

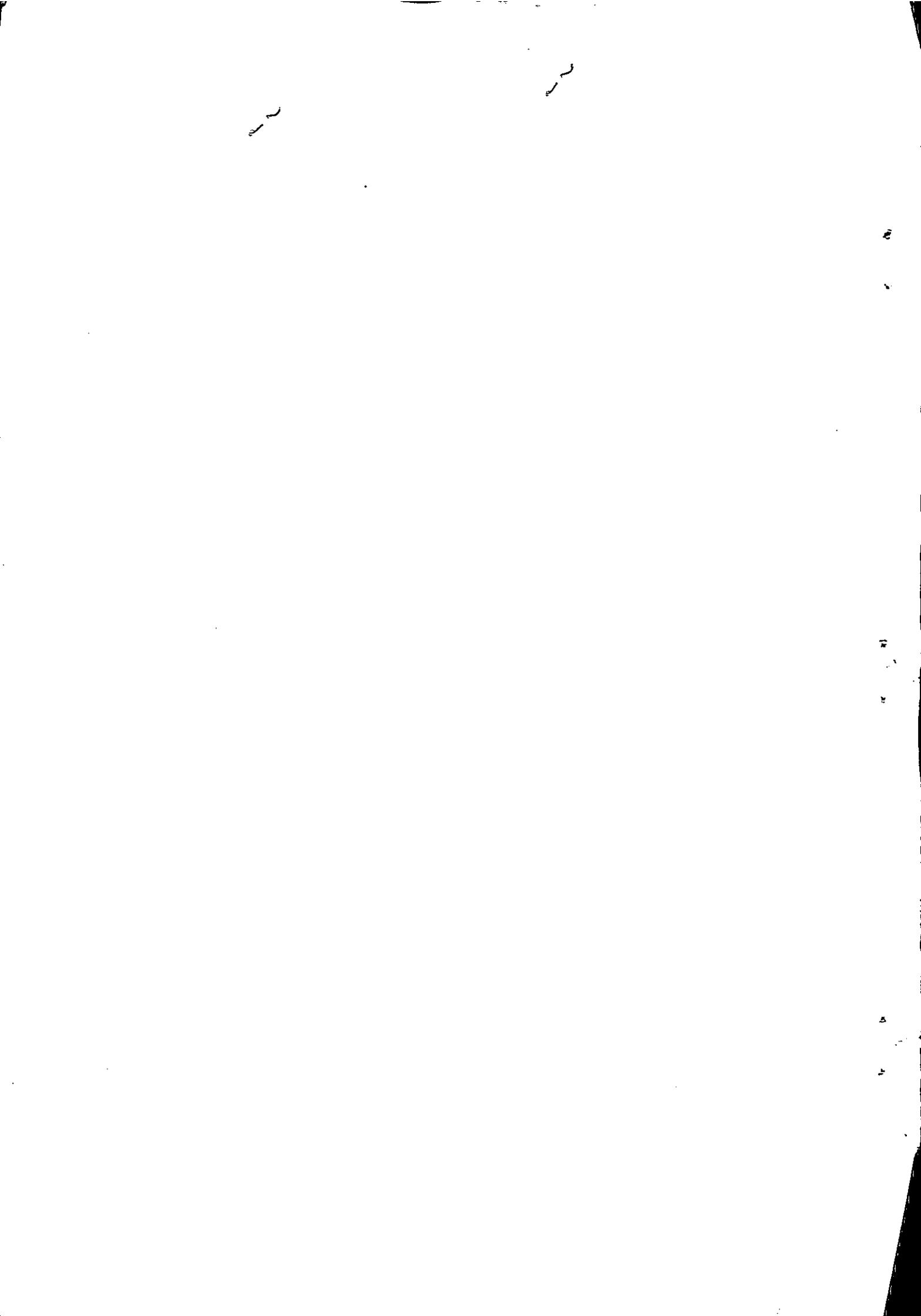
Harshwardhan  
2025

(20/10)

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पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

Wednesday, July 13, 2021  
10:05 AM

पावती क्र.: 14486

दिनांक: 13/07/2021

गावाचे नाव: कोलिबली  
दस्तऐवजाचा अनुक्रमांक: कलन2-13010-2021  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: विनित दिपक मेह्तर --

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2880.00

पृष्ठांची संख्या: 144

एकूण:

₹. 32880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:23 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

वाजार मुल्य: ₹. 3518000/-

भोंवदला ₹. 3518000/-

भरलेले मुद्रांक शुल्क : ₹. 211500/-

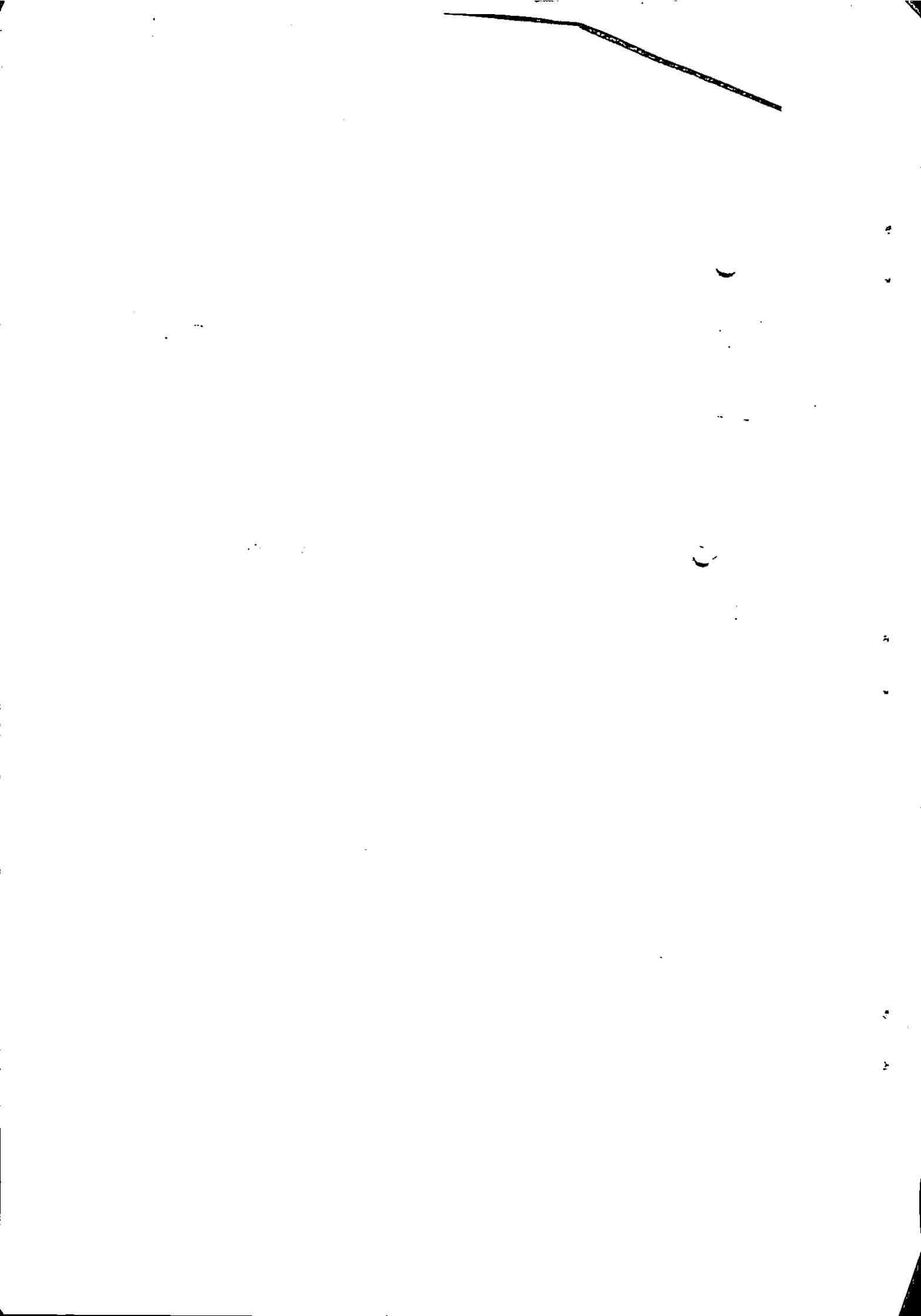
1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1207202105104 दिनांक: 13/07/2021  
वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 880/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1207202105239 दिनांक: 13/07/2021  
वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002538461202122M दिनांक: 13/07/2021  
वॅकेचे नाव व पत्ता:

मुळप्रत मिळाली

*[Handwritten signature]*



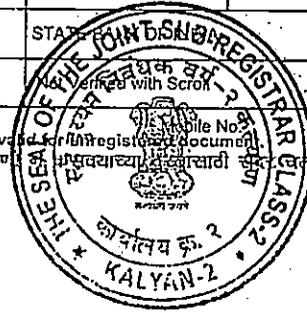


CHALLAN  
MTR Form Number-6

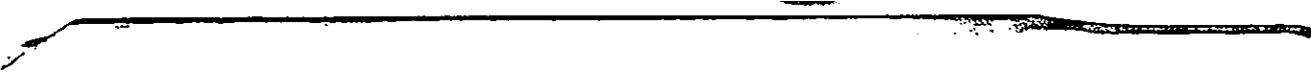


GRN	MH002538461202122M	BARCODE	[Barcode]			Date	22/06/2021-11:22:13	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)	CJVPM1839F					
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name	VINIT DEEPAK MEHTTAR					
Location	THANE										
Year	2021-2022 One Time				Flat/Block No.	RIVERVIEW CLASSIC BLDG NO 4 FLAT NO					
					Premises/Building	1105					
Account Head Details			Amount In Rs.								
0030046401 Stamp Duty			211500.00		Road/Street	KOLIVALI					
0030063301 Registration Fee			30000.00		Area/Locality	KALYAN WEST					
					Town/City/District						
					PIN	4	2	1	3	0	1
					Remarks (If Any)	PAN2=AAIFR7879N-SecondPartyName=RUTU BUILDERS-CA=3518000					
Total			2,41,500.00		Amount In Words	Two Lakh Forty One Thousand Five Hundred Rupees Only					
Payment Details					FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA					Bank CIN	Ref. No.	00040572021062546449 CPAAWOPGA3				
Cheque/DD Details					Bank Date	RBI Date	22/06/2021-11:22:17 Not Verified with RBI				
Name of Bank					Bank-Branch						
Address of Branch					Scroll No. , Date						

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document.  
सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी करायच्या दस्तावेजासाठी केवळ लागू आहे.



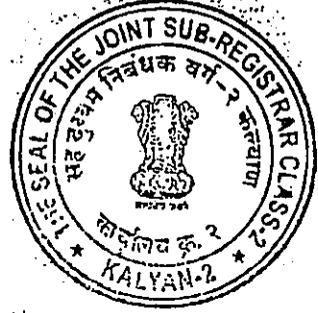
क.ल.न.२	
दस्तावेज क्र. 93090	2022
Print Date 22-06-2021 12:07:03	
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॥श्रीगणेशायनमः॥



क.म.न.२	
दस्तावेज नं. 3090	2021
3	988

AGREEMENT FOR SALE

AGREEMENT FOR SALE made and executed at Kalyan this 15<sup>th</sup> Day of JULY in the Christian year Two Thousand and Twenty One.

By and between:

M/s. Rutu Builders, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 501, Rutu Business Park, Service Road, Off. L.B.S. Marg, Majiwade, Thane (West) – 400 601 (PAN No. AAIFR7879N) represented by its Authorized Partner Shri Mukund P. Patel, hereinafter referred to as the 'Developers/ Promoters' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) of the FIRST PART;

Moo *(Signature)* श.म.न.२  
श्री.सुधाता

AND

1) Name- Mr. Vinit Deepak Mehatar,

aged 25 Years PAN No.: CJVPM1839F

2) Name- Mrs. Sadhana Deepak Mehatar,

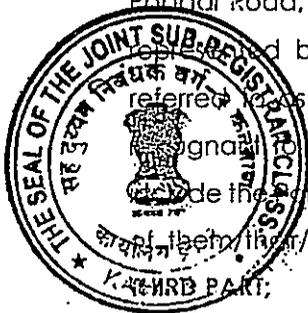
aged 57 Years PAN No.: BXEPM1213K

3) Name- Mr. Deepak Saturam Mehatar,

aged 57 Years PAN No.: BXEPM1215R

Indian Inhabitant/s, having his/her/their address at Flat No. 601, Mahaveer River Valley, Building No. 4, Gandhare, Kalyan West, Maharashtra, India, 421301 hereinafter called and referred to as the "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 permitted assigns) of the SECOND PART.

M/s. Harasiddh Corporation, a partnership firm registered under the Indian Partnership Act, 1932., having its principal place of business at Tulsi Villa, Poddar Road, Santacruz (West), Mumbai - 400 054 (PAN No. AACFH1946E)



and by its Authorized Partner Shri Mukund P. Patel, hereinafter referred to as the 'Confirming Party' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners constituting the said firm for the time being, the survivors of them, their heirs, executors, administrators and assigns) of the

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WHEREAS:	
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The Developer/Promoters and the Purchaser/s are hereinafter individually referred to as "a Party" and collectively as "the Parties".

The Owners of various pieces and parcels of adjoining lands, were seized and possessed of and otherwise well and sufficiently entitled to Land/property situated at Village Kolivali, Taluka Kalyan, District Thane in the State of Maharashtra, and within the municipal limits of Kalyan

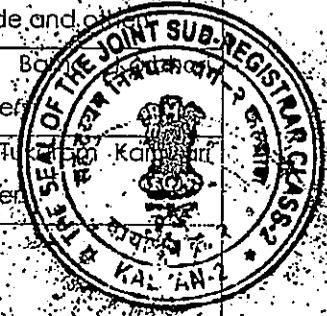
*Mao*

*Mehatar*  
*KEW*

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Dombivli Municipal Corporation, the details of the same are as mentioned below:

SrNo.	Survey No.	Hissa No.	Area (Sq.Mtrs)	Name of Owners
1	28	1	2710	Mahadu Padu Karbhari and others
2	28	2	2320	Sifarm Ragho Lokhande and others
3	28	3	1800	Eknath Savlaram Karbhari and others
4	28	4/1	1140	Jayram Walkya Karbhari and others
5	28	4/2	3780	Prakash Kathod Karbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
7	28	4/4	2550	Bala Ambo Karbhari and others
8	28	4/5/1	1460	Baban Tukaram Karbhari and others
9	28	5	1700	Chainu Atmaram Lokhande and others
10	27	5	2810	Suresh Savlaram Lokhande and others
11	27	3/3	2480	Kathod Balu and others
12	27	3/7/3	1750	Baban Tukaram Karbhari and others
		Total →	26,190 Square Meters	



hereinafter called and referred to as the "said entire property" described in the First Schedule hereunder written.

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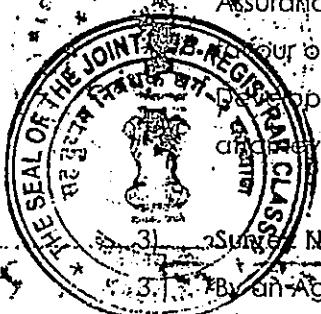
- 2) Survey No. 28 Hissa No. 1
- 2.1 By an Agreement to Sale dated September 04, 1991 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7285 of 1991, made and entered into between the original owners Smt. Manubai Padu Karbhari and Others on the one hand and Shri Mansukhlal Velji

*Manubai Padu Karbhari* 3 *Mansukhlal Velji*

Senghani on the other hand, the Original owners have agreed to sell all their right, title and interest with respect to the land bearing Survey No. 28 Hissa No. 1 admeasuring 2,710 square meters to Shri Mansukhlal Velji Senghani, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 1 in the table, in paragraph (1) hereinabove;

2.2 By an Agreement for Development dated April 04, 2007 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 2510 of 2007 dated April 05, 2007, made and entered into between the original owners Shri. Mahadu Padu Karbhari and Others (therein referred to as the Second Party) along-with Shri Mansukhlal Velji Senghani (therein referred to as the Confirming Party) and the Promoters herein (therein referred to as the First Party), whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 1 admeasuring 2,710 square meters, at and for the price/consideration and on the terms and conditions as contained therein;

2.3 In furtherance to the said agreement, the Original owners Shri. Mahadu Padu Karbhari and others and Shri Mansukhlal Velji Senghani have jointly executed a Power of Attorney dated April 04, 2007 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 126 of 2007 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Partners herein and appointed them as their constituted attorney holders;



Survey No. 28 Hissa No. 2

By an Agreement for Development dated January 22, 2007 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 0569 of 2007, made and entered into between the original owners Shri. Sitaram Ragho Lokhande and Others (therein referred to as the Second Party) and the Promoters herein, whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 2

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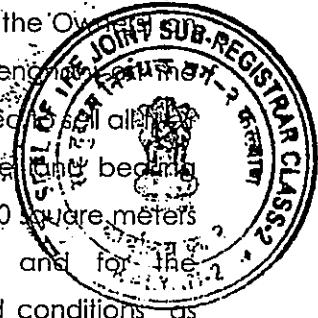
*Mun*  
*Mansukhlal Velji Senghani*  
*R. G. S.* 1 *श्री. राधेश*

admeasuring 2,320 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 2 in the table, in paragraph (1) hereinabove;

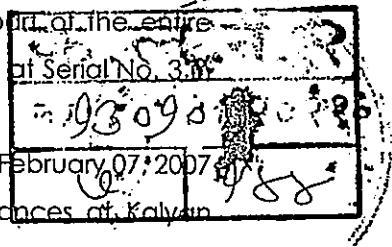
3.2 In furtherance to the said agreement, The Original owners Shri. Sitaram Ragho Lokhande and others have jointly executed a Power of Attorney dated January 22, 2007 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 24 of 2007 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;

4) Survey No. 28 Hissa No. 3

4.1 By an Agreement to Sale dated September 04, 1991 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7282 of 1991, made and entered into between the original owners Smt. Rakhamabai Savlaram Karbhari and Others (therein referred to as the Original Owners) on the one hand and Shri Mansukhlal Velji Senghani on the other hand, the Original owners have agreed to sell all their right, title and interest with respect to the land bearing Survey No. 28 Hissa No. 3 admeasuring 1,770 square meters to Shri Mansukhlal Velji Senghani, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 3 in the table, in paragraph (1) hereinabove;



4.2 By an Agreement for Development dated February 07, 2007 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 0997 of 2007, made and entered into between the original owners Shri. Eknath Savlaram Karbhari and Others (therein referred to as the Second Party) along with Shri Mansukhlal Velji Senghani (therein referred to as the Confirming Party) and the Promoters herein (therein referred to as the First Party), whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 3 admeasuring 1,770 square meters, at and for the



*Handwritten signatures and text:*  
Mansukhlal Velji Senghani  
Shri. 2118101

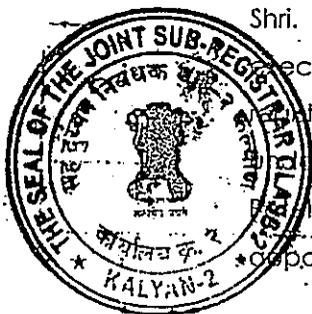
price/consideration and on the terms and conditions as contained therein;

4.3 In furtherance to the said agreement, the Original owners Shri. Eknath Savlaram Karbhari and others and Shri Mansukhlal Velji Senghani have jointly executed a Power of Attorney dated February 07, 2007 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 43 of 2007 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;

5) Survey No. 28 Hissa No. 4/1

5.1 By an Agreement for Development dated October 16, 2007 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7443 of 2007, made and entered into between the original owners Shri. Jayram Walkya Karbhari and Others (therein referred to as the Second Party) and the Promoters herein, whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 4/1 admeasuring 1,140square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 4 in the table, in paragraph (1) hereinabove;

5.2 In furtherance to the said agreement, The Original owners Shri. Jayram Walkya Karbhari and others have jointly executed a Power of Attorney dated October 16, 2007 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 385 of 2007 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;



Survey No. 28 Hissa No. 4/2

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By an Agreement for Development dated April 04, 2008 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 2832 of 2008, made and entered into between the original owners Shri. Kathod Bama Karbhari and Others (therein referred to as the Second Party) and the

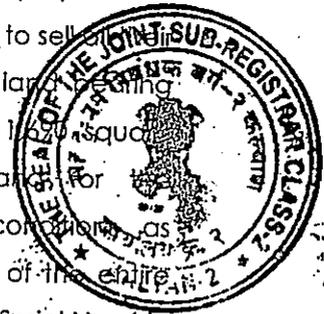
*M. S.* *Shri. Eknath Karbhari* *20.04.2008*

Promoters herein, whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 4/2 admeasuring 3,780 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 5 in the table, in paragraph (1) hereinabove;

6.2 In furtherance to the said agreement, the Original owners Shri. Kathod Bama Karbhari and others have jointly executed a Power of Attorney dated April 04, 2008 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 184 of 2008 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;

7) Survey No. 28 Hissa No. 4/3

7.1 By an Agreement for Sale cum Development dated December 13, 1996 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 4065 of 1996, made and entered into between the original owners Smt. Sonubai Gopal Mhatre and Others (therein referred to as the Vendors) on the one hand and M/s. Sanket Enterprises (therein referred to as the Purchaser/Developer) on the other hand, the Original owners have agreed to sell the right, title and interest with respect to the land bearing Survey No. 28 Hissa No. 4/3 admeasuring 1,020 square meters to M/s. Sanket Enterprises, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 6 in



the table, in paragraph (1) hereinabove and in furtherance of the said Agreement the Original Owners executed a Power of Attorney in favour of the Partners of M/s. Sanket Enterprises;

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7.2 By an Agreement for Development dated April 11, 2008 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 3312 of 2008, made and entered into between the said M/s. Sanket Enterprises (therein referred to

*J. V. Patil*  
*M. S. Patil*  
*M. S. Patil*  
*21. 2. 2008*

as the Second Party) and the Promoters herein (therein referred to as the First Party), whereby M/s. Sanket Enterprises have transferred and assigned the development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 4/3 admeasuring 1,690 square meters, at and for the price/consideration and on the terms and conditions as contained therein;

7.3 In furtherance to the said agreement, the partners of M/s. Sanket Enterprises have jointly executed a Power of Attorney dated April 11, 2008 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 222 of 2008 and in favour of Shri Mukund P. Patel of the Promoters/ Developers herein and appointed them as their constituted attorney holders;

7.4 By two separate Deed of Confirmation dated September 25, 2008 and November 07, 2008 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7645 of 2008 and 8514 of 2008 whereby Smt. Nagubai Savalaram Lokhande and Others and Smt. Pramila Janardhan Shelar and Others have respectively confirmed the terms and conditions of the Agreement dated April 11, 2008 and the assignment and transfer of development rights thereof in respect of the above referred land by M/s. Sanket Enterprises in favour of Promoters herein.

8) Survey No. 28 Hissa No. 4/4

8.1 By an Agreement for Development dated September 25, 2008 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7641 of 2008, made and entered between the original owners Shri. Bala Amboo Karbhari and Others (therein referred to as the Second Party) and the Promoters herein, whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 4/4 admeasuring 2,550 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 7 in the table, in paragraph (1) hereinabove;



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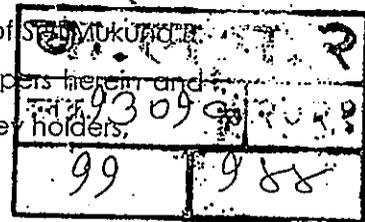
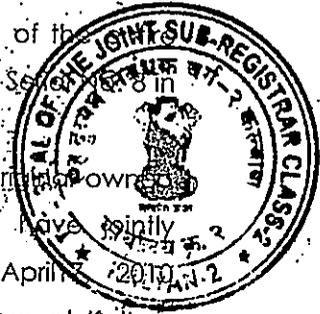
श्री. मेहता

8.2 In furtherance to the said agreement, the Original owners Shri. Bala Amboo Karbhari and others have jointly executed a Power of Attorney dated September 25, 2008 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 7642 of 2008 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;

9) Survey No. 28 Hissa No. 4/5/1

9.1 By an Agreement for Development dated April 17, 2010 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 3817 of 2010, made and entered into between the original owners Shri. Baban Tukaram Karbhari and Others (therein referred to as the Second Party) and the Promoters herein, whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa No. 4/5/1 admeasuring 1,460 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the property and is mentioned and described at Serial No. 3817 of 2010 in the table, in paragraph (1) hereinabove;

9.2 In furtherance to the said agreement, the Original owners Shri. Baban Tukaram Karbhari and others have jointly executed a Power of Attorney dated April 17, 2010 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 131 of 2010 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;



10) Survey No. 28 Hissa No. 5

10.1 By an Agreement for Development dated December 20, 2007 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 9154 of 2007, made and entered into between the original owners Shri. Chainu Atmaram Lokhande and Others (therein referred to as the Second Party) and the Promoters herein, whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 28 Hissa

*M. P. Patel* *M. P. Patel* *श्री. सुधन*

No. 5 admeasuring 1,700 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 9 in the table, in paragraph (1) hereinabove;

10.2 In furtherance to the said agreement, the Original owners Shri. Chainu Akmaram Lokhande and others have jointly executed a Power of Attorney dated December 20, 2007 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 458 of 2007 and in favour of Shri Mukund P. Patel as partner of the Promoters/ Developers herein and appointed them as their constituted attorney holders;

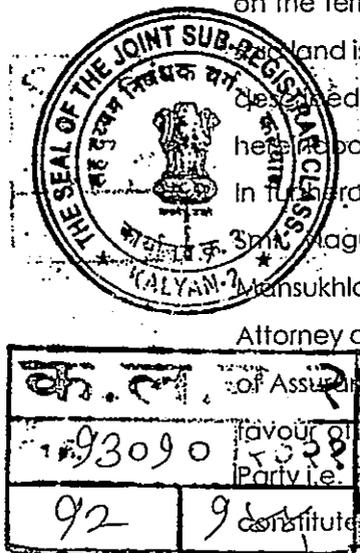
11) Survey No. 27 Hissa No. 5

11.1 By an Agreement for Development dated April 27, 2007 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 3298 of 2007, made and entered into between the original owners Smt. Nagubai Savlaram Lokhande and Others (therein referred to as the Second Party) along-with Shri Mansukhlal Velji Senghani (therein referred to as the Confirming Party) and the Confirming Party herein i.e. Party of the Third Part (therein referred to as the First Party), whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 27 Hissa No. 5 admeasuring 2,810 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the

land is part of the entire property and is mentioned and described at Serial No. 10 in the table, in paragraph (1) hereinabove;

In furtherance to the said agreement, the Original owners Smt. Nagubai Savlaram Lokhande and others and Shri Mansukhlal Velji Senghani have jointly executed a Power of Attorney dated May 3, 2007 registered with the Sub-Registrar

of Assurances at Kalyan under serial No. 175 of 2007 and in favour of Shri Mukul P. Patel as partner of the Confirming Party i.e. Party of the Third Part and appointed them as their constituted attorney holders;



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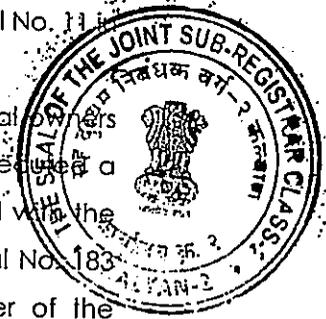
12) Survey No. 27 Hissa No. 3/3

12.1 By an Agreement for Development dated April 4, 2008 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 2833 of 2008, made and entered into between the original owners Shri. Kathod Bama Karbhari and Others (therein referred to as the Second Party) and the Confirming Party herein i.e. Party of the Third Part (therein referred to as the First Party), whereby the Original owners have granted development rights to the Promoters herein with respect to the land bearing Survey No. 27 Hissa No. 3/3 admeasuring 2,480 square meters, at and for the price/consideration and on the terms and conditions as contained therein and the said land is part of the entire property and is mentioned and described at Serial No. 11 in the table, in paragraph (1) hereinabove;

12.2 In furtherance to the said agreement, the Original Owners Shri. Kathod Bama Karbhari and Others have executed a Power of Attorney dated April 4, 2008 registered with the Sub-Registrar of Assurances at Kalyan under serial No. 183 and in favour of Shri Mukul P. Patel as partner of the Confirming Party i.e. Party of the Third Part and appointed them as their constituted attorney holders;

Survey No. 27 Hissa No. 3/7/3

12.3 By an Agreement for Development dated August 25, 2014 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 5197 of 2014, made and entered into between the original owners Shri. Baban Tukaram Karbhari and Others (therein referred to as the Second Party) and the Developers herein i.e. Party of the First Part (therein referred to as the First Party), whereby the Original owners have granted development rights to the Developers/Promoters herein with respect to the land bearing Survey No. 27 Hissa No. 3/7 admeasuring 3,030 square meters, at and for the price/consideration and on the terms and conditions as contained therein. Further Survey No. 27/3/7 is subdivided into Survey No. 27 Hissa No. 3/7/1 admeasuring 1,280 square meters and Survey No. 27 Hissa No. 3/7/3 admeasuring 1,750 square meters and out of the entire survey No. 27/3/7 the land bearing survey No. 27



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Hissa No. 3/7/3 is part of the entire property and is mentioned and described at Serial No. 12 in the table, in paragraph (1) hereinabove;

12.4 In furtherance to the said agreement, the Original owners Shri. Babab Tukaram Karbhari and Others have executed a Power of Attorney dated August 25, 2014 registered with the Sub-Registrar of Assurances at Kalyan -4 under serial No. 5198/2014 and in favour of Shri Mukund P. Patel as partner of the Developers i.e. Party of the First Part and appointed them as their constituted attorney holders;

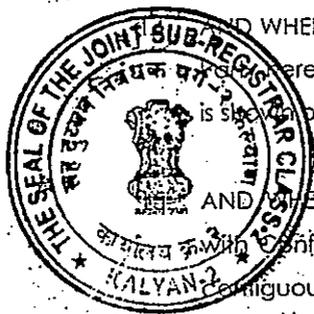
12.5 AND WHEREAS the Promoters herein along with the Confirming Party viz. M/s. Harasiddh Corporation are entitled to develop the said entire property and as per the holding agreed between the Promoters herein and the Party of the Third Part, it is mutually agreed and decided that as per the sanction plans and permissions there is grant and approval of seven buildings viz. Building Nos.1 to 7 and accordingly the Promoters herein are entitled to develop, construct the Building Nos.1 to 6 and with the future increases in Floor Space Index and to sell the flats/units therein constructed to intending purchasers and the Confirming Party are entitled to develop, construct the Building No. 7 and with the future increases in Floor Space Index and to sell the flats/units therein constructed to intending purchasers;

13 AND WHEREAS the Building Nos. 1 to 6 to be developed by the Promoters herein forms an integral part of the scheme of construction and is shown on plan annexed hereto;

AND WHEREAS the Building No. 7 to be developed by the Confirming Party herein forms an integral part of the scheme of construction and is shown on plan annexed hereto.

AND WHEREAS as recited hereinabove the Promoters herein along with the Confirming Party i.e. Party of the Third Part are developing the contiguous and consolidated larger land comprising of Survey Nos. 28/1, 28/2, 28/3, 28/4/1, 28/4/2, 28/4/3, 28/4/4, 28/4/5/1, 28/5, 27/5 and

27/3/3 and 27/3/7/3 totally measuring 26,190 square meters and the Kalyan District Municipal Corporation granted the approval under Commencement Certificate bearing No. KDMP/NRV/BP/KV/2013-98 dated 16/3/2020 with respect to all the Building Nos. 1 to 7 to be constructed on the Entire Property and more particularly described in the First Schedule hereunder written. The District Collector,



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Thane have also granted the Order converting the above said land comprising of entire property to non-agricultural tenure under No. Revenue/D-1/T.No.7/NAP/Kolivali-Kalyan/SR-37/12 New169/12 dated 26/02/2013. Annexed hereto and marked as Annexure 'A' is a copy the order of conversion of non-agricultural use issued by the District Collector, Thane and Annexure 'B' is a copy of commencement certificate;

16 AND WHEREAS the scheme of construction on the entire property totally admeasures 26,190 square meters comprising of the pieces and parcels of properties described in the First schedule hereunder written and as stated above in paragraph 13 above the Promoters herein are absolutely entitled to construct and develop the Building No. 1 to 6 to be constructed on the land forming a part of the entire scheme of construction and the same is shown on the plan annexed hereto and more particularly described in the Second Schedule hereunder written, hereinafter called and referred to as the said property;

17 AND WHEREAS in accordance with the sanctioned building plan the Promoters have commenced construction of the BUILDING No. 4 referred to in the above commencement certificate, forming an integral part of the Scheme of Construction known as 'RIVERVIEW CLASSIC' (hereinafter referred to as "the said building/project") comprising of Basements, Stills and Upper floors on the said Property which property is more particularly described in the Second Schedule hereunder written;



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18 AND WHEREAS the Promoters/ Developers state that they have raised the construction finance from Bajaj Housing Finance Ltd. to carry out the construction of building No. 4 of the said "RIVERVIEW CLASSIC" project. In view of the said project loan, an Indenture of Mortgage has been registered with Sub Registrar, Kalyan at Serial No. 1257/2019 on 29/1/2019 and the property described thereunder has been mortgaged with Bajaj Housing Finance Ltd. As a security for the repayment of the project loan. The Promoters/ Developers shall obtain No Objection Certificate from Bajaj Housing Finance Ltd. for the sale of the said flat/unit. The sale proceeds or sale considerations towards the flat/unit are to be deposited in the collection Escrow Account No. 259820549441 with IndusInd Bank. Thus, except this charge, the said property is not encumbered in any way whatsoever manner. AND WHEREAS, save and except as mentioned above and provided herein, the Promoters have obtained a Title Certificate of Shri Nilesh S. Patil, Advocate, wherein it is certified that their title over the said

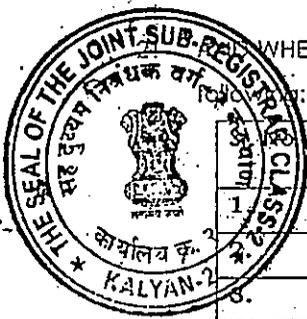
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property is marketable and free from reasonable doubts and subject to the Promoters complying with the provisions of the all permissions obtained from the various authorities for the construction on the said property the Promoters are entitled to construct and sell the duly constructed flats on the said property. Annexed hereto and marked as Annexure 'C' is a photocopy of the said Title Certificate;

19 AND WHEREAS the Promoters has entered into a standard agreement with M/s. Creations, Architect and have appointed Architects and have given the prescribed allotment letter to the said Architect registered with the Council of Architects and have also appointed M/s. SHM Consultants, Structural Engineer for preparing structural designs and drawings and specifications of the said proposed buildings and that the supervision of the said Architect and the said Structural Engineer shall be continued till the completion of the buildings unless otherwise changed;

20 AND WHEREAS the Promoters have registered the said proposed building under provisions of the Real Estate (Regulations and Development) Act, 2016 (hereinafter referred to as the 'RERA') and read with the provisions of the Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (hereinafter referred to as the 'RERA Rules') and the Regulations, with the Real Estate Regulatory Authority at Mumbai, Maharashtra; having Registration No. P51700017199. Annexed hereto and marked as Annexure 'D' is an authenticated copy of the certificate issued by the Real Estate Regulatory Authority;

21 AND WHEREAS the Promoters have in addition annexed herewith the



	Name of Document	Annexure
1.	Floor Plan	'E'
2.	Location Plan	'F'
3.	List of Amenities provided with every Flat	'G'

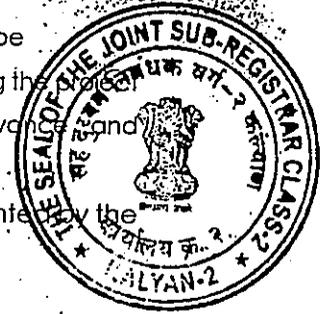
22 AND WHEREAS in the facts and circumstances narrated above, the Promoters have sole and exclusive right to sell the duly constructed residential flats in the said proposed building Nos. 1 to 6 constructed/to be constructed on the said property and to enter into agreements with the Purchaser(s) of the residential flats in the said building and to receive the sale price thereof in the name of the Promoters;

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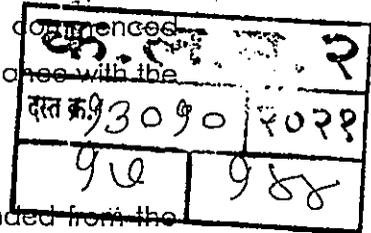
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23 AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) including Kalyan Dombivli Municipal Corporation, to the plans, the specifications, elevations, sections and of the said building/s as mentioned above and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

24 AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the land and the said building and upon due observation 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;



25 AND WHEREAS the Promoter has accordingly commenced construction of the said building/project in accordance with the said approved plans/permissions/specifications;



26 AND WHEREAS the Purchaser/s has/ have demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the said property, the approved plans, designs and specifications prepared by the Promoter's Architects and such other and relevant documents specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and RERA (herein collectively referred to as the "said Acts") and the rules made thereunder. The Promoters has furnished to the Purchaser/s true copies of all such documents as mentioned hereinabove and shall be provided with any other document if and when necessary under any other law as may be applicable from time to time. The Purchaser has also examined all documents and information uploaded by the Promoters on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respect. The Purchaser/s has/have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title

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of the Promoters to the said Property. The Purchaser/s hereby accepts the title of the Promoters to the same;

27 AND WHEREAS the Promoters have also brought to the notice of the Purchaser/s that the said entire scheme of construction will be carried out and completed by the Promoters herein as well as M/s. Harasiddh Corporation and in terms of their mutual understanding i.e. the Building Nos. 1 to 6 will be constructed, sold and the sale proceeds thereof will be appropriated by the Promoters herein and Building No.7 will be constructed and completed by M/s. Harasiddh Corporation and the flats and units therein constructed will be sold by M/s. Harasiddh Corporation and sale proceeds thereof will be appropriated by M/s. Harasiddh Corporation only;

28 The Promoter has entered and is entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ purchaser/s and parties in respect of the sale of flats, units, offices and other usage/ premises in the building to be constructed by the Promoter;

29 AND WHEREAS the Purchaser/s being fully satisfied in respect of the title of the Promoters has/have approached the Promoters and further requested and the Promoters have agreed to allot Flat No. 1105 on 11<sup>th</sup> floor admeasuring 35.14 square meters of carpet area as defined in Section 2(k) of RERA (equivalent to 378.10 Square Feet) Plus 3.24 Square meters of Balcony Area and Patio 3.0 Square meters and in the said BUILDING No- 4



(hereafter referred to as the 'said Building') in Phase No IV to be integral part of the scheme of Building Complex, "RIVERVIEW CLASS" being constructed on the said property (hereinafter collectively referred to as "the said Flat/ premises") together with right to park of Nil(Nil) car parking spaces in still/ podium/basement portion of the said building (hereinafter

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collectively referred to as "the said car parking space") (both the said Flat and the said Car Parking Spaces being collectively described in the Third Schedule hereunder written) on the said property, as permissible under the applicable law and of *pro rata* share in the common areas ("Common Areas") as defined under

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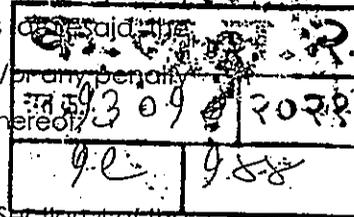
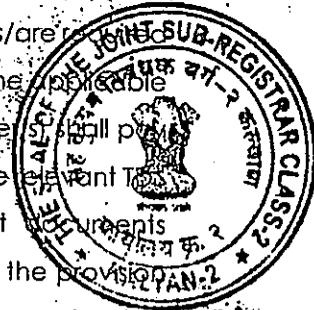
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section 2 (n) of the RERA more particularly described in Fourth Schedule hereunder; and further the Promoters have agreed to sell to the Purchasers the said Flat at or for the consideration of Rs. 35,18,000/- (Rupees Thirty Five Lakhs Eighteen Thousand Only) and on the terms and conditions hereinafter appearing, an authenticated copy of the floor plan whereof is hereto annexed and marked at Annexure - 'H', whereon the Flat has been shown by red color-out-line;

30 AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 1,00,000/- (Rupees One Lakh Only), being part payment of the sale consideration of the Flat/Premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

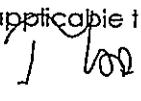
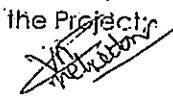
31 The Purchaser(s) is/are aware that the purchaser(s) is/are to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961. The Purchaser(s) shall pay the tax deducted to the government and deliver the relevant TDS Certificate, challans, receipts and other relevant documents relating to each payment, to the promoters as per the provision of the Income-tax Act, 1961 and the rules made thereunder. Any

delay in making the payment and/or taxes as aforesaid, the Purchaser(s) shall be liable to pay the interest and/or penalty levied by the concerned authority/ies in respect thereof.



32 AND WHEREAS, under section 13 of the RERA and Section 4 of the MOFA, the Promoter is required to execute a written Agreement for sale of said Apartment with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

33 The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

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34 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:

35 In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Flat/premise and the garage/closed parking (if applicable) as specified in paragraph 30;

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

RECITALS TO FORM PART OF AGREEMENT

1) The recitals of this agreement shall form an integral part of this agreement.

2) The PROMOTERS are entitled to develop and shall construct building Nos. 1 to 6, consisting of Basement/stilt/Podium plus upper floors on the said property more particularly described in the Second Schedule hereunder written in accordance with the plans/ designs/ specifications sanctioned by Kalyan Dombivli Municipal Corporation and which have been seen and approved by the Purchaser/s with only such variations and modifications as the PROMOTERS may consider necessary or as may be required by the concerned local authority/ the Government to be made in or any of them.

3. ALLOWANCE, CONSIDERATION AND PAYMENT SCHEDULE

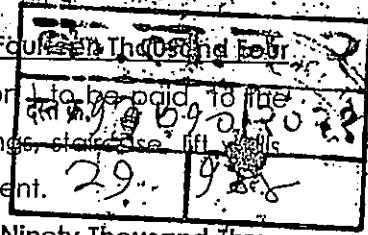
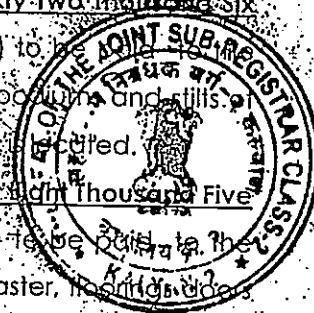
The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell and allot to the Purchaser(s) Flat/ Shop

NO. 1105 on 11 <sup>th</sup> floor measuring 35.14 square meters Carpet Area plus 3.24 square meters of balcony area and Pation Area 0.0 Square Meters of the proposed building being BUILDING No- 4 (hereinafter referred to as 'the said building') in Phase No IV to be integral part of the scheme of Building Complex, 'RIVERVIEW CLASSIC' which the Promoters proposes to construct on the said property as shown in the floor plan thereof hereto	
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annexed, together with the right to use common areas and amenities of the proposed building along with the other purchasers of flats in the said proposed building on the said property for the total price/consideration of Rs. 35,18,000/- (Rupees Thirty Five Lakhs Eighteen Thousand Only) together with the allotment of Nil (Nil) car parking spaces in lift/podium/basement portion of the said building. The said Flat and the car-parking are hereinafter collectively referred to as "the said Premises" and more particularly described in the Third Schedule hereunder written. The said price/consideration shall be paid by the Purchaser/s in the following manner:-

- i. Amount of Rs 10,55,400/- ( Ten Lakhs Fifty Five Thousand Four Hundred Only ) (30% of the total consideration) to be paid to the Promoter on the execution of Agreement.
- ii. Amount of Rs 15,83,100/- ( Fifteen Lakhs Eighty Three Thousand One Hundred Only ) (45% of the total consideration) to be paid to the Promoter on completion of the plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs 24,62,600/- ( Twenty Four Lakhs Sixty Two Thousand Six Hundred Only ) (70% total of the consideration ) to be paid to the promoter on completion of the slabs including podium and stairs of the building or wing in which the said Apartment is located.
- iv. Amount of Rs 26,38,500/- ( Twenty Six Lakhs Thirty Eight Thousand Five Hundred Only ) (75% total of the consideration ) to be paid to the promoter on completion of the walls, internal plaster, floors, doors and windows of the said Apartment.
- v. Amount of Rs 28,14,400/- ( Twenty Eight Lakhs Fourteen Thousand Four Hundred Only ) (80% total of the consideration ) to be paid to the promoter on completion of the sanitary fittings, staircase, lift shafts, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs 29,90,300/- ( Twenty Nine Lakhs Ninety Thousand Three Hundred Only ) (85% total of the consideration ) to be paid to the promoter on completion of the external plumbing and external plaster, elevation, terrace with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs 33,42,100/- ( Thirty Three Lakhs Forty Two Thousand One Hundred Only ) (95% total of the consideration ) to be paid to the promoter on completion of the lift , water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other



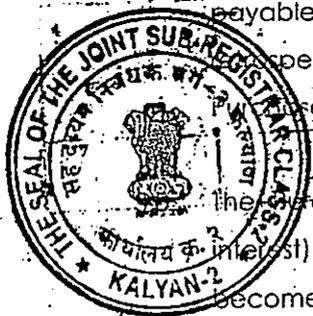
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requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Amount of Rs 35,18,000/- (Thirty Five Lakhs Eighteen Thousand Only) against and at the time handing over of the possession of the Apartment to the Purchaser on or after receipt of occupancy certificate or completion certificate.

ix. At the time of Possession for furniture/fittings being the balance of agreed sale price as aforesaid within seven days of the Promoters intimating in writing to the Purchaser/s that the said Flat/shop is ready for possession in terms of Agreement herein and in any event prior to possession of the said Flat/shop being given to the Purchaser/s whichever is earlier.

3.2 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project) up to the date of handing over the possession of the said Flat. The Purchaser/s has/ have further agreed and accepted to pay the amount towards MVAT, Service tax, cess, Goods and Service Tax any other taxes as applicable, stamp duty, registration charges/ fees, deposit and charges for society formation, maintenance charges, charges for electricity connections/ meter, legal charges, and various other charges which has been stated under this Agreement. The Purchaser shall also pay in addition to the total consideration as mentioned in paragraph 3.1 above any service tax, VAT/GST/cess or any other new levies/ tax (direct and indirect) become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone.



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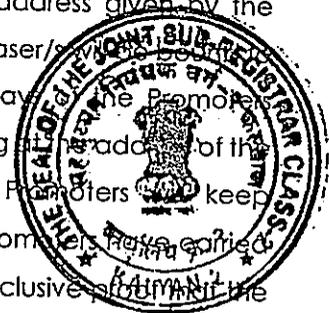
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The Purchaser/s hereby agree to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each instalment being the essence of this Agreement. Dispatch of demand letter electronically or / and by post/ courier, shall be deemed as receipt of the demand letter as a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

- 3.4 The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said Notification /order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 3.5 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 3.6 The time for deposits/payment of instalments to be made by the Purchaser as provided in Clause No. (3.1) above and all the amounts that the Promoters are entitled to receive from the Purchaser/s as provided hereinafter appearing in the agreement shall be the essence of this contract. The Promoters will forward to the purchaser/s intimation having carried out the aforesaid work at the address given by the Purchaser/s under this agreement and the Purchaser/s shall pay the amount of instalments within fifteen days of the Promoter dispatching intimation under Certificate of posting to the address of the Purchaser/s as given in these presents. The Promoters shall keep Certificate of the Architects certifying that the Promoter has carried out given work and such Certificate shall be conclusive proof that the plinth and respective slabs are completed. The Purchaser/s is/are not entitled and hereby agrees not to raise any objections regarding completion of plinth/ slab and in regard to the certificate of the Promoters' architect.



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- 3.7 Without prejudice to the above, if the Purchaser/s fails to make the payment within a period of 15 days or levied mentioned in the demand letters/emails, then and in such an event, the Purchaser/s agrees to pay

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to the Promoter interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% per annum over and above the State Bank of India PLR plus 2% Provided that, payment of interest shall not save the termination of this agreement by the Promoter on account of any default/ breach committed by the Purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the Purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Promoter will be first appropriated towards interest receivable by the Promoter.

3.8 The Purchaser/s further agrees, declares and undertakes that in the event of delay in payment of any instalment or any other amount under this agreement or otherwise, the Promoters shall be entitled to raise, recover and receive the amount of interest at any point of time.

3.9 The total consideration as mentioned in Paragraph 3.1 above and the deposit charges to be paid by the Purchaser/s has been calculated inter-alia on all the authorities, permissions and on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be permissible under the provisions of law. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration mentioned in Paragraphs 3.1 above shall automatically stand enhanced to include the amount of direct and/or indirect loss, damage, claim, expenditure suffered by the Promoter due to such consent not being granted to the Promoter.



3.10 The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by

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furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the

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date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in paragraph 3.1 of this Agreement. However in case such variation, the Purchaser shall not be entitled for any criminal/civil action to be initiated against the Promoter.

3.11 On account of various factors such as RCC structure, plastering, filling, structural member and other such factors, the size of the room/s of the flat/premises as shown in the plans or representation to the purchaser/s may vary/differ to a certain extent. Such variation of area on above factors shall not entitle the Purchaser/s for any refund of amount or compensation.

4. INSPECTION OF THE PROPERTY AND DOCUMENTS RELATING THERETO  
 4.1 The Purchaser/s has/have prior to the execution of this agreement taken physical inspection of the said property and have satisfied himself/herself/themselves about the same and about the title of the said property and have accepted the same and shall not be entitled to any further investigation thereof and no requisition or objection whatsoever shall be raised in respect of any matter relating thereto



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4.2 The Purchaser/s hereby agree/s and confirm/s that inspection has been given by the Promoters of all the documents of title and true copies of Intimation of Disapproval, Commencement Certificate, the plans and the specifications of the said building/s which is proposed to be constructed by the Promoters on the said property. The Purchaser is/are aware of all the terms and conditions contained in various documents hereinabove recited and shall observe all the terms and conditions applicable to him. The Purchaser/s hereby further agrees and covenants with the Promoters to sign and execute all papers and documents in favour of the Promoters or otherwise as may be necessary for the purpose of enabling the Promoters to carry construction on the said property and construct the said building in accordance with the sanctioned plans relating thereto or such other plans with such additions and alterations that may be sanctioned by

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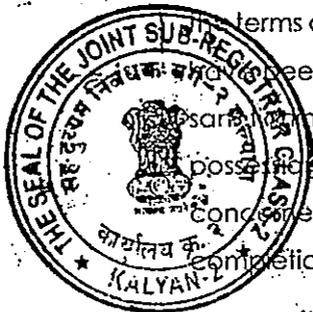
the concerned local authorities and as the Promoters may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of the concerned local authorities or any other appropriate authorities in that behalf as well as for the construction of the said building on the said property upon or after the grant of such approval or sanction relating thereto. The Purchaser/s agree that the said consent is irrevocable.

4.3 The Promoters hereby agree 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 building plans or thereafter and shall before handing over possession of the said Flat to the Purchaser/s, obtain from the concerned local authority, occupation and/or completion certificate in respect of the said Flat.

5 REPRESENTATIONS BY THE PROMOTERS

5.1 The Promoters have rights for development of the said property by and under the several Agreements for Development as mentioned in the recitals above. The Promoters shall be entitled to construct the building by consuming full F.S.I. including TDR as permitted under the prevailing Development Control rules from time to time and the rules made under the Maharashtra Regional Town Planning Act.

5.2 The Promoters hereby agrees to observe perform and comply with all terms and conditions, stipulations and restrictions if any, which, may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat/ Premises to the Purchaser/s, obtain from the concerned local authority occupation, either in full or in part/ or completion certificates in respect of the said Flat/ Premises.



The Promoters hereby further represent, declare and confirm that:

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The Promoters have not entered into any agreement or agreements nor have they contracted to create any right, title or interest in favour of any person or persons nor has they done or committed to do any acts, deeds, things or matters whereby or by means or

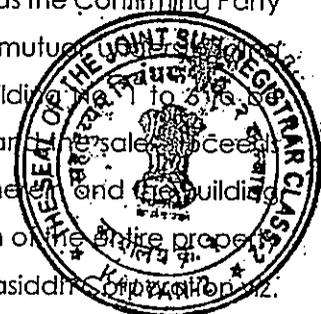
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reasons whereof the said Flat/Shop is or can be adversely affected and/or seriously prejudiced;

- b) they have full right and absolute authority and are *interalia* entitled to deal with the said Flat/Shop and sell the same unto and in favour of the Purchasers;
- c) the said property is free hold and there are no onerous covenants or conditions or restriction in respect of the said property.
- d) The Purchasers have agreed to purchase the said premises relying upon the declarations and representations made by the Promoters herein.

5.4 The Purchaser herein shall have right only in respect of the Premises hereby agreed to be sold by the Promoters to the Purchaser under this Agreement. The rights in respect of other Premises including other Premises as also parking spaces and T.D.R. and/or F.S.I. rights and all other rights in respect of the said property shall continue to remain with the Promoters. The Promoters as aforesaid shall be entitled to amalgamate the said property with adjoining Plot/ plots/properties and shall be entitled to carry out development work of the said Property on a stand alone basis or jointly with the adjoining properties in a phasewise manner and by amalgamating or modifying the existing layout plans and the existing building plans;

5.5 The Promoters have represented to the Purchaser/s that the said entire scheme of construction on the said entire property will be carried out and completed by the Promoters herein as well as the Confirming Party i.e. Party of the Third Part according to the mutual agreement between them, accordingly the proposed Building No. 7 to be constructed on the said property, will be sold and the sale proceeds thereof will be appropriated by the Promoters herein and the building No. 7 to be constructed on the balance portion of the entire property will be constructed and completed by M/s. Harasiddh Corporation viz. the Confirming Party, Confirming Party and the flats, shops and units therein constructed will be sold by them and sale proceeds thereof will be appropriated by M/s. Harasiddh Corporation viz. the Confirming Party, Confirming Party only.



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5.6 The Promoters has further represented that the common amenities and the facilities available on the entire property shall be for use and

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enjoyment of all the flat purchasers/members of Building Nos. 1 to 6 to be constructed by the Promoters herein and the Building No. 7 to be constructed by the confirming party i.e. Party of the Third Part.

6. RIGHT TO USE ADDITIONAL FSI/TDR BY THE PROMOTERSON THE SAID PROPERTY

6.1 The PROMOTERS shall also be entitled to use any additional Floor Space Index (FSI) or compensatory FSI or incentive /Premium FSI/ Floating FSI, Fungible FSI and Transferable Development Rights (TDR) and such other Building potential by whatsoever name called that may be or become available at present or at any time future on the said Property whereby additional construction may be permissible on the said Building on the said Property or put up additional constructions that may be permitted by the local body or concerned authority for any reasons whatsoever or FSI by way of Transferable Development Rights (TDR). Such additional structures and storeys will be the sole property of the Promoters, who will be entitled to dispose of the same in any manner whatsoever as the Promoters may deem fit and proper and the Premises Purchaser/s shall not be entitled to raise any objections or claim any abatement in price of the Premises agreed to be acquired by the Purchaser and/or any compensation or damage on the ground of inconveniences or any other ground whatsoever. The Promoters would be entitled to retain the entire balance rights and shall be entitled to all the present and or future F.S.I. and /or T.D.R. on the property and the Purchasers shall have no rights in respect thereof and the rights of the Purchasers shall be restricted only to the said Premises and shall not extend to rights to use of any additional F.S.I or TDR that may be allowed to be used on the said property on proportional basis

otherwise and the Purchasers shall not claim any such rights against the Promoters. It is agreed by and between the parties that, if the permitted Floor Space Index of density or ratio though not sanctioned at the time the condominium and/or Society is formed and the said property and the said building are submitted under the Maharashtra Ownership of Premises Act/Limited Company/ Maharashtra Apartment Ownership Act, 1970, then Promoters will have the absolute

rights to put up additional construction and/or consume any balance and/or available floor space index or T.D.R. on the said property by constructing further structure/s on the said property even after the formation of the Proposed Society/ Company/Condominium and

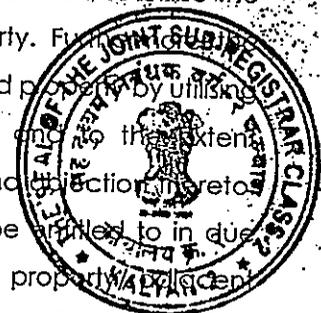


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transfer of the said property. Provided further that notwithstanding anything contained in this agreement, any rights reserved by the Promoters shall be subject to the rights of the Purchasers under this Agreement and the same shall not prejudice or affect the rights of the Purchasers as regards the said Premises and the exclusive use and enjoyment of the areas and facilities appurtenant to the said Premises.

6.2 The Purchaser/s shall not have any right in respect of floor space index sanctioned by the concerned local and statutory authorities in respect of the said property and any other floor space index that may be sanctioned in future and the Promoters shall be entitled to utilise the same for the development of the said property. Further, the Promoters shall also be entitled to develop the said property by utilising TDR of other property on the said property if and to the extent permitted by law and the Purchaser shall have no objection thereto. The Promoters intend to commence and shall be entitled to in due course, carry on further development of the said property/properties in accordance with the sanctioned plans, in a phase-wise manner or with any variations or modifications thereof, as may be approved by the concerned authorities, from time to time.



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6.3 The Promoters shall be absolutely entitled to revise the layout in respect of the said property and carryout such modification, additions, alterations and/or changes in the layout plans or building plans in respect of the proposed building/s to be constructed on the said property. The Promoters shall develop the said property under any government scheme for availing of any incentive FSI or other similar scheme from time to time. The Promoters represent that they shall construct additional building/s on the said property or construct any additional structures on the proposed building/s either by way of additional floors or by way of additional wings or by extension of the said building/s (either vertical or horizontal). The Promoters shall be entitled to change and amend the layout plan or plans and the building plans from time to time and shall also be entitled to shift the open areas like garden and R.G. and the Purchasers Has/have no objection for the same and the Purchasers hereby gives his irrevocable consent for the same.

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6.4 It is expressly agreed that the right of the Purchaser/s under this Agreement is only restricted to the said Flat/ Premises agreed to be sold by the Promoters to the Purchaser/s and all other premises shall be the sole property of the Promoters and the Promoters shall be entitled to sell, deal or dispose of the same without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever to any third party.

6.5 The Promoters plans to construct and develop the said Property or the said Project further in the future and details of which have been certified and permitted / or will be certified and permitted under the RERA certificate;

6.6 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoters to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.

6.7 The Purchaser/s hereby further agrees and covenants with the Promoters to sign and execute all papers and documents in favour of Promoters or otherwise as may be necessary for the purpose of enabling the Promoters to construct the said building/s in accordance with the said plans relating thereto or such other plans with such additions and alterations as Promoters may in their sole discretion deem fit and proper and/ or for the purpose of applying for or obtaining the approval or sanction of the Kalyan Dombivli Municipal Corporation or any other appropriate authorities in that behalf as well as for the construction of such building/s in the said Property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat/ Premises agreed to be purchased



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by the Purchaser/s is/ are not in any manner adversely affected. The Purchaser/s agree/s that the said consent is irrevocable.

6.8 The Purchaser/s is/ are aware and confirms that the Promoters shall be entitled to complete the development of the said Property in a phase wise manner.

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

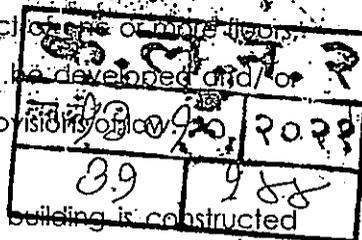
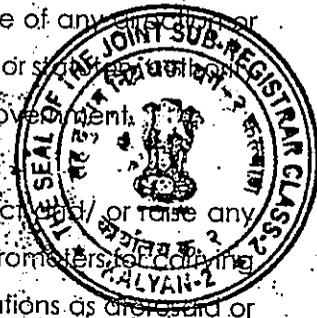
6.9.1 Any minor additions or alterations;

6.9.2 Any addition or alterations to any club house, common areas, amenities, etc.;

6.9.3 Any addition or alteration in compliance of any order issued by the competent authority or state government under any law of the State or Central Government.

6.10 The Purchaser/s irrevocably agrees not to obstruct or raise any objections whatsoever and/or interfere with the Promoters for carrying out amendments, alterations, modifications, variations as proposed or to the further building/s plans, if any, in respect of one or more floors, wing or wings and/ or building or buildings to be developed and/ or constructed that are permissible as per the provisions of law.

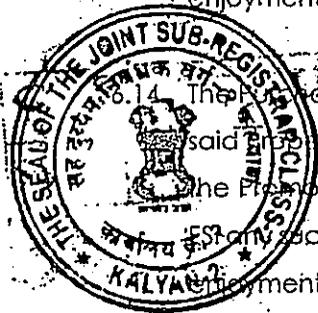
6.11 The Purchaser/s is/are aware that proposed building is constructed with concession in open spaces/ joint open spaces and the Promoters has executed registered undertaking in favour of the Municipal Corporation. It is further agreed between the parties that all undertaking, declaration, Indemnity bond/ bonds, deeds and writing/s given/executed by the Promoters in favour of concerned bodies/ authorities in respect of the said Property and its development shall be binding upon the Purchaser/s and society or condominium formed by the Purchaser/s of flat/ premises.



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

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



6.14 The Purchaser/s is/are aware that the Promoters will be developing the said Property in a phase wise manner on such terms and conditions as the Promoters may deem fit and shall be entitled to all the benefit of any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Promoters deem fit and the Promoters shall be entitled to grant, offer, upon or in respect of any portion of the said Property, to any third party all such rights, benefits, privileges, easements, etc. including right of way, right to draw from or connect to all drains, sewers, installations and/ or services in the said Property in such manner as may be desired by the Promoters and the Purchaser/s expressly and irrevocably consents to the same.

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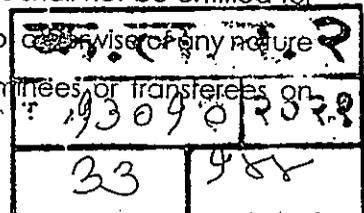
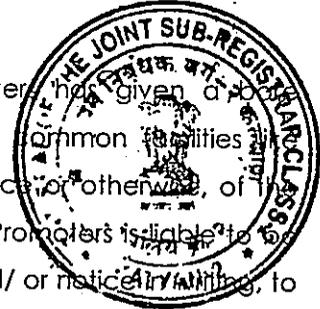
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6.15 In the event of the Promoters having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra,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

6.16 The Promoters shall have the right to designate any space in the said Property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the said Property. The Promoters shall also be entitled to designate any space in the said Property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Property and the building/s constructed thereon.

6.17 Under the present Agreement, the Promoters have given a permission to the Purchaser/s, to enjoy the common facilities internal roads, garden, recreation, open space or otherwise, of said Property which at the discretion of the Promoters is liable to be shifted, without giving any prior intimation and/ or notice in writing, to the Purchaser/s or otherwise, and Purchaser/s shall not be entitled for any loss, damages, costs, charges, expenses or otherwise of any nature whatsoever from the Promoters or their nominees or transferees on these account.



6.18 The Promoters shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the said Property, till such time as the said Property together with the buildings constructed thereon are transferred to the Organisation/ Apex Body.

6.19 The Promoters shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the

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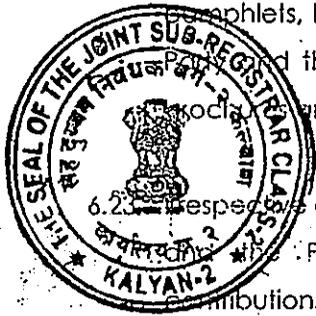
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Organisation of the Apex Body and shall continue until the entire said Property is developed.

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

6.21 The Promoters shall be entitled to amend, modify and/ or vary the building plans, and/ or the specifications in respect thereof, without reducing area of the said Flat/ Premises.

6.22 Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either party. This Agreement supersedes all earlier documents, letters, and/or oral/written representations whatsoever.



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6.23 In respect of disputes if any, which may arise between the Promoters and the Purchaser/s and/ or the Organization, all amounts contributions and deposits, including amounts payable by the Purchaser/s to Promoters, under this Agreement, shall always be paid punctually by the Purchaser/s, to the Promoters and shall not be pending the disputes, by the Purchaser/s for any reason, whatsoever.

6.24 The Promoters shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the said Property to any

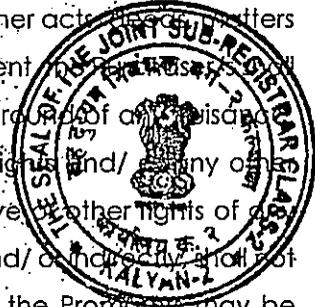
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third party and/or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the said Property, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

6.25 For all or any of the purposes mentioned under this Agreement the Promoters shall be entitled to keep and/ or store any construction materials, on any portion of the said Property, and/ or to have additional Electricity Supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, matters and things as may be necessary. In such an event the Purchaser/s shall not take any objection or otherwise, on the ground of nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of a nature whatsoever. The Purchaser/s directly and/ or indirectly shall not do any act, deed, matter or thing, whereby the Promoters may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.



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6.26 The Purchaser/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoters, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said Property and/ or on adjoining properties. In order to facilitate development and/ or to explore total commercial/ residential potential, of the said Property, Promoters shall be entitled to sub divide/ amalgamate the said Property with the neighbouring property, and/ or after sub-division/ amalgamation again amalgamate/ sub-divide the said Property, and/or from time to time, apply for and obtain revised approved plans and/ or ask for any modification and/ or change the approved Plans, including to do such further acts, as may be necessary. It is further

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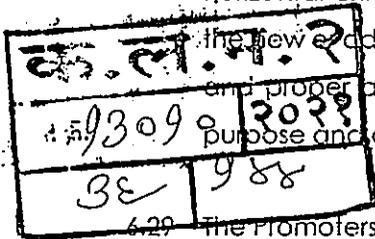
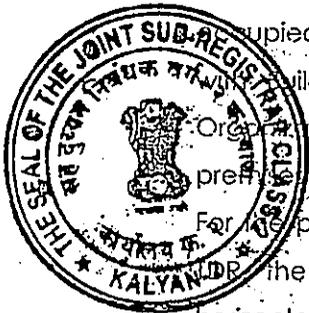
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agreed that Purchaser/s or anybody on their behalf shall not be entitled to raise any objections against the Promoters exercising their aforesaid power.

6.27 Under the present Agreement, Promoters has agreed to sell and transfer only the said Flat/ Premises to the Purchaser/s. The Purchaser/s hereby agree that he/ she /they shall not claim any right, title and interest in the said Property or any part thereof or in the buildings on the said Property or any part thereof, save and except the said Flat/ Premises. The Purchaser/s shall have right only in respect of the said Flat/ Premises agreed to be sold to him/ her/ them and only upon full payment of the consideration and other charges and deposit, which is agreed in this Agreement.

6.28 Under the present Agreement and at this stage, Promoters intends to use actual FSI and TDR along-with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only of an actual FSI of the said Property. The Promoters, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, Promoters shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with building/s thereon, have been executed, in favour of the Corporation that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/ or additional FSI/ TDR the Promoters shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new additional structure/ building, as the Promoters may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.



6.29 The Promoters shall be entitled to purchase, load, consume additional and/ or balance F.S.I./ TDR now available or which may hereafter

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become available, under D.C. Rules or any other law for the time being in force or by reason of any special concession being granted by the Municipal Corporation or any other Authorities (including F.S.I. available in lieu of the D.P. Road, Setback Reservations Slum, Heritage, etc.) and as permissible under the applicable laws.

6.30 The Purchaser/s do hereby give their irrevocable consent and no objection to the Promoters for carrying out any such additional construction on the terrace or otherwise in or upon any part of the said Property as permissible under law. Contractors or agents shall not be entitled to enter upon or have access to the terrace/s or any part thereof, save and except for the limited purpose of attending to the water tank for the purpose or cleaning or carrying out repairs thereto. The Purchaser/s hereby further gives irrevocable consent to the demolition, removal and relocation of the water tank or any other articles for the time being, to carry out such additional constructions.

6.31 The Purchaser/s hereby grants their irrevocable authority, permission and consent to the Promoters for mortgaging the said Property or any part thereof along with the building/s being constructed on the said Property in favour of any bank, financial institutions, body, trust, lenders, persons etc., to enable the Promoters to augment the fund for the Promoters for development of the said Property. The Promoters shall clear the mortgage debt in all respects before the execution of conveyance of the proportionate area of the said Property in favour of the said Organization formed of the Purchaser/s in the said building.

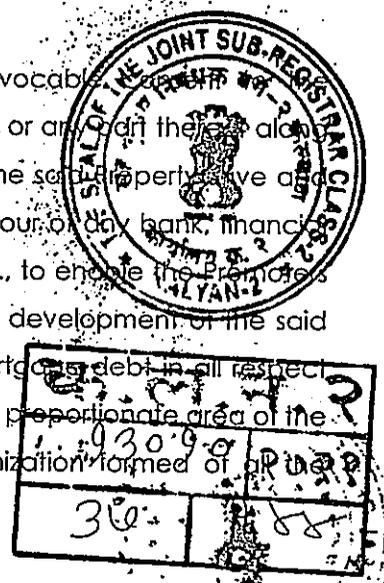
6.32 The Purchaser hereby also grants its irrevocable authority, permission and consent to the Promoters and agrees and undertakes that:

6.32.1 The Purchaser/s shall at their sole cost and expense do and perform all necessary acts, things and matters, including signing, executing and admitting execution of all further and other deeds, documents, writings, papers, forms, applications, etc. as may be directed by the Promoters and which the Promoters may in their sole and absolute discretion deem fit and proper, putting into complete effect the provisions of this Agreement.

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6.32.2 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and/or said building or any part thereof. The Purchaser/s shall have no claim save and except the said Flat/ Premises hereby agreed to be sold hereunder and all open spaces, lobbies, common space, parking stilt, podium or basement, staircase, garden, club, gymnasium, terraces, recreation spaces etc. remain the property of the Promoters until the Property and said building/s are conveyed to the Organization as herein, mentioned.

6.32.3 Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser/s whether expressly or impliedly, shall be deemed to be covenant running with the said Flat/ Premises and shall be binding upon the Organization.

6.32.4 For all or any of the purposes mentioned under this Agreement, the Promoters shall be entitled to keep and/ or store any construction materials, on any portion of the said Property for carrying out additional constructions, and/ or to have additional electricity supply and/ or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. It is further agreed that in such an event, the Purchaser/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Purchaser/s directly and/or indirectly, shall not do any act, deed, matter or a thing, whereby the Promoters may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.



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6.32.5 The Promoters has provided and/ or will provide certain amenities plot /area/facilities to the Municipal Corporation as per the terms of the Plans approved by the Municipal Corporation. The Purchaser/s or their nominee or assignee or Organization hereby specifically and unconditionally agrees and undertakes that all the TDR/ FSI and any other benefits/ advantages present or future arising out of the said amenities

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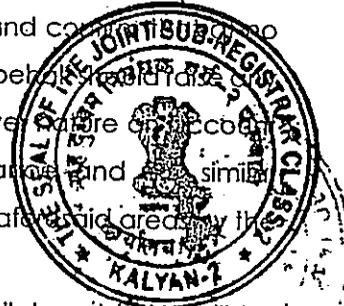
plot/area/ facilities shall solely and exclusively belong to the Promoters alone and Purchaser/s or their nominees or assignee hereby waive all such claim etc. Additionally, all the benefits, areas under the podium shall solely and exclusively belong to the Promoters and Purchaser/s and/ or Organization/ society shall not raise any claim or objection on the same.

6.32.6 The Promoters has further informed to the Purchaser/s that in addition to the above any additional benefits arising out of the said amenities plot by any reason whatsoever nature, the Promoters will exclusively be entitled to make or use such claim or benefits/ advantages of the said amenities plot and the Purchaser/s or their nominee or assignee or Organization will not have any claim, objection or protest of any nature at any time in future hereafter.

6.32.7 It is clearly agreed and accepted by the Purchaser/s that neither the Purchaser/s nor any of their assignee or nominee will have any claim, right, title or interest on any parts of the land, said buildings, open space, car parking, amenities plot save and except the said Flat/ Premises which is agreed to be sold under this Agreement.

6.32.8 The Promoters has further informed to the Purchaser/s that the Promoters will be developing the adjoining plots/ portions and Purchaser/s undertake, declare and co-operate at any point of time they or anybody on their behalf shall not raise any objections/ protest, claim of whatsoever nature or objection of noise pollution, vibration, disturbance and similar nature for construction and use of the aforesaid areas by the Promoters.

6.32.9 It is further agreed that car parking allotment letter will be issued to the Purchaser/s at the time of handing over the possession of the said Flat/ Premises indicating the location and car parking number/s.



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6.33 It is expressly agreed between the Parties that the consideration payable under in paragraph 3.1 above by the Purchaser/s is inter alia based on and arrived at after taking into consideration all the authorities, permissions and consents provided by the Purchaser/s under this paragraph 6.32 and otherwise in this Agreement. In the

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event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration under shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure (including loss of business) suffered by the Promoters due to such consent not being granted to the Promoters.

6.34 Various terms and conditions of this Agreement shall always be read subject to the terms and conditions, mentioned in the aforesaid paragraphs.

7. PROMOTERS RIGHT TO MORTGAGE THE PROPERTY

7.1 The PROMOTERS shall be at absolute liberty and shall have right to mortgage / assign/charge/transfer or deal with their rights title and interest in respect of the Premises, which they are entitled to construct and/or sell to third Party Purchasers to any financial institution or bank for the purpose of raising finance for completion of the said development work under taken by them in respect of the said property. The Purchaser/s hereby gives express consent to the Promoters for creating such a mortgage/charge. This consent is an express understanding that any such loan liability shall be cleared by the Promoters, solely at their own costs and expenses without any recourse to the Premises Purchaser/s.

8. TERMINATION ON DEFAULT IN PAYMENT AND BREACH OF CONDITIONS

The Parties herelo agree that in the event  
Purchaser terminates this agreement for any reason  
never excluding any termination due to a default of the  
Purchaser under RERA.  
The Purchaser/s committing default in payment of any amount due  
and payable under this Agreement (including his/her proportionate  
share of property taxes levied by concerned local authority and  
other outgoings, deposits etc.)  
the Purchaser/s committing breach/es of any of the terms  
and conditions herein contained, this Agreement shall stand  
terminated.



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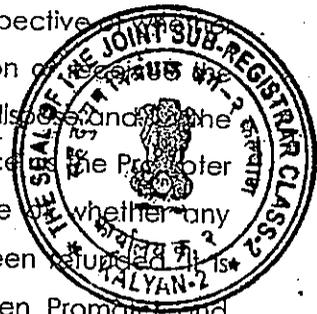
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8.2 Provided always that in the above events in Clause 8.1(b) and 8.1(c), the Promoters shall have given to the Purchaser/s notice in writing of its intention to terminate this Agreement specifying the default in payment of amounts or/and other the breach or breaches of terms and conditions of this agreement and giving the Purchaser/s an opportunity to remedy such breaches within 7 days of such notice. In the event the Purchaser fails to remedy the breach/es, this Agreement shall stand terminated forthwith, irrespective of whether the Promoters has refunded any amounts to the Purchaser. Upon such termination of this Agreement as per Clause 8.1 above, the Purchaser consents and the Parties agree that 50% of the sale consideration and any other amount which may be payable to the Promoter shall stand forfeited and the Promoter shall refund the balance sale consideration received after adjusting and retaining the 25% of the total sale consideration for the Flat towards agreed liquidated damages. In the event that the sale consideration paid till the date of termination is less than 25% of the sale consideration, the Promoter shall be entitled to retain the entire sale consideration paid till the date of termination as agreed liquidated damages. It is agreed that upon such termination, the Purchaser shall sign, execute, and register Deed of Cancellation with respect to the said Flat. In the event Purchaser fails to do so, the Purchaser shall be entitled to retain all amounts to be refunded to the Purchaser as stated above and shall not entitled to claim any right, title and/or interest over the said Flat. It is agreed that the Promoter shall not be liable to pay to the Purchaser/s any interest on the amount refunded upon termination of this agreement. Irrespective of whether the Purchaser executed the Deed of Cancellation or not, the refund amount, the Promoter shall be at liberty to dispose and/or the said Flat/ Premises to such person and at such price as the Promoter may in its absolute discretion think fit irrespective of whether any amount to be refunded to the Purchaser has been returned or not. Further expressly agreed and understood between Promoter and Purchaser/s that the Promoter shall not be liable to refund the amount to the Purchaser/s till such time the said Flat/ Premises is sold by the Promoter to the third party and have realized the total amount from third party.



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8.3 In the event of such termination, if the monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Promoters within 7 days of

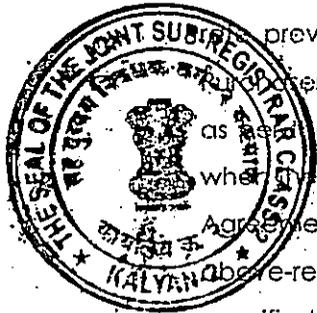
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such cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the SBI PLR plus 2% till such time that the payments are made.

8.4 The refund of any amounts by the Promoters shall be net of any taxes, cess, charges, fees paid to the Government or any competent authority including tax deducted at source, VAT, Service Tax, Goods and Service Tax, etc. and the Promoter shall not be liable to refund such amounts paid in respect thereof.

8.5 The Promoter shall also be entitled to adjust and retain any other amount which may be payable to the Promoter by the Purchaser/s.

8.6 Only in the event that the Purchaser/s terminates this Agreement due to failure of the Promoters to give possession of the said Flat/Premises within the period agreed herein, the Promoter shall refund to the Purchaser/s the booking amount/earnest money or any other amounts till then paid by the Purchaser to the Promoter with interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%. It is further provided, that in such circumstances, the Purchaser/s shall not be entitled to any additional compensation, loss or damage including but not limited to the loss, if any, being the difference of the amount in the rate at which the Purchaser/s booked the said Flat/ Premises and the



prevailing at the time of cancellation by the Purchaser/s. The Purchaser/s will also be liable to pay interest on any default payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has expressed his/ her/ their desire to cancel the Agreement. It is agreed by and between the Parties that the entire above-referred amount due and payable by the Purchaser/s as specified hereinabove shall be received by the Promoters from the

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Purchaser/s till the time of such cancellation. In the event of such termination, if the monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Promoters within 30 days of the application for cancellation, failing which the amount would attract interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the

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rate of 6% p.a over and above the State Bank of India PLR plus 2%, till such time that the payments are made, inclusive of the accrued interest.

8.7 If the Purchaser/s has availed of a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Flat/ Premises for which a written NOC/ consent and approval of the Promoter has been issued, then in the event of (a) the Purchaser/s committing a default of the payment of the instalments of the consideration amount (b) the Purchaser/s deciding to cancel the agreement and/ or (c) the Promoters exercising its right to terminate this Agreement, the Purchaser/s shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser/s shall obtain the NOC or such necessary letter and other documents including but not limited to the original registered Agreement for Sale and NOC from the Promoters, receipt etc. from the Lender stating that the Purchaser/s has/ have cleared the mortgage debt. Notwithstanding the above, the Purchaser/s shall make payment of the instalments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

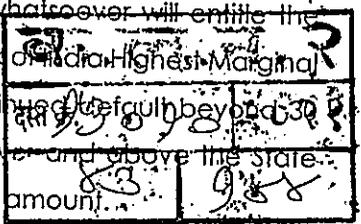
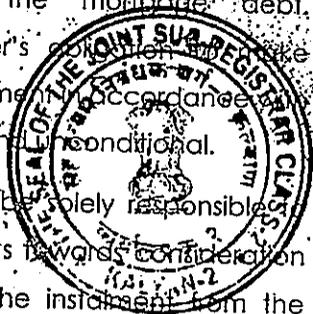
8.8 It is also agreed that the Purchaser/s shall be solely responsible to ensure timely disbursement of the instalments towards consideration from the Lender. Any delay in receiving the instalment from the Purchaser/s or the Lender for any reason whatsoever will entitle the Promoter to charge interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2% on the outstanding amount.

8.9 The Promoters shall upon termination of this Agreement be at liberty to re-enter and resume possession of the Premises (if such possession is given to the purchaser) and remove there from everything whatsoever and if any, brought in by the Purchaser/s without any objection or hindrance from the Purchaser/s. The Promoters after such termination shall be entitled to dispose of and sell the said Premises to such person/s and at such price as the Promoters may in their absolute discretion think fit. It is agreed that upon termination of this Agreement as set out in this clause together with interest as stated hereinabove the Purchaser/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever in the said Premises.

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9. POSSESSION OF THE SAID PREMISES

9.1 The Promoters have agreed to offer possession of the said Premises to the Purchaser/s provided that the Purchaser/s has paid to the Promoters the entire consideration payable hereunder and all the deposits to be made and the moneys to be deposited by the Purchaser/s with the Promoters under this agreement. Subject to force majeure, the Promoter expects to give possession of the said Premises to the Purchaser/s on or before- 30/06/2022.

9.2 The Parties here to agree that the Promoter shall be entitled to a grace period of 6 months beyond the aforesaid date.

Notwithstanding anything contrary contained in this Agreement the date of handing over possession/period as mentioned in Clause 9.1 hereinabove shall be automatically extended for the period during which a force majeure event exists as under the applicable provisions of RERA and/or any other applicable laws.

9.3 If the Promoters fail or neglect to give possession of the said Premises as aforesaid on account of reasons beyond their control or control of their agents by the aforesaid date or on any date as may be mutually extended by the parties then in such event the Promoters shall be liable on demand to refund to the Purchaser/s the amounts already received by the Promoters in respect of the said Premises to the Purchaser/s and the Purchaser shall have no charge on the said Property or the said Premises, whatsoever. The Purchaser shall only be entitled to a monetary claim against the Promoters PROVIDED THAT the Promoters shall be entitled to reasonable extension of time for giving possession of the said Premises if the delay is on account of any reasons beyond their control including but not limited to any of the following



9.3.1 on availability of cement, steel, other building material, water or electric supply;

9.3.2 war, civil commotion or act of God or any other force majeure

conditions;

9.3.3 any notice, legislative order, rule, regulation, notification of the Government and/or other public or Competent authority and changes in the government or Municipal policy.

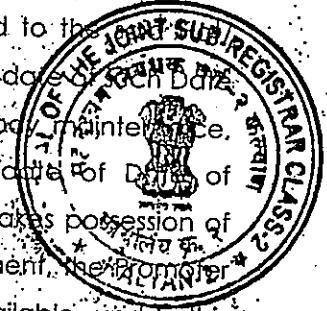
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- 9.4 The Purchaser/s shall take possession of the Premises within 7 (seven) days of the Promoters giving written notice to the Purchaser/s intimating that the said Premises is ready for possession. At the time of taking possession of the Premises, the Purchaser shall fully satisfy himself with regard to the completion of the Premises in all respects as being in accordance with the terms and conditions of this Agreement and pass a writing to that effect to the Promoters, where after the Promoters shall not be bound to meet any claim of the Purchaser on the ground that the Premises has not been completed in accordance with the agreed specification or that any unauthorized changes have been made therein or that the agreed amenities have not been adequately provided by the Promoters.
- 9.5 The Purchaser/s shall sign and execute the Declaration and/or Affidavit, documents as prepared by the Promoter's Solicitors, before taking possession of the premises.
- 9.6 Notwithstanding the aforesaid, it shall be deemed that the Purchaser/s has taken possession from the expiry of the 7th day of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser/s related to the Premises shall be deemed to be effective from the date of such Date of Possession. The Purchaser/s shall be liable to pay maintenance, outgoings and other charges, taxes from the date of Date of Possession irrespective as to whether Purchaser/s takes possession of the said Flat/ Premises or not. In case of non-payment, the Promoter shall be entitled to exercise various rights, available under this Agreement. The Purchaser/s shall alone be responsible in respect of any loss or damage that may be caused to the said Flat/ Premises from the expiry of 7 days from the notice of possession.
- 9.7 The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-
- Rs. \_\_\_\_\_ for share money, application entrance fee of the Society or Limited Company/Federation/Apex body;
  - Rs. \_\_\_\_\_ for formation and registration of the society or Limited Company/Federation/Apex Body;
  - Rs. \_\_\_\_\_ for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/ Federation/ Apex Body.



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10. STRUCTURAL DEFECTS LIABILITY, ADDITIONS AND ALTERATIONS OF THE SAID PREMISES

10.1 If within a period of 5 (Five) years from the date of making available the said Flat/ Premises to the Purchaser/s for fit outs or such other minimum period as may be prescribed under the applicable laws, the Purchaser/s brings to the notice of the Promoter in writing any major structural defect or defect in workmanship of the said Flat/ Premises or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser/s) shall be rectified by the Promoter at their own costs and expenses.

10.2 Provided further, if any defect or damage is found to be caused due to any changes/additions/alterations carried out by the Purchaser or due to the negligent use, act or omission of the Purchaser/s or his agents, then the Promoter shall not be liable for the same.

10.3 It is agreed by the parties that for any product/appliances/ material or any other articles/goods as provided by the Promoter in the said Flat/premises as part of standard fixtures/fittings, whose company standard warranty as provided by the manufacturer/s or service providers is less than 5 years, in such case the defect liability of the Promoter for such products would be the warranty period as mentioned on the product or as provided by the manufacturers or as per the standard business norms, whichever is less.

10.4 On the possession of the Premises is handed over to the Purchaser, if any additions or alterations in or about or relating to the said building/s for the purpose required to be carried out by the Government or Municipal Corporation or by any other statutory body, the same shall be carried out by the Purchaser in co-operation with the Purchaser/s of the other flats in the said building/s as the case may be at their own cost and the said Promoters shall not be in any manner liable or responsible

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PURPOSE OF USE OF PREMISES / PARKING SPACES:
The Purchaser/s shall use the said Premises or permit the same to be used only for the purpose for which it is allotted and not for any purpose

other than the purpose allowed under this Agreement. The Purchaser/s shall be responsible and answerable for any deviation in the use of the said Premises which are contrary to the sanctions of the Municipal and

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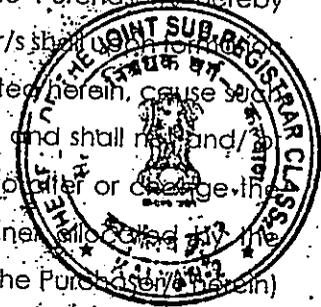
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other concerned authorities. The Purchaser/s is only entitled to the allotted Car Parking Spaces for parking of Light Motor Vehicles, for personal use.

11.2 The Purchaser/s is aware that the open car park allotted is part of the building common amenity which shall subject to the Purchaser's right of use, is owned by the Promoter/ Society/ Company. The exact location of the said Car Parking Space allocated to the Purchaser/s shall be finalized by the Promoter and will be handed over at the time of handing over possession of the said Flat/ Premises. The Purchaser/s is/ are aware that the Promoter has in like manner allocated and shall be allocating other car parking space/s to several purchasers of the residential flats/ commercial units in the Building/ Project and the Purchaser undertakes not to raise any objection in that regard and the rights of Purchaser to raise any such objection shall be deemed to have been waived.

11.3 The Purchaser/s hereby accords his/ her/ their irrevocable and unconditional consent to the Promoter to sell/ allocate the other covered / uncovered car parking spaces to the purchasers of the respective residential flats in the building. The Purchaser/s hereby further warrants and confirms that the Purchaser/s shall not cause any of the Organization/ Apex Body, as contemplated herein, cause such Organization/ Apex Body to confirm and ratify and shall not and/ or shall cause the Organization/ Apex Body not to alter or change the allocation of car parking spaces in the manner and to the various Promoters to the various purchasers (including the Purchaser/s herein) of the residential flats in the Building/ Project. The allocation is for smooth functioning and to avoid disputes between the Purchaser/s.



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12. MEMBERSHIP AND OTHER RIGHTS AND DUTIES OF THE PURCHASER/S

12.1 The Purchaser/s agree/s to sign and execute all the necessary applications, forms, documents or Deeds and/or papers and pay the membership fees as may be required for the purpose of becoming member of the said Proposed Co-Operative Society/ Condominium/ Limited Company.

12.2 It is agreed that the Purchasers shall be bound by the rules and by-laws of the Proposed Co-Operative Society/ Condominium/ Limited

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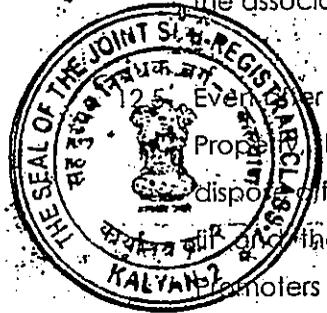
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Company that may be formed. It is, however, expressly agreed that the right, title and interest of the Promoters in the said Premises shall be transferred, assigned in favour of the Purchaser and the application for this membership of the Proposed Co-Operative Society/ Condominium/ Limited Company shall be submitted by the Promoters and only on condition that the Purchaser and the other Purchasers of different Premises strictly perform the terms and conditions of this Agreement and pay to the Promoters all the amounts due and payable under this Agreement.

12.3 It is agreed and understood between the parties hereto that till the completion of the project by construction of new building/s and even after possession of the Premises hereby agreed to be sold is given to the Purchaser, the Promoters shall be absolutely entitled to and shall be having authority and control as regards the unsold Premises and balance F.S.I. and T.D.R. (if available) right to further develop the said Property by use of T.D.R. and its disposal thereof.

12.4 The Purchaser hereby agrees that his/her right to the use of Common areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the Promoter or any maintenance agency appointed or the association of the purchasers and performance by the Purchaser of all his/her obligation in respect of the terms and conditions specified by the maintenance agency or the association of purchasers from time to time.



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Even after the Promoters constructing and developing the entire said Property the Promoters shall continue to have a right to hold and/or dispose of the remaining unsold Premises in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Promoters and the Purchaser/s of such remaining Premises shall be accepted as members of such Proposed Co-Operative Society/ Condominium/ Limited Company as may be formed. The Promoters in that case, shall not be required to pay any transfer fees charges, premium and/or donation and/or compensation and/or cost in any form whatsoever to the Proposed Co-Operative Society/ Condominium/ Limited Company, save and except the membership fee, share money and entrance fee per member for such remaining unsold Premises.

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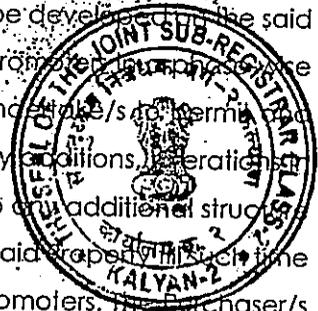
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12.6 It is agreed that all the purchasers shall jointly use common area such as Recreation Ground, means of common access, and other common areas falling within the said Property.

12.7 The Purchaser/s is/are aware that the construction and development of the said Property shall be done by the Promoters in a phase-wise manner and the Purchaser/s agree/s and undertake/s to permit and give the Promoters all facilities for making any additions, alterations in the layout plans or building plans or to put up any additional structure or floors on the said building/s and/or on the said Property till such time the said Property is fully developed by the Promoters. The Purchaser/s agree/s and undertake/s not to object to such construction on the ground of change of layout or building plans, amalgamation with adjoining properties/plots or nuisances annoyance, inconvenience and/or otherwise for any other reasons whatsoever.

12.8 The Purchaser/s is/are aware that the construction and development of the said Property is a part of a Scheme to be developed on the said entire property which shall be done by the Promoters in a phase-wise manner and the Purchaser/s agree/s and undertake/s to permit and give the Promoters all facilities for making any additions, alterations in the layout plans or building plans or to put up any additional structure or floors on the said building/s and/or on the said Property till such time the said Property is fully developed by the Promoters. The Purchaser/s agree/s and undertake/s not to object to such construction on the ground of change of layout or building plans, amalgamation with adjoining properties/plots or nuisances annoyance, inconvenience and/or otherwise for any other reasons whatsoever.



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13. SOCIETY FORMATION AND APEX BODY:

13.1 It is agreed and understood by the Parties that the Promoters shall at their sole discretion form a Proposed Co-Operative Society/ Condominium/ Limited Company in respect of Premises that they are entitled to construct and sell or may require the said premise/ purchasers as members of the Proposed Co-Operative Society/ Condominium/ Limited Company that may be formed. After completion of construction of the building/s on the said property and after the Promoters have received the Purchase price of all the

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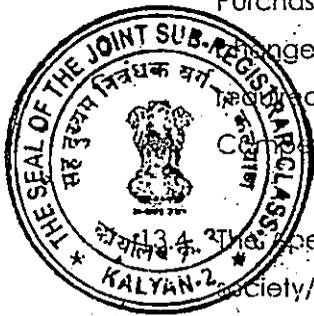
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Premises and all other amounts payable by the Purchaser/s thereof under the respective agreements, the Promoters shall take necessary steps to form the Co-operative Society/ Condominium/ Limited Company and

13.2 It is agreed and understood by the Parties that the Promoter may, in its sole, discretion form and register an apex organisation ("Apex Body") comprising of the various organisations formed in respect of the Building and/ or other buildings to be constructed on the said Property including the Organisation referred to hereinabove for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities of the said Property and for such other purposes as the Promoter may decide.

13.3 The Purchaser/s and the purchaser/s of the other flat/ premises shall join in the formation and registration of the Organization and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the Organization including bye-laws of the Organization and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.



The Apex Body shall be formed by the Promoter after formation of all society/ condominium/ organizations and the execution of all conveyance(s) or deed of assignment or transfer documents in their

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behaviour to look after the repair and maintenance of the infrastructure and common amenities and facilities of the said Property and the management of the Corpus Fund.

13.5 The Purchaser/s shall observe and perform all the rules and regulations and bye-laws of the Organization and/ or the Apex Body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the buildings standing on the said Property and the premises therein

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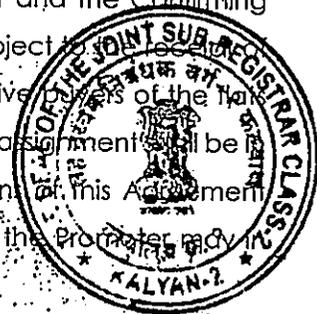
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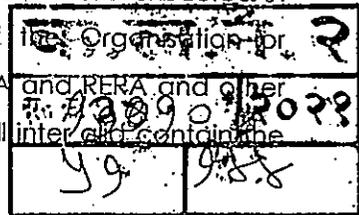
and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser/s shall also observe and perform all the terms and stipulations laid down by the Organisation and/ or the Apex Body regarding occupation and use of the Flat/ Premises and shall pay outgoings in accordance with the terms of this Agreement.

14. TRANSFER OF TITLE BY DEED OF CONVEYANCE

14.1 The Conveyance of the Structures/ Buildings and the entire undivided underlying land in favour of the Organisation under MOFA and /or RERA as the case may be shall be entered into within 3 months of obtaining the Occupation Certificate of the Last building of the scheme of Building complexes to be constructed on the said Property and the complete utilization and exploitation of the FSI and TDR potential of the said Property by the Promoter and the Confirming Party i.e. Party of the Third Part and shall be subject to all the outstanding payments from the respective buyers of the flat in the said Property. Further, such Conveyance/assignment shall be in accordance either all the terms and conditions of this Agreement and will contain such terms and conditions as the Promoter may in their absolute discretion determine.



14.2 A Deed of Conveyance or Deed of Assignment to be executed in respect of the said Property in favour of the Organisation or Declaration to be submitted under the MOFA and RERA and other documents in favour of the Organisation shall inter alia contain the following:



14.2.1 such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest in the said Property and the Building;

14.2.2 a covenant by the Purchaser/s to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.

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14.2.3 the right of the Promoter to full and complete access of the said Property for the construction of the additional structures as mentioned herein and to sell or otherwise transfer the same and appropriate the entire sale proceeds thereof and the obligation of the Organization to admit such purchaser of the Flat/ Premises comprised therein as its member without charging any additional amount.

14.2.4 the Promoters shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Purchasers and shall continue until the entire said Property is developed;

14.2.4.1 Even after conveyance of the said Property the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any apartment or building or plot which is still not sold or allotted and receive consideration and shall be allowed to do so without any restriction or entry of the building and development of common areas;

14.2.4.2 The Promoter shall be permitted access and entry to the buildings and the common areas on the said Property so as to discharge the obligations of the Promoter under Section 14(3) of the Real Estate ( Regulation and Development) Act;

The obligation of the Organization to become a member of the Apex Body as and when formed;

The Project shall be deemed to be completed upon the development of the said Property by utilization of the fullest present of future FSI and TDR thereof and upon completion of the entire scheme of development of the said Property in accordance with



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Scheme to be constructed on the entire property and on completion of the infrastructure and common areas and facilities and the sale of buildings or built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and/ or any other agreements made with purchaser/s and/ or lessees, licensees, etc. and formation of all society/ condominium and execution of conveyances/ deeds of

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assignment in favour of the Organisation and other organisations formed in respect of all the buildings constructed on the said Property.

14.4 The said Deed of Conveyance shall be drafted by the Advocates for the Promoters and shall be in consonance with the terms and conditions of this agreement. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of conveyance, declaration and other documents and formation and registration of the Organization shall be borne and paid by all the purchaser/s of the various Flat/ Premises in the Building and/ or Organization on its formation. Such amount shall be kept deposited by the Purchaser/s with the Promoter at the time of taking the possession of the said Flat/ Premises and shall, until utilization, remain with the Promoters.

14.5 Notwithstanding anything contained in this clause or any other provisions of this Agreement, the Promoters shall be entitled in their own and absolute discretion to decide and determine in what manner the infrastructure, including common utility areas and/or recreation and common open spaces ground and any may be allowed to be utilized by the Purchasers and/or the Proposed Co-Operative Society/ Condominium/ Limited Company and the ownership in respect of the said common areas, Terraces, Balconies and the balance F.S.I. and TDR or other building potential and rights shall always remain with the Promoters.



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15. OUTGOINGS AND PROPORTIONATE CONTRIBUTION

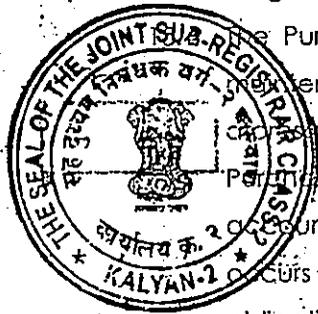
15.1 COMMENCING a week after notice in writing is given by the Promoters to the Purchaser/s that the said premises are ready for possession, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said building and land from the date of possession as well as the proportionate share of municipal tax, outgoings in respect of the said land, flat/unit and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers maintenance and servicing and repair/replacement of STP/Septic tank, solar panel maintenance, lift, gardens, compound paving, gate, internal road, SWD, CCTV,

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intercom, building entrance, lobby, electric meter room, fire fighting system and its maintenance, RWH maintenance cost, water supply lines and systems, pumps, infrastructure maintenance cost etc., and all other expenses necessary and incidental to the management and maintenances of the said building. The Purchaser/s shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser/s further agrees to pay deposit of Rs. 49,560/- in advance at the time of possession. The amount so paid by the Purchaser/s to the Promoters shall not carry any interest and shall remain with the Promoters until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co-operative Society or as the case may be. The Promoters shall not be liable to pay maintenance expenses towards the unsold flat/ premises.

15.2 The Purchaser/s undertake to pay such provisional monthly contributions and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15.3 The Purchasers agree that until the Organization/Society is formed, and the buildings are transferred to it, the Purchasers shall pay to the Promoters whether demanded or not the proportionate share of the outgoings as mentioned in paragraph 15.1 above.



The Purchaser/s is aware that the Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as mentioned in respect of the building and land for and on behalf of the Purchaser/s of the flats/units till there is credit in the maintenance account of the building or till the society is registered whichever event occurs earlier and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the

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event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply/service being disconnected/ discontinued, it shall be the responsibility of the Purchaser/s together in respect of the flats/units in respect of which possession has been given by the Promoters for any

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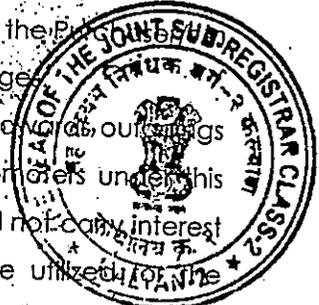
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event/circumstances/situations arising out of the discontinuation of the supply/ services by the agencies and/or authorities. The Purchaser/s alone shall be responsible/liable to pay for the penalties, re connection charges, additional deposit/s, action as levied by the concerned authorities on account of delay/non-payment of their charges arising out of the late payment/default by the Promoters paying their share of maintenance and other charges.

15.5 The aforesaid amounts collected as contribution towards outgoings and expenses placed/to be placed with the Promoters under this agreement and the above mentioned clause shall not carry interest and will remain with the Promoters and shall be utilized for the purpose for which they have been received. If the Promoters have already incurred any of the aforesaid expenses the Promoters shall be entitled to get reimbursed for the same from the aforesaid deposits.



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15.6 The Promoters have clearly brought to the notice of the Purchaser/s that for the entire scheme of construction the Promoters have at its own cost and expenses constructed a sewerage treatment plant for drainage and sewerage water and the same shall be maintained by all the flat purchasers, building occupants, co-operative housing societies and the purchaser/s herein along with the other purchasers shall contribute the proportionate share of charges of maintenance, administration and upkeepment thereof and accordingly the said sewerage treatment plant and its functioning shall take place. It is clearly brought to the knowledge and notice of the Purchaser/s herein that the Promoters shall have absolute and sole right and authority to use the water generated there from for availing construction in the said project, gardening activities and other allied utilization thereof for the common facilities of the entire scheme of construction and further if there is surplus quantity of water resources available after making provision then the Promoters are well and sufficiently entitled to use such water for their upcoming projects in the near vicinity of the said property and also to grant and assign the benefits of fetching and utilizing such water resources to any sister concerns, company or new intending person, firm or company as the Promoters may deem fit and proper without any recourse to the purchaser/s and without any rebate in the price/consideration of the said flat. The Purchaser/s has/have understood the said covenant

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and in confirmation thereof has granted his/her/their express and irrevocable consent thereto.

15.7 The Purchasers shall maintain Fire Fighting System in good working conditions and shall be liable to pay the proportionate contribution towards maintenance, repair, upgradation, addition/alteration of the Fire Fighting equipments as required by the concerned authorities. The Purchasers/ Co-operative Society alone shall be responsible for any accident/damage done to the building and/or to the persons/ occupants/residents/visitors due to the negligence in maintenance of the Fire Fighting System.

15.8 The Purchaser/s agree and confirm that as from the date of delivery of possession of the said Flat/ Premises, the Purchaser/s and other purchaser/s, shall observe and perform all the rules and regulations of the Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Promoters against any loss or damage.

15.9 Subject to what is stated herein above, the Promoter shall maintain a separate account in respect of sum received by the Promoter from the Purchaser/s as advance or deposit, on account of the share capital of the Organisation, outgoings, legal charges and shall utilize the same for the purpose for which they have been received;

PAYMENT OF SERVICE TAX, MVAT AND OTHER TAXES



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The Purchaser/s hereby agrees to pay any Service Tax, MVAT and Goods and Service Tax together with interest and penalty, if any, or any other tax duty fees cess that is payable by way of Service Tax, MVAT or GST under these presents or otherwise in respect of intended sale of Premises by the Promoters to the Purchaser becoming payable by the Promoters in respect of the said Premises on demand by the Promoters without any demur. The Promoters shall contribute anything towards such taxes, duties fees, cess. If however, the Promoters are compelled to pay such taxes, the Purchaser/s shall reimburse to the Promoters such amount forthwith on demand together with the interest @ 18% (Eighteen Percent) per annum and interest and penalty as maybe charged by the statutory

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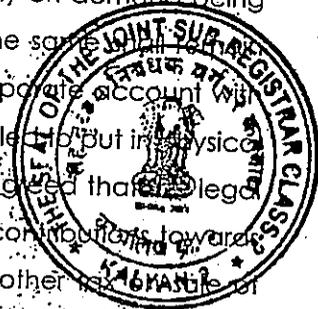
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authority for such non payment or delayed payment and in determining such amount the decision of the Promoters shall be conclusive and binding upon the Purchaser/s. If the Purchaser/s commit default in payment of the Service Tax or Goods and Service Tax or MVAT and the interest and penalty, if any, thereon the Promoters shall be entitled to withhold delivery of possession of the Premises to the Purchaser/s until the Tax and the interest and penalty are paid.

16.2 The Purchaser/s hereby agree/s that in case the Government of INDIA or Government of Maharashtra or any other concerned local or statutory authority applies or levies Tax or any other tax by whatsoever name on the sale of this Premises and other Premises etc. and if any such tax becomes payable in relation to the said Premises, the Purchaser/s shall pay the same immediately on demand being made by the Promoters and until such time the same is paid or unpaid or deposited by the Purchaser/s in a separate account with the Promoters, the Purchaser/s shall not be entitled to but in physical possession of the said Premises. It is expressly agreed that the legal obligation and liability to pay or to make any contributions towards the aforesaid Goods and Service tax or such other tax payable on Premises etc. (if any), shall be that of the Purchaser alone with interest and penalty, if any, and any loss or damage arising to the Promoters on account of non-payment thereof in time or otherwise, by the Purchaser/s shall be reimbursed to the Promoters on demand by the Purchaser/s;



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16.3 Time for payment of the Goods and Service Tax or such other tax/es as may be levied by the Government and interest and penalty if any thereon is of the essence of the contract. The Promoters shall forward to the Purchaser/s an intimation of the notice of demand received by them from the authorities calling upon the Purchaser/s to pay forthwith the amounts demanded under the said notice without any demur to the Purchasers and the Purchaser/s shall be bound to pay the said amounts within eight days of Purchasers dispatching such intimation by Courier or Registered post at the address of the Purchaser/s as given in these presents. The Promoters will keep the original of such demand notice open for inspection by the Purchaser/s at the office of the Promoters and such notice shall be conclusive and binding upon the Purchaser/s and the Purchaser/s agree not to dispute the same; and

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16.4 On the Purchaser/s committing default in payment of the abovementioned Tax and the interest and penalty, if any the Promoters shall be entitled at their own option to terminate this agreement and forfeit the money received by them till such time. PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser a prior notice in writing of their intention to terminate this agreement by bringing to his notice the default of non payment of tax calling upon the Purchaser/s to remedy such breach or breaches within the notice period. PROVIDED FURTHER THAT upon termination of this agreement as aforesaid, the Promoters shall be entitled to and shall be at liberty to dispose off and sell the said Premises to such person and at such price as the Promoters may in their absolute discretion think fit. It is clarified that the Purchasers shall not at any time be entitled to refund of including service tax, vat, GST or any of the taxes, by whatsoever paid by the Purchasers on any of the instalment mentioned under this agreement from the Promotes and the Purchasers agree not to raise any disputes in respect of the same.

16.5 At the time of negotiations for the consideration amount as mentioned in clause 3.1 it was expressly agreed by the Purchaser/s that the said consideration amount is inclusive of all the GST benefits. It is agreed that accordingly, the Purchaser/s will not be entitle to claim Input Tax credit with respect to the GST from the Promoters. And further the Purchaser/s agrees not to raise any disputes in respect of same.



COVENANTS BY THE PURCHASER AS TO USE AND MAINTENANCE OF PREMISES CAR PARKING SPACES ETC

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The Purchaser/s shall use the said flat/ Premises or any part thereof or permit the same to be used only for the purpose of residence and shall not use the said flat/ Premises for any purpose other than for residence, commercial except with the written permission of the Promoters or the organization when formed. The Purchaser/s shall use the parking space only for purpose of keeping or parking the Purchaser/s own vehicles. The Purchaser/s shall not use the open spaces/ parking/ still/ podium area etc. for parking their vehicles

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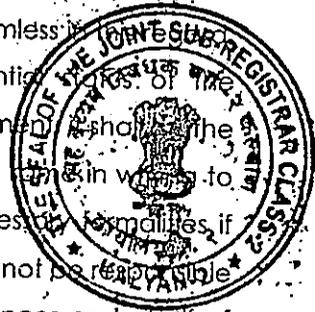
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without prior written permission of the Promoters/ Organization as the case may be.

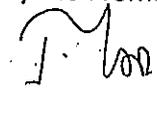
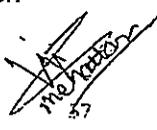
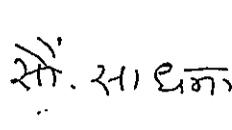
17.2 The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Purchaser understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

17.3 The Promoter accepts no responsibility in this regard. The Purchaser shall keep the Promoter fully indemnified and harmless. Whenever there is any change in the residential address of the Purchaser subsequent to the signing of this Agreement, the Purchaser shall be the sole responsibility of the Purchaser to intimate the change 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 Purchaser and such third party shall not have any claim 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 Purchaser only.



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17.4 Notwithstanding anything contained under this Agreement, it is clearly and expressly agreed and accepted by the Purchaser/s that they shall not use any other road or access for ingress and egress to the residential property, save and except the access road as provided by the Promoter.

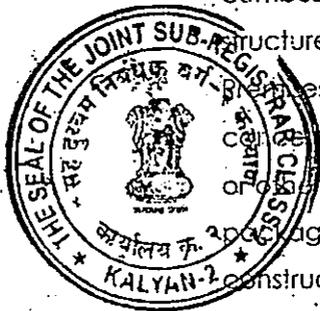
   

17.5 The Purchaser/s further confirms that they have verified and inspected the approved plans and certain areas' have been demarcated as reservation and other set back and Promoter have given various undertaking and writing to the Kalyan Dombivli Municipal Corporation and authorities which shall be binding upon the Purchaser/s and the benefits/ TDR/ DRC shall be for the sole benefit of the Promoter alone for which Purchaser/s have no objection for the same. The Purchaser/s is/ are aware of that proposed building is constructed with concession in open spaces/ joint open spaces and the Promoter has executed registered undertaking in favour of the Kalyan Dombivli Municipal Corporation.

17.6 The Purchaser/s or himself/herself/themselves with intention to bind all persons into whatsoever hands the said Premises may come do hereby covenant with the Promoters as follows: -

a) To maintain the said Premises at Purchaser/s own cost in good tenable condition from the date of possession of the said Premises is taken and shall not do or suffered to be done anything in or to the said building in which the said Premises is situated, staircase or any passage, which may be against the rules, regulations or bye-laws of the concerned statutory and local or any other authority or change/alter to make addition in or to the said building in which the said Premises is situated and the said Premises itself or any part thereof;

b) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or so heavy so as to damage the structure and/or construction of the said building in which the said Premises is situated or storing of which goods are objected to by the concerned statutory and local authorities or the concerned local authority and shall not carry or cause to be carried heavy packages on upper floors which may damage the structure and/or construction of the said building in which the said Premises is situated and in case any damage is caused to the said building in



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which the said Premises is situate or the said Premises itself on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach; To carry out at his/her/their own cost, all internal repairs of the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to

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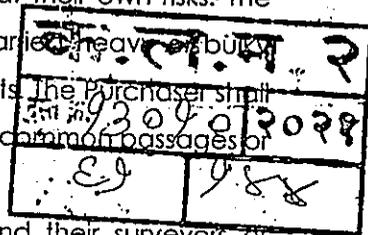
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the said Building in which the said Premises is situated or do any act contrary to the rules and regulations and bye-laws of the concerned statutory and local authorities and/or concerned local authority or other public authority and in the event of the Purchaser/s committing any act in contravention of the above provision the Purchaser/s shall be responsible and liable for the consequence thereof to the concerned statutory and local authorities and/or the concerned local authority and/or other public authority;

d) Not to demolish or cause to be demolished the said Premises or any part thereof or at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof nor any alteration in the elevation and outside colour scheme of the said building in which the said Premises is situated and shall keep the said Premises, sewers, drains, pipes in the said Premises and appurtenances thereto in good tenable condition and in particular so as to support, shelter and protect the other parts of the said building in which the said Premises is situated and shall not chisel or in any other manner to damage to columns, beams, wall, slabs or RCC Partis or other structural changes in the said Premises and/or carry out any structural changes or renovation of the said Premises without the prior written permission of the Promoters and/or the Proposed Co-Operative Condominium/ Limited Company and the concerned statutory and local authorities;

e) The Purchaser shall use the passenger lifts in the building for the purpose and under the rules framed by the Promoters and the Proposed Co-Operative Society/ Condominium/ Limited Company. All persons using lifts shall do so at their own risks. The Purchaser shall not carry or cause to be carried heavy bulky packages to the upper floors by passenger lifts. The Purchaser shall not cause any damage to the lifts, staircases, common passages or any other parts of the said building/s;

f) The Purchasers shall allow the Promoters and their surveyors or agents with or without workmen and others at all reasonable times free and unobstructed access to and shall be entitled to enter into and upon the Premises or any part thereof to view and examine the state and condition thereof and Purchaser shall make good the



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- repairs, if any, required by the Promoters within fifteen days of the giving of such notice in writing by the Promoters to the Purchaser;
- g) The Purchaser shall not affix any sign-boards or advertisement outside the building/s nor shall he affix any neon light without the prior consent in writing of the Promoters;
- h) Not to do or permit to be done any act or thing which may render void or voidable any insurance on the said property and the said building in which the said Premises is situate or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said property and the said building in which the Premises is situate.
- j) Pay to the Promoters within eight days of the demand by the Promoters their share of security deposit demanded by the concerned statutory and local authorities and/or concerned local authority or Maharashtra State Electricity Distribution Co. Ltd., BSNL Ltd., M.G.L. (Mahanagar Gas Ltd.) or the concerned statutory and local authorities or Statutory Authority or other person for giving water, electricity or any other services connections to the said building in which the said Premises is situate;
- k) Not to carry out any illegal activity from the said Flat/ Premises, which is against the interest of the Organisation/ other purchasers in the building;

Not to enclose the balcony area or flowerbed inside the said Flat/ Premises without express written permission of the Promoter;

m) The Purchaser/s shall not let, sub-let, transfer assign or part with the Purchaser/s interest or benefit of this agreement or part with possession of the said Premises until all the dues payable by the Purchaser/s to the Promoters under this agreement including the monthly outgoings are fully paid up and only if the Purchaser/s had not been guilty of breach or non-observance of any of the terms and conditions of this agreement and until the said Purchaser/s has written permission of the Promoters in that behalf;

n) The Purchaser/s shall observe and perform all the rules and regulations and bye laws of the Proposed Co-Operative Society/ Condominium/ Limited Company as may be formed and the addition, alterations or amendments thereof, that may be made



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from time to time for protection and maintenance of the said building and the said Premises therein and for the observance and the performance of the building rules, regulations and Bye-Laws for the time being of the concerned statutory and local authorities and/or concerned local authority and of Government and other public authority. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the such Proposed Co-Operative Society/ Condominium/ Limited Company regarding the occupation and use of the said Premises in the said building and shall pay and contribute regularly and punctually towards the various taxes, expenses and/or other outgoings in accordance with the terms of this agreement;

- o) The Purchaser/s shall insure and keep insured the said Premises against any loss or damages caused by fire or any other calamities for the full value thereof;
- p) The Purchaser shall from the date the Purchaser are handed over possession of the said Premises bear and pay proportionately and also any increase in the all rates, taxes, N. A. taxes, Goods and Service Tax, charges, cess and duties, dues, impositions, assessments, land tax, land revenue tax, water charges if any and other taxes, fines, penalties and outgoings levied, imposed or assessed in respect of the tenement and/or the said property and/or the said building by the concerned statutory and local authorities or the Government of Maharashtra or any other public body or authority and payable either by the Promoters or the purchasers thereof or which are indirectly levied or collected by the Municipal Corporation or other authority from each Premises Purchaser. (So long as each of the tenement shall not be separately assessed, or if the levy is made collectively on the said building) the Purchaser shall pay his share of such levy in proportion in which the area of the tenement bears to the total of the tenements contained in the said building as the case may be). However, it will not require the Promoters to contribute a proportionate share of the maintenance charges of the Premises which are not sold and disposed of by the Promoters in the said building. The proportionate amounts payable as determined by the Promoters/the Proposed Co-Operative Society/ Condominium/ Limited Company as may be formed shall be final and binding on all the Purchaser/s;



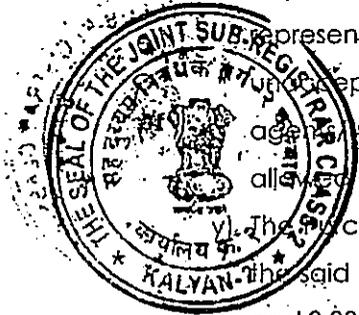
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- q) If any other taxes, such as VAT, GST and other taxes are levied by the State or Central Government, on this Agreement then the Purchaser/s alone shall be liable to pay such taxes even before or after the possession of the Premises is handed over to the Purchaser, when such taxes become due and payable but within seven days when demanded by the Promoters;
- r) The Purchaser/s can fix name boards, AC plants only at such locations and of such size as may be approved by the Promoters any breach of this term shall entitle the Promoters to remove the said Boards/AC at the cost of the Purchaser/s;
- s) Not to change the external colour scheme or the pattern of the colour of the building;
- t) Not to change exterior elevation or the outlay of the building/s;
- u) Not to fix any grill to the building/s or windows except in accordance with the design approved by the Purchaser;
- v) The Promoters may outsource the day to day maintenance of the proposed new building in favour of a third Party Facilities Management Services Firm and the Purchaser/s herein hereby give their consent for the same;
- w) Not to enclose and not erect any grills / windows or any type of enclosure, on any horizontal projection of the floor, such as balconies, dry balconies, chhajja, service ducts, staircase passage, lobby, terrace etc;
- x). During the execution of interior works, the Purchaser/s shall be responsible for acts of any contractor/ workmen/ agents/ representatives and if such persons behave in any manner which is unacceptable to the Promoters then such contractor/ workmen/ agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Premises again;
- y). The Purchaser/s shall ensure that the execution of interior works in the said Premises is carried on only between 9.00 a.m. to 1.00 p.m. and 3.00 p.m. to 6.00 p.m. on all days of the week and no work shall be carried out on Sundays;
- z) the Purchaser/s shall extend full cooperation to the Purchasers, their agents, contractors to ensure good governance of such works;
- aa) The Purchaser/s is/are further made aware that the Promoters are engaged in the business of construction, development and redevelopment of immovable properties and during the construction of the building/s on the said Property and after



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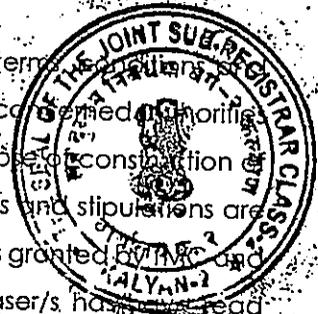
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completion thereof, the Promoters may desire to show the said building/s and or any areas therein including but not limited to common areas to various prospective clients of the Promoters including inter alia occupants of building/s which the Promoters are redeveloping or proposing to redevelop and accordingly, the Promoters may arrange for site visits to the said Property and the building/s thereon and may organize functions in the common areas like compound/s, terrace/s, lobby/ies, podium/s, amenities, etc. of the said Property for such purposes and the Purchaser/s either in their individual capacity or as member/s of the said Organisation shall not object thereto;

bb) The Promoters may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the said Property and the buildings thereon in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Promoters may deem fit and the Purchaser/s either in their individual capacity or as member/s of the Organisation shall not object thereto;

cc) The Purchaser/s is/are aware of the various terms, conditions and stipulations mentioned by the TMC and other concerned authorities whilst granting various approvals for the purpose of construction of the said Property and which terms, conditions and stipulations are more particularly mentioned in the permissions granted by TMC and other concerned authorities and the Purchaser/s has/have read and understood the contents thereof and are being aware of the same in all respects has/have agreed to acquire the said Premises and is/are entering into these presents:



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dd) These covenants shall be binding and operative even after the formation of the Organization/Apex Body;

ee) The Purchaser/s shall observe and perform all the rules and regulations which the Organisation 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 flats 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 Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Organisation regarding the occupation and use of the Flat/

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Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

17.7 The Purchaser/s hereby agrees that in the event of any amount by way of premium or security or any charges is payable to the Municipal Corporation or State Government or to the Utility Companies, or betterment charges or development charges, tax or security deposit or charges for the purpose of giving water connection, drainage, connection and electricity connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be paid by the Purchaser/s to the Promoters in proportion to the area of the said Flat/ Premises and in determining such amount the discretion of the Promoters shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Purchasers may be called upon to pay the Promoters in respect of installation of water line, water mains, sewerage lines, electric cables, electric sub-station (if any) making and maintaining of internal road, and access to the said Property drainages, layouts, etc. till handover of the flats to the organization of all purchasers and this amount shall be in addition to any other amount mentioned under this Agreement.

17.8 It is expressly agreed that the Purchaser/s shall be entitled to the common area and facilities appurtenant to the said Flat/ Premises and the nature, extent and description of such common areas and facilities and the percentage of undivided interest which the Purchaser/s will enjoy in the common areas and facilities appurtenant to the said Flat/ Premises agreed to be sold to the Purchaser/s as mentioned in the Fourth Schedule hereunder:



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The Purchaser/s are aware that still car parking, podium car parking and deck car parking belong to the Promoters only and the same cannot be used by the Purchasers/ Ad-Hoc Committee/ Proposed Society/ Managing Committee unless acquired from the Promoters under a separate allotment letter and or an Agreement is executed by the Promoters. The security of Promoters shall have every right to remove any such car/ vehicles parked by purchasers, Ad-Hoc Committee/Society Managing Committee from site, who have

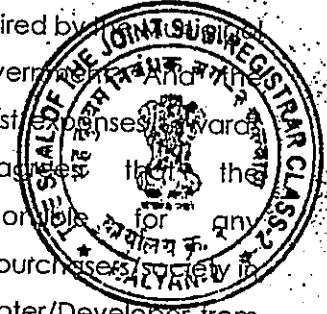
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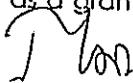
parked, without obtaining such allotment letter/ Agreement. Without prejudice to the aforesaid, it will be the personal, joint and several responsibility of members of the Adhoc Committee and/ or of the Committee of an Organisation, to ensure that, members and/ or the Purchaser/s do not park their cars, on any open area of the said Property, to whom, the Promoters have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Purchaser/s are not allowed/ entitled to use any area for car parking or otherwise unless the Promoters in writing permits the same.

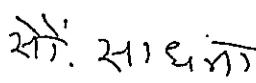
17.10 The Purchaser/s hereby agrees that he/she along with other purchasers/members of the society shall manage their solid waste management/garbage disposal, as may be required by Corporation or laws/policy framed by Government. And the Purchaser/s further agrees to bear/incur all cost/expenses towards same. And the Purchaser/s further agrees that the Promoter/Developer shall not be responsible for any noncompliance/violation of rules/law by the flat purchaser/society in this regard. The Purchaser/s indemnify the Promoter/Developer from any proceedings with this regard and the Purchaser/s shall bear all cost and expenses for same.



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18. FORBEARANCE NOT TO BE CONSTRUED AS WAIVER
- 18.1 No forbearance, indulgence or relaxation or inaction by the Promoters at any time to require performance of any of the provisions of these presents shall in any way effect, diminish or prejudice their rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of those presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.
19. SALE ONLY OF THE PREMISES
- 19.1 Nothing contained in this agreement is intended to be nor shall be construed as a grant assignment, demise of the said Premises or any



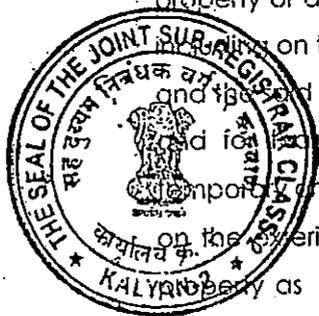
part thereof or the said Property of the building/s or any part thereof in law. The Purchaser shall have no claim save and except the Premises that is agreed to be sold to him/her/them under this Agreement. All other open spaces parking Spaces, lobbies, staircases, terraces etc. shall remain the Property of the Promoters until the whole of the said Property is transferred as herein provided subject to the rights of the Promoters as contained in this Agreement.

20. PROMOTERS TO HAVE FIRST LIEN ON THE PREMISES

20.1 Notwithstanding anything contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoters) and notwithstanding the Promoters giving any no objection/permission for mortgaging the said Premises or for creating any charge or lien on the said Premises the Promoters shall have first possessory lien and first exclusive legal charge on the said Premises and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount, tax, penalty due and payable by the Purchaser/s to the Promoters under this Agreement or otherwise.

21. USE OF TERRACE AND OPEN SPACES AND CREATE THIRD PARTY RIGHTS IN RESPECT OF THE SAME

21.1 It is expressly agreed that the Promoters shall have an irrevocable and perpetual right and be entitled to put a hoarding signboards, telecommunication installations v-sat dish antenna on the said property or any parts of the building or buildings or said new building and the hoardings on the terrace and on the parapet wall on the said property and the hoardings may be illuminated or comprising of neon sign and for the purpose, the Promoters are fully authorised to allow permanent construction or erection for installation either on the exterior of the buildings or said new building or on the said property as the case may be and further the Promoters shall be entitled to use and allow third parties to use any part of the building and the property for installation of cables, satellite, communication equipment, cellular telephone equipment, dish antenna, radio turnkey equipment, wireless equipment etc. The Purchaser/s agrees not to object or dispute the same. It is further expressly agreed that the Promoters shall have an irrevocable and perpetual right and be



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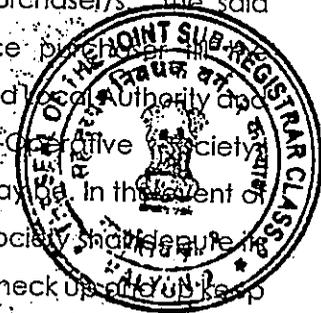
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entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/s shall not have any right or entitled to any such the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall be solely and absolutely belonging to the Promoters.

21.2 It is also understood and agreed by and between the parties hereto that the terrace space in front of and /or adjacent to terrace Units/Premises that is pocket terraces attached to any of the units/Premises in the said building, if any shall belong exclusively to the Purchaser/s of the terrace and such terrace spaces are intended for the exclusive use of the respective terrace purchaser/s. The said terrace shall not be enclosed by the terrace purchaser/s without the permission in writing obtained from the Concerned Local Authority and the Promoters and/or the Proposed Co-Operative Society/ Condominium/ Limited Company as the case may be. In the event of any water storage tank being constructed the Society shall appoint its representative to go to the Terrace/s for regular check up and for or during such times as may be mutually agreed upon by the Purchasers of such Premises on the Terrace/s and the Proposed Co-Operative Society/ Condominium/ Limited Company.



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22. NO ASSIGNMENT OR GRANT OR DEMISE OF PROPERTY

22.1 The Purchaser/s agrees and confirms that nothing contained in these presents is intended to be nor shall be construed as a grant, demise or assignment of the said property or any part thereof in any manner whatsoever and the intention of the parties is not to sell or transfer the said property or any part thereof and further that no right, title or interest was created in favour of the Purchaser/s at any point of time in the said Building and the said unit/Premises herein and will not be created till such time the construction of the said unit/Premises is completed by the Promoters on his own and in pursuance thereof the possession is given by the Promoters to the Purchaser/s on payment of full consideration thereof and the intention of the parties hereto is subject to receipt of full consideration as agreed herein always is and shall be to sell the said unit/Premises alone as and when the construction whereof is completed and the unit/Premises is ready for occupation at which point of time a sale shall take place by handing

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over of the possession by the Promoters to the Purchaser/s only under a written possession letter to be issued. The parties hereto confirm and agree that the consideration agreed to be paid by the Purchaser/s is for the purchase of the said unit/Premises and not divisible towards consideration for a part of the said property and for the construction of Premises. The Purchaser shall have no right, title or interest therein till such time the work of development of the said property is completed to the satisfaction of the Promoters and the Occupation Certificate in that respect is received by the Promoters and till such time the said property or part thereof and all open spaces, parking spaces, lobbies, stair-cases, terraces, recreation spaces, etc. and the said unit/Premises will remain the property of the Promoters. For removal of doubts it is clarified that the goods namely the said property or the said unit/Premises is not intended to pass under these presents from the Promoters to the Purchaser/s and the Purchaser/s shall not exercise any rights of whatsoever nature over the same till such time the Occupation Certificate is received and the possession in pursuance thereof is parted with to the Purchaser/s and that till such time possession is handed over, the significant risks and rewards of the said unit/Premises and the said property shall not pass to the Purchaser/s and till such time the effective control and management shall continue to remain with the Promoters. The Purchaser/s hereby agrees and declares that he/she/they shall at no point of time ask for independent rights in the said Building/s and/or in the said property.

22.2 The Purchaser/s shall have no claim against the Promoters save and except in respect of the said Premises and/or Car Parking Spaces respectively agreed to be allotted/ sold under this Agreement, so that the open spaces, parking spaces, lobbies, staircases, lifts, common entrance, common passages or terraces (save as herein provided) and all rights in respect of remaining or future FSI and/or TDR, including all rights that may be available in respect of the said Property in future will remain the property of the Promoters only. The open spaces,



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common entrance, common passages, lobbies, staircases and lifts shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purposes or anything else. The Purchaser/s shall not use or permit the use of common entrance, common passages, open spaces, lobbies, staircases for storage of or for use by servants at any time.

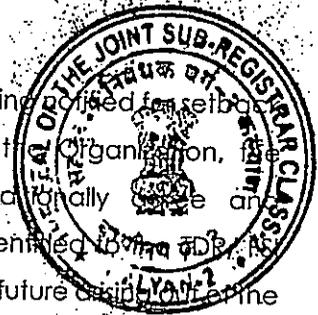
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23. PREMISES PURCHASER NOT TO CLAIM PARTITION OF PROPERTY

23.1 The Purchaser shall not be entitled to claim partition of his/her/their share in the said Property and the said building/s and the same and shall always remain undivided and impartible. The Purchaser/s shall not ask for independent rights, access in the said building and/ or in the said Property and/or of the said Flat/ Premises. The Promoters shall be entitled to amalgamate the Property with adjoining Property or sub divide the same as may be necessary for more beneficial use and enjoyment of the said Property, if desired by the Promoters or for abiding to any norms of the concerned statutory and local authorities or any statutory authority and the Purchaser /s shall have no right to object the Promoters for any reason whatsoever.

24. SET BACK COMPENSATION

24.1 In the event of a portion of the said Property being notified for setback prior to the transfer of the said Property to the Organization, the Purchaser/s hereby specifically and unconditionally undertake and undertakes that the Promoters alone shall be entitled to the said setback area shall solely and exclusively belong to the Promoters alone and Purchaser/s or their nominees or assignee hereby waive all such claim etc.



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25. SALE OF COMMERCIAL PREMISES/SHOPS

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

26. ELECTRICITY DEPOSITS and WATER DEPARTMENT DEPOSITS

26.1 If there is any liability that may arise for installation of a transformer or Electric sub-station for proper electricity supply to the said building/s, whether in the Premises of the building/s or outside, and/ or and security deposit is demanded by Water Department of the concerned statutory and local authorities before giving the water connection to the said building/s, then the costs and expenses of the same shall be proportionately borne by the Purchaser/s of all the premises in the said

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building/s and shall be paid to the Promoters within 8 days of such intimation.

27. INDEMNITY BY PURCHASER/S

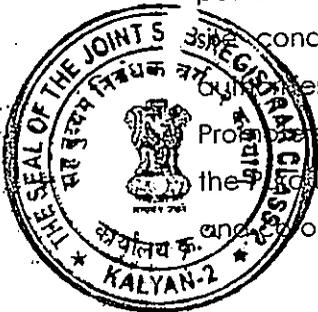
27.1 The Purchaser/s hereby indemnify and keep indemnified the Promoters and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional and legal fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with:

- (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement;
- (b) any breach and/or default by the Purchaser/s in the performance of any and/ or all of his/its obligations under this agreement;
- (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/ or occupation of the said Flat/ Premises and directly or indirectly as a result of the negligence, act and/ or omission of the Purchaser/s or his / her/ its agents, servants, tenants, guests, invitees and/ or any person or entity under his/its control; and
- (d) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the said Flat/ Premises.

28. MISCELLANEOUS PROVISIONS

28.1 If any change in area, walls, site plan, or room, portion of shops/Premises offices etc. are required to be made before handing possession of the said Premises to the Purchaser/s, as a result of peculiar conditions or on the discretion and insistence of any local authorities like the concerned statutory and local authorities etc., the Promoter shall have a right to effect the change without consent from the Purchaser/s. The Purchaser/s hereby gives his irrevocable consent and cooperation for the said change in area of the said Premises.

28.2 The common areas mentioned in the Fourth Schedule hereunder shall be for the common use and enjoyment of all the Premise Purchasers subject to the rules and regulations laid down by the Promoter which are to be observed and performed by the members of the Proposed Co-Operative Housing Society/ Condominium/ Limited Company and subject to the payment of any charges, if any, levied



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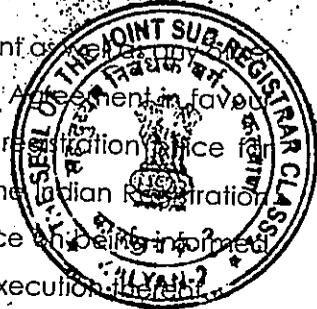
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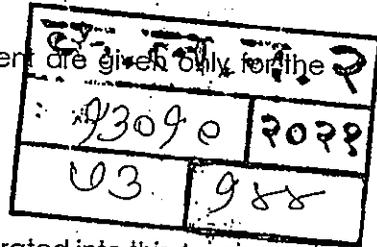
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or fixed by the Promoters from time to time for use and enjoyment of such common amenities as hereinafter provided.

- 28.3 The Promoters shall not be liable to maintain or contribute towards the costs and expenses incurred for the maintenance and upkeep and repair of the common amenities and the same shall be the responsibility of the Purchaser/s alongwith the other Purchaser/s .
- 28.4 The Purchaser/s shall strictly abide by the rules and regulations and the bye laws of the Proposed Co-Operative Housing Society/ Condominium/ Limited Company as may be formed and not for any other purpose as is contrary to the Municipal Rules.
- 28.5 The Purchaser/s agree/s to present this Agreement as well as all the documents to be executed in pursuance of this Agreement in favour of the Purchaser/s as aforesaid to the proper registration office for registration within the time limit prescribed by the Indian Registration Act 1908 and the Promoters will attend such office on being informed by the Purchaser/s about the same and admit execution thereof.



- 28.6 The headings or titles given to this agreement are given only for the purpose of convenience.



29. GENERAL CLAUSES

- 29.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoters, any agent, employee or representative of the Promoters or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous writings, agreements, deeds, documents, including sales brochures, marketing materials, models, photographs, videos, illustrations concerning the said Flat/ Premises between the parties hereto.

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29.2 If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchasers shall be joint and several. All communications shall be sent by the Promoters to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the purchasers.

30. SEVERABILITY

30.1 If any terms, conditions or stipulations or 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.

31. DISPUTES UNDER RERA

31.1 PROVIDED and ALWAYS that if any dispute, difference or question at any time hereinafter arises between the parties it shall be settled amicably. In case of failure to settle the dispute amicably within 45 days of such dispute, the same shall be referred to the Authority as per provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder. 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 courts at Mumbai shall have an exclusive jurisdiction for this Agreement.



DISPUTES UNDER ARBITRATION	
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32.1 PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoters in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties

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hereunder which cannot be subject to or are beyond the ambit and scope of RERA, then the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser/s or all other Purchasers together and one by the Promoters. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

33. NOTICES

33.1 Any notice, demand letter, intimation or communication ("Notice ") to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details as mentioned in their respective description at the beginning of the agreement; Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through any one of the modes viz. registered letter, courier service, personal delivery, e-mail or facsimile. The Parties hereby agree and undertakes to send/ receive any Notice to/ from the other Party by email to the email addresses specified in this Agreement.

Name of Purchaser/s:-

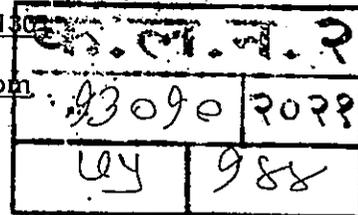
Mr. Vinit Deepak Mehattar

Mrs. Sadhana Deepak Mehattar

Mr. Deepak Saturam Mehattar

Address :- Flat No. 601, Mahaveer River Valley, Building No. 4, Gandhare, Kalyan West, Maharashtra, India, 42130

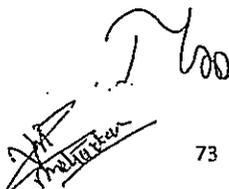
Email of Purchaser/s: priyamehattar13@gmail.com



34. STAMP DUTY AND REGISTRATION CHARGES

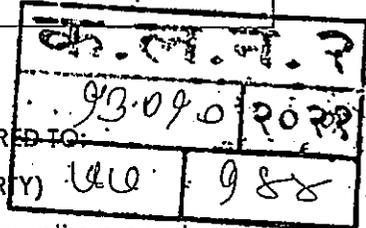
34.1 All costs charges and expenses arising out and incidental to this Agreement, including stamp duty, deficit duty, penalty if any and registration charges payable for this Agreement or any agreement or deed or document as may hereafter be executed in pursuance of this Agreement shall be borne and paid by the Purchasers exclusively.

35. DECLARATION



3	28	3	1800	Eknath Savlaram Karbhari and others
4	28	4/1	1140	Jayram Walkya Karbhari and others
5	28	4/2	3780	Prakash Kathod Karbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
7	28	4/4	2550	Bala Ambo Karbhari and others
8	28	4/5/1	1460	Baban Tukaram Karbhari and others
9	28	5	1700	Chainu Atmaram Lokhande and others
10	27	5	2810	Suresh Savlaram Lokhande and others
11	27	3/3	2480	Kathod Babu and others
12	27	3/7/3	1750	Baban Tukaram Karbhari and others
		Total →	26,190 Square Meters	



THE SECOND SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID PROPERTY)

ALL that piece or parcel of land being part of the entire property, mentioned and described in the First Schedule above, upon which Building Nos. 1 to 6 are constructed/to be constructed as per sanctions plans/ approvals granted, as may be further revised, by the Kalyan Dombivli Municipal Corporation, lying and situated at Village Kolivali, Taluka Kalyan and District Thane, and in the Registration District of Kalyan and within the municipal limits of Kalyan Dombivli Municipal Corporation.

*Handwritten signature/initials*

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*Handwritten signature/initials*

*Handwritten text: 20/1/2022*

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID FLAT/PREMISES)

The Flat/shop in the proposed building to be constructed on the property more particularly described in the Second Schedule above referred to namely:-

- (a) Flat No. 1105 on 11<sup>th</sup> floor in the building being BUILDING No- 4 in Phase No IV admeasuring 35.14 Square meters of carpet area plus 3.24 square meters of balcony and Patio Area Patio Area 0.0 Square meters.
- (b) Nil Car Parking Spaces in the Basement/ Ground/Still/ 1<sup>st</sup> Podium of the proposed Building on the said property.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(IN RESPECT OF COMMON AREAS, LIMITED COMMON AREAS AND FACILITIES)

(a) "Common Areas and Facilities means;

1. The foundation, columns, beams, supports, ducts, chhajjas, corridors, staircases, entrance lobbies exits of the said building.
2. The elevators in the building including the lift well, the lift machine room, stairs leading to the lift machine room and entrance to the lift cabin.
3. The Underground Tank and the Overhead Tanks with all GI pipe fittings including Pump Room, Pumps, Switches and Water meter.
4. Electrical installations, including the wiring of the electric cabins meter and the meters of the Premises Buyers.



Limited Common Areas and Facilities and Restricted Areas

including in front of the stairs on the floor on which the said Premises are located and the space of corridor in front of the entrance to the said Premises as a means of access to the said Premises but not for the purpose of storing or as a recreation area or for residence or for sleeping.

(c) Restricted Areas/Rights

क्र. 3090	2019
UL	2/5

Those areas facilities including car parking areas, terraces/gardens/passages or other rights reserved for use of the promoters to the exclusion of the other Premises/Units.

2. Rights in respect of remaining or future FSI and/or TDR in respect of the said Property shall belong to the Promoters only.

*[Handwritten signature]*

*[Handwritten signature]*

76 शे. सावजा

IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first herein above mentioned.

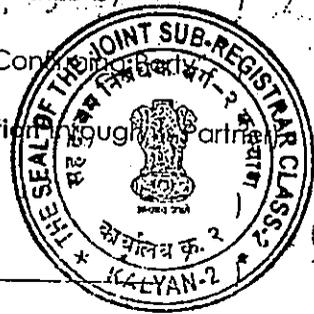
SIGNED SEALED and DELIVERED by )  
The within named "the Promoters" )  
M/s. Rutu Builders through its Partner )  
Mr. Mukund Patel )  
In the presence of \_\_\_\_\_ )

  
  
For RUTU BUILDERS  
M Patel  
Partner  
  


Signed and Delivered by )  
The within named 'Purchasers' )  
Mr. Vinif Deepak Mehaffar )  
Mrs. Sadhana Deepak Mehaffar )  
Mr. Deepak Sataram Mehaffar )  
In the presence of \_\_\_\_\_ )

विनिफ दीपक  
  
  
सधना दीपक  
  


SIGNED SEALED and DELIVERED by )  
The within named "the Company" )  
M/s. Harasiddh Corporation through its Partner )  
Mr. Mukund Patel )  
In the presence of \_\_\_\_\_ )



  
  
For Harasiddh Corporation  
M Patel  
Partner

को. रत्न. ज. २	
दस्ता क्र. 93090	२०२१
७८	१४४

RECEIVED the day and year first

Here in above mentioned the sum of)

Rs. 1,00,000/-

by Cheque No. : 033992

drawn on : 05/05/2021

Bank Name: Central Bank of India

Branch: Kambe

 of this Agreement

)  
WE SAY RECEIVED

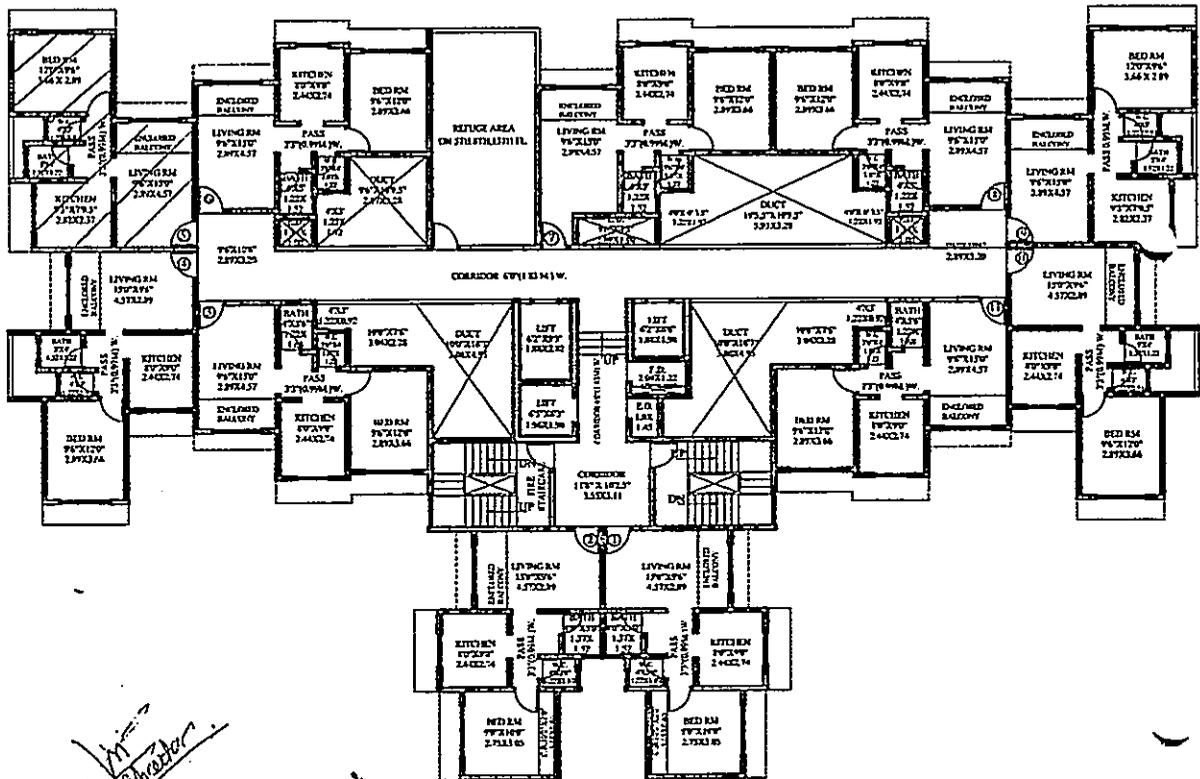
For M/s. Rutu Builders

*Moo*



क. ल. नं. २	
दस्तावेज क्र. १३०९०	२०२१
८०	१४४





For RUTU BUILDERS  
*M. Mahattar*  
 Partner

NAME: Mr. Mani Deepak Mehattar & Mrs. Sadhana Deepak Mehattar & Mr. Deepak Saturam Mehattar

FLOOR: 11th

FLAT NO.: 1105

DEVELOPERS  
30907318  
 RUTU BUILDERS  
12-1988

PURCHASER

PROMOTER/DEVELOPER

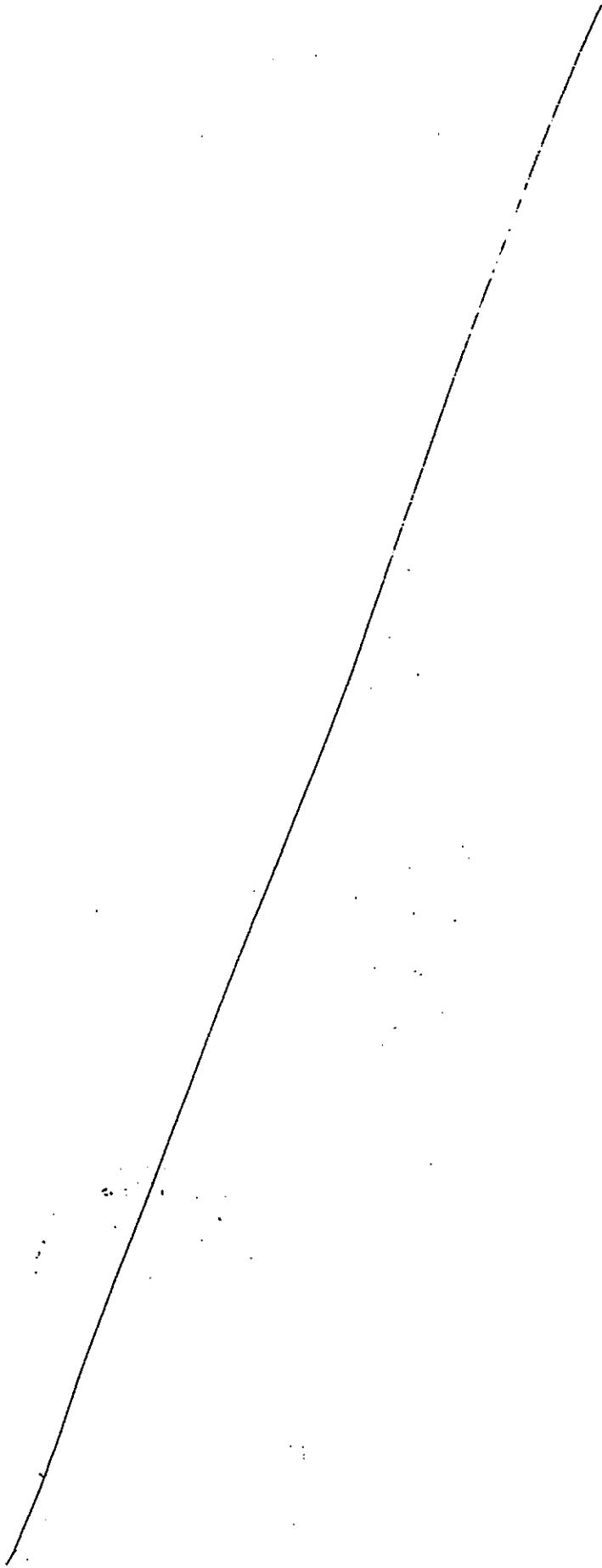
BLDG. NO. - 4

RIVERVIEW CLASSIC

TYPICAL FLOOR PLAN  
 2ND TO 15TH FLOORS









कल्याण डोंबिवली महानगरपालिका, कल्याण रु.प्रति

जा.क्र.कडोमपा/नरवि/भा.प/कवि/२०१३-१४/५४/१०

कल्याण डोंबिवली महानगरपालिका, कल्याण  
दिनांक :- २२/११/२०१९

(सुधारीत बांधकाम परवानगी)

प्रति,  
श्री. प्रभास काथोड कारभारी व इतर  
गुरुगणारक - मे.रुतु बिल्डर्स तर्फे श्री मुकुंद प्रताप पटेल  
यांचे वास्तुशिल्पकार श्रीमती. शोभना देशपांडे, कल्याण (प.).  
स्थापत्य अभियंता - श्री.सलीम एच. मन्सूरी, मुंबई.

विषय:- स.नं.२७, हि.नं. ५, ३/३, ३/७/३, स.नं.२८, हि.नं.३, २, ३, ४/१, ४/२, ४/४,  
४/५/१, ५, मौजे-कोलीवली, ता.कल्याण येथे सुधारीत बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:- १) सुधारीत बांधकाम परवानगी क्र.कडोमपा/नरवि/भा.प/कवि/२०१३-१४/५४/१०,  
दि. १७/०४/२०१८.  
२) आपला दि.८/०५/२०१९ रोजीचा श्रीमती. शोभना देशपांडे, वास्तुशिल्पकार, कल्याण  
(प.) यांचे मार्फत सादर केलेला अर्ज

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.आ. व न.र. अधिनियम १९६६ चे कलम ४५  
नुसार स.नं.२७, हि.नं. ५, ३/३, ३/७/३, स.नं.२८, हि.नं.३, २, ३, ४/१, ४/२, ४/४, ४/५/१, ५, मौजे-कोलीवली,  
ता.कल्याण मध्ये संदर्भ क्र.२ अन्वये २४४१०.०० चौ.मी. क्षेत्राच्या भूखंडावर २२२६७.३३ चौ.मी. क्षेत्राकरीता सुधारीत बांधकाम  
परवानगी प्रदान करण्यात आली होती. आता आवेदकाने संदर्भ क्र.२ अन्वये सदर भूखंडावर सुधारीत बांधकाम परवानगीत स.नं.२७, हि.नं.३/७/३ हा  
भूखंड वापरासाठी एकूण २६,२६०.०० चौ.मी. क्षेत्राच्या भूखंडावर ४५.०० मी. संव. विकास योजना रस्त्याने झालेल्या  
वैयक्तिक विभाजनानुसार नियमानुसार उपभूखंड A, B, C व D असे वर्गीकरण करून उपभूखंड A व B असे दोन्ही भूखंडावर  
प्रस्तावित एकूण २५,२१३.४३ चौ.मी. क्षेत्राची यापूर्वी बांधकाम पुर्णत्वाचा दाखला प्रदान करण्यात आलेल्या इमारतीचे एकूण  
१७६७६.५४ चौ.मी. क्षेत्र वगळून नव्याने प्रस्तावित २९४६.१० चौ.मी. क्षेत्रासहीत एकूण ७५३६.८९ चौ.मी. क्षेत्राचा विकास  
करण्यासाठी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या  
दिनांक ०८/०५/२०१९ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती  
दाखविल्याप्रमाणे रहिवास + वाणिज्य इमारतीच्या बांधकामाबाबत, 'सुधारीत बांधकाम परवानगी' देण्यात येत आहे. इमारतीच्या व  
जागेच्या मालकी हक्कासंदर्भात सुटकाही याद भिराण शास्त्र्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संगतीपत्र  
देण्यात येत आहे.

इमारत क्र.३ - रिटल्ट + पहिला मजला ते दुसरा मजला (रहिवास)  
इमारत क्र.४ - रिटल्ट (पै.), तळ (पै.) + पहिला मजला ते पंधरावा मजला (रहिवास + वाणिज्य)

सहाय्यक संचालक (नियोजनाकाम) कल्याण  
कल्याण डोंबिवली महानगरपालिका, कल्याण  
२०१९



अटी -

- १) हे सुधारीत बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनपत्र  
मुदत संपल्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या  
नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास  
करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.  
६) नाट्येभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभित्तीचे व जोत्याचे बांधकाम केलेल्या  
आपल्याचे बांधकाम केलेल्या  
आपल्याचे बांधकाम केलेल्या  
जोता पूर्णत्वाची दाखला  
घेतल्यात याबाबत व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केलेल्याचे आढळून आल्यास सादरचे  
बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर  
राहिले.
- ९) नकाशात दाखविलेल्या गाळाच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्ददीत  
इमारती भोवती गोळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) जागेची जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा वायित होत असल्यास त्याची सर्वस्वी जबाबदारी  
आपलेवर राहिले.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिले. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे  
दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत  
इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिले.

क. ल. न. २  
१३०१०/२०१९  
१४४

(स.मा.म.)

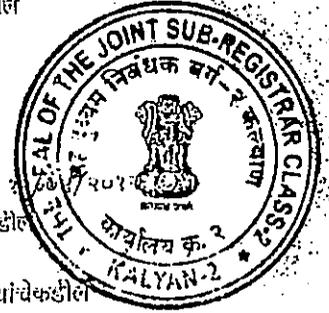


जिल्हाधिकारी कार्यालय ताणे

दिनांक : 26 FEB 2013

बाबिली :-

१. श्री. गजदू पद्म कारभारी व इतर यांचे कु.मु.सा. मेन्सु मिल्डर ताणे श्री. मुकुंद प्रताप पटेल या. ५०२, रतु विद्युत्नेस पार्क, नियर रतु पार्क, सफीस रोड, ऑफ एल.बी.एस.रोड, ताणे (प.) यांचा दि.१२/०३/२०१२, दि.२६/११/२०१२, व दि. ०३/०१/२०१३ रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनबाब/टे-२/कावि-६५५/एसआर-३०/२०१२, दि. २७/०४/२०१२
३. नगररचनाकार कल्याण डोंबिवली महानगरपालीका कल्याण यांचेकडील अंतरिम स्वरुपाची मंजूरी (J.O.D.) क्र. कडोमपा/नरवि/ बाप/कावि-९३ दि. २८/०२/२०१२.
४. दैनिक "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय वृत्तपत्रामध्ये दि. २७/०३/२०१२ रोजी व दैनिक "जनमत" तालुकास्तरीय वृत्तपत्रामध्ये दि. २८/०३/२०१२ प्रसिध्द केलेला जाहीरनामा.
५. मुरापादन विभागाकडील अनौपचारिक संदर्भ
  - १) विशेष मुरापादन अधिकारी लघु पाटबंधारे, ताणे यांचेकडील क्र. मुसं./ल.पा./टे-१/एसआर/४३९, दि.१४/०५/२०१२,
  - २) गुंम संपादन विशेष अधिकारी (विशेष घटक), ताणे यांचेकडील क्र. मुसं/विज/नाहता/१००२ दि. ६/०६/२०१२ -
  - ३) विशेष मुरापादन अधिकारी मेट्रो सेंटर-२, ताणे यांचेकडील क्र.मुसं./मे.सं.३/एसआर-२८५ दि.२०/०४/२०१२
  - ४) उपविभागीय अधिकारी ताणे विभाग ताणे यांचेकडील क्र.टिडी/टे-५/मु.सं.दा./कावि- /एसआर- १२५/२०१२, दि. २७/०३/२०१२
  - ५) विशेष मुरापादन अधिकारी उल्हास खोरे प्रचलप ताणे यांचेकडील क्र.मुरापादन/टे.नं.४/सी- १७२८७ दि १४/०६/२०१२
  - ६) विशेष मुरापादन अधिकारी, लघु पाटबंधारे ताणे पंचा मळा यांचेकडील क्र.मुरापादन/एसआर/टे-१/वरी-५०३, दि. २३/०५/२०१२
६. अर्जदार यांनी सादर केलेले हमीकर्म प्रतिज्ञापत्र दि. ०४/०४/२०१२
७. अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि. ०४/०४/२०१२



क. ल. न. २	
३०९०	२०१२
LE	१४४

आदेश :-

ज्याअर्थी उपोद्घातातील अ.क्र. १ अन्वये तांणे जिल्ह्यातील कल्याण तालुक्यातील मोजे- कोळीवली, ता.कल्याण येथील स.नं. २८/१, २८/२, २८/३, २८/४/१, २८/४/२, २८/४/३, २८/४/४, २८/४/५/१, २८/५, २७/५ क्षेत्र २१,९६०.०० चौ.मी. जमिनीस रहिवास व वाणिज्य प्रयोजनास वापर करण्याची परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे.

ज्याअर्थी, अर्जदार यांनी दि. २७/०३/२०१२ रोजीचे "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय व दि. २८/०३/२०१२ रोजीचे "जनमत" या तालुकास्तरीय वृत्तपत्रात जाहीरनामा प्रसिध्द करण्यात आला आहे. मुदतीत इकडील कार्यालयाकडे तक्रार अथवा हरकत प्राप्त झालेली नाही.

ज्याअर्थी, अर्जदाराक परवानगी यागणी केलेली जमीन ही कुळ कायदा कलम ४२ ला पात्र होती अर्जदार यांनी उप विभागीय अधिकारी ताणे विभाग उर्फ यांचेकडील अर्ज विशेषतः करून घेतल्यास परवानगी घेतली आहे.

आणि ज्याअर्थी, कल्याण-डोंबिवली महानगरपालीका कल्याण यांनी यांचेकडील क्र. कडोमपा/नरवि/ बाप/कावि-९३ दि. २८/०२/२०१२ अन्वये मोजे- कोळीवली, ता.कल्याण येथील

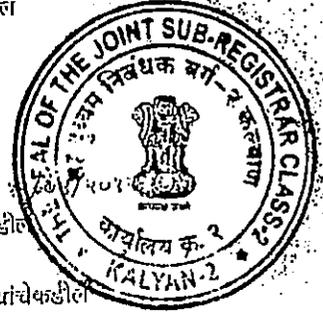


जिल्हाधिकारी कार्यालय ठाणे

दिनांक : 26 FEB 2013

वाचपी :-

१. श्री. महादू पट्टु कारभारी व इतर यांचे कु.मु.धा. वे.स्तु बिल्डर तापें श्री. गुरुकुल प्रताप पटेल ग. ५०३, स्तु बिझिनेस पार्क, नियर स्तु पार्क, सर्व्हिस रोड, ऑफ एल.बी.एस.रोड, ठाणे (प.) याचा दि.२३/०३/२०१२, दि.२६/११/२०१२, व दि. ०३/०१/२०१३ रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिननाम/टे-२/कावि-६५६/एसआर-३०/२०१२, दि. २७/०४/२०१२
३. नगररचनाकार कल्याण डोंबिवली महानगरपालीका कल्याण यांचेकडील अंतरिम स्वरुपाची मंजूरी (I.O.D.) क्र. कडोंमपा/नरवि/ बाप/कावि-९३ दि. २८/०२/२०१२.
४. दैनिक "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय वृत्तपत्रामध्ये दि. २७/०३/२०१२ रोजी व दैनिक "जनमत" तालुक्यास्तरीय वृत्तपत्रामध्ये दि. २८/०३/२०१२ प्रसिद्ध केलेला जाहीरनामा.
५. भूसंपादन विभागाकडील अनौपचारिक संदर्भ
- ६) विशेष भूसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील क्र. भूसं./ल.पा./टे-१/एसआर/४२९, दि.१४/०५/२०१२,
- ७) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भूसंविआ/नाहदा/१००३ दि. ६/०६/२०१२ -
- ८) विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील क्र.भूसं./मे.सं.३/एसआर-२८५ दि.३०/०४/२०१२
- ९) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र.टे.डी/टे-५/भू.सं.दा./कावि- /एसआर- १२५/२०१२, दि. २७/०३/२०१२
- १०) विशेष भू-संपादन अधिकारी उल्हास जोरे प्रकरणे ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.४/सी- १७२८७ दि १४/०६/२०१२
- ११) विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे पंचा मोकळा यांचेकडील क्र.भूसंपादन/एसआर/टे-१/वसी-५०२, दि. २३/०५/२०१२
१२. अर्जदार यांनी सादर केलेले हमीकम प्रतिसापत्र दि. ०४/०४/२०१२
१३. अर्जदार यांनी सादर केलेले सपत्र व बंधपत्र दि. ०४/०४/२०१२



क्र. ल. न. २	
३०९०	२०१२
LE	१४४

आदेश :-

ज्याअर्थी उपोद्घातातील अ.क्र. १ अन्वये ठाणे जिल्ह्यातील कल्याण तालुक्यातील गौजे-कोळीवली, ता.कल्याण येथील स.नं. २८/१, २८/२, २८/३, २८/४/५, २८/४/२, २८/४/३, २८/४/४, २८/४/५, २८/५, २७/५ क्षेत्र २१,९६०.०० चौ.मी. जमिनीस रहिवास व वाणिज्य प्रयोजनांनं वापर करण्याची परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे.

ज्याअर्थी, अर्जदार यांनी दि. २७/०३/२०१२ रोजीचे "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय व दि. २८/०२/२०१२ रोजीचे "जनमत" या तालुक्यास्तरीय वृत्तपत्रात जाहीरनामा प्रसिद्ध करण्यात आला आहे. मुदतीत इकडील कार्यालयाकडे तक्रार अथवा हरकत प्राप्त झालेली नाही.

ज्याअर्थी, अकृषिक परवानगी गांमणी केलेली जमीन ही कुळ कायदा कलम ४३ ला पात्र होती अर्जदार यांनी उप विभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील यात विशेष करून जिल्हा परवानगी घेतली आहे.

आणि ज्याअर्थी, कल्याण-डोंबिवली महानगरपालीका कल्याण यांनी त्यांचेकडील क्र. कडोंमपा/नरवि/ बाप/कावि-९३ दि. २८/०२/२०१२ अन्वये गौजे- कोळीवली, ता.कल्याण येथील





क्र.महसुल/क-२/टि. क्र.७/एनएपी/कोठीवली-कल्याण/एराआर-३७/१३ दिनांक ११/१/१३

१५. पुढीलच गंजूर केलेल्या नकाशाबद्धकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्राप्तीन जोपासली नसत असल्याबाबत कृपया याचे किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. या अशी गरज घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकार-यांची परवानगी घेतली असेल आणि अशा शर्तीचे किंवा फेरबदलाचे नकाशे गंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाप्राप्ती जवळीने आजूबाजूच्या परिसरात अस्वच्छता व धाण निर्माण होणार नाही अशा शर्तीने आपल्या स्वतःच्या स्वार्थाने आपली पाणी पुरवठ्याची व सांडपाण्याचा विचारा घेण्याची जबाबदारी घेतली पाहिजे.

१७. जमीनीच्या विमरशेतकी वापरता प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरता बदल व विमरशेतकीन बाबतची) नियम १९९९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक रातब करून देऊन ती या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास जबाबकारक असेल.

१८. या आदेशात आणि सनदीपत्रे नमुद केलेल्या शर्तीपैकी कोणत्याही शर्तीने अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधानुसार असा अनुज्ञाप्राप्ती ज्या कोणत्याही शासकीय पत्र उरले त्या शासकीय बांध व गेट देता ठाण्याच्या जिल्हाधिकार-यास तो विविष्ट करेल असा दंड आणि आकारणी करण्यात येईल अशी किंवा गुळगुळ अर्जादारांच्या ताब्यात रद्द देण्याचा अधिकार असेल.

१९. घेतलेल्या रकम (न) मध्ये कोणीही अडथळी असले तरीही या परवानगीच्या तरतुदींवरून जाऊन कोणताही इतरात किंवा संबंधित उभे करण्यात आले असेल किंवा तरतुदीं विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विविष्ट मुदतीच्या आंत असा शीत नकारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकार-याने निर्देश देणे विधी संगत असेल तसेच ठाण्याच्या जिल्हाधिकार-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या घाब्याचे आलेला सर्व अनुज्ञाप्राप्ती व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.



**क.ल.नं. २**  
 दिनांक ११/०१/२०१३  
 वस्त क्र ३०१०  
 २०१३  
 ६८०२/२०१२  
 १६८/अ.दि. १७/११/२०१२

२०. प्रस्तुत स.नं. च्या जमीनीचे ७/१३ रदर असलेल्या नवीन शर्ती या नोंदीबाबत. अधिनियम १९६८ मध्ये विधाने झाल्यास याची सधेरी जबाबदारी अनुज्ञाप्राप्ती यांची असेल व दिलेली जिनसिती या करण्यात येईल.

२१. कोठी ही परवानगी गुबाई कुठ्ठवहिवाट व शेतजमीन अधिनियम १९६८, महाराष्ट्र अधिनियम आणि नगरपालिका अधिनियम ३. सारख्या त्या वेळी अंमलात असलेल्या कोणत्याही कायद्याचे कोणताही उपबंध प्रकरणाच्या अन्य संबंधित कायद्यांच्या बाबतीत लागू त्या उपबंधांच्या अधिन असेल.

२२. अनुज्ञाप्राप्ती यांनी विमरशेतकी आकारणीच्या पाचपट रक्कम रु. ११,३१३/- (अदारी रु. ११,३१३) रकम (तीनशे तीस मध्ये) रपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलान क्र. ३२/२०१२ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलान क्र. ७०८२०/२०१२. ०१/२०१३ अन्वये भरववजना केली आहे.

२३. महाराष्ट्र चॅम्बर ऑफ कॉमर्स व्हिज्य महाराष्ट्र शासन या मा. उच्च न्यायालयातील ११३/२००२/२०१२ तालीक म. न्यायालयाचे अंतर्गत स्वायत्तीबाबत साक्षात्ताचे महसुल व न. न्यायालयाचे अंतिम आदेशास अधिन राहून सदर परवानगी देणेत आलेली असून, मा. उच्च न्यायालय/ शासन याबाबतीत जे निर्णय/आदेश देतील ते डिजिटार यांचेवर जबाबदारक राहतील.

२४. अनुज्ञाप्राप्ती यांनी फल्याण-ऑबिवली महानगरपालिका यांचेकडील गंजूर नकाशाबद्धकुम बांधकाम केले पाहिजे. तसेच फल्याण ऑबिवली महानगरपालिका यांचेकडील अंतर्गत हारमोन

क्र.गहमुल/क-१/२. क्र.७/एनएपी/कोळीवली-कल्याण/एसआर-२७/१२ दिनांक २६/१२

गंजुरीपत्र (J.O.P.) क्र. कळीगवा/ नरवि/बाप/कवि-१३ दिनांक २८/०२/२०२२ मधील अटी व शर्ती अनुषंगाने याबाबत बंधनकारक राहिल.

२५. अनुषंगाने यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नियमावलीविरुद्ध आवाज बांधकाम केल्यास अगर बांधकामात बदल करून जादा वाटणीत निर्देशांक वापरल्यास अनुषंगाने हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६२ चे कलम ५२ अन्वये फौजदारी स्वक्याचा मुद्दा दाखल करण्यास पात्र राहतील व असे आवाज बांधकाम सुरू करण्यास पात्र राहिल.

२६. कल्याण-डोंबिवली महानगरपालिकेने उपोघातील अ.क्र. ३ च्या आदेशान्वये अंतरीय गंजुरी दिलेली असून तदनंतर अंतीम गंजुरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीय गंजुरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रांमध्ये कोणत्याही स्वक्यात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जाद्वारा बंधनकारक राहिल.

२७. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात अधिष्ठात कोणत्याही प्रकारचा वाद उदयाकल्यास त्याची सनद्वी जबाबदारी अनुषंगाने यांची राहिल.

२८. अर्जात यांनी सादर केलेली कागदपत्रे खोटी अथवा ननावट असलेचे आढळून आल्यास सादरची विनशुती परवानगी आपोआप रद्द झालेचे समजावेत येईल.

सही/-

( पी. वेंकटराव )

जिल्हाधिकारी आणि

प्रति,

श्री. महादू पद्म कारगारी व इतर

सा. कोळीवली, ता. कल्याण, जि. ठाणे

जाहीर निर्दिष्ट नसून



क्र. ल. न. २	
दस्त क्र. १३०९०	२०२१
६०	१४४

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# NILESH S. PATIL

B.Com., D.T.M., LL.M.,  
ADVOCATE HIGH COURT

Office : 1-07, First Floor, Siddhivinayak Sankul, Oak Baug, Shivaji Path, Kalyan (West) - 421 301

☎ and Fax No. 231 43 13, Mob. No.:- 98 20 61 48 66

Ref.No. NSP/Rutu/151/2013

Date : 13/10/2013

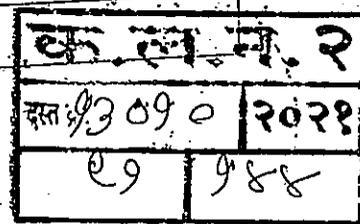
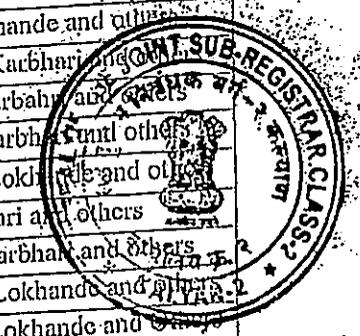
## TITLE CERTIFICATE

To

- 1) M/s. Rutu Builders,  
501, Rutu Business Park,  
Service Road, Off. L.B.S. Marg,  
Majiwada, Thane (West) - 400 601
- 2) M/s. Harasiddh Corporation,  
Tulsi Villa, Poddar Road,  
Santacruz (West), Mumbai - 400 054.

Reg: All those pieces and parcels of land lying, being and situate at village Kolivali, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivali Municipal Corporation are owned by the persons herein below

No.	Survey No.	Hissa No.	Area (Sq. Mtrs)	Name of Owners
1	28	1	2710	Mahadu Padu Karbhari and others
2	28	2	2320	Sitaram Ragho Lokhande and others
3	28	3	1800	Eknath Savlaram Karbhari and others
4	28	4/1	1140	Jayram Walkya Karbhari and others
5	28	4/2	3780	Prakash Kathod Karbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
7	28	4/4	2550	Bala Ambo Karbhari and others
8	28	4/5/1	1460	Baban Tukaram Karbhari and others
9	28	5	1700	Chainu Atmaram Lokhande and others
10	27	5	2810	Suresh Savlaram Lokhande and others
Total →			21,960 sq.mtrs.	

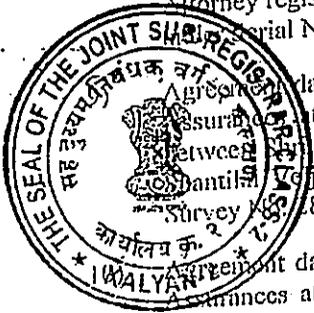


Read :

- 1) Extracts of 7/12.
- 2) Relevant Mutation Entries.
- 3) Agreement dated 04/09/1991 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 7285/1991 made and executed between Smt. Manubai Padu Karbhari and Others as the Owners and Shri Mansukhlal Velji Senghani as the Purchasers in respect of the land bearing Survey No. 28, Hissa No. 1 admeasuring 2710 sq. meters.



- 4) Agreement dated 04/04/2007 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 2510/2007 dated 05/04/2007 made and executed between Shri Mahadu Padu Karbhari and Others as owners and Shri Mansukhlal Velji Senghani as the Confirming Party and M/s Rutu Builders as the Developers in respect of land bearing Survey No. 28 Hissa No. 1 admeasuring 2710 sq. meters and subsequent granted the Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 126/2007 ;
- 5) Agreement dated 22/01/2007 registered at the Office of Sub - Registrar of Assurances at Kalyan under Serial No. 0569/2007 made and executed between Shri Sitaram Ragho Lokhande and Others as the Owners and M/s Rutu Builders as the Developers in respect of land bearing Survey No. 28, Hissa No. 2 admeasuring 2320 sq. meters and subsequent Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 24/2007 ;
- 6) Agreement dated 04/09/1991 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 7282/1991 made and executed between Smt. Rakhamabai Savlaram Karbhari and Others as the Owners and Shri Mansukhlal Velji Senghani as the Purchaser in respect of land bearing Survey No. 28, Hissa No. 3-admeasuring 1770 sq. meters;
- 7) Agreement dated 07/02/2007 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 0997/2007 made and executed between Shri Eknath Savlaram Karbhari and Others as owners and Shri Mansukhlal Velji Senghani as the Confirming Party and M/s Rutu Builders as the Developers in respect of land bearing Survey No. 28, Hissa No. 3 admeasuring 1770 sq. meters and subsequent Power of Attorney registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 43/2007 ;
- 8) Agreement dated 16/10/2007 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 7443/2007 made and executed between Shri Jayram Walkya Karbhari and Others as the Owners and M/s Rutu Builders as the Developers in respect of the land bearing Survey No. 28, Hissa No. 1 admeasuring 1140 sq. meters and subsequent Power of Attorney registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 385/2007;



Agreement dated 04/09/1991 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 7283/1991 made and executed between Shri Kathod Bama Karbhari and Others as the Owners and Shri Mansukhlal Velji Senghani as the Purchaser in respect of the land bearing Survey No. 28, Hissa No. 4/2 admeasuring 3780 sq. meters;

Agreement dated 04/04/2008 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 2832/2008 made and executed between Shri Kathod Bama Karbhari and Others as the Owners and M/s Rutu Builders as the Developers in respect of the land bearing Survey No. 28, Hissa No. 4/2 admeasuring 3780 sq. meters and subsequent Power of

क. त. र. १०००	
दस्तावेज क्र. ३०९०	२०२१
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# NILESH S. PATIL

B.Com., D.T.M., LL.M.,  
ADVOCATE HIGH COURT

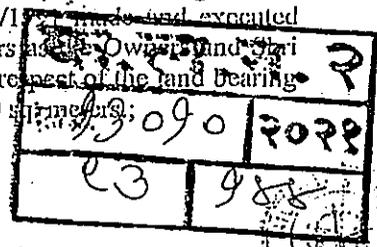
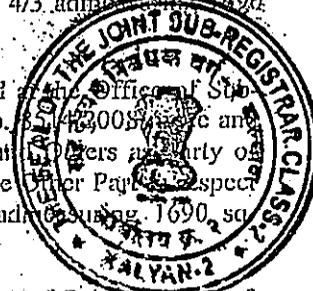
Office : I-07, First Floor, Siddhivinayak Sankul, Oak Baug, Shivaji Path, Kalyan (Wast) - 421 301

☎ and Fax No. 231 43 13, Mob. No.:- 98 20 61 48 66

(3)

Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 184/2008;

- 11) Deed of Cancellation dated 02/03/2010, registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 2174/2010 made and executed between Shri Kathod Bama Karbhari and Others and Shri Shantilal Velji Senghani in respect of the land bearing Survey No. 28, Hissa No. 4/2 admeasuring 3780 sq. meters.;
- 12) Agreement dated 13/12/1996 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 4065/1996 made and executed between Smt. Sonubai Gopal Mhatre and Others as the Owners and M/s Sanket Enterprises as the Purchasers in respect of land bearing Survey No. 28, Hissa No. 4/3 admeasuring 1690 sq. meters and subsequent Power of Attorney granted in favour of M/s. Sanket Enterprises;
- 13) Agreement dated 11/04/2008 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 3312/2008- made and executed between M/s. Sanket Enterprises as the Party of One Part and M/s. Rutu Builders as the Party, of the Other Part in respect of land bearing Survey No. 28, Hissa No. 4/3 admeasuring 1690 sq. meters and subsequent Power of Attorney registered at the Office of Sub-Registrar of Assurances at Kalyan under serial No. 222/2008;
- 14) Deed of Confirmation dated 25/09/2008 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 7645/2008 made and executed between Smt. Nagubai Savalaram Lokhande and Others as the Party of one Party and M/s. Rutu Builders as the Party of the Other Part in respect of land bearing Survey No. 28, Hissa No. 4/3 admeasuring 1690 sq. meters;
- 15) Deed of Confirmation dated 07/11/2008 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 5143/2008 made and executed between Smt. Pramila Janardhan Shelar and Others as the Party of One Part and M/s. Rutu Builders as the Party of the Other Part in respect of land bearing Survey No. 28, Hissa No. 4/3 admeasuring 1690 sq. meters;
- 16) Agreement dated 04/09/1991 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 7284/1991 made and executed between Shri Ambo Hasha Karbhari and Others as the Owners and Shri Mansukhlal Velji Senghani as the Purchaser in respect of the land bearing Survey No. 28, Hissa No. 4/4 admeasuring 2550 sq. meters;



- 17) Agreement dated 25/09/2008 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No 7641/2008 made and executed between Shri Bala Ambo Karbhari and Others as the Owners and M/s Rutu Builders as the Developers in respect of the land bearing Survey No. 28, Hissa No. 4/4 admeasuring 2550 sq.meters and subsequent Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 7642 /2008;
- 18) Deed of Cancellation 02/03/2010, registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 2173/2010 made and executed between Shri Bala Ambo Karbhari and Others and Shri Mansukhlal Velji Senghani in respect of the land bearing Survey No. 28, Hissa No. 4/4 admeasuring 2550 sq. meters.;
- 19) Agreement dated 17/04/2010 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 3817/2010 made and executed between Shri Baban Tukaram Karbhari and Others as the Owners and M/s. Rutu Builders as the Developers in respect of the land bearing Survey No. 28, Hissa No. 4/5/1 admeasuring 1460 sq.meters and subsequent Power of Attorney registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 131/2010;
- 20) Agreement dated 20/12/2007 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 9154/2007 made and executed between Shri Chainu Atmaram Lokhande and Others as the Owners and M/s. Rutu Builders as the Developers in respect of the land bearing Survey No. 28, Hissa No. 5 admeasuring 1700 sq.meters and subsequent Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 458/2007;
- 21) Agreement dated 27/04/2007 registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 3298/2007, made and executed between Smt. Nagubai Saviaram Lokhande and Others as the Owners and Shri Mansukh V. Senghani as the Confirming Party and M/s. Harasiddh Corporation as the Developers in respect of the land bearing Survey No. 27, Hissa No. 5 admeasuring 2810 sq.meters and subsequent Power of Attorney registered at the Office of Sub-Registrar of Assurances at Kalyan under Serial No. 175/2007;



Notice dated 09/07/2010 published in daily Newspaper Janmat.  
 issued by Kalyan Dombivli Municipal Corporation bearing No. BP/KV/93 dated 28/02/2012.  
 Municipal order granted by the Collector of Thane, bearing No. T.No.7/NAP/Kolivali-Kalyan/SR-37/12 New 169/12 dated 26/03/2013

25) Pending Commencement Certificate issued by Kalyan Dombivli Municipal Corporation bearing No. KDMP/NRV/BP/KV/2013-14/54

क. ल. २	
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# NILESH S. PATIL

B.Com., D.T.M., LL.M.,  
ADVOCATE HIGH COURT

Office : 1-07, First Floor, Siddhivinayak Sankul, Oak Baug, Shivaji Path, Kalyan (West) - 421 301

☎ and Fax No. 231 43 13, Mob. No.:- 98 20 61 48 66

(5)

## 26) Search Reports.

On perusal of the above documents submitted to me I am of opinion that and I hereby certify that the title of the respective owners to their above said land is clear, marketable and free from encumbrances and doubts.

It appears that certain portion of land out of the above said properties are affected by reservations, setbacks and roads

I have also issued the public notices in respect of the said property in daily Janmat on 09/07/2010 and I have not received any claims and objections thereto and further I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan and the same does not reveal any entry, which may fall in the category of encumbrances over the said property.

It further appears that M/s. Rutu Builders and Harasiddh Corporation have amalgamated all the above pieces and parcels of land and have obtained a consolidated building permission from Kalyan Dombivali Municipal Corporation and which inter alia provides sanction and construction of seven buildings viz. Building No. 1 to 7 and in terms of the mutual understanding reached between M/s. Rutu Builders and M/s. Harasiddh Corporation, and as per their holding and acquisition of development rights from the owners, M/s. Rutu Builders is entitled to develop and construct the Building No. 1 to 6 along with the potentiality of transferable development rights, permitted increases and alterations therein as sanctioned by the Kalyan Dombivali Municipal Corporation and M/s. Harasiddh Corporation is entitled to develop and construct Building No. 7 along with the maximum potentiality of transferable development rights, permitted increases and alterations therein as sanctioned by the Kalyan Dombivali Municipal Corporation in the scheme of construction known as "RIVERVIEW CLASSIC".

It further appears that subject to what is stated hereinabove and in the conditions of the agreements referred to hereinabove M/s. Rutu Builders and M/s. Harasiddh Corporation in pursuance of the sanctioned plans, permissions and approvals are entitled to construct Building No. 1 to 7 respectively in the scheme of construction and to sell the flats, shops and units to their intending Purchaser/s.

JOINT SUB-REGISTRAR CLASS. 2	
Kalyan Dombivali	
Building No. 7	
दस्तावेज क्र. 93090	2028
24	988

NILESH S. PATIL  
(Advocate)



निलेश श. पाटील  
बी.कॉम., एल.एम., डी.एम.  
अधिवासी उच्च न्यायालय  
द्वितीय मंजरी, ०७, सिद्धिविनायक संकुम, ओक बाग,  
अधिवासी मण, मल्हाण (म.) - ४२१ ३०२.  
दूरध्वनी - २३१४ ३१३ अणुध्वनी : ९८२०६ १४८६६  
ई-मेल : adv.nileshpatil@yahoo.co.in



**NILESH S. PATIL**  
B.Com., LL.M., D.L.M.  
ADVOCATE HIGH COURT  
FIRST FLOOR, 07, SIDDHIVINAYAK SANKUL,  
NEAR OAK BAUG, SHIVAJI PATH,  
KALYAN (W) - 421 301.  
PH. : 2314 313 ☎ 98206 14866  
E.mail : adv.nileshpatil@yahoo.co.in

Date : 06/10/2011

To,  
M/s. Harasiddh Corporation.  
Office at - Tulsi Villa, Poddar Road,  
Santacruz (W.), Mumbai - 400 054.

**CERTIFICATE**

Reg : All that piece and parcel of land lying, being and situate at  
Village Kolivali, Taluka Kalyan, District Thane bearing

Old Survey No.	New Survey No.	Area (Sq. mtrs)
27/(Part)	27/3/3	2480 mtrs

within the limits of the Kalyan Dombivli Municipal Corporation  
belonging to Shri. Kathod Bama Karbhari and others.

Read :

1. Extract of 7/12
2. Relevant Mutation Entries
3. Development Agreement dated 04/04/2008 registered at the  
office of Sub-Registrar of Assurances at Kalyan-2 under Serial  
No. 2833/2008 dated 04/04/2008 executed between  
Shri Kathod Bama Karbhari and others as the Owners and  
M/s. Harasiddh Corporation as the Developers.
4. General Power of Attorney dated 04/04/2008, registered at the  
office of Sub-Registrar of Assurances at Kalyan-2 under Serial  
No. 183/2008 dated 04/04/2008 executed between  
Shri. Kathod Bama Karbhari and others as the Owners and  
M/s. Harasiddh Corporation as the Developers.



Notice dated 09/07/2010 published in daily newspaper  
(Marathi).

Seal Report.

क. ल. नं. २	
नं. ३०१०	२०२१
२६	१४४

निलेश श. पाटील

बी.कॉम., एल.एल.एम., सी.टी.एम.  
अधिवक्ता उच्च न्यायालय  
महाराष्ट्र न्यायालय, ०७, सिद्धिविनायक संकुल, ओक बाग,  
शिवाजी पथ, कल्याण (व.) - ४२१ ३०१.  
दूरध्वनी - २३१४ ३१३ प्रगण्यनी : १८२०१ १४८६६  
ई-मेल : adv.nileshpatil@yahoo.co.in



- 2 -

NILESH S. PATIL

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ADVOCATE HIGH COURT  
FIRST FLOOR, 07, SIDDHIVINAYAK SANKUL,  
NEAR OAK BAUG, SHIVAJI PATH,  
KALYAN (W) - 421 301.  
PH. : 2314 313 0 98206 14866  
E.mail : adv.nileshpatil@yahoo.co.in

I have investigated the title of the Owners Shri. Kathod Bama Karbhari and others to their Property and I am of the opinion and I certify that the title of the said Property is clear, marketable and free from encumbrances.

On perusal of the above documents made available to me I am of the opinion that the title of the owners to the above property is clear and marketable and the owners are entitled to follow the procedure for submission for plan for sanction and approval to the Town Planning Authority as per development control rule of Kalyan Dombivli Municipal Corporation.

I have also perused the search report taken at the office of Sub-Registrar Assurances at Kalyan and the search report does not reveal any entry which may fall in the category of encumbrances over the said property.

Nilesh S. Patil  
(Advocate)



१३०१०	
दस्ता	२०२१
lll - 9.88	



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700017199

Project: Riverview Classic Building No 4, Phase IV Plot Bearing / CTS / Survey / Final Plot No.: S No 27, H No 5, 3/3 S No 28/ H. No 1,2,3,4/1,4/2,4/3,4/4,4/5/1,5 at Kalyan-Dombivall (M Corp.), Kalyan, Thane, 421301;

1. Rutu Builders having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400601.

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

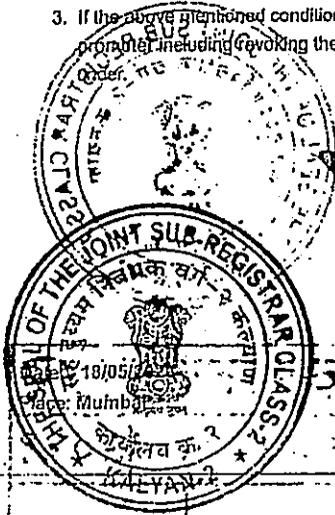
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 23/07/2018 and ending with 30/06/2022 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



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhoo  
(Secretary, MahaRERA)  
Date:20-06-2020 12:21:27

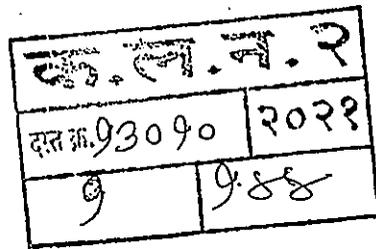
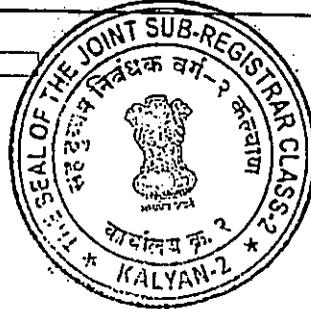
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

२०२०-२०२१	
३०१०	२०२१
२२	१४४

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	20210713118			13 July 2021, 10:01:27 AM		
मूल्यांकनाचे वर्ष	2021					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : कल्याण					
उप मूल्य विभाग	19/64-विभाग, 8व कोलीवली या गावातील सर्व मिळकती					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#28			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
15000	56000	61600	74500	61600	चौ. मीटर	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	43.318 चौ. मीटर	मिळकतीचे यम-	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.56000/-	
उद्दवाहन सुविधा -	1-आर सी सी आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	39.38 चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	=(56000 * (100 / 100)) * 107.5 / 100					
	= Rs.60200/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 59920 * 43.318					
	= Rs.2595614.56/-					
Applicable Rules	= 3, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझनार्डन मजला क्षेत्र मूल्य + लग्नच्या गळीचे मूल्य (खुली बाळकनी) + वरील गळीचे मूल्य + बंदिली बाह्य तळाचे मूल्य + खुल्या घाटिनीवरील बाह्य तळाचे मूल्य + इंगारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिली बाळकनी + स्वयंचलित बाह्यतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 2595614.56 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.2595614.56/-					
	= ₹ पंचवीस लाख पंच्याणव हजार सहा शे पंधरा/-					

Home Print

*[Handwritten Signature]*





1

2





KACHWALA MISAR & CO.  
Advocates & Solicitors

rights in respect of said Property for the consideration and on the terms and condition therein contained.

4. Subject to what is heretofore stated and obtaining and complying with all requisite permissions and clearances required in law for the development of the said property from the Kalyan Dombivli Municipal Corporation, and compliance with the terms of the agreements and writings heretofore stated, you are entitled to develop the said First and Second property described in the First and Second Schedule hereunder written to the extent and in accordance with the terms and conditions set out in the said development agreement dated 25<sup>th</sup> August 2014 and to sell the flats and premises thereon on ownership basis with good and marketable title.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of land bearing Survey No. 27, Hissa Nos. 3/7/3 and 3/7/1 (area 0.17.3 hectares, pot kharaba 0.00.2 and area 0.12.6 hectares, pot kharaba 0.00.2) admeasuring 3,030 square meters situated at Village Kolivali, Taluka Kalyan, District Thane and in the Registration District of Kalyan and within the municipal limits of Kalyan Dombivli Municipal Corporation.

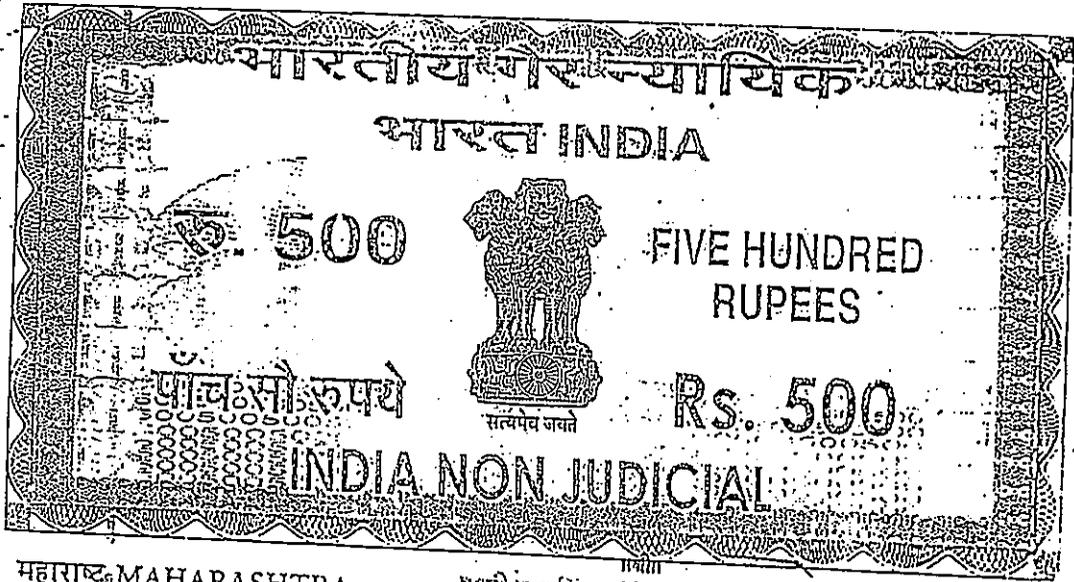
5<sup>th</sup> day of November, 2016.



*[Handwritten Signature]*  
5/11/2016

Partner  
Kachwala Misar and Co.,  
Advocates & Solicitors.

KACHWALA MISAR & CO.	
93090	2022
900	1922



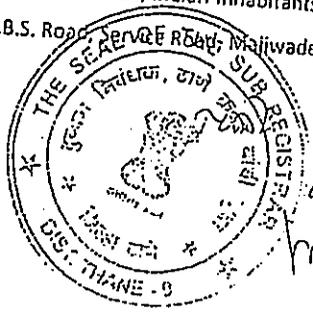
महाराष्ट्र MAHARASHTRA  
 अिंका कोषागार इावलिम्,  
 ठाणे,  
 31 DEC 2013  
 मुद्राध प्रमुख लिपीक/लिपीक  
 3111415

शुद्धी टावलिन् अंका नुवणार सेटर S 236149  
 14, अलादी नारोड, व. वि. अिंका, ठाणे.  
 90484  
 Muktanand P. Patil  
 Ruti Builders  
 Sunil  
 9 JAN 2014  
 9 JAN 2014

टजन-९  
 दस्त क्र. 25 / 2014  
 9/129

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME : I, MR. MUKUND P. PATEL, Partner  
 RUTU BUILDERS, of Thane, Indian Inhabitants having address 501, Ruti Business Park,  
 Park, Off. L.B.S. Road, Majiwade, Thane (West) at do hereby SEND GR



WHEREAS:

*Mukund P. Patel*  
*MP*

दस्त क्र. 930/0 2024  
 909 988

महाराष्ट्र

इतर  
पावती

Original/Duplicate

Wednesday, 15 January 2014  
1:37 PM

नोंदणी नं. 39M  
Regn..39M

पावती क्र.: 310 दिनांक: 15/01/2014

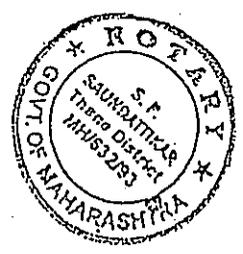
मालिके नाव: गगनविडे  
दस्तावेज क्रमांक: दनन9-298-2014  
दस्तावेजाचा प्रकार: कुलमुख्यत्वावर  
द्वारे देण्यात येणे नाव, मजिद एन पदेल  
गर्भान

नकला दे सापणे ₹. 40.00  
पृष्ठांची संख्या: 2

एकूण: ₹. 40.00

Sub Registrar, Thane 9  
साहू दुरगाभ निबंधक दफा २ थाणे ता. ९

1): देण्याचा प्रकार: By Cash रकम: ₹ 40/-



क.ल.न.२	
दिनांक १३०९०	२०३४
१०२	१४४

1. I, have, in my capacity as a Partner of M/S. RUTU BUILDERS, executed agreements for Sale of Flat/ Shop/ Premises expressed to be made between the said M/S. RUTU BUILDERS as the Promoters/ Joint Developers and the Purchasers of Flat/ Shop/ Premises, in the buildings constructed by the said M/S. RUTU BUILDERS, known as Building No.1 to 7, RIVERVIEW CLASSIC, on property more particularly described in the Schedule hereunder written.

2. The said Agreements have to be registered with Sub-Registrar of Assurances at Kalyan.

3. Being unable to proceed to the Office of The Sub-Registrar at Kalyan to admit execution of the said Agreements, I am desirous of appointing an Attorney to admit execution of the said Agreements before the Sub-Registrar of Assurances or other office/s appointed in that behalf.

I, MR. MUKUND P. PATEL doth hereby nominate, constitute and appoint (1) MR. NAVIN S. PATEL (2) MR. JITENDRA A. PATEL & (3) POPATLAL H. PATEL of Thane, Indian Inhabitants having address 501, Rutu Business Park, Nr. Rutu Park, Off. L.B.S. Road, Service Road, Majiwade, Thane (West) to be my true and lawful attorney for me and in my name and on behalf of my said firm to jointly or severally appear before the Sub-Registrar of Assurances at Kalyan or any Officer/s appointed in that behalf and to present and admit execution of the said agreements for sale of Flat/ Shop/ Premises and if necessary to make any alterations of formal nature therein for the purpose only of Registration hereof and to do every act or thing necessary for the purpose of completing the Registration of the said documents on my behalf and I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I, MR. MUKUND P. PATEL, partner of M/S. RUTU BUILDERS, have hereunto set my hands and seal this Power of Attorney on this 15<sup>th</sup> day of January, 2014

THE SCHEDULE ABOVE REFERRED TO:

ALL those pieces and parcels of land lying, being and situate at Kalyan, District Thane, within the limits of Kalyan Dombivali North bearing:

No.	Survey No.	Hlssa No.	Area (Sq. Mtrs)	Name of Owners
1	28	1	2730	Mahadu Padu Karbhari and others
2	28	2	2320	Sitaram Bagho Lokhande and others
3	28	3	1800	Eknath Savlaram Karbhari and others

*Handwritten signatures and notes:*  
 1. *Handwritten signature*  
 2. *Handwritten signature*  
 3. *Handwritten signature*

Stamp: **जन-९**  
 दस्तावेज नं. der / 2014

Stamp: **THE SEAL OF THE SUB-REGISTRAR CLASS-2**  
 KALYAN, DISTRICT THANE

Stamp: **PLA. 2**  
93090 20PP  
903 988



278

नांश : कोटिचली  
 तालुका : अ. ल. प.

**गांव नमुना सात (आधिकार अभिलेख पत्रक)**

सुनावर क्रमांक	भुवापत्र क्रमांकाचा उपांशभाग	भुवापत्रा पद्धती	भोगवटादातवे नांव	सुद्धाचे नांव
28	9		(50) (53)	
सोदाचे न्यायिक नांव (53) (57)				
जागवडांचे क्षेत्र	हेक्टर	आर	प्रती	
	0-28-2			
	0-28-2			
पो. ख. (लागवडीयोग्य नसलेले)				
वर्ग (अ)	0-02-0			
वर्ग (ब)				
आकारणी	0-00-0			
मुळी किंवा विशेष आकारणी	3-00		(57)	

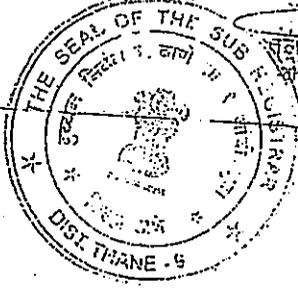
भोगवटादातवे नांव  
 सराडु पडु कारागरी  
 गणनातन पडु कारागरी  
 क्रिश्चन पडु कारागरी  
 बाइबल पडु कारागरी  
 स्वयंसेवक पडु कारागरी  
 गुजरात पडु कारागरी  
 मनुष्य पडु कारागरी  
 खिलाबारी पडु कारागरी  
 विमल क्रिश्चन सेटर (203)

सुद्धाचे नांव  
 उता अधिका  
 (53) (50) (200) (53)  
 (203)  
 से. सुडु पिल्लेचि जेरे  
 मांगरीम सुडुद प्रगाय  
 पटेल भांगरा 20 रुपे  
 3229001-या पिनास  
 सिमा भांगरा सुवसुद पिने  
 भेरायाचा वेडा (570)

**गांव नमुना वारा**

पिकासाठी देण्यावा तपशील													(पिकाची नांद पध्ती)			
मिश्र पिकासाठी क्षेत्र							निर्भक्ष पिकासाठी क्षेत्र						तागवडीसाठी उपलब्ध नसलेली जागीन			
वर्ग भूभाग	पिकासाठी देण्यावा क्रमांक	जमिनी	अवतल सिंचित	पट्टक पिकांचे प्रवेक्षा घातील क्षेत्र			पिकाचे नांव	अवतल सिंचित	अवतल सिंचित	सात	रुपे	जमीनपानाचे क्षेत्र	वर्ग	वर्ग		
				पिकाचे नांव	अवतल सिंचित	अवतल सिंचित										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	हे.जा.	हे.जा.				हे.जा.										
2012/2013							उणे									

आसतानाच तालुका कार्यालय दिवाडी असे तारीख



दि. 27.11.2012  
 क्र. 93090/2012  
 904 988

4	2S	4/1	1140	Jayram Walkya Karbhari and others
5	2S	4/2	3780	Prakash Kathod Karbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
7	28	4/4	2550	Bala Ambo Karbhari and others
8	28	4/5/1	1460	Baban Tukaram Karbhari and others
9	28	5	1700	Chainu Atmaram Lokhande and others
10	27	5	2810	Suresh Savlaram Lokhande and others
Total →			21,960	
			Sq.mtrs.	

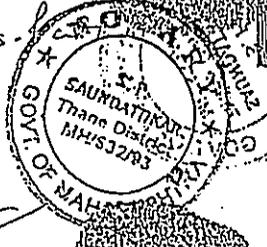
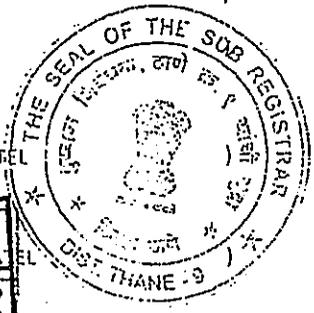
SIGNED, SEALED & DELIVERED  
 BY THE WITHIN NAMED  
 MR. MUKUND P. PATEL  
 Partner of M/S. RUTU BUILDERS  
 In the presence of

1. Sunil B. Jadhav  
 2. Balu Patil

*M Patel*



टनन-९  
 दरता क्र. ६६६ / २०१४  
 ५/२७



MR. POPATLAL H. PATEL  
 १०६ In the presence of  
 1. Sunil B. Jadhav  
 2. Balu Patil

*Jadhav*

*Patil*

*Sunil*

*Balu*

२८/०

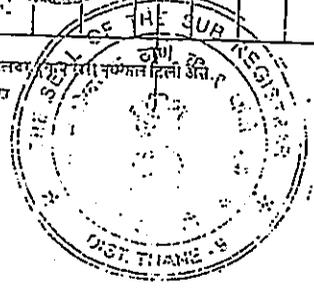
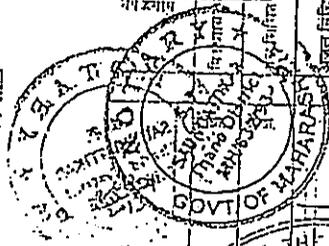
गांव : कोवरीपली  
 तालुका : कोल्हापूर

**गांव नमुना सात (अधिकार अभिलेख पत्रक)**

पुस्तक क्रमांक २८	भूगणन क्रमांक २	मुद्राणा पध्ती	भोगवटदारपध्ती (E31) खिलासग राधो लोमरो (१०८)	मुद्रापध्ती नंबर
जोडाचे प्राथमिक नंबर (E31) (E32)				
मागाईचे क्षेत्र	हेक्टर	आर	प्रती	इतर अधिकार (१०८) कोल्हापूर जिल्हा नॉटरी खिलासग राधो लोमरो पुस्तक नं. ११५०२४ दिनांक ०८/०८/२०२३
	०-२०-६			
	०-२०-६			
पो.छ. (न्यायाधीशपद वसूलते)				
वर्ग (अ)	०-०२-५			THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 कोवरीपली, कोल्हापूर जिल्हा KALYAN-2
वर्ग (ब)				
अकारण	०-०२-५			
पुढी निकास विरोध अकारण		१=२८	(E31) (E32)	

**गांव नमुना बारा**

ट न न -	विकासातील शेगांचा तपशील						(निकासी नोंद घरी)	
तपशील क्र. १२९	मिळविल्यातील क्षेत्र			निर्धळ विकासातील क्षेत्र			तागवटारादी उपशाख नसलेली घातीत	
शेगांचा नंबर	पट्टाविकेय प्रत्येका घातीत क्षेत्र			विकासातील क्षेत्र			एकूण	हेक्टर
अवतार क्रमांक	विकासातील क्षेत्र	अवतार क्रमांक	विकासातील क्षेत्र	अवतार क्रमांक	विकासातील क्षेत्र	अवतार क्रमांक	विकासातील क्षेत्र	विकासातील क्षेत्र
१	२	३	४	५	६	७	८	९
१	२	३	४	५	६	७	८	९
१	२	३	४	५	६	७	८	९



११९०/२०२३

वैजेंद्र राजेंद्र कांबळे  
 ना. उपायुक्त जिल्हा कोल्हापूर

274

गांव : जेजिबली  
 तालुका : अ.श.प.

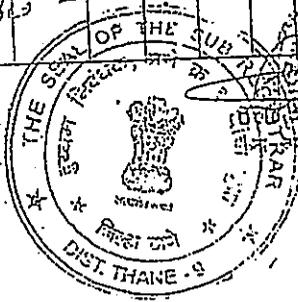
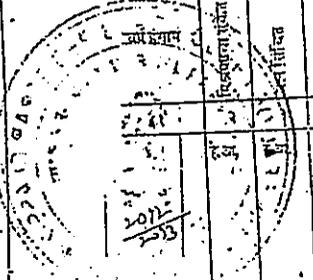
**गांव नमुना सात (अधिकार अभिलेख पत्रक)**

नुमापन क्रमांक	भुजापत्र क्रमांक/ता उपविभागा	भुजापत्रा पद्धती	भोगवटादाराने नांव	मुळाचे नाव
25	3		रुद्रनाथ खावण्या तारकारी उदोठ खावण्या तारकारी अ.श.प. खावण्या तारकारी चंगीर खावण्या तारकारी जगदीश खावण्या तारकारी (252) (33) (332) (335) (336)	इतर अधिकार मे. रुद्र विलसरी तर्फे सांगितार भो सुभुर प्रकार पटेल चाचा 2 एकर U 8300.1- 77 गैरकाय भगवत गोगा (27) तिमा आणि भवतन दिवे (27)
शेताचे स्वाधिक नांव (22) (27)				
सामवेडोचे क्षेत्र	हेक्टर	आर	प्रती	
	0.74		3	
	0.74		3	
पो.छ.(सामवेडीवोच नगरने)				
वर्ग (अ)			03-2	
वर्ग (ब)			03-2	
आकारणे			12.74	(47)
जुडी दिवा विरोध आकारणे				

**गांव नमुना वारा**

बिकाखालील क्षेत्राचा तपशील										तामबडीसाठी उपलब्ध परतलेली जमीन				
भिन्न बिकाखालील क्षेत्र					निर्मळ बिकाखालील क्षेत्र									
क्र.सं.	बिकाचे नांव	अक्षांश	पट्टक बिकाचे प्रत्येका खालील क्षेत्र		बिकाचे नांव	अक्षांश	बिकाचे नांव	अक्षांश	बिकाचे नांव	अक्षांश	वर्ग	हेक्टर	अक्षांश	वर्ग
			अक्षांश	अक्षांश										
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														

टन-१  
 दि. 22/12/2014  
 429



रत क्र. 93090  
 40L 988

२-८७५

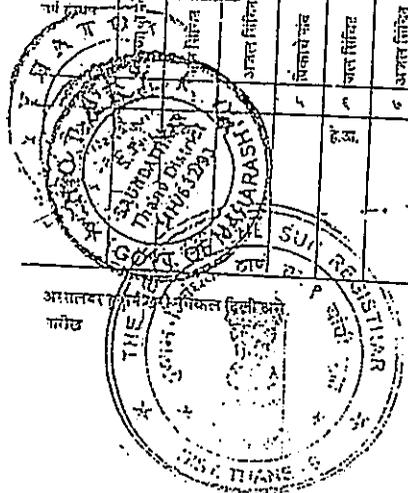
मांघ : को प्रि ५८५  
 सन्नुका : २८५५

**गांव नमुना सत (अधिकार अभिलेख पत्रक)**

मुसामन प्रगतता	मुसामन प्रगतता का उपविभाग	मुसामन पद्धती	भोगवटादादाचे नांव	मुसामन नांव
२८	२५		(७१२)	
गांवाचे सामाजिक द्रम (८५२) (८५८) (८५५)			अजयराज वाङ्कण ताळारी गिरीशराज वाङ्कण ताळारी अमिमन्नु वाङ्कण तारताळी येदीराज वाङ्कण ताळारी गीरीश वाङ्कण तारताळी गणेशराज सुतार अ.ताळी जनाशरि. गणपत दहरी (४२५) (७२५) (७४८) (७६७)	इतर अधिकार (७०२) (८५५) (३७५) (४२५) मे. ५३ गिरीश ताळी अ. ५२ गणेश ताळी २५ ३७४०६ गिरीशराज सुतार तिसरा अधिकार
नामवटोचे क्षेत्र				
हेक्टर	आठ	प्रती		
०-३०		२		
०-४०		२		
सि. उ. (सिगास अधिकार नवनेरी)				
वर्ग (अ)		२		
वर्ग (ब)		२		
आकारणी		२		
पुणे जिल्हा सिव्हील आरकायती		० = ५३		

**गावानमुना वारा**

ह. नं. - १	विकासातील क्षेत्रांचा तपशील	(विकाची नोंद घेई)
२९	दिग्दिक्तातील क्षेत्र	सागवडीतारही उपलब्ध नसलेली वचीन
१०	पट्टक विभाग प्रत्येका घाततील क्षेत्र	
	अवतल विभाग	
	विकाचे नं	५
	जल विविध	६
	अवतल विविध	७
	विकाचे नं	८
	जल विविध	९
	अवतल विविध	१०
	विकाचे नं	११
	जल विविध	१२
	अवतल विविध	१३



१०९ १९४

३१/३/९३  
 वल्लभा सजी सावारे  
 गा. व. कार्यवाही दि. नं.

गंथ : १०३७६७  
 तासुका : १०३७६७

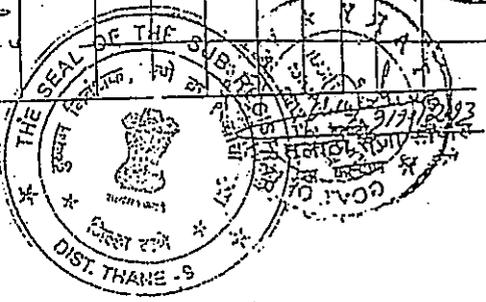
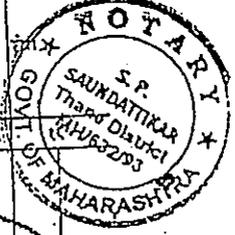
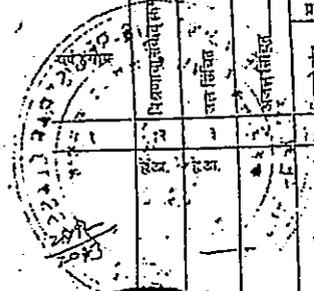
गांव नमुना सात (अधिकार अभिलेख पत्रक)

पुमापन क्रमांक	पुमापन क्रमांकाचा उपविभाग	पुमापना पद्धती	भंगवटादाराचे नांव	मुद्राचे नाव
२८	४/२		२९९ ६३० १०० ८५	
गोताचे स्वात्मिक नांव	६५४ ६५८ ६३०		रतु शेगाय मोरि जगजान शेगाय मोरि जजगा सुरेज पाटेल ६००	इतर अधिकारी ६५ ३६ ८१
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती	
	०-३३-०			
वे.छ. (लागवडीपैकी नसलेले)				
वर्ग (अ)	०-३-३			
वर्ग (ब)				
आकारणी	०-०४-३			
जुडी किंवा विरोध आकारणी	२-३२		६५८	

गांव नमुना वारा

पिकावालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		
मिश्र पिकावालील क्षेत्र					निर्मोक पिकावालील क्षेत्र							
पिकाचे नांव	उत्पत्ती	अवतल	पट्ट्या पिके व प्रत्येका वालील क्षेत्र		पिकाचे नांव	उत्पत्ती	अवतल	पिकाचे नांव	उत्पत्ती	अवतल	उत्पत्ती	अवतल
			पिकाचे नांव	उत्पत्ती								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३
हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.	हे.अ.

ट न न - ९  
 दस्ता क्र. २९८ / २०१४  
 ११ १२



क. ल. न. २  
 दस्ता क्र. ३०९० / २०२१  
 ११० १५४

2-7-76

नाम : विठ्ठल  
 नासुका : 78745

**गांव नमुना स्मृति (आधिकार अभिलेख पत्रक)**

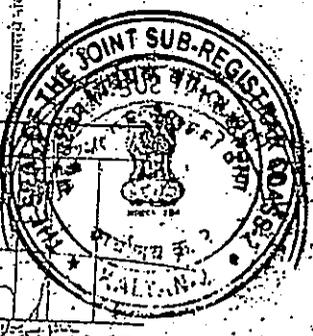
पुनर्गठन क्रमांक	पुनर्गठन कार्यवाहीचा प्रारंभ	पुनर्गठन पध्दती	भोगवटादादाचे नोंद	इतरचे नोंद
25	713		(337)	
अन्य-अधिकारिताचे नोंद	(EUL) (CUT) (LWA)		सुनेरा खावण्याक लेखी जागुकर खावण्याक लेखी दागदाख खावण्याक लेखी	
आकार	आर	प्रती	(337)	
0-33-3				
0-33-3				
0-33-2				
0-33-6 (337)				
3=00 (CUL)				

इतर अधिकार  
 (337) (EUL)  
 सोमेश गोपाळ खाते  
 जनाबाई मच्छिंद्र पापी  
 ये गोविंद जगज्जोष चौथ्या  
 फलना खावण्याक लेखी  
 विठ्ठल खावण्याक लेखी  
 सिमा अर्धक पुनर्गठन लेखी  
 (337)  
 वि. सुभद्रा विठ्ठल गोपाळ खाते  
 श्री सुभद्रा खावण्याक लेखी

**गांव नमुना स्मृति**

(पिकाची नोंद नाही) पिका 2-5-71000001-

पिकाखालील क्षेत्रांचा वपरीत										सागवडीसाठी उपलब्ध नसलेली जमीन	
निरपिकाखालील क्षेत्र					निरपिकेक पिकाखालील क्षेत्र					एक	दोन
परक पिकाक प्रयोगाखालील क्षेत्र					पिकाचे नोंद	बल सिंचित	अवतल सिंचित	एक	दोन		
निकाचे नोंद	बल सिंचित	अवतल सिंचित	पिकाचे नोंद	बल सिंचित						अवतल सिंचित	एक



वलाचि नोंदी

दस्तावेज क्र. 3090	2038
999	988



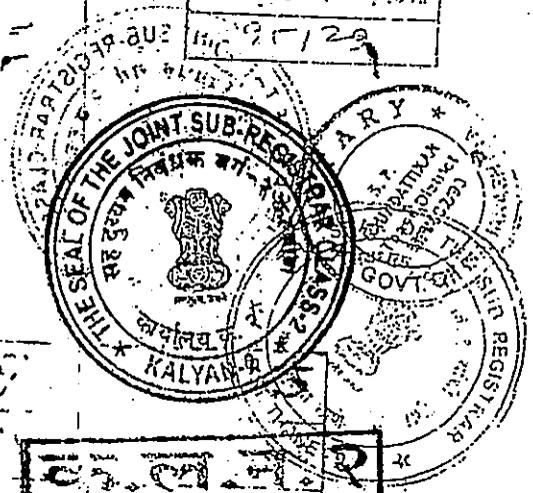




आयकर विभाग  
 INCOME TAX DEPARTMENT  
 DALU SADASHIV PATOLE  
 SADASHIV PATOLE  
 भारत सरकार  
 GOVT. OF INDIA

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 JADHAV SUNIL  
 MADURAO GOPAL JADHAV  
 21/12/1974  
 (Joint Account Holder)  
 A/c No. 111321

दिनांक 21/12/74  
 परमाणु 1202  
 11/12/74



21/12/74	
113090	2022
99E	988

Summary I (Goshwara Bhag-1)

दुधवार, 15 जानेवारी 2014 1:09 म.नं.

दस्ता घोषवारा भाग-1

दस्ता क्रमांक: 298/2014

दस्ता क्रमांक: दस्ता 9 / 298/2014

बाजार मुख्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 5,500/-

ड. नि. सह. ड. नि. दस्ता 9 यांचे कार्यालयात

पावती: 309

पावती दिनांक: 15/01/2014

अ. क्र. 298 वर दि 15-01-2014

सादरकरणाचे नाव: नयिन एस पटेल

रोजी 1:04 म.नं. वा. हजर केला.

नोंदणी फी

₹ 100.00

दस्ता हाताळणी फी

₹ 580.00

पृष्ठांची संख्या: 19

दस्ता हजर करण्याची राही

एकूण 490.00

Sub Registrar Thane 9 सह दुय्यम नियंत्रक वा. 2 कोणे क.

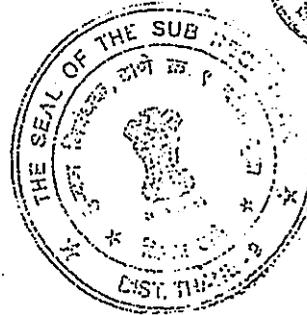
Sub Registrar Thane 9 सह दुय्यम नियंत्रक वा. 2 कोणे क.

दस्ताचा प्रकार: मुलमुद्यत्वारपत्र

मुद्रांक शुल्क: (46-अ) जेव्हा एकाच संबन्धदाराच्या संबन्धात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या प्रयोजनासाठी किंवा अर्ध एका किंवा अधिक दस्तऐवज निष्पादित करण्याचे फयूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 15/01/2014 01:04:49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 15/01/2014 01:05:04 PM ची वेळ: (फी)



iSarita v1.3.0

क.स.न.२	
दस्ता क्र. 3090	२०२१
११५	१४४

Summary-2( दस्त गोपवारा भाग - २ )



15/01/2014 11:12:20 PM

दस्त क्रमांक : 298/2014

दस्तावा प्रकार : मुलमुधतवारपत्र

दस्त गोपवारा भाग-2

जान 9

दस्त क्रमांक: 298/2014

५/११/२०१२

क्र.सं.	पदाधारकचे नाव व पत्ता	पदाधारकाचा प्रकार	द्वयार्थी	अपक्रमांक ठरता
1	नाम: मधिन सुन पटेल पत्ता: प्लॉट नं. 501, माळ्या नं: पाचवा मजला, इमादतीचे नाव रजु विमानेस पार्क, ब्लॉक नं: माजिदरा, ठाणे, रोड नं: गर्दिस रोड, गझारापट्ट, ठाणे. पिन नंबर: AAAPP3732G	पोवर ऑफ अटॉर्नी होल्डर वय :- 54 स्वाक्षरी: <i>Kamran</i>		
2	नाम: प्रितीराम पटेल पत्ता: प्लॉट नं 501, माळ्या नं: पाचवा मजला, इमादतीचे नाव रजु विमानेस पार्क, ब्लॉक नं: माजिदरा, ठाणे, रोड नं: गर्दिस रोड, पिन नंबर: ALDPP2922N	पोवर ऑफ अटॉर्नी होल्डर वय : 41 स्वाक्षरी: <i>Prateek</i>		
3	नाम: पोतेशान सुन, पटेल पत्ता: प्लॉट नं 501, माळ्या नं: पाचवा मजला, इमादतीचे नाव रजु विमानेस पार्क, ब्लॉक नं: माजिदरा, ठाणे, रोड नं: गर्दिस रोड, गझारापट्ट, ठाणे. पिन नंबर: ALAPP0437D	पोवर ऑफ अटॉर्नी होल्डर वय :- 62 स्वाक्षरी: <i>Prateek</i>		
4	नाम: भैरव रजु विमानेस तर्फे भागीदार सुकुंद पी. पटेल पत्ता: प्लॉट नं: 501, माळ्या नं: पाचवा मजला, इमादतीचे नाव रजु विमानेस पार्क, ब्लॉक नं: माजिदरा, ठाणे, रोड नं: गर्दिस रोड, गझारापट्ट, ठाणे. पिन नंबर: AAIFR7879N	मुलमुधतवार देणार वय :- 52 स्वाक्षरी: <i>Prateek</i>		

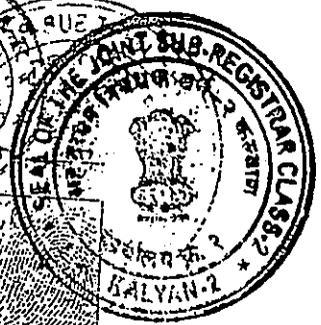
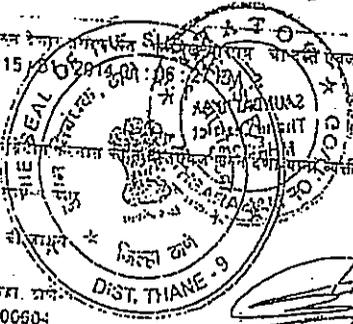
परीक्षक अधिकारी कडून देण्यात येणाऱ्या गोपवाराच्या बाबतीत एवज करून दिलाचे कसब आहे.

दिनांक: 15/01/2014

व्यक्तिगत दस्ता प्रत्येकीसाठी एकदाच घ्यावे. घ्यावेना तर नवीन दस्ता घ्यावे. यासाठी अधिकारी, पोलीस स्टेशन, ठाणे येथे येऊन घ्यावे.

1. नाव: सुनील सी. शंभर  
वय: 36  
पत्ता: पाचवा मजला, ठाणे  
पिन नंबर: 400604

2. नाव: शंकर सुधाशिव पाटील  
वय: 40  
पत्ता: गंधेगरी, ठाणे  
पिन नंबर: 400603



3090	2022
990	988

Summary-2 (दस्ता नोंपनारा भाग - २ )

टनन-१
दस्ता क्र २९८ / २०१४
२७ १२/२०१४

शिकका क्र.4 ची वेळ: 15 / 01 / 2014 01 : 07 : 11 PM

शिकका क्र.5 ची वेळ: 15 / 01 / 2014 01 : 07 : 31 PM नोंदणी पुस्तक 4 मध्ये

Sub Registrar Thane 9

सह दुय्यम निबंधक वग २ ठाणे क्र. ९

298 / 2014

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प्रमाणित करण्यात येत की या दस्ता  
मध्ये एकूण पाने..... १२२९ ..... आहेत  
पुस्तक क्रमांक..... ६ ..... दर  
..... २९८ ..... क्रमांकावर नोंदला

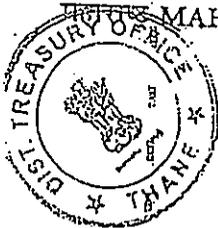
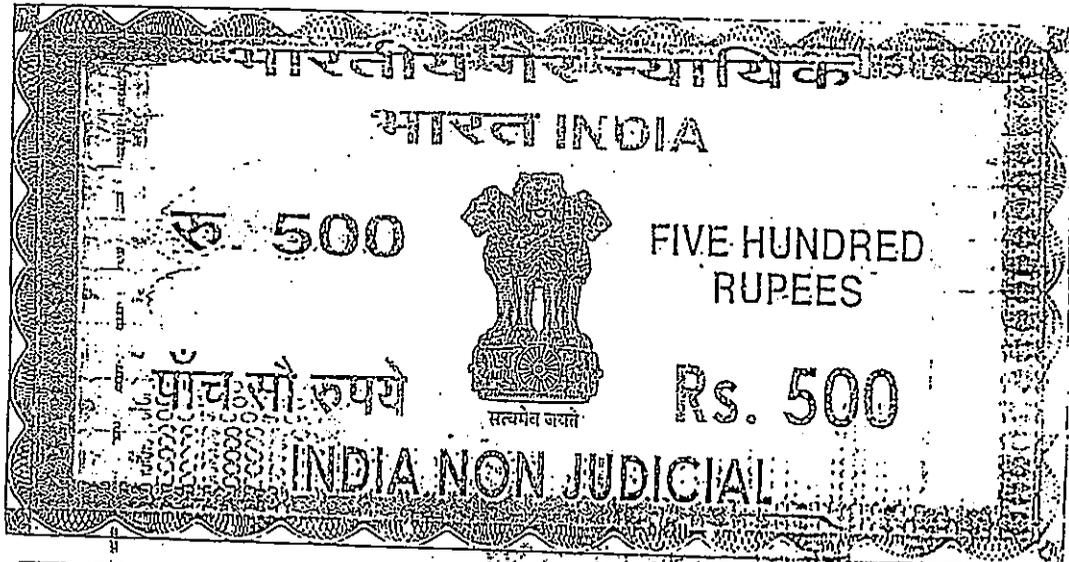
सह दुय्यम निबंधक वग २, ठाणे ९  
१५ ०९ २०१४  
तारीख..... माहे..... सन.....

TRUE COPY

NOTARY  
S. P. SAUNDATKAR B.A., LL.B.  
ADVOCATE HIGH COURT  
Mayurash Apartment,  
Opp. Municipal Marathi School No. 1,  
Jambhall Nalka, Thane (W) - 400 601



क. ल. नं. २
दस्ता क्र ३०९०-२०१४
११८ १४४



MAHARASHTRA

विस्था छोडामार कार्यालय,  
ठाणे.  
31 DEC 2013  
मुद्रा पत्रिका/मिनीक/मिनीक  
3111111

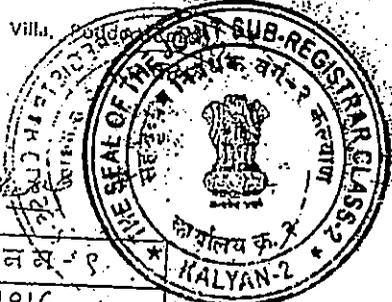
S 236150  
19.12.13  
Mukund P. Patel  
Partner Business Partner  
Sumit  
Power

GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME : I, MR. MUKUND P. PATEL, Partner of M/S HARASIDDH CORPORATION, Indian Inhabitants having address Tulse villa, Santacruz(W), Mumbai - 400 042 hereby SEND GREETINGS :-

WHEREAS :



त न म - १  
दि न २२/१२/२०१३

१०१	क ल न. २
१००	दस्त क्र. १३०९०२०२१
	११० १४४

Wednesday, January 15, 2014  
1:02 PM

पावती

Original/Duplicate  
नोंदणी क्र. 39म  
Regn 39M

पावती क्र.: 308 दिनांक. 15/01/2014

गावाने नाव मात्रिवडे  
रुग्णसंख्या अणुक्रमांक: 2नम9-297-2014  
दस्तावेजाचा प्रकार : मुलमुखलासपत्र  
मादर बरनाम्याचे नाव: नदिम एत पटेल

नोंदणी फी रु. 100.00  
दस्तावेजाच्या फी रु. 380.00  
पुढाची सख्या: 19  
एकूण: रु. 480.00

आपणान मुळ दस्त , संवनेल प्रिंट व सीडी मिदाजे 1:17 PM ह्या वेळी मिळेल.

Sub Registrar Thane 9

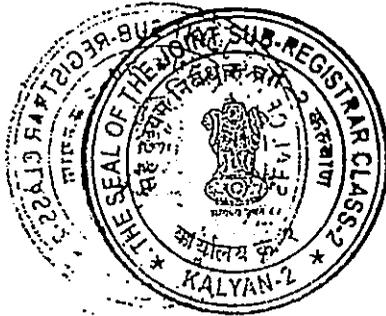
नाजारा मूल्य: रु. 1/-  
भरवेचे मुदत शुल्क: रु. 500/-

सह दुय्ये निबंधक पर्याय २ ठाणे जिल्हा

- 1) देवनागर प्रकार: By Cash जाय: रु. 100/-
- 2) देवनागर प्रकार: By Cash जाय: रु. 380/-

मुळ दस्ता व स्कॅन्ड प्रिंट मिळावी

सही- *Nandis Patil*



१	२	३	४
१३०९०	२०२१		
१२०	१४४		

1. I, have, in my capacity as a Partner of M/S. HARASIDDH CORPORATION executed agreements for Sale of Flat/ Shop/ Premises expressed to be made between the said M/S. HARASIDDH CORPORATION as the Promoters/ Joint Developers and the Purchasers of Flat/ Shop/ Premises, in the buildings constructed by the said M/S. HARASIDDH CORPORATION, known as Building No.1 to 7, RIVERVIEW CLASSIC, on property more particularly, described in the Schedule hereunder written.

2. The said Agreements have to be registered with Sub-Registrar of Assurances at Kalyan.

3. Being unable to proceed to the Office of The Sub-Registrar at Kalyan to admit execution of the said Agreements, I am desirous of appointing an Attorney to admit execution of the said Agreements before the Sub-Registrar of Assurances or other office/s appointed in that behalf

I, MR. MUKUND P. PATEL doth hereby nominate, constitute and appoint (1) MR. NAVIN S. PATEL (2) MR. JITENDRA A. PATEL & (3) POPATLAL H. PATEL of Thane, Indian India, having address 501, Rutu Business Park, Nr. Rutu Park, Off. L.B.S. Road, Majiwade, Thane (West) to be my true and lawful attorney for me and in my name and on behalf of my said firm to jointly or severally appear before the Sub-Registrar of Assurances at Kalyan or any Officer/s appointed in that behalf and to present and admit execution of the said agreements for sale of Flat/ Shop/ Premises and if necessary to make any alterations of formal nature therein for the purpose only of Registration thereof and to do every act necessary for the purpose of completing the Registration of the said document on my behalf.

and I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of these presents.



दस्तावेज क्र. 2	2
दस्तावेज क्र. 3090	2022
929	988

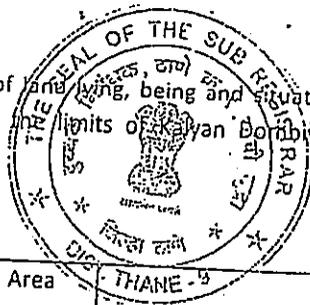
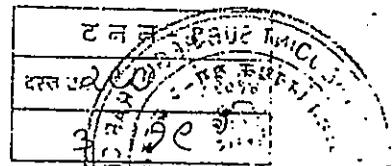
IN WITNESS WHEREOF I, MR. MUKUND P. PATEL, partner of M/S. HARASIDDH CORPORATION have hereunto set: my hands and seal this Power of Attorney on this 15<sup>th</sup> day of January 2014

THE SCHEDULE ABOVE REFERRED TO :

ALL those pieces and parcels of land lying, being and situate at village Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation bearing:

No.	Survey No.	Hissa No.	Area (Sq. Mtrs)	Name of Owners
1	28	1	2710	Mahadu Padu Karbhari and Others

*Handwritten signatures and notes:*  
 [Signature] [Signature] [Signature] Photo





**RECEIPT**

VRUNDHI TYPING & COMPUTER CENTER  
Shop No. 16, Bhawani Market, Court Maza,  
Opp. Collector Office, Thane-400601

2442                      Date: 9/1/24

Name of Purchaser: Mulind P. Patil

Short Address: Dane

By Hand (Name): Sunil

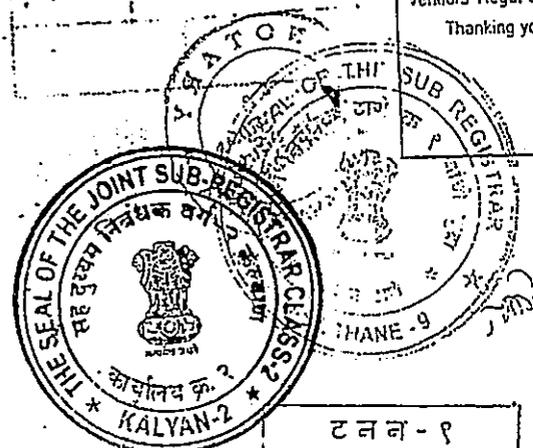
Stamp Denomination	Quantity	Amount (Rs)
100		
500	2	1000
1000		
5000		

Stamps' Sr.No. S 236149/50

Vendors' Regd. Sr.No. 101684/55

Thanking you,

(MRS. H. D. PATIL)  
Stamp Vendor  
Lic. No. 05/2003

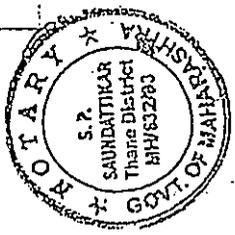


*Handwritten signatures and initials.*

टनन-१

१३०९०    २०२१

१२२    १४४



28	2	2320'	Sitarm Ragho Lokhande and others
28	3	1800	Eknath Savlaram Karbhari and others
28	4/1	1140	Jayram Walkya Karbhari and others
28	4/2	3780	Prakash Kathod Karbhari and others
28	4/3	1690	Suresh Savlaram Lokhande and others
28	4/4	2550	Bala Ambo Karbhari and others
28	4/5/1	1460	Baban Tukaram Karbhari and others
28	5	1700	Chainu Atmaram Lokhande and others
27	5	2810	Suresh Savlaram Lokhande and others
Total →		21,960 sq.mtrs.	



SIGNED, SEALED & DELIVERED

BY THE WITHIN NAMED

MR. MUKUND P. PATEL

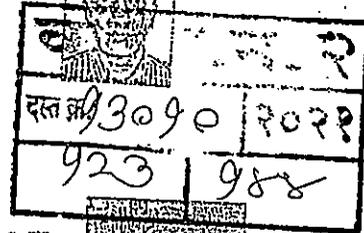
Partner of M/S. HARASIDDH CORPORATION

In the presence of

1. Sunil B. Jadhav

2. Rajesh Patil

*Mukund P. Patel*



WE ACCEPT

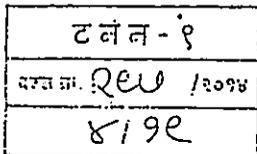
MR. HAVIH S. PATEL

MR. JITENDRA A. PATEL

MR. POPATLAL H. PATEL

In the presence of

1. Sunil B. Jadhav  
2. Rajesh Patil

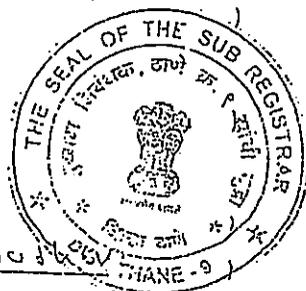


*Main S.*



*Jetha*

*Photo*







274

पिन : 401 33 0 ली  
 तालुका : 4 1 1 0 0 0

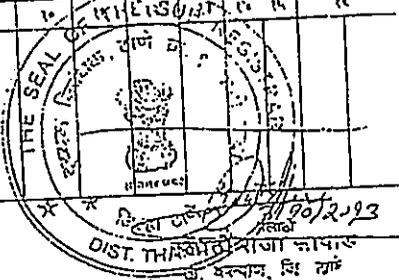
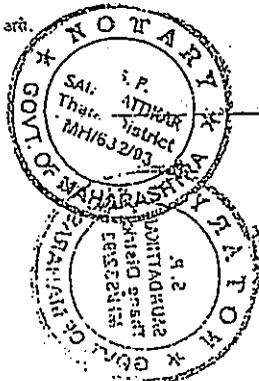
**गांव नमुना सात (अधिकार अगिलेंच पत्रक)**

मुकाम क्रमांक	मुकाम क्षेत्राच्या उपाययोजना	मुकामा पत्रकी	शेवट्यादाखालचे नंबर	मुकामाचे नाव
2 ८	७		(८०) (८३१)	
सैदाचे पदाधिकारी	(८३३) (८५५)			
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती	
	०-२४-२			सर्राडु पट्टे कार्याची
	०-२४-२			जमिन पट्टे कार्याची
	०-२४-२			फिसल पट्टे कार्याची
	०-२४-२			बाड्यास पट्टे कार्याची
	०-२४-२			रखनावाची पट्टे कार्याची
	०-२४-२			पुजारी पट्टे कार्याची
	०-२४-२			मनुवाची पट्टे कार्याची
	०-२४-२			फिसल पट्टे कार्याची
	०-२४-२			विमल फिसल मेरेर
	०-२४-२			(२५३)
	०-२४-२			(८५५)
	३-५५			(८५५)

पुढील अधिकारी  
 (८३३) (८३) (८०) (८३१)  
 (२५३)  
 मे. लालू पिप्लनी लुई  
 नागौरा सुकुंद प्रसाद  
 पटेल, भांजा २-३५५  
 ११२५०००१ - जिल्हा कार्यालय  
 त्रिणा आणि मुकाम विदे  
 भरायचा वेळ  
 (८५५)

**गांव नमुना बारा**

पिकाखालील क्षेत्राचा तपसोला										लागवडीसाठी उपलब्ध राहिलेली जागा	
पिठ पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					पट्टे	अन्य
क्र.सं.	पिकाचे नाव	अंश	प्रकार	प्रमाण	क्र.सं.	पिकाचे नाव	अंश	प्रकार	प्रमाण	पट्टे	अन्य
१	होरा	१	१	१	२	होरा	१	१	१		
२	होरा	१	१	१	३	होरा	१	१	१		
३	होरा	१	१	१	४	होरा	१	१	१		
४	होरा	१	१	१	५	होरा	१	१	१		
५	होरा	१	१	१	६	होरा	१	१	१		
६	होरा	१	१	१	७	होरा	१	१	१		
७	होरा	१	१	१	८	होरा	१	१	१		
८	होरा	१	१	१	९	होरा	१	१	१		
९	होरा	१	१	१	१०	होरा	१	१	१		
१०	होरा	१	१	१	११	होरा	१	१	१		
११	होरा	१	१	१	१२	होरा	१	१	१		



टन न - १  
 पत्रक नं. २२६ / २०१५  
 ७१९२

क. ल. न. २  
 १३१०९० २०२१  
 १२६ १४४



२८/४

नां : कोटिकली  
 गावक : ...

**गांव नमुना सात (अधिकार अभिलेख पत्रक)**

मुमापन क्रमांक	मुमापन क्रमांकाचा उपविभाग	मुमाजा पट्टी	मौल्यदाराचे नांव	कृषक नांव
२८	३		एजनाय खासकर तारकरी उज्ज्वल खासकर तारकरी अरुण खासकर तारकरी अश्विनी खासकर तारकरी अश्विनी खासकर तारकरी अश्विनी खासकर तारकरी अश्विनी खासकर तारकरी	...
शेताचे स्थानिक नाव (६२८) (६४)				
लागवडीचे क्षेत्र	देवरा	आर	प्रती	
	०-१६-३			
पो.छ. (लागवडीचे क्षेत्र नमूने)				
वर्ग (अ)				
वर्ग (ब)				
आकारणी				
गुडी किंवा विरोध आयतारा				

**गाव नमुना बारा**

पिकासाठी क्षेत्राचा उपयोग		तामबडीसाठी उपलब्ध रसातली जमीन	
मिश्र पिकासाठी क्षेत्र	निर्मळ पिकासाठी क्षेत्र		
पटका पिका व प्रत्येका खालील क्षेत्र			
१ अक्षय सिंचित	१ पिकाचे नांव	१ पत्ता सिंचित	१ पत्ता सिंचित
२ सिंचिते नांव	२ अक्षय सिंचित	२ पत्ता सिंचित	२ पत्ता सिंचित
३ अक्षय सिंचित	३ अक्षय सिंचित	३ पत्ता सिंचित	३ पत्ता सिंचित
४ अक्षय सिंचित	४ अक्षय सिंचित	४ पत्ता सिंचित	४ पत्ता सिंचित
५ अक्षय सिंचित	५ अक्षय सिंचित	५ पत्ता सिंचित	५ पत्ता सिंचित
६ अक्षय सिंचित	६ अक्षय सिंचित	६ पत्ता सिंचित	६ पत्ता सिंचित
७ अक्षय सिंचित	७ अक्षय सिंचित	७ पत्ता सिंचित	७ पत्ता सिंचित
८ अक्षय सिंचित	८ अक्षय सिंचित	८ पत्ता सिंचित	८ पत्ता सिंचित
९ अक्षय सिंचित	९ अक्षय सिंचित	९ पत्ता सिंचित	९ पत्ता सिंचित
१० अक्षय सिंचित	१० अक्षय सिंचित	१० पत्ता सिंचित	१० पत्ता सिंचित
११ अक्षय सिंचित	११ अक्षय सिंचित	११ पत्ता सिंचित	११ पत्ता सिंचित
१२ अक्षय सिंचित	१२ अक्षय सिंचित	१२ पत्ता सिंचित	१२ पत्ता सिंचित



टमन - ९  
 व्हल नं. १२०१४  
 १९८

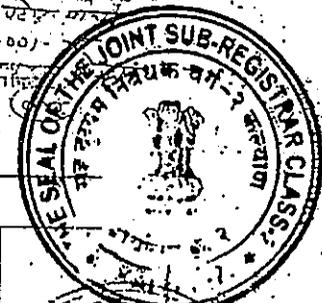
**क.ल.न.२**  
 ३०/१०/२०२१  
 १२८ १४४

2019

गांव : वैशंपती  
 तालुका : सांगली

**गांव नमुना स्मृत (अधिकार अभिलेख पत्रक)**

पुस्तक क्र. (पृष्ठ):	पुस्तक क्र. (पृष्ठ):	पुस्तक क्र. (पृष्ठ):	भोगवटादादाचे नांव	कुळ्याचे नांव	
20	21		(72)		
नामके मालिकेचे नांव (60) (61) (62)			अंशदान वाड्याचा नांवाची निविदाचा वाड्याचा नांवाची अनेकसंख्ये वाड्याचा नांवाची शेतीसह वाड्याचा नांवाची शेतीचा वाड्याचा नांवाची वाणुवाची सुट्टाचा नांवाची जमावारी गणपत हाची (63) (64) (65) (66)	इना अधिकार	
वाड्याचे क्षेत्र	हेक्टर	आर		अंश	(502) (503) (510)
	0.10			2	(502)
	0.10			2	(502)
	0.10			2	(502)
मालिकेचे नांव				मे. सु. वि. वि. वि.	
मालिकेचे पत्ता				मु. सु. वि. वि. वि.	
मालिकेचे पत्ता				मु. सु. 3750001	
मालिकेचे पत्ता				मु. सु. 3750001	
मालिकेचे पत्ता				मु. सु. 3750001	



**गांव नमुना चारा**

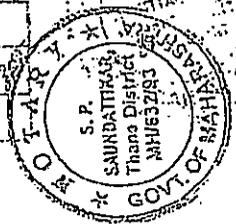
(पिकाची नोंद घेई)

विकासातील क्षेत्रांचा तपशील									
मिथ विकासातील क्षेत्र					निर्मिळ विकासातील क्षेत्र				
पट्टा नमूने व प्रत्यक्षा मालकी क्षेत्र					पिकाची नोंद घेई				
पिकाचे नांव	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र				

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पुस्तकाचा प्रतिकांक याची नोंद घ्यावी आहे.  
 मालिका

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31/05/2023  
 वकील सौ. राजेश  
 व. व. व. व.

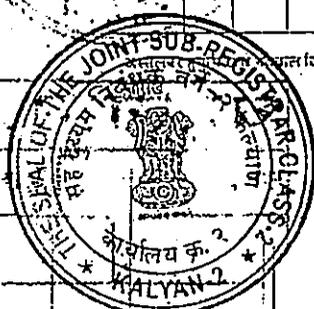
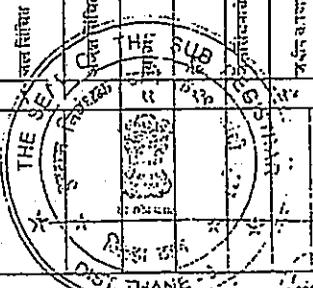
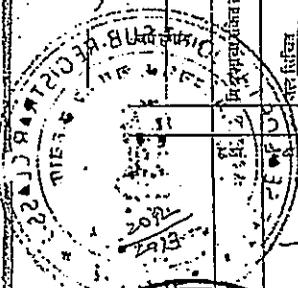
गाव नमुना सात (अधिकार अभिलेख पत्रांक)

पुस्तक क्रमांक	पुस्तक क्रमांकाचा उपविभाग	पुस्तक पदवी	श्रीगवदापारचे भाग			पुस्तक
25	8/2		285	290	300	24
शेताचे स्थानिक नांव			दुसरे शेताचे क्षेत्र			
EWY EWL 290			जवना खुरेस पाणिल			
लागवडीचे क्षेत्र	हक्टर	आर	प्रती	दुसरे क्षेत्र		
	0-33-0			जवना खुरेस पाणिल		
पो.उ. (लागवडीचा गण नमानेले)				जवना खुरेस पाणिल		
वर्ग (अ)				जवना खुरेस पाणिल		
वर्ग (ब)				जवना खुरेस पाणिल		
आकारणी				जवना खुरेस पाणिल		
दुडी किंवा विरंग आकारणी				जवना खुरेस पाणिल		

गाव नमुना वारा

(पिस्तकी नोंद घरी)

पिकाखालील क्षेत्राचा तपशील						हातवडीसाठी	अपत्य	नसलेली नमाने
मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र					
पिके व प्रत्येक खालील क्षेत्र	पिकाचे नांव	अपत्य	पिकाचे नांव	अपत्य	पिकाचे नांव			



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गांव : कोकण  
 तालुका : सातारा

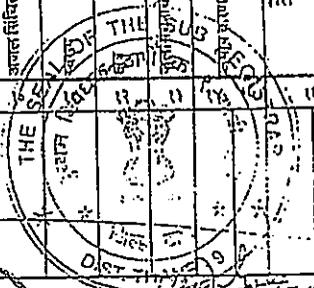
**गांव नमुना सात (अधिकार अभिलेख पत्रक)**

मुकादम क्रमांक	मुकादम प्रजाकथा अभिभाग	मुकादम पध्दती	भोगपटादातये नांव	मुदादे नांव	
२८	४८८		१० ३३ १२		
शेताचे स्थानिक नांव			यात जमचे तपसने. प्राथिम्य अन्वये कायम मिळाले अन्वये कायम होणारी पांडु जैधरी प्रौढाकारि शेता कायम जोल्का उन्वये शेता मिळारी गजामन वाडे	इतर अधिकार १२ १६२ ६८१ शे. ३३ वि. १६२ शा. ३३ अ. ३३६ प्र. ३३ पेटे ३३ २ ६३६ ११२५००१ - का. ३३ मयमरा गा. ३३ लि. ३३ अ. ३३६ (६१६)	
लागवडीचे क्षेत्र	इंचटा	आर			प्रती
	०-२२-	६			
	०-२२-	६			
	०-२-	७			
पो. उ. (लागवडीयोग्य नसतं)					
वर्ग (अ)					
वर्ग (ब)					
आकारणी					
चुडी वि. वा. वि. रोप ध. का. भा. भा.			१-६३		

**गांव नमुना वारा**

(पिकाचे नं. द. व. ३)

वर्ग हंगाम	पिकासाठी क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन
	१ वर पिकासाठी क्षेत्र				निर्भळ पिकासाठी क्षेत्र					
	पिकासाठी क्षेत्राचे नांव	वस्तु स्थिति	अपल स्थिति	पट्टा स्थिति	पिकाचे नांव	वस्तु स्थिति	अपल स्थिति	पिकाचे नांव	वस्तु स्थिति	
	२	३	४	५	६	७	८	९	१०	११



१३०१०	२०२१
१३२	१६६

टनल - १
१३ १९६

२८/६

गांव : पुणे  
 तालुका : पुणे

**गांव नमुना स्त (अधिकार अभिलेख पत्रक)**

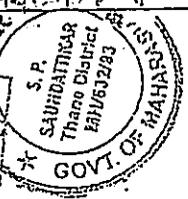
पुणवत नं. पत्रक:	मुद्रित रूपीभाषा परिच्छेद:	पुणवत नदती	भोगवटादादाये नांव			कुचारी नांव
२८	२४५१		६६			
गेजरी अभिलेख नं.	७३५	७३५	७३५			
तागावतीये क्षेत्र	पंचदर	क्षर	प्रती	इतर अधिकार		
	०-३३		०	७३५ ६६		
जे. ए. ए. तालुकाधिकार व दफ्तरी नं. (३१)		०-६३-६		जे. ए. ए. तालुकाधिकार व दफ्तरी नं. (३१) पुणे तालुका पदेर नं. २५५६ ३३६०००१-		
नं. (६६)				७३५ ६६		
अनाकारची		०-०१-६		७३५ ६६		
दुसरी निकास विभाग अनाकारची		०-०५	७३५	७३५ ६६		

**गांव नमुना वारा**

(फिकाची नोंद घ्या)

गा. नं.	निकासातील क्षेत्रांचा तपशील								तागावटीगाटी उपलब्ध नमोदारी यंत्रणे	
	मि. वि. निकासातील क्षेत्र				निर्भळ/निकासातील क्षेत्र				सहाय	नं.
	वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र	अनंत वि. निकासातील क्षेत्र		
१	१	२	३	४	५	६	७	८	९	१०
२	३	४	५	६	७	८	९	१०	११	१२

तनज - ९  
 १९/१९९



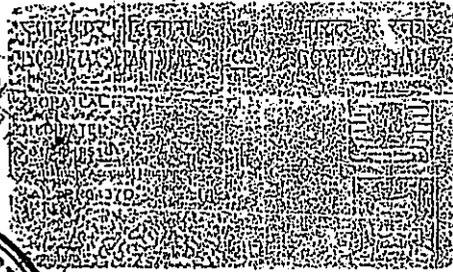
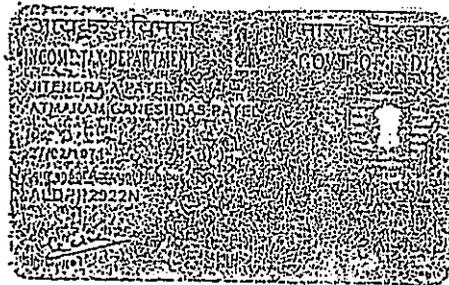
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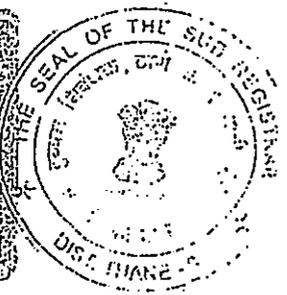
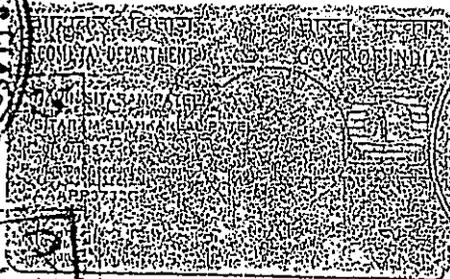
PERMANENT ACCOUNT NUMBER  
AACFH1946E

NAME  
HARASIDDH CORPORATION

DATE OF INCORPORATION / DATE OF INCORPORATION INFORMATION  
21-11-1981



त.स.स. - ९
दस्तावेज क्र. २६० / १९८१
११/१९८१

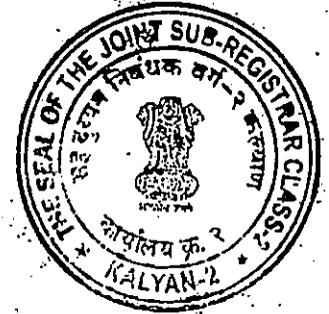


दस्तावेज क्र. ३०९०	२०२२
१३४	१४४

अध्यापक विभाग  
 INCOME TAX DEPARTMENT  
 JADHAV SUHIL  
 DABURAO GOPAL MOHITE  
 13/12/1974  
 Permanent Account Number  
 AFKPJ1432J  
 Signature

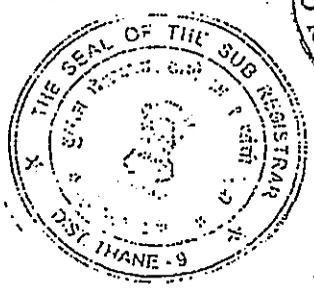
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 INCOME TAX DEPARTMENT  
 PATIL SANDHIV PATOLE  
 SANDHIV PATOLE  
 03/06/1971  
 Permanent Account Number  
 988027490

भारत सरकार  
 GOVT. OF INDIA



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 ३६८ / २०१४  
 ९६-९६



Summary1 (GoshwaraB).ig-1)

गुधवार, 15 जानेवारी 2014 1 02 म नं.

दस्त गोपबारा भाग-1

दस्तावेज क्रमांक: 297/2014

20/192

दस्त क्रमांक: दस्तन9 /297/2014

नाजार मुल्य: रु. 01/-

संशुद्धता: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

ड. नि. सह. ड. नि. दस्तन9 यांचे कार्यालय  
अ. क्र. 297 वर दि. 15-01-2014  
रोजी 12:57 म.न. या. हजर केला.

पावती: 308

पावती दिनांक: 15/01/2014

सादरकरणाचे नाव: मधिन एन पटेल

नोंदणी फी

130.00

दस्त हाताळणी फी

130.00

पृष्ठांची संख्या: 19

*Madhin P. Patil*

दस्त हजर करण्याच्या राहती.

एकूण: 260.00

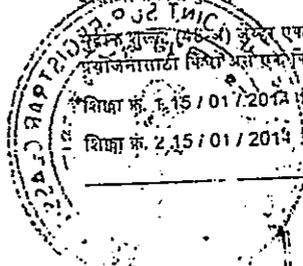
Sub Registrar Thane 9

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

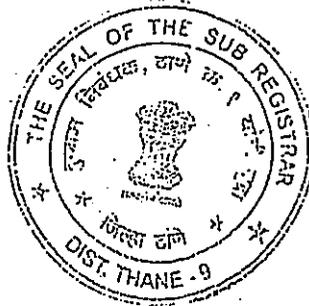
दस्तावेजाचे क्रमांक: 297/2014



दस्तावेजाचे क्रमांक: 297/2014  
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दस्तावेजाचे क्रमांक: 297/2014

दिनांक: 15/01/2014 12:54:24 PM ची वेळ: (सादरीकरण)

दिनांक: 15/01/2014 12:57:32 PM ची वेळ: (फी)



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दस्त गोषवारा भाग-2

दनन9

दस्त क्रमांक:297/2014

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दस्त क्रमांक :दनन9/297/2014

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नविन एस पटेल पत्ता:प्लॉट नं: 501, माळा नं: पाचवा मजला, इमारतीचे नाव: रतु विज्ञानेस पार्क, ब्लॉक नं: माजिवडा, ठाणे, रोड नं: सर्विस रोड,, महाराष्ट्र, ठाणे. पॅन नंबर:AAAPP3732G	पॉवर ऑफ अटॉर्नी होल्डर वय :-54 स्वाक्षरी: <i>Navis S. Patil</i>		
2	नाव:जितेंद्र ए. पटेल पत्ता:प्लॉट नं: 501, माळा नं: पाचवा मजला, इमारतीचे नाव: रतु विज्ञानेस पार्क, ब्लॉक नं: माजिवडा, ठाणे, रोड नं: सर्विस रोड,, महाराष्ट्र, ठाणे. पॅन नंबर:ALDPP2922N	पॉवर ऑफ अटॉर्नी होल्डर वय :-41 स्वाक्षरी: <i>Jitendra E. Patil</i>		
3	नाव:धोपटलाल एच. पटेल पत्ता:प्लॉट नं: 501, माळा नं: पाचवा मजला, इमारतीचे नाव: रतु विज्ञानेस पार्क, ब्लॉक नं: माजिवडा, ठाणे, रोड नं: सर्विस रोड,, महाराष्ट्र, ठाणे. पॅन नंबर:ALAPP0437D	पॉवर ऑफ अटॉर्नी होल्डर वय :-62 स्वाक्षरी: <i>Dhoptalal H. Patil</i>		
4	नाव:मेतल हारसिद्ध कॉर्पोरेशन तर्फे भागीदार मुकुंद पी. पटेल पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: तुलसीव्हीला, ब्लॉक नं: सांताक्रुझ, मुंबई, रोड नं: पोद्दार रोड, पॅन नंबर:AACFH1946E	कुलमुखत्यार देणार वय :-52 स्वाक्षरी: <i>M. Patil</i>		

वरील दस्तऐवज करून देणार तयाकमीत: कुलमुखत्यार देणार व दस्तऐवज देण्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:15/01/2014 01:00

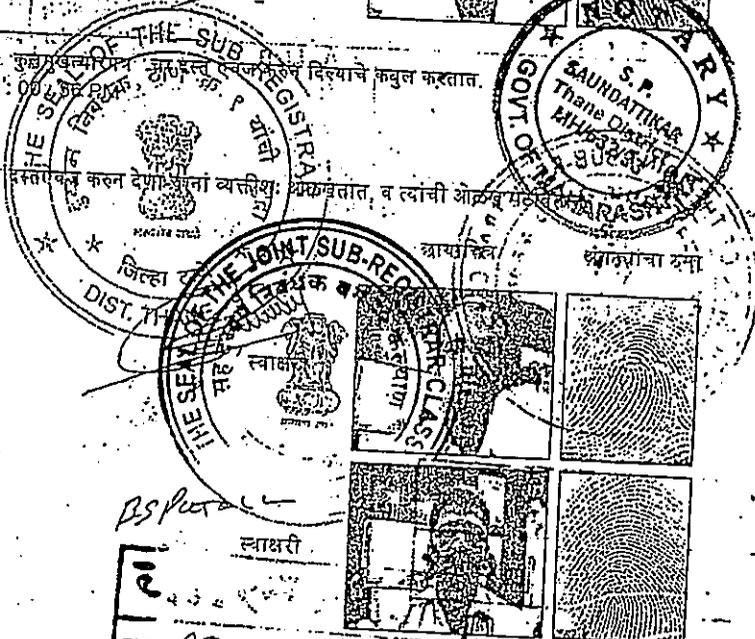
ओळख:-

खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणारा व्यक्तीस: शक्यतात, व त्यांची ओळख घेण्यासाठी

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:सुनिल वी जाधव  
वय:36  
पत्ता:मानपाडा, ठाणे-प  
पिन कोड:400607

2 नाव:वाळु सदाशिव पाटोळे  
वय:40  
पत्ता:कोपरी, ठाणे  
पिन कोड:400603



दस्त क्रमांक: १३०१०/२०१४  
१३०१० १४४

शिवका क्र.4 ची वेळ:15 / 01 / 2014 01 : 01 : 18 PM

शिक्षा क्र.5 ची वेळ:15 / 01 / 2014 01 : 01 : 45 PM नोंदणी पुस्तक 4 मध्ये

Sub Registrar Thane-9

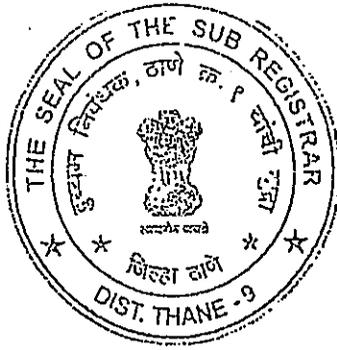
सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

297 /2014

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

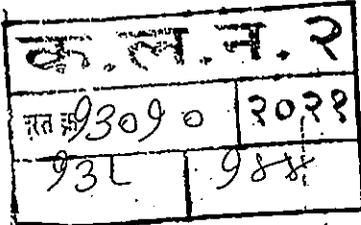
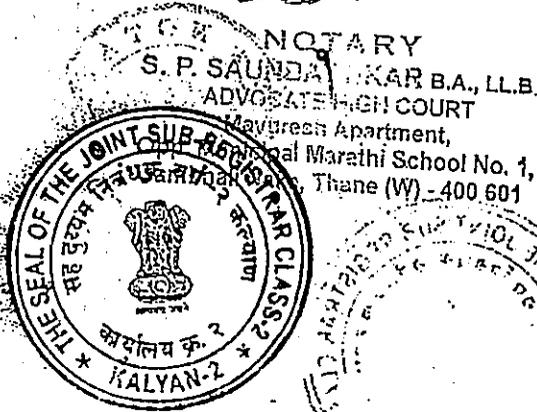
For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

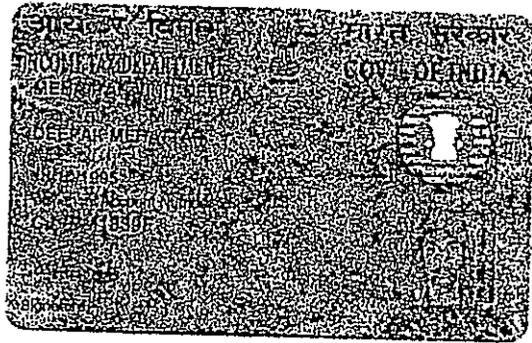
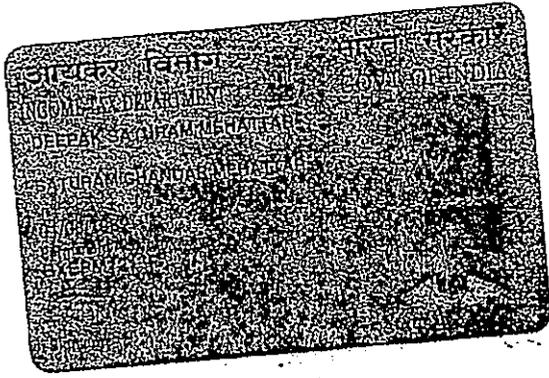


प्रमाणित करण्यात येते की या दस्ता  
मध्ये एकूण पाने.....१९.....आहेत  
पुस्तक क्रमांक.....१.....वर  
.....२९९.....क्रमांकावर नोंदला

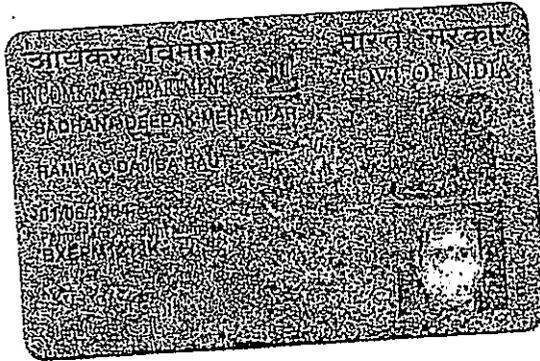
सह दुय्यम निबंधक वर्ग २, ठाणे ९  
तारीख.....१५.....माहे.....०९.....सन.....२०१४

TRUE COPY





क. ल. न. २	
दस्तावेज क्र. ३०९	०२०२३
१३२	१६६





क. ल. न. २	
दस्तावेज क्र. १३०१०	२०२१
१४०	१४४





क.ल.न. २	
क्र.सं. 9309	२०२१
१४२	१४४

महाराष्ट्र शासन  
जय हिंद





13/07/2021 11 05:22 AM

दस्त गोपवारा भाग-2

कलन 2 9831988  
दस्त क्रमांक: 13010/2021

दस्त क्रमांक: कलन2/13010/2021

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हरविश्व कोर्पोरेशन तर्फे भागीदार मुकुंद पी पटेल तर्फे कवुली जवाब देणे वाचत कु.सु.पत्र धारक जितेंद्र ए. पटेल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तुलसी व्हिला पोद्दार रोड संताक्रुज मुम्बई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:	मान्यता देणार वय :-48 स्वाक्षरी:- <i>Joha</i>		
2	नाव:रतु विन्डर्स तर्फे भागीदार मुकुंद पी.पटेल तर्फे कवुली जवाब देणे वाचत कु.सु.पत्र धारक जितेंद्र ए. पटेल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रतु विजनेस पार्क सर्विस रोड भाजिवाडा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AAIFR7879N	लिहून देणार वय :-48 स्वाक्षरी:- <i>Jeda</i>		
3	नाव:विनित दिपक मेह्तर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: महावीर रिव्हर वेली गांधारे कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:CJVPM1839F	लिहून देणार वय :-25 स्वाक्षरी:- <i>Mishra</i>		
4	नाव:साधना दिपक मेह्तर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: महावीर रिव्हर वेली गांधारे कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:BXEPM1213K	लिहून देणार वय :-57 स्वाक्षरी:- <i>Shinde</i>		
5	नाव:दिपक सतुरान मेह्तर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: महावीर रिव्हर वेली गांधारे कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:BXEPM1215R	लिहून देणार वय :-57 स्वाक्षरी:- <i>Shinde</i>		

वरील दस्तऐवज करून देणार तयारकधीत करारनामा चो दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ:13 / 07 / 2021 11 : 03 : 42 AM

ओळख:-

मदर इसम दुय्यम नियंत्रक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पराकाराचे नाव व पत्ता

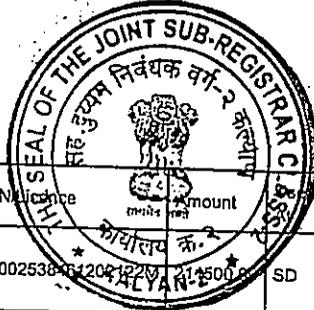
1 नाव:एड.ए.पी.सिवारी - -  
वय:63  
पत्ता:रामवान-4 कल्याण  
पिन कोड:421301

स्वाक्षरी  
*S*



शिक्का क्र.4 ची वेळ: 13 / 07 / 2021 11 : 04 : 03 AM

Joint Sub Registrar  
(सहा) उप-सहायक



Payment Receipt निबंधक सर्ग २

sr.	Purpose	Verification no/Vendor.	GRN/Invoice	Amount	Deface Number	Deface Date
1	VINIT DEEPAK MEHTAR	eChallan 00040572021062546449	MH00253846120422M	3500	SD 0001654168202122	13/07/2021
2		DHC	1207202105104	2000	RF 1207202105104D	13/07/2021
3		DHC	1207202105239	880	RF 1207202105239D	13/07/2021
4	VINIT DEEPAK MEHTAR	eChallan	MH002538461202122M	30000	RF 0001654168202122	13/07/2021

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

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क. ल. नं. २	
द.क्र. १३०९०	२०२१
१४४	१४४

प्रमाणित करणबाब अने की,  
द.क्र. १३०९०/२०२१ मध्ये  
१४४ बाने आहेत.  
पुस्तक १ द.क्र. १३०९०  
१३/१०/२०२१ वर नोंदला.

सह-दुयुक्त निबंधक कल्याण क्र. २  
दिनांक १३/१०/२०२१



प्रमाणित करणबाब अने की,  
द.क्र. १३०९०/२०२१ मध्ये  
१४४ बाने आहेत.



13/07/2021

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कल्याण 2

दस्त क्रमांक : 13010/2021

नोंदणी :

Regn:63m

गावाचे नाव : कोलिबली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3518000
(3) बाजारभाव(भाडेपट्ट्याच्या वास्तवपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3518000
(4) मू-मापन, पोटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-कोलिबली इतर वर्णन : इतर माहिती: मौजे-कोलिबली स.न./हि.न. 28/1,28/2,28/3,28/4/1,28/4/2,28/4/3,28/4/4,28/4/5/1,28/5,27/5,27/3/3 या वरील रिवरन्डु मत्तासिक्त फेल-4 विल्डिंग न. 4,11वा मजला सदनिका न. 1105 क्षेत्र 35.14 चौ.मी.कार्पेट +3.24 चौ.मी. ( Survey Number : 28/1,28/2,28/3,28/4/1,28/4/2, 28/4/3,28/4/4, 28/4/5/1, 28/5,27/5,27/3/3 ; )
(5) क्षेत्रफळ	1) 35.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रतु विल्डर्स तर्फे भागीदार मुकुन्द पी.पटेल तर्फे कबुली जवाब देणे जावत कु.सु.पत्र धारक जितेन्द्र ए. पटेल - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रतु विजनेस पार्क सर्विस रोड माजिबाबा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAIFR7879N 2): नाव:-हरसिद्ध कोपरिशान तर्फे भागीदार मुकुन्द पी पटेल तर्फे कबुली जवाब देणे जावत कु.सु.पत्र धारक जितेन्द्र ए. पटेल - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुलती व्हिला पोहार रोड संताक्रुज मुम्बई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनित विपक मेहत्तर-- वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: महावीर रिन्हर वेली गांधारे कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CJVPM1839F 2): नाव:-साधना दिपक मेहत्तर-- वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: महावीर रिन्हर वेली गांधारे कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BXEPM1213K 3): नाव:-दिपक सतुराम मेहत्तर-- वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: महावीर रिन्हर वेली गांधारे कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BXEPM1215R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/07/2021
(11) अनुक्रमांक, घंठ व पृष्ठ	13010/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	211500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	

मुल्यांकमासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद:-



(सही) जी.डी.सातदिवे

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

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कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग वाघकाम पाणव्याचा दाखला

(इमारत क्र. ४ करिता)

जा.क्र.कडोगमा/नरवि/सांभो/अंन २५

दिनांक - ०३/०४/२०२२

प्रति

श्री प्रकाश काथोड कारगारी व इतर  
कु.मु.प.पारक - मे. रूतु विल्डर्स तर्फे श्री मुकुंद प्रताप पटेल व इतर  
वास्तुशिल्पकार - श्रीमती शोभना देशपांडे, कल्याण  
स्ट्रक्चरल इंजिनियर.- श्री. सलीम मन्सुरी (मुंबई)

वास्तुशिल्पकार श्रीमती. शोभना देशपांडे, कल्याण यांचे दि. २१/०३/२०२२ रोजीचे ऑफलाईन अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका इददीत नोजे कोलोचली, न.न. २७/५, ३/३, ३/३/३, न.न. २८, डि.न. १, २, ३, ४/१, ४/२, ४/३, ४/४, ४/५/१, ५ येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील सुधारित वाघकाम परवानगी जा.क्र.कडोगमा/नरवि/वांम/कवि/२०१३-१४/५४/१७८, दिनांक २६/०३/२०२० अन्वये २६१६०.०० चौ.मी. क्षेत्राच्या भूखंडावर १२२१२.७४ चौ.मी. वाघकाम क्षेत्राचे मजूर केलेल्या नकाशाप्रमाणे ६६४२.०४ चौ.मी. क्षेत्राचे इमारत क्र. ४ चे 'रिहवास व वाणिज्य' स्वरूपाचे वाघकाम पूर्ण केलेले आहे.

सबब सोबतच्या नकाशागध्ये छिऱ्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर वाघकामाची वापर परवानगी देण्यात येत आहे

अ.क्र.	मजले	दुकाने / सदनिका	क्षेत्र (चौ.मी.)
१	तळमजला	स्टिन्ट (१) + १४ दुकाने + ०१ सोसायटी ऑफीस	३१२.५६
२	पहिला मजला ते पंधरावा मजला	११ सदनिका (प्रत्येक मजल्यावर)	६३२९.४२
	एकूण	१४ दुकाने + ०१ सोसायटी ऑफीस + १६५ सदनिका	६६४२.०४

अटी -

- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामाशिक अंतर्गतून कडोंगघास विनामुल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरिक्त जागेवर वाघकाम केल्याचे आढळून आल्यास पूर्व सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सधारणा होईपर्यंत महापालिकेची राहणार नाही

सहाय्यक संचालक, नगररचना (कृषि)  
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रति -

- १) उप आयुक्त ('इ' वर्ग/नर्स) यांना महानगरपालिका संकेत स्थळावर प्रसिध्द करणेबाबत
- २) कर निर्धारक व संकलक, क.डों.म.पा. कल्याण
- ३) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग कार्यालय, क.डों.म.पा. कल्याण

