ | |
| क्र. ८६३ | २०२४ |
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VISAY NATH YADAV

नीलम पाटव

लवेश प्रकाश डरेकर
 Lवेश प्रकाश डरेकर
 जन्म तारीख / DOB: 09/10/1998
 पुरुष / MALE
 Mobile No: 8448804173
8036 4617 0040
नाम: आनाप, माडी डीकर

2102 1206 11 02
 2022

लवेश प्रकाश डरेकर
 लवेश प्रकाश डरेकर
 जन्म तारीख / DOB: 09/10/1998
 पुरुष / MALE
 Mobile No: 8448804173
8036 4617 0040
नाम: आनाप, माडी डीकर

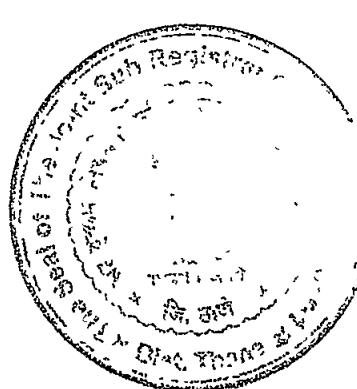
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77/3431

मंगळवार, 30 जुलै 2024 4:49 म.नं.

दस्त बांधणी भाग-1

उहण 1
दस्त क्रमांक: 3431/2024

दस्त क्रमांक: उहण 1 /3431/2024

वाजाग मुल्य रु. 01/-

मोबदला रु. 00/-

भरलेले मुद्राक शुल्क: रु 500/-

दु नि मह दु नि. उहण 1 याचे कार्यालयात

पावती: 4892

पावती दिनांक: 30/07/2024

अ क्र 3431 वर दि. 30-07-2024

सादरकरणाराचे नाव: ललित तटें - -

रंजी 44 म.नं. वा हजर केला.

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| नोदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 280.00 |
| पृष्ठांची संख्या 14 | |

Lalith Tarte

दस्त हजर करणाऱ्याची सही

एकूण 380 00

Sub Registrar Office
सहस्रमुख निबंधक वसो 2
उल्हासनगर क. 9.

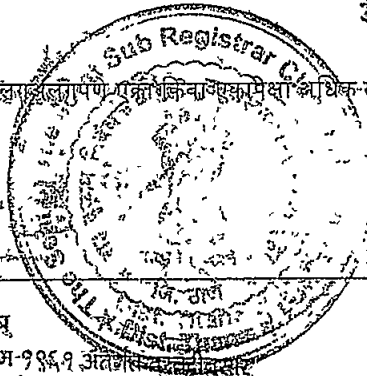
Sub Registrar Office
सहस्रमुख निबंधक वसो 2
उल्हासनगर क. 9.

दस्ताचा प्रकार कुलमुखत्यारपत्र

मुद्राक शुल्क (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संसृक्तपणे किंवा अलग अलगपणे एका शिक्क्यापेक्षा अधिक संव्यवहारात किंवा सरसहा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्का क्र. 1 30 / 07 / 2024 04.:44 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 07 / 2024 04.:45 : 17 PM ची वेळ: (फी)



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| उहण - १ |
| २८३ २०२४ |
| ४३ १५ |

प्रतिज्ञा पत्र

सुद्धे दस्तऐवज सादरी करणारा १११०८ नियम १९६१ अंतर्गत...
नोदणीस दाखल झाल्या आहेत. दस्ताची लं संपूर्ण झाल्याने, निष्पादक व्यक्ती,
सादरीकरण व मोबदला जोडलेले कायदेशीर दस्ताची संस्था, वेधती,
कायदेशीर बाबी (सहस्रमुख निबंधक वसो 2) येथील विभागात येथील बांधणी व उद्भव
नदरीकरण व उद्भव अशा मुद्द्यांवर शिक्का / दस्तऐवज ही शिक्का कोपताही
कोणत्या / नियम / परिपत्रक यंत्रणे प्रत्यक्ष होत नाही.

Lalith Tarte

लिहिलेले सही

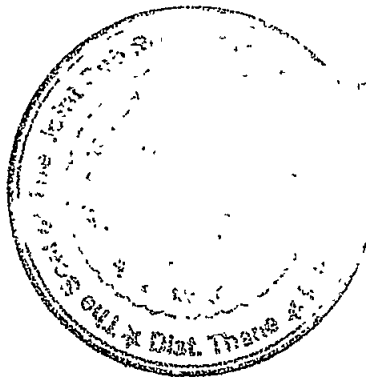
Vijaynath Yashwanth
विजय नाथ याशवंत



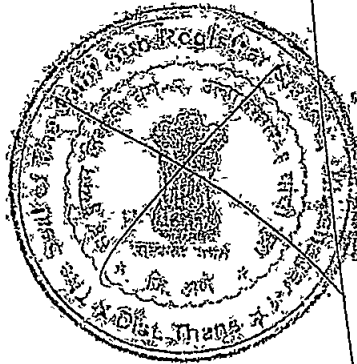
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| उहण - १ |
| ३४३१ २०२४ |
| १४ |

VIJAYNATH YASHWANTH

नीलम यादव



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| K 7 B - 8 | |
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| Lotey | |

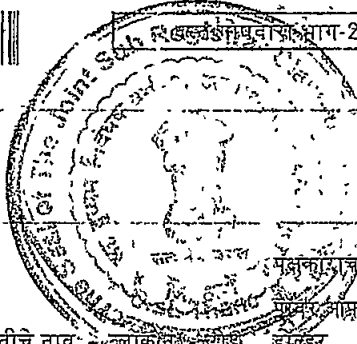


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दस्ता क्रमांक उहून1/3431/2024
दस्ताचा प्रकार - कुलमुखत्यारपत्र



उहून1
दस्ता क्रमांक.3431/2024

उहून-१
२०२४

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठप्पा प्रमाणित |
|----------|--|--|-----------|-------------------------------------|
| 1 | नाव: ललित तट्टे - पत्ता: प्लॉट नं. - , साळा नं. - , इमारतीचे नाव: - , नं: तट्टे कन्सल्टंट, तट्टे प्लाझा जवळ, गांधी नगर, डोविडली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AIBP087888M | पॉवर ऑफ अटॉर्नी होल्डर वय: 34 स्वाक्षरी | | <input checked="" type="checkbox"/> |
| 2 | नाव: राजेश सुधीर साठे - पत्ता: प्लॉट नं. - , साळा नं. - , इमारतीचे नाव: - , नं: तट्टे कन्सल्टंट, तट्टे प्लाझा जवळ, गांधी नगर, डोविडली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: DEWBS2977K | पॉवर ऑफ अटॉर्नी होल्डर वय: 39 स्वाक्षरी | | <input checked="" type="checkbox"/> |
| 3 | नाव: संजय व्ही. पराजपे - पत्ता: प्लॉट नं. - , साळा नं. - , इमारतीचे नाव: - , नं: तट्टे कन्सल्टंट, तट्टे प्लाझा जवळ, गांधी नगर, डोविडली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AGRPP3750N | पॉवर ऑफ अटॉर्नी होल्डर वय: 61 स्वाक्षरी | | <input checked="" type="checkbox"/> |
| 4 | नाव: वीर वहादुर अडावी - पत्ता: प्लॉट नं. - , साळा नं. - , इमारतीचे नाव: - , नं: तट्टे कन्सल्टंट, तट्टे प्लाझा जवळ, गांधी नगर, डोविडली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: AKVPB5130H | पॉवर ऑफ अटॉर्नी होल्डर वय: 48 स्वाक्षरी | | <input checked="" type="checkbox"/> |
| 5 | नाव: मेसर्स केजीआय रिअल्टी प्रा.लि. तर्फे आंधोराईज सिव्हीटरी सोनू अनिल होतचंदानी पत्ता: प्लॉट नं. - , साळा नं. - , इमारतीचे नाव: - , न कोहिनूर, रिजन्सी हॉटेल समोर, चोपंड कोट्टी रोड, जवळ सुनील महाराष्ट्र, THANE. पॅन नंबर: AAHCK5827B | कुलमुखत्यार देणार वय: 34 स्वाक्षरी | | <input checked="" type="checkbox"/> |


त्रयील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र जा दस्तऐवज करून दिल्याचे कबुल करताना
शिक्का क्र.3 ची वेळ. 30/07/2024 04:48:25 PM

ओळख -
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समतुल्य आधारे प्रणालीद्वारे पडताळण्यात आनी 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 | कुलमुखत्यार देणार मेसर्स केजीआय रिअल्टी प्रा.लि. तर्फे आंधोराईज सिव्हीटरी सोनू अनिल होतचंदानी | 30/07/2024 04:47:34 PM | Sonu Anilkumar Hotchandani M 1214519379381215232 |
| 2 | पॉवर ऑफ अटॉर्नी होल्डर ललित तट्टे | 30/07/2024 04:47:57 PM | ललित तट्टे M 1496276900438138880 |
| 3 | पॉवर ऑफ अटॉर्नी होल्डर राजेश सुधीर साठे | 30/07/2024 04:48:25 PM | राजेश सुधीर साठे F 1184828757896617984 |
| 4 | पॉवर ऑफ अटॉर्नी होल्डर संजय व्ही पराजपे | 30/07/2024 04:47:15 PM | संजय वसंत पराजपे M 1168805679123222528 |



उहून-१
२०२४

| | | | | |
|---|--|------------------------|---|--|
| 5 | पोवर ऑफ अटॉर्नी होल्डर वीरबहादुर भंडारी - | 30/07/2024 04:48:51 PM | वीरबहादुर एल भंडारी M 1:67803562362621952 |  |
|---|--|------------------------|---|--|

शिक्षा क्र.4 ची वेळ:30 / 07 / 2024 04 : 48 : 53 PM

शिक्षा क्र.5 ची वेळ:30 / 07 / 2024 04 : 49 : 03 PM नोंदणी पुस्तक 4 मध्ये

~~उत्तरांचे नोंदणीचे कागद~~
उत्तरांचे नोंदणीचे कागद

Payment Details.

| sr | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|----|--------------------|----------|------------------------|--------------------|--------|---------|------------------|-------------|
| 1 | LALLIT S TARRTE | eChallan | 69103332024073015976 | MH005987646202425E | 500.00 | SD | 0003274706202425 | 30/07/2024 |
| 2 | LALLIT S TARRTE | eChallan | | MH005987646202425E | 100 | RF | 0003274706202425 | 30/07/2024 |
| 3 | | DHC | | 0724300412860 | 280 | RF | 0724300412860D | 30/07/2024 |

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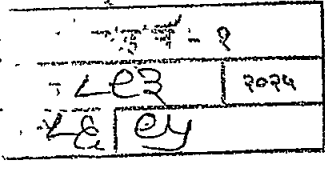
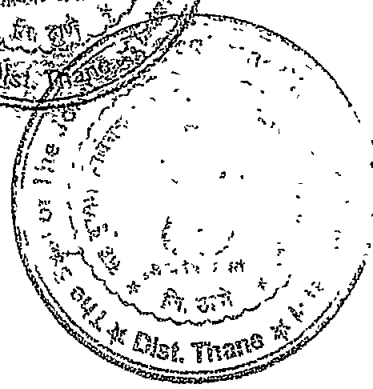
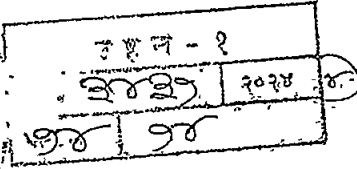
प्रमाणित करण्यात येत आहे या
दस्तावेजा मध्ये एकूण १४ पाने आहेत



राज्य नोंदणी अधिकारी - २,
उत्तरांचे नोंदणीचे कागद - १

पुरतः कमांकावर
३४३१
दिनांक ३०-७-२०२४

सहाय्यक नोंदणी अधिकारी,
उत्तरांचे नोंदणीचे कागद



VIJAYNATH YADAV

नीलम यादव



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
अर्धांगिनी महेंद्र यादव, बिसवार,
बिसवार, सिवान, बिश्वर, बिहार,
841239

Address
W/O Mahendra Yadav, biswar,
Biswar, Siwar Bishwar, Bihar
841239



भारत सरकार
Government of India
उर्मिला देवी
Urmila Devi
जन्म तिथि / DOB 30/10/1983
महिला / Female



6412 6864 1400

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

6412 6864 1400

अध्याग - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O. दुखी चौधरी यादव,
एमएस/आरबी-1/एल/04,
मेट्रो रेलवे कॉलोनी, कलवा
वेस्ट, ठाणे, ठाणे,
महाराष्ट्र - 400605

Address
S/O Dukhi Chaudhary Yadav
MS/RB-1/L/04, Central Railway
Colony, Kalwa West, Thane, Thane,
Maharashtra - 400605

9870 4542 0867

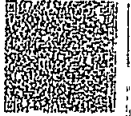
-Aam Admi ka Adhikar



भारत सरकार
Government of India



महेंद्र कुमार यादव
Mahendra Kumar Yadav
जन्म तारीख / DOB: 03/01/1980
पुरुष / MALE



9870 4542 0867

सामान्य माणसाचा अधिकार



| | |
|-------------|------|
| उत्पन्न - १ | |
| ४६३ | २०२५ |
| ४६३ | २०२५ |

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता S/O वसंत पराजपे, 202, जासकी
अपार्टमेंट, छेडा रस्ता, वेदिया विल्डिंग
जवळ, डोंयीवली पूर्व, कल्याण,
दिवळानगर, ठाणे, कल्याण, महाराष्ट्र,
421201

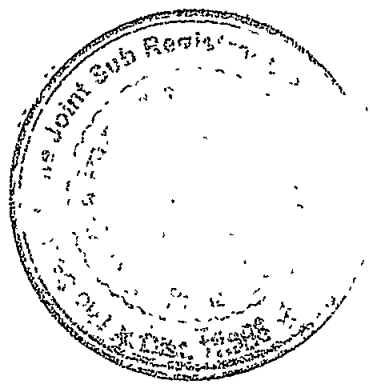
Address, S/O Vasant Paranjape,
202, Jasaki Apartment, Chhedha
Road, Near Dedhia Bl, Dombivali
E, Kalyan, Tilaknagar, Thane,
Kalyan, Maharashtra, 421201

संजय वसंत पराजपे
Sanjay Vasant Paranjape
जन्म वर्ष / Year of Birth 1983
पुरुष / Male

3975 4567 6108

सामान्य माणसाचा अधिकार

Sanjay

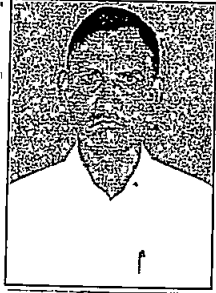


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भारत सरकार द्वारा अधिसूचना सं. 4/345/अ.क. 17/18 अ. दिनांक 05 मार्च 2019

स्वंय भाष



त्र (Self Declaration)

विद्युत वेगार व विद्युत वेगार सेवा पासपोर्ट साईज फोटो



मी, लिखित वेगार सुभाष अ. होलचंदानी श. जी. डि. वि. २
विजयनाथ होटल समीप, इर-हासनगर.
 आधार क्रमांक असल्यास

मी, लिखित वेगार १- विजयनाथ मल्होत्रा यादव श. ए. ८,
स्टेशन रोड, २^{ये} कोलती, कळवा ५००६०५
 आधार क्रमांक असल्यास

२९८० ५११० ८९९५

मी, माक्याता वेगार १- मीरम विजयनाथ यादव
कळवा - ५०० ६०५
 आधार क्रमांक असल्यास

३१५१ १२५२ ११०५

सादरचे पोषेन करतो की, ही स्वयं. साक्षात्कृत (Self Attested) फोटोव्या प्रति या बूक प्रमाणद्वाराच्या स्वतः प्रती उपरोक्त तथा उरोट्या असल्याचे आडपूरुण आदर्शास, भारतीय टांड सक्षीता आणि माहाराष्ट्र चौराशी अधिजिघम १९०८ कित्या संबंधीत कायद्यानुसार (माहाराष्ट्र चौराशी अधिजिघम १९०८ कित्या संबंधीत) अन्वयात मी सिद्धेस पात्र राहिल रावी मला संपूर्ण जाणीव आहे.

लि. वेगार सखी १.

Donnu / of Chhandani

दि. वेगार सखी २.

VIJAYNATH

मी, माक्याता वेगार १

मीरम यादव



| | |
|---------|------|
| सहज - १ | |
| ६९३ | १०१५ |
| ६९ | ९५ |

मी.आम्ही खालील सही करणार मा नोंदणी महानिरीक्षक व मुद्रांक अंतर्गत पुणे गाटे दिनांक 30/12/2015 रोजीचे परिपत्रक वाचून असे घोषित केले आहे. नोंदणीसाठी आदर केलेल्या दस्तऐवजांमधील मिळकत ही फसवणूकीदार यांच्या विका्री होत नाही दस्तातील लिहून देणार ; कुलमुखत्यार वारक हे खरे पत्र आहे आम्ही स्वतः खात्री करून वा दस्तासोबत टोन प्रत्यक्ष ओळखणारे इतर कोणत्याही घेऊन आले आहे

सका जेव्हाही दस्तासोबत मिळकतीचे मालक यांच्या जबाबदारीत या दस्तातील मिळकतीचे मालक, वारस व वारसाद्वारे मिळकत हितसंबंधीत व्यक्ती यांची मालकी (Title), तसेच मिळकतीचे मालकाचे कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यारधारक अद्यापही अस्तित्वात आहे व ते आज पोचता येऊ शकतील नाही याची मी खात्री करून देत आहेत. तसेच सदचाची मिळकत शासन मालकीची नाही व मिळकतीतील इतर इतर कर्जे, बँक, खाते शासन वगैरे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अर्थ होत राहून आम्ही आमचा आर्थीक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारसमक्ष निष्पत्ती केलेला आहे

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे आहेत व मिळकतीचा इस्तानवरून शासन कोर्टात न्यायालय शासकीय नोंदणी मनाई नाही तसेच नंतरचा वेळी नोंदणी व नोंदणी व नोंदणी व नोंदणी याची मी आज नोंदणी करत आहे

नोंदणी क्रमा. 12/2015 चे दिनांक 08 व देकोवेळ, न्यायालयात उल्लेख केलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक कुलमुखत्यारधारक यांचे मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी आहे. आम्हास पूर्णपणे जाणीव आहे

स्थावर मिळकती विका्री सध्या होत असलेली फसवणू / बनावटीकरण, रजिस्ट्रार व त्या अनुषंगाने पोक्सिअर अंतर्गत तपासलेले गुन्हे हे फक्त दस्तऐवजांमधील मिळकती विका्री होऊ नये म्हणून नोंदणी अधिनियम 1906 चे धारा 10 नुसार मी / आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी घ्यावता येऊ शकते असल्यास अथवा नोंदणी अधिनियम 1906 चे कलम 12 नुसार कोणाच्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पत्ती व ओळख देणारे जबाबदार राहणार अन्तर्गती आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणाही प्रकारचा गुन्हा होऊ नये म्हणून केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही कोणाही अधिनियम 1906 चे कलम 13 व भारतीय दंड संहिता 1660 मधील नुकसानीत अंतर्गत कोणाही अधिनियम आम्ही पत्र राहणार आहेत याची मला / आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र शोधपत्र दस्ताचा भाग म्हणून जोडत आहेत

12/2015
2015

Dhanu Lalchandani
लिहून देणार

2 VISAR...
श्रीलक्ष्मी यादव

हमीपत्र

या हमीपत्राद्वारे घोषित करण्यात येते की दिनांक 14/2/25 रोजी या दस्ता सोबत निवासी / वाणिज्य या स्थावर मिळकती सोबत वाहनतळ विकत देण्यात / विकत घेण्यात आलेले नाही

लिहून घेणार सही

Domini / Jajchhandani

लिहून घेणार सही

VIJAYNATH YADAV

नीलम यादव



| | |
|-----------|------|
| उत्तर - १ | |
| २९३ | २०२५ |
| २९३ | २५ |

॥ घोषणा पत्र ॥

मी. मौज्य व. परीक्ष याद्वारे घोषित करणेची.

दुरयम विरिधायक उरुहासनागस्थायी तज्ज्ञानियत वारी २०११ या शिर्षकाचा वस्तु वोंदणीसाठी सादर करण्यात आला आहे श्री. मौज्य व. परीक्ष यांच्या व. इ. यांनी दिनांक / / रोजी मला दिलेल्या कुलमुख्याचार्यांच्या आधारे ही सद्य रस्त वोंदणीसाठी सादर केला / लिप्यादित खरुग कडुली जादाच दिनांक आहे सद्य कुलमुख्याचार पत्र लिहून देणार यांनी कुलमुख्याचार पत्र रद्द केलेले नाही, विरिधायक कुलमुख्याचार्यांच्या लिहून देणार ध्यानासोपेकी वोंदणीची मयात झालेले नाही, विरिधायक अन्व वोंदणीच्याही कारणामुळे कुलमुख्याचार्यांच्या रद्द केलेले नाही, सद्य कुलमुख्याचार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे, सद्यचे कथन चुकीचे आढळून आल्यास वोंदणी अधिनियम १९०८ चे कलम ४९ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणित आहे.

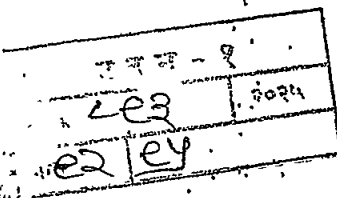
दिनांक :- 14/2/25

सही :-

(Signature)

(Signature)

कुलमुख्याचार पत्र धारकाचे नाव



77/893

शुक्रवार, 14 फेब्रुवारी 2025 1:10 म नं.

दस्त गोषवारा भाग-1

उहन1

दस्त क्रमांक: 893/2025

दस्त क्रमांक: उहन1 /893/2025

वाजार मुल्य: रु. 22,81,000/-

मोबदला: रु. 33,68,635/-

भरलेले मुद्राक शुल्क. रु.2,02,200/-

दु. नि. सह. दु. नि. उहन1 यांचे कार्यालयात

पावती 1247

पावती दिनांक. 14/02/2025

अ. क्रं. 893 वर दि.14-02-2025

सादरकरणाराचे नाव: विजयनाथ नन्हूकू यादव

रोजी 1:07 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु 1900.00

पृष्ठांची संख्या: 95

एकुण: 31900.00

VIJAYNATH YADAV
दस्त हजर करणाऱ्याची सही

Sub Registrar, Class-2, Udhana

सह दुय्यम निबंधक वर्ग - २
उद्धासनगर क्रं. १

दस्ताचा प्रकार: करारनामा

Sub Registrar, Class-2, Udhana

सह दुय्यम निबंधक वर्ग - २
उद्धासनगर क्रं. १

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 14 / 02 / 2025 01 : 07 : 11 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 02 / 2025 01 : 08 : 15 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

खदर दस्ताऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण गजबुद, दिष्पादक व्यक्ती, सादर कर व सादर करणेचे कागदपत्रे दस्ताधी सत्यता, वैधता, कोणत्याही बाबीसाठी दाखल दिष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण दस्ताऐवज सादर करणारे/कोणत्याही याच्या कोणताही कायदा / नियम / परिपत्रके याचे उल्लंघन होत नाही.

VIJAYNATH YADAV
दस्ताऐवज घेणारा सही

Udhana
लिहून देणारा सही

नीलम यादव



| | |
|-------------|------|
| उहन - १ | |
| द. क्र. ८९३ | २०२५ |
| ८९३ | ९५ |



14/02/2025 1 17:50 PM

दस्त गोपवारा भाग-2

उहून1

दस्त क्रमांक.893/2025

दस्त क्रमांक :उहून1/893/2025

दस्ताचा प्रकार :-करारनामा

| अनु क्र | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|---------|--|--|-----------|--------------|
| 1 | नाव:मेसर्स केजीआय रिअल्टी प्रा. लि तर्फे ऑथोराईज सिग्रीटरी सोनू अनिल होतचंदानी तर्फे कुलमुखत्यारी कबुली जवाब सजय वसंत पराजपे पत्ता प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: कोहिनूर, ब्लॉक नं: -, रोड न. रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पॅन नंबर:AAHCK5827B | लिहून घेणार वय :-62 स्वाक्षरी:- <i>S. Srinivas</i> | | |
| 2 | नाव:विजयनाथ नन्हकू यादव पत्ता:प्लॉट नं 0, माळा न. 0, इमारतीचे नाव. -, ब्लॉक नं: टी 8, रोड न: स्टेशन रोड एम एस/आर वी/1 टी 8 सेन्ट्रल रेल्वे कॉलनी कळवा ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ACVPY6462B | लिहून घेणार वय :-49 स्वाक्षरी:- <i>Vijay Nath Yadav</i> | | |
| 3 | नाव.नीलम विजयनाथ यादव पत्ता प्लॉट नं 0, माळा नं: 0, इमारतीचे नाव -, ब्लॉक न. टी 8, रोड नं: स्टेशन रोड एम एस/आर वी/1 टी 8 सेन्ट्रल रेल्वे कॉलनी कळवा ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AJQPY7620M | लिहून घेणार वय :-45 स्वाक्षरी:- <i>नीलम यादव</i> | | |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 02 / 2025 01 : 13 : 45 PM

ओळख-

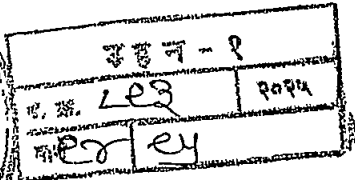
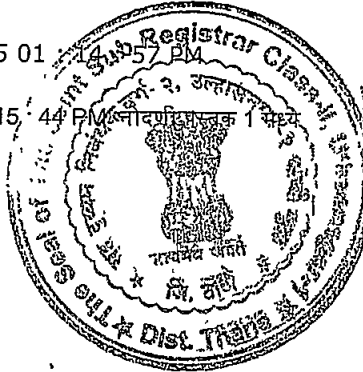
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

| Sr. No. | Type of Party & Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|---------|---|--|--|
| 1 | लिहून घेणार मेसर्स केजीआय रिअल्टी प्रा लि तर्फे ऑथोराईज सिग्रीटरी सोनू अनिल होतचंदानी तर्फे कुलमुखत्यारी कबुली जवाब संजय वसंत पराजपे | 14/02/2025 01:14.55 PM | सजय वसंत पराजपे M 1168805679123222528 |
| 2 | लिहून घेणार विजयनाथ नन्हकू यादव | 14/02/2025 01:14:38 PM | विजयनाथ नन्हकू यादव M 1339865366722535424 |
| 3 | लिहून घेणार नीलम विजयनाथ यादव | 14/02/2025 01:14 11 PM | नीलम विजयनाथ यादव F 1339865251874103298 |

शिक्का क्र.4 ची वेळ:14 / 02 / 2025 01

शिक्का क्र.5 ची वेळ:14 / 02 / 2025 01 : 15

Sub-Registrar, Ulhasnagar
अह दुस्यमि निबंधक वर्ग - २
उल्हासनगर क्र. १,



Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | KGI REALTY PVT LTD | eChallan | 69103332025021320752 | MH016122199202425E | 202200.00 | SD | 0008936874202425 | 14/02/2025 |
| 2 | KGI REALTY PVT LTD | eChallan | | MH016122199202425E | 30000 | RF | 0008936874202425 | 14/02/2025 |
| 3 | | DHC | | 0225130519368 | 1900 | RF | 0225130519368D | 14/02/2025 |

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

893 /2025

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- 2 Get print immediately after registration

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प्रमाणित करण्यात येत की या
दस्तावेज मध्ये एकूण९५....पाने आहेत

सहदुय्यक निबंधक वर्ग - २,
उल्हासनगर क १९

पुस्तक क्रमांक १५३.....
.....१५३..... कमांकावर नोंदला
दिनांक १४-०२-२०२५

सहदुय्यक निबंधक वर्ग - २,
उल्हासनगर क १९



| | |
|---------------|------|
| उल्हासनगर - १ | |
| क्र. १५३ | २०२५ |
| पाने १५ | ९५ |



17/02/2025

सूची क्र.2

दुय्यम निबंधक - दु.नि. उल्हासनगर 1

दस्ता क्रमांक : 893/2025

नोदणी :

Regn 63m

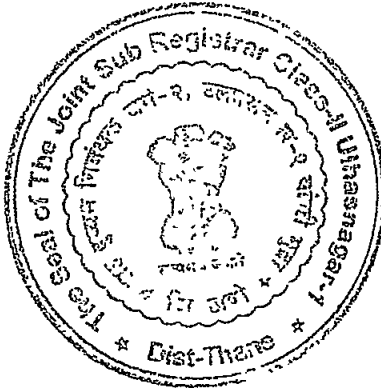
गावाचे नाव . उल्हासनगर (शहाड)

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोवदला | 3368635 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2281000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमाक (असल्यास) | 1) पालिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन ., इतर माहिती: मौजे शहाड, उल्हासनगर 1, पोर्शन नं. 2,3,4,5 आणि पोर्शन नं. 6 ए, शीट नं. 83, सेक्टर 7 बी, यु.नं. 198 सि.स.नं. 2447 वरील कोहिनूर गार्डन्स प्रोजेक्ट, मधील सदनिका नं. 1005, दहावा मजला, ए विंग, क्षेत्रफळ 34.74 चौ मी. कार्पेट + 2.47 चौ मी. वाल्कनी/टेरेस स्पेस सहित रेरा क्रं. पी51700076841 ((C.T.S. Number : 2447 ;)) |
| (5) क्षेत्रफळ | 1) 34.74 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मेसर्स केजीआय रिअल्टी प्रा. लि तर्फे ऑथोराईज सिटीटरी सोनू अनिल होतचंदानी तर्फे कुलमुखत्यारी कबुली जबाब संजय वसंत परांजपे वय:-62; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: कोहिनूर , , ब्लॉक नं - , रोड नं: रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, , महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAHCK5827B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- विजयनाथ नन्हू यादव वय:-49; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं. टी 8, रोड नं: स्टेशन रोड एम एस/आर बी/1 टी 8 सेन्ट्रल रेल्वे कॉलनी कळवा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ACVPY6462B 2): नाव:- नीलम विजयनाथ यादव वय:-45; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं टी 8, रोड नं: स्टेशन रोड एम एस/आर बी/1 टी 8 सेन्ट्रल रेल्वे कॉलनी कळवा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AJQPY7620M |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 14/02/2025 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 14/02/2025 |
| (11) अनुक्रमांक, खड व पृष्ठ | 893/2025 |
| (12) बाजारभावाप्रमाणे मुद्राक शुल्क | 202200 |
| (13) बाजारभावाप्रमाणे नोदणी शुल्क | 30000 |
| (14) शेर | |

मुल्याकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



दुय्यम निबंधक वर्ग - २
उल्हासनगर वृ. १,

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | KGI REALTY PVT LTD | eChallan | 69103332025021320752 | MH016122199202425E | 202200.00 | SD | 0008936874202425 | 14/02/2025 |
| 2 | KGI REALTY PVT LTD | eChallan | | MH016122199202425E | 30000 | RF | 0008936874202425 | 14/02/2025 |
| 3 | | DHC | | 0225130519368 | 1900 | RF | 0225130519368D | 14/02/2025 |

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