507/1033
Sunday,January 19 ,2025
1:58 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 1072 दिनांक: 19/01/2025

गावाचे नाव: **खोणी**
दस्तऐवजाचा अनुक्रमांक: **कलन5-1033-2025**
दस्तऐवजाचा प्रकार : **करारनामा**
सादर करणाऱ्याचे नाव: **श्यामसुंदर सोमई यादव -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1640.00
पृष्ठांची संख्या: 82	
एकूण:	रु. 31640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5
कल्याण क्र. ५

बाजार मुल्य: रु.1683000 /-
मोबदला रु.3171836/-
भरलेले मुद्रांक शुल्क : रु. 111500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125184610412 दिनांक: 19/01/2025
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014395207202425E दिनांक: 19/01/2025
बँकेचे नाव व पत्ता:
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

19/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5
दस्त क्रमांक : 1033/2025
नोंदणी :
Regn:63m

गावाचे नाव : खोणी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3171836
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1683000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: सदनिका नं-111,माळा नं- 1ला मजला,विंग-सी,इमारतीचे नाव-विंग सी विंग डी,प्रोजेक्टचे नाव- तुलिप,प्रोजेक्ट चा पत्ता- तळोजा बायपास रोड डोंबिवली पूर्व ठाणे विभाग नं.27.4 सोबत एक 2 व्हीलर पार्किंग दिनांक 26/12/2016 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु .शु. मध्ये 50% सवलत(टीपीएस 1816/प्र.क्र.368/15/20(4)नवि-13((Survey Number : 55/2A Part,55/3 Part,139/1 Part व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 29.91 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. श्रीकांत कांबळे वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्यामसुंदर सोमई यादव - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-30, 26, यशवंतराव चव्हाण नगर, एकता सेवा समिती, जी एम लिंक रोड, जे जे भोंसले मार्ग, मानखुर्द, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-ABYPY6700E 2): नाव:-सुशिला श्यामसुंदर यादव वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-30, 26, यशवंतराव चव्हाण नगर, एकता सेवा समिती, जी एम लिंक रोड, जे जे भोंसले मार्ग, मानखुर्द, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-ALPPY3905J
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1033/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	111500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Kdopgs
सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांची मुद्रा
सत्यमेव जयते
जि.ठाणे
DIST. THANE

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	02003942025011701047	MH014395207202425E	111500.00	SD	0008048124202425	19/01/2025
2		DHC		0125184610412	1640	RF	0125184610412D	19/01/2025
3	Macrotech Developers Limited	eChallan		MH014395207202425E	30000	RF	0008048124202425	19/01/2025

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

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 20250119296 19 January 2025,12:37:31 PM

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
तालुक्याचे नांव :	कल्याण
गांवाचे नांव :	खोणी
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग :	27.4
क्षेत्राचे नांव	Influence Area

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
49350	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	32.901चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	**Rs.49350/-**
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

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)
= (49350 * (100 / 100))
= Rs.49350/-

मजला निहाय घट/वाढ = 100% of 49350 = Rs.49350/-

Rules Applicable 3 ,19 , 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 49350 * 32.901
= Rs.1623664.35/-

B) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 3चौ. मीटर Rule 15
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 3 * (49350 * 40/100)
= Rs.59220/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1623664.35 + 59220 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=**Rs.1682884/-**
= **१ सोळा लाख ब्याऐंशी हजार आठ शे चौऱ्याऐंशी /-**

Home Print

कलम--५
दस्त क्र. 9033 २०२५
९ ८२

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5 सह. दुय्यम निबंधक, कल्याण-५ वांचा शिक्का जि. ठाणे DIST. THANE

CHALLAN

MTR Form Number-6

GRN	MH014395207202425E	**BARCODE**	**Date** 15/01/2025-17:44:09	**Form ID**	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAACL1490J
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR	**Full Name**	Macrotech Developers Limited
Location	THANE		
Year	2024-2025 One Time	**Flat/Block No.**	C 111 Tulip
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	111500.00	**Road/Street**	Taloja Bypass Road Dombivli East
0030063301 Registration Fee	30000.00	**Area/Locality**	Thane
		Town/City/District	
		PIN	4 2 1 2 0 4
		Remarks (If Any)	PAN2=ABYPY6700E~SecondPartyName=Shyamsunder Somai Yadav~CA=3171836
Total	1,41,500.00	**Amount In Words**	One Lakh Forty One Thousand Five Hundred Rupees Only
Payment Details	BANK OF BARODA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN	Ref. No. 02003942025041701042 1421157021
Cheque/DD No.		Bank Date	RBI Date 17/01/2025-16:45:13 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF BARODA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

कलम ६
दस्त क्र. ९०३३ २०२५
2 12

DEFACED ₹ 141500.00 DEFACED

SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5 जि.ठाणे DIST. THANE

Department ID : Mobile No. : 9833704210

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-507-1033	0008048124202425	19/01/2025-13:58:36	IGR542	30000.00
2	(iS)-507-1033	0008048124202425	19/01/2025-13:58:36	IGR542	111500.00
			Total Defacement Amount		**1,41,500.00**

Print Date 19-01-2025 02:02:52

Document **H**andling **C**har₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0125184610412	**Receipt Date**	19/01/2025

Received from mdl, Mobile number 0000000000, an amount of Rs.1640/-, towards Document Handling Charges for the Document to be registered on Document No. 1033 dated 19/01/2025 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED
₹ 1640
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	18/01/2025
Bank CIN	10004152025011809884	**REF No.**	2950604416
Deface No	0125184610412D	**Deface Date**	19/01/2025

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

कलन-५	
दस्त क्र. 1033	२०२५
3	12

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह दुय्यम निबंधक, कल्याण-५ यांचे मुद्रा
जि.ठाणे
DIST. THANE

CHALLAN

MTR Form Number-6

GRN	MH014395207202425E	**BARCODE**		**Date** 15/01/2025-17:44:09	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAACL1490J
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR	**Full Name**	Macrotech Developers Limited
Location	THANE		
Year	2024-2025 One Time	**Flat/Block No.**	C 111 Tulip
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	111500.00	**Road/Street**	Taloja Bridge Road Dombivli East
0030063301 Registration Fee	30000.00	**Area/Locality**	Thane
		Town/City/District	
		PIN	4 2 1 2 0 4
		Remarks (If Any)	
		PAN2=ABYPY6700E~SecondPartyName=Shyamsunder Somai Yadav~CA=3171836	
Total	1,41,500.00	**Amount In Words**	One Lakh Forty One Thousand Five Hundred Rupees Only

Payment Details	BANK OF BARODA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02003942025011701047	1421157021
Cheque/DD No.		Bank Date	RBI Date	17/01/2025-16:45:13	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9833704210

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

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

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5 जि.ठाणे THANE

Print Date 17-01-2025 04:45:23

कल्याण-५

दस्त क्र. 9033 २०२५

५ 12

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5 सह. दुय्यम निबंधक, कल्याण-५ वाडा पुरा जि.ठाणे DIST. THANE

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 19th day of Jan 2025

B E T W E E N:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001,, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

Shyamsunder Somai Yadav and **Sushila Shyamsunder Yadav** residing / having its address at **A-30 , 26, Yeshwantrao Chavan Nagar, Ekta Seva Samiti, G M Link Road, J J Bhonsle Marg, Mankhurd, Mumbai 400043 Maharashtra India** and assessed to income tax under permanent account number (PAN) **ABYPY6700E** , **ALPPY3905J** hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**"

Sunder सुशीला

कलम – ९
दस्त क्र. 9033 | २०२५

WHEREAS:

A. The Company is/shall be constructing/has constructed the Building (*as defined herein*) as part of the Project (*as defined herein*) on the Larger Property (*as defined herein*).

B. The chain of title of the Company to the Larger Property is at **Annexure 2** (*Chain of Title*).

C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (*Report on Title*).

D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (*Key Approvals*). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.

E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be/has been under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.

F. The Purchaser has applied to the Company for allotment of the Unit (*as defined herein*) in the Building.

G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (*Floor Plan*).

H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITIONS –**

1.1. "**Agreement**" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.

1.2. "**Applicable Law**" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.

1.3. "**Approvals**" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.

1.4. "**Arbitrator**" shall have the meaning ascribed to it in Clause 23.2 below.

Sundar सुदीप

1.5. "**Attorney**" shall have the meaning ascribed to it in Clause 11.4.2(b) below.

1.6. "**Authority**" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.

1.7. "**BCAM Charges**" shall mean the Building common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

1.8. "**Building**" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.

1.9. "**Building Conveyance**" shall have the meaning ascribed to it in Clause 14.3 below.

1.10. **"Building Protection Deposit"** shall mean the amounts specified in the **Annexure 6A** *(Other Amounts Payable before DOP).*

1.11. "**CAM Charges**" shall mean the costs related to the upkeep and maintenance of the Building/ Project/ Larger Property, payable as the BCAM charges and FCAM Charges, as set out in Annexure 6A.

1.12. "**CAM Commencement Date**" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.

1.13. "**Cancellation Deed**" shall have the meaning ascribed to it in Clause 11.4.2(a) below.

1.14. "**Car Parking Spaces**" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and may be located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

1.15. "**Carpet Area**" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.16. "**Cheque Bouncing Charges**" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.

1.17. "**Club**" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.

1.18. "**Common Areas and Amenities**" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at **Annexure 7** (*Common Areas and Amenities*) but shall not include the Demarcated Area.

1.19. "**Confidential Information**" shall have the meaning ascribed to it in Clause 27.1 below.

1.20. "**Consideration Value**" shall have the meaning ascribed to it at **Annexure 6** (*Unit and Project Details*).

1.21. "**Date of Offer of Possession**" or "**DOP**" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6** (*Unit and Project Details*).

1.22. "**Demarcated Area**" shall mean the community hall(s) / temple(s) (if any) that may / has been constructed on the Larger Land and appurtenant land(s) thereto.

1.23. "**Direct Tax**" or "**Direct Taxes**" shall mean income tax, corporate tax or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.

1.24. "**Exclusive Balcony/ Veranda/Open Terrace Area**" or "**EBVT Area**" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

1.25. "**Extended DOP**" shall have the meaning ascribed to it in Clause 10.1 below.

1.26. "**FCAM Charges**", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at **Annexure 6A** *(Other Amounts Payable before DOP)*.

1.27. "**Federation**" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.

1.28. "**Federation Conveyance**" shall have the meaning ascribed to it in Clause 14.4 below.

1.29. "**FEMA**" mean the Foreign Exchange Management Act, 1999.

1.30. "**FMC**" shall shall mean the facility management company which shall be responsible for maintenance and upkeep of the Common Area and Amenities of the Building/ Project..

1.31. "**Force Majeure**" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.

1.32. "**FSI Free Constructed Spaces**" shall have the meaning ascribed to it in Clause 15.15 below.

1.33. "**Indirect Tax**" or "**Indirect Taxes**" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.

1.34. "**Interest**" shall mean simple interest at State Bank of India's (**SBI**) highest Marginal Cost of Lending Rate ("**MCLR**") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.

1.35. "**Larger Property**" means the land with details as described in **Annexure 1** *(Description of Larger Property)*. For clarity, there may be land parcels which may be added to / be reduced from the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.

1.36. "**Liquidated Damages**" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.

1.37. "**Loan**" shall have the meaning ascribed to it in Clause 7.1below.

1.38. "**Maintenance Related Amounts**" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6A**.

1.39. "**Net Area**" shall mean the aggregate of the Carpet Area and the EBVT Area.

1.40. "**OC**" shall have the meaning ascribed to it in Clause 10.3 below.

1.41. "**Possession Demand Letter**" shall have the meaning ascribed to it in Clause 10.2 below.

1.42. "**Project**" shall mean the project with RERA registration number as stated in **Annexure 6** (*Unit and Project Details*) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The

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Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

1.43. "**Property Tax**" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the proportionate share of common areas of the Building.

1.44. **"Purchaser Notice of Termination"** shall have the meaning ascribed to it in Clause 11.3.1(b) below.

1.45. "**Refund Amount**" shall mean:

1.45.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom a. the Liquidated Damages, b. amounts incurred pursuant to Clause 11.4.2 and c. any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise) paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.

1.45.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1(b): an amount equivalent to the aggregate of the Consideration Value or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

1.46. "**Other Charges**" shall include all expenses shall include all expenses related to government, utility and infrastructure charges, more particularly stated in **Annexure 6A**.

1.47. "**RERA**" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.

1.48. "**Service Providers**" shall have the meaning ascribed to it in Clause 15.15 below.

1.49. "**Shortfall Amount**" shall have the meaning ascribed to it in Clause 16.3 below.

1.50. "**Structural Defects**" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any

other non-load bearing elements or defects for reasons not attributable to the Company.

1.51. "**Taxes**" shall mean and include Direct Tax and Indirect Tax.

1.52. "**Transfer**" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:

a. the Unit or any part of the right, title or interest therein; and, or,

b. the benefit of this Agreement; and, or,

c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;

d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

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1.53. "**Ultimate Organization**" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.

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1.54. "**Unit**" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at **Annexure 6** (*Unit and Project Details*) and floor plan thereto (with unit shaded) annexed as **Annexure 5** (*Floor Plan*) hereunder.

2. RULES FOR INTERPRETATION

2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;

b. All statutory instruments or orders made pursuant to a statutory provision; and

c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.

2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.

2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.

2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

2.7. The words "include" and "including" are to be construed without limitation.

2.8. Any reference to the masculine, the feminine and the neutral shall include each other.

2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to *inter alia* the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.

2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.

2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.

2.13. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.

2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

2.15. Applicability of clauses: In the event the OC has been received by the Company before the execution of this Agreement:

a. Clause 1.44 (Purchaser's Notice of Termination), Clause 1.45.2 (Refund Amount), Clause 11.2.3 (Prolonged Stoppage of Construction), Clause 11.3 (Purchaser's Right to Terminate) shall not be applicable to the Parties and deemed to be deleted under this Agreement;

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b. The reference to the term 'On termination of this Agreement by either Party in accordance with the provisions of this Clause 11' under Clause 11.4.1. shall be read and construed as 'On termination of this Agreement by the Company in accordance with the provisions of this Clause 11';

c. All the references in this Agreement to the term 'shall obtain OC' shall be read and construed as reference to 'has obtained the OC';

d. Annexure 9 (Purchaser's Notice of Termination) and the reference in relation to Annexure 9 shall stand deleted.

3. **DISCLOSURES AND TITLE -**

3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) the Purchaser has taken inspection of all the relevant documents; and (iii) the Purchaser has, in relation to the Unit/ Building/ Larger Property, satisfied himself of *inter alia* the following:

a. Nature of the Company's right, title and encumbrances, if any;

b. The Approvals (current and future);

c. The drawings, plans and specifications; and

d. Nature and particulars of fixtures, fittings and amenities.

3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding the draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. **AGREEMENT TO SELL AND CONSIDERATION**

4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in **Annexure 6** (*Unit and Project Details*), subject to the terms and conditions mentioned herein and the Approvals.

4.2. The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6** (*Unit and Project Details*). The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at **Annexure 6A** within 14 (fourteen) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 herein is subject to payment of all amounts under this Agreement including the amounts set out at **Annexure 6A**.

4B. TERMS OF PAYMENT

4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:

a. shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, shall include all expenses related to Other charges, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;

b. shall observe all covenants, obligations and restrictions stated in this Agreement; and

c. confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.

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4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonor of any cheque issued by the Purchaser;

b. **Secondly**, towards Interest due as on the date of payment;

c. **Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Other Charges and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and

d. **Fourthly**, towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto.

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

4B.3 In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

4B.4 The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, the Company shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2023 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

5.1. The Company shall, subject to the terms hereof, construct/has constructed the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.

5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.

5.3. Subject to the remaining provisions of this clause, the Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. **SECURITIZATION -**

6.1. The Purchaser hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, dispose-off, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or

deal with, in a manner suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges and/or part thereof and any amounts received/ receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Other Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.

6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Other Charges and Maintenance Related Charges paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

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7. **LOANS AGAINST THE UNIT**

7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("**Loan**") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.

7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/ financial

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institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. **CAR PARKING**

8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6** (*Unit and Project Details*) hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organization and/or execution of conveyance, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not permit the Ultimate Organization to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.

8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

9. **REGISTRATION**

9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which the Agreement is lodged so as to enable the representative of the Company to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Company may extend assistance/ co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. **POSSESSION**

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP, as set out in Annexure – 6 (Unit and Project Details), which shall be subject to grace period set out at **Annexure 6** (*Unit and Project Details*) and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively, "**Extended DOP**" shall mean estimated DOP as set out at **Annexure 6** (*Unit and Project Details*) + grace period as set out at **Annexure 6** (*Unit and Project Details*) + further extension as may be applicable pursuant to Clause 10.4).

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10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 14 (fourteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("**Possession Demand Letter**") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.

10.3. The Company shall obtain occupation certificate for the Unit ("**OC**") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.

10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:

10.4.1. War, civil commotion or act of God;

10.4.2. Any notice, order, rule or notification of the Government and/or any other public or competent Authority/ court.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

11. TERMINATION

11.1. The Parties are entitled to specific performance of this Agreement. The Purchaser is aware that the Company, as per its practices and policies, does not accept request for cancellation / termination of this Agreement under any circumstance, save and except the provisions contained in 11.3 hereinbelow. The Parties hereby agree this Agreement is not terminable under any circumstance, save and except the very specific circumstances stated below.

Company's Right to Terminate

11.2. The Company shall have right to terminate this Agreement only in the following circumstances:

11.2.1. Default / Non-Payment: Without prejudice to the right of Company to charge Interest, on the Purchaser committing a default in making payment of any amounts due and payable by the Purchaser as per this Agreement (including Annexure 6 (Unit and Project Details) and Annexure 6A (and Interest thereon, if any)) on the respective due date, the same shall constitute a default ("**First Default**").

Provided that upon such First Default occurring, the Company shall give 1st notice of 14 (fourteen) days after his/her first default to the Purchaser. If the Purchaser fails to make payments of all outstanding amounts by 15th day from the aforesaid 1st notice, the same shall constitute the "**Second Default**". Thereafter, the Company shall give the 2nd notice of another 7 (seven) days to rectify the breach. If all outstanding amounts are not paid in full by 8th day from such 2nd notice, the same shall constitute "**Third Default**". Upon Third Default, the Company shall have the right (but not an obligation) to terminate this Agreement without any further notice or upon the Purchaser committing any 3 (three) defaults in making payment of any amounts due and payable by the Purchaser as per this Agreement (including Annexure 6 (Unit and Project Details) and Annexure 6A (and Interest thereon, if any)) on the respective due date.

Provided further that upon termination of this Agreement as aforesaid, the Company shall refund the Refund Amount to the Purchaser as per Clause 11.4.3.

A notice of a default under this Agreement shall be served in writing by registered AD/ speed post at the address provided by the Purchaser. Any delay in sending the said notice(s) shall not affect the rights of the Company under this clause.

11.2.2. Attempt to Defame: The Purchaser agrees not to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to the terminate this Agreement.

11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one) year, the Company shall have the option to terminate this Agreement.

Purchaser's Right to Terminate:

11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:

11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in **Annexure 6**(*Unit and Project Details*), if the Company fails to offer possession of the Unit by Extended DOP, then:

(a) Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause (b)) the DOP mentioned in **Annexure 6** (*Unit and Project Details*) shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or

(b) Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 9** (*Purchaser Notice of Termination*) elect to terminate this Agreement ("**Purchaser Notice of Termination**"). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1((a)).

11.4. **Consequences of Termination and Payment of Refund Amount**

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.3.

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11.4.2. **Cancellation Deed**

(a) Upon termination, the Purchaser shall execute a cancellation deed in the format specified by the Company ("**Cancellation Deed**") and such other documents as may be required for cancellation of the Units and be required to register the same as per the timelines specified by the Company and undertake all actions as may be required to give effect to this provision.

(b) To give effect to this provision of Clause 11.4.2(a) above, the Purchaser hereby irrevocably nominates, constitutes and appoints Mr. Surendran Nair, Mr. Rahul Wandekar and Mr.Pandhari Kesarkar, jointly and/ or severally, whose signatures are annexed hereto in **Annexure "10",** (hereinafter referred to as, the "**Attorney**") to be his/her/its true and lawful Attorney to act for and on behalf of the Purchaser and in the name of the Purchaser, for doing all or any of the acts, deeds, matters and things pertaining to cancellation of the Unit and incidental matters thereto and to undertake any of the following actions on behalf of the Purchaser:

(i) To execute all such documents as may be required for cancellation of the Unit, including, but not limited to, execution of the Cancellation Deed;

(ii) To appear before and deal with the concerned Sub-Registrar of Assurances for the purpose of registration of the cancellation deed, affidavits, confirmation deeds and all other ancillary documents executed in respect of cancellation of the Unit upon the same being duly registered; and

(iii) To undertake all actions as may be required to give effect to this Clause.

(c) Without prejudice to the provisions of Clause 11.4.2(b) above, in the event the Purchaser fails to personally appear for the execution and/or registration of the Cancellation Deed upon 7 days' notice being given for the same by the Company, then the Purchaser shall be obliged to pay a 'non co-operation charge' of an amount equivalent to 5% percentage of the Consideration Value under this Agreement and the same shall be reduced from the Refund Amount.

11.4.3. Upon registration of the Cancellation Deed, the Refund Amount (if any) shall be paid starting after 30 (thirty) days from the date of registration of the Cancellation Deed in 12 (twelve) equal monthly instalments.

11.5. Both Parties have entered into this Agreement, knowing fully well that the Consideration Value and other amounts payable under this Agreement, including,

but not limited to, Other Charges, Maintenance Related Charges and Indirect Taxes thereto may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of any change in the Consideration Value or other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and Indirect Taxes thereto.

12. **DEFECT LIABILITY**

12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under Applicable Law, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be, in any way, liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. **SET OFF / ADJUSTMENT**

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company, including the Consideration Value, Other Charges, Maintenance Related Amounts, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and/or in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. **ULTIMATE ORGANIZATION AND FEDERATION**

14.1. The Purchaser along with other purchasers of units in the Building shall join in forming the Ultimate Organization in respect of the Building within a period of 3 (three) months of the 51% of the total number of purchasers having booked their units in the Building. The Ultimate Organization shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.

14.2. Where the Project consists of more than one building, separate ultimate organizations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organizations within 3(three) months from the date of receipt of the full occupation certificate of the last building which is to be constructed on the Larger Property. The Purchaser and other members of the ultimate organization(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents

necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.

14.3. Within 1 (one) month from the date of full occupation certificate in respect of the Building, the Company shall share a Deed of Conveyance with the Ultimate Organization ("**Building Conveyance**") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise. The above execution of the Building Conveyance shall be subject to payment of any outstanding amounts of CAM charges and property taxes (along with interest thereon) owed by the members of the Ultimate Organization to the Company and completion of takeover of management of the affairs of the building by the Ultimate Organization.

14.4. Within 3 (three) months from the receipt of the full occupation certificate for the last of the building which is to be constructed on the Larger Property, the Company shall share a Deed of Conveyance with the Federation ("**Federation Conveyance**") in respect of all of the Company's right, title and interest in the Larger Property less the Demarcated Area subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise. The above execution of the Federation Conveyance shall be subject to payment of any outstanding amounts of CAM charges and Property Taxes (along with interest thereon) owed by the members of the Ultimate Organization forming part of the Federation to the Company and completion of takeover of management of the affairs of the Larger Property by the Federation.

14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organization/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organization/ Federation.

14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organization or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organization/Federation, waives all his rights and claims, and undertakes not to claim and cause the Ultimate Organization/Federation not to claim any such right in respect of the Building/ Larger Property.

14.7. The Purchaser acknowledges that the Demarcated Area shall be transferred by the Company to a charitable trust /its non-profit nominee which shall be managed by

such charitable trust /its non-profit nominee at its sole discretion and the Ultimate Organization / Federation shall have no involvement in this regard.

14.8. The Company hereby agrees that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organization/Federation, the Larger Property is free from encumbrances.

15. **FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB**

15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by FMC. For clarity, the FMC may be a related concern and/or internal arm of the Company. The FMC will be appointed by the Company for a period of 180 (one hundred eighty) months ("**Term**"), commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 180 (one hundred eighty) months period, the Ultimate Organization / Federation may decide to ask the FMC to discontinue management of the Common Areas with the written consent of majority of all unit purchasers (in the Building / all building(s) on the Larger Property respectively). If such written consent is not received from the majority of unit purchasers of the Ultimate Organization / Federation (for the Building and Federation common areas respectively) within 2 (two) months from the expiry of the Term, the Term of the FMC shall be deemed to be extended by 60 (sixty) months. At the end of such extended term(s), the aforesaid process for discontinuing of FMC's services shall once again apply. Such discontinuation shall be applicable only once all pending dues (if any) of CAM Charges (BCAM and FCAM respectively) have been paid to the Company.

15.2. During the Term of the FMC, the Ultimate Organization shall be entitled to end the services of the FMC with advance written notice of 6 (six) months. Such notice may be issued only once all pending dues (if any) of CAM (/BCAM) have been paid to the Company and if such notice has the written consent of 75% (seventy five per cent "**Special Majority**") of the unit purchasers of the Building. Similarly, the Federation shall be entitled to end the services of the FMC with advance written notice of 6 (six) months. Such notice may be issued only once all pending dues (if any) of CAM (/BCAM) have been paid to the Company and if such notice has the written consent of the Special Majority i.e. 75% (seventy five per cent) of the unit purchasers of all the building(s) on the Larger Property.

15.3. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organization in the event the BCAM Charges and FCAM charges as applicable, have not been paid to the FMC by 100% (one hundred per cent) of the unit purchasers at the due date (with a grace period of 30 (thirty) days).

15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization and Federation to be bound by the rules and regulations that may be framed by the FMC.

CAM Charges and Maintenance Related Amounts

15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the CAM charges as set out at **Annexure 6A**. The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.

15.6. The Purchaser shall be obliged to pay the BCAM and FCAM charges in advance on or before the 1st day of each quarter to the Ultimate Organization and Federation respectively (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, to the Company).

15.7. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

15.8. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes possession on such date or not. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in **Annexure 6A** from the CAM Commencement Date.

15.9. The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.

15.10. All Maintenance Related Amounts stated in **Annexure 6A** are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization/Federation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club, parking and all other facilities provided by the Company/ Ultimate Organization/ Federation till such time all due amounts are paid together with Interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay (caused due to any reason, including where the Purchaser disputes the expenses audited as per the provision hereinbelow) in payment of Maintenance Related Amounts at the rate of 18% p.a. on such unpaid amounts till the date of such payment. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall not be eligible to be considered for membership of the Ultimate Organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid, along with interest applicable thereon.

15.11. The Company shall provide expense details only in connection of CAM Charges and shall not provide expense details for any other head. The details of expenses related to the BCAM charges shall be provided at the time of handover of operations

of the Building by the Company to the Ultimate Organization and the FCAM charges shall be provided at the time of handover of operations of the common areas outside the Building by the Company to the Federation. The Company shall get the expense details audited by an auditor who has conducted statutory audit of one or more of top 500 listed companies in India (as per NIFTY 500) at anytime in the last 3 financial years prior to the aforesaid audit. Such audited expense statement shall be binding on the Purchaser as well as the Ultimate Organization and the Federation.

15.12. Any surplus amounts towards BCAM and/or FCAM lying with the Company shall adjusted against any current or future dues of the Purchaser, including in respect of Maintenance Related Amounts.

Club and Other Key Common Areas

15.13. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at **Annexure 6** (*Unit and Project Details*). For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.

15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.

15.15. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("**Service Providers**") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("**FSI Free Constructed Spaces**") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization/ Federation, subject to the following restrictions:

a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.

b. Upon formation of the Federation, the Federation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.

c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

15.16. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Company does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.

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16. **PROPERTY TAXES AND OTHER CHARGES**

16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.

16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("**Shortfall Amount**"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.

16.4. In case there is any surplus amount lying with the Company after payment of the first bill of the Property Tax, the same shall be handed over to the Ultimate Organization within 3 (three) months of the Ultimate Organization taking charge of the affairs of the Building or the 3 (three) months from the date of payment of the first bill of the Property Tax, whichever is later.

16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 14 (fourteen) days of the Company being informed by the Purchaser that such demand has been raised.

16.6. The Purchaser is aware that the Other Charges stated herein are provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. **BUILDING PROTECTION DEPOSIT**

17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in **Annexure 6A** hereto.

17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.

17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.

17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.

17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 14 (fourteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organization, at the time same is formed.

18. **INDIRECT TAXES AND LEVIES**

18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned from the development and sale to the Purchaser of the Unit shall be borne by Company.

19. **INTEREST**

19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.34) on all the amounts, including the Consideration Value, Other Charges, Maintenance Related Amounts, or any parts thereof, payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days, from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the

Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

20. PURCHASER'S COVENANTS

20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:

a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organization / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

(i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or grills provided by the Company);

(ii) Not make any changes to the common areas, lobby and structural changes in the Building;

(iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;

(iv) Not change the location of the plumbing or electrical lines (except internal extensions);

(v) Not change the location of the wet/waterproofed areas;

(vi) Not make any alteration in the elevation and outside color scheme of the Building;

(vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organization;

(viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and

(ix) Keep the sewers, drain pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.

c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.

d. In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. The Purchaser shall ensure and cause the Ultimate Organization to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.

e. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature other than cooking gas in the Unit, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organization / Federation.

f. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.

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g. The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building and/or Ultimate Organization shall not be changed without the prior written consent of the Company.

h. The Purchaser shall not allow the Unit to be used for user different from the nature of the user as approved by the authorities in the plan at the time of OC i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name. Similarly, no office unit shall be used for storage or retail use.

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i. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.

j. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained as per the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurnishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.

k. The Purchaser is aware that certain parts of the Wing/ Building/ Project including Otta, Parking, Garden, Terrace etc. shall be allocated for exclusive use of certain unit(s). The Purchaser covenants not to raise any claim or dispute in respect of such otta/parking/garden/terrace allotted for the exclusive use of any other unit(s) as well as any space available for hoardings/equivalent and all of these are agreed to be retained and/or allotted by the Company as restricted amenities. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.

l. To pay to the Company within 7 (seven) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local Authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.

m. To pay to the Company within 7 (seven) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.

n. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser *viz.*, user for any purposes other than for residential or otherwise.

o. In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at **Annexure 6A** as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Company shall, deduct such additional provisional electricity charges from the CAM Charges collected from the Purchaser per the terms of this Agreement.

p. The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit till such time all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the Unit shall require written approval/ no-objection letter ("**NOC**") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, of the Company) to ensure that the inherent nature of the Ultimate Organization and/or Federation is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organization and/or Federation. The Purchaser further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the Unit, the Purchaser shall rectify and cure such breach to the satisfaction of the Ultimate Organization/Federation/Company, prior to obtaining such NOC. The Purchaser is aware that at the time of issuance of such NOC, the Purchaser (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization

and the Federation (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger development respectively, of the Company) shall be invalid and liable to be cancelled.

q. The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.

r. The Purchaser acknowledges and confirms that this Agreement along with any other documents, letters etc. executed in relation to this Agreement may be shared by the Company with the co-promoter or a joint developer of the Project, if any.

s. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.

t. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brochure or electronic communication of any form.

u. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.

v. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5% (zero point five per cent) of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 14 (fourteen) days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.

w. The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause

the Ultimate Organization to agree and ratify that the Company has) the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organization and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organization and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organization and, or, Federation to issue such consents and, or, permissions forthwith on request. The Company shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such purchaser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shall, in any case, deemed to be a member of the Ultimate Organization.

x. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers without raising any dispute or objection to the same and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organization/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.

y. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization, the Company shall earmark certain car parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.

z. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.

aa. Upon and after handover of the management of the Building to the Ultimate Organization, the Ultimate Organization (and its members) will be responsible for fulfillment of all obligations and responsibilities in relation to

approvals / permissions as may be required by the concerned Authorities from time to time.

bb. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in FEMA, Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company 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 FEMA 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 part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

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cc. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

dd. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

ee. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

21. **SPECIAL CONDITIONS**

21.1. The Parties agree to adhere to the conditions set out in **Annexure 8** (**Special Conditions**) and agree that these conditions shall prevail over any other conflicting provision of this document.

22. MISCELLANEOUS

22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.

22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at **Annexure 6** (*Unit and Project Details*). Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.

22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.

22.4. Any correspondence from the Purchaser should carry the customer ID quoted in **Annexure 6** (*Unit and Project Details*) hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be *non-est/* null and void.

23. DISPUTE RESOLUTION AND GOVERNING LAW

23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.

23.2. If the dispute or difference cannot be resolved within a period of 7 (Seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company ("**Arbitrator**").

23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. SEVERABILITY

24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the

legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

24.2. The Parties shall negotiate, in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. **WAIVER**

25.1. Any delay tolerated or indulgence shown by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment to the Purchaser by the Company shall not be construed as waiver on the part of the Company of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Company.

26. **ENTIRE AGREEMENT**

26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except in writing signed by both the Parties.

27. **CONFIDENTIALITY**

27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.

27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:

a. such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or

b. such disclosure is required in connection with any litigation; or

c. such information has entered the public domain other than by a breach of the Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED)

By the Company within named)

MACROTECH DEVELOPERS LIMITED)

through the hands of Constituted Attorney)

Mr. Surendran Nair)

authorised vide Power of Attorney)

In the presence of:)

1. _____)

2. _____)

SIGNED AND DELIVERED)

By the within named Purchaser)

Shyamsunder Somai Yadav)

Sushila Shyamsunder Yadav)

In the presence of:)

1. _____)

2. _____)

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THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5 सह. दुय्यम निबंधक, कल्याण-५ जि.ठाणे DIST. THANE

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Annexure 1

(Description of Larger Property)

All that pieces and parcels of land lying being and situate at Village Khonii, Taluka Kalyan and District Thane in aggregate admeasuring 30,085 square meters ("**Larger Property**") details whereof are as follows:

Village	New Survey No./ Hissa No.	Area as per 7/12 extract (in square meters) or thereabout
Khoni	55/2A	21955
Khoni	55/3	2730
Khoni	139/1	5400
Total Area		**30085**

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THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांचा शिक्का
जि.ठाणे
DIST. THANE

Annexure 2

(Chain of title)

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i) **Survey No. 55/2A and 139/1**

By Deed of Conveyance dated 02/09/2013 executed and registered under Serial No. KLN1-6058-2013 with Sub-Registrar Kalyan-1, Chintaman Dhondu Thombare and Others, (therein referred to as a 'Vendors') sold, conveyed, transferred and assured their undivided share, right, title and interest unto and in favour of Lodha Dwellers Private Limited (therein referred to as 'Purchaser') *inter alia* a portion of land bearing Survey No. 55/2A admeasuring 20450 square meters or thereabouts and (ii) land bearing Survey No. 139/1 admeasuring 5400 square meters or thereabouts of Village Khoni, Taluka Kalyan and District Thane for valuable consideration and on such terms and conditions stated therein.

By Deed of Conveyance dated 05/06/2015 executed and registered under Serial No. KLN1-4854-2015 with Sub-Registrar Kalyan-1, Dagdu Santu Thombare (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto and in favour of Palava Dwellers Private Limited (therein referred to as 'Purchaser') *inter alia* a portion of land bearing Survey No. 55/2A admeasuring 3090 square meters or thereabouts of Village Khoni, Taluka Kalyan and District Thane for valuable consideration and on such terms and conditions stated therein.

By Sale Deed dated 02/09/2020 executed and registered under Serial No. KLN2- 7094-2020 with Sub-Registrar Kalyan-2, Macrotech Developers Limited (therein referred to as a 'Transferor') conveyed and transferred unto and in favour of Mumbai Metropolitan Regional Development Authority (MMRDA) (therein referred to as 'Transferee'), a portion of the land bearing Survey No. 55/2A admeasuring 1585 square meters or thereabouts of Village Khoni, Taluka Kalyan and District Thane for valuable consideration and on such terms and conditions stated therein.

ii) **Survey No.55/3**

By Deed of Conveyance dated 01/08/2014 executed and registered under Serial No. KLN1-5786-2014 with Sub-Registrar Kalyan-1, Undrya Barku alias Undrya Barku Thakre and Others, (therein referred to as a 'Vendors') sold, conveyed, transferred and assured their undivided share, right, title and interest unto and in favour of Lodha Dwellers Pvt. Ltd. (therein referred to as 'Purchaser') the land bearing Survey No. 55/3 admeasuring 2730 square meters or thereabouts of Village Khoni, Taluka Kalyan and District Thane for valuable consideration and on such terms and conditions stated therein.

Restructuring of Macrotech Developers Limited:

1. By a Fresh Certificate of Incorporation dated 6th May 2014 consequent to change of name issued by the Registrar of Companies, the name of the said Lodha Dwellers Private Limited has been changed to 'Palava Dwellers Private Limited.'

2. By Order dated 09th January 2018 in Company Scheme Petition No. 896 of 2017 and 889 of 2017 filed by Palava Dwellers Private Limited and Others (Transferors) along with Company Petition No. 894 of 2017 filed by Lodha Developers Private Limited (Transferee) whereby the said Palava Dwellers Private Limited was ordered to be amalgamated with Lodha Developers Limited in terms of the said Order and on terms and conditions stated in the Scheme of Amalgamation annexed thereto. By virtue of the said order the entire business and undertaking of Palava Dwellers Private Limited including the aforesaid Survey Numbers have been transferred to and vested in Lodha Developers Private Limited. In the premises aforesaid, Lodha Developers Private Limited became entitled to the aforesaid Survey Numbers as an absolute Owner thereof. Pursuant to the Order dated 11th January 2018 and as per the corporate arrangement of amalgamating Companies, Palava Dwellers Private Limited bearing CIN No. U70100MH2017PTC292371 is now entitled to the aforesaid Survey Numbers alongwith other additional lands as absolute Owner thereof.

3. Subsequently, by fresh Certificate of Incorporation dated 14th March 2018 consequent upon the conversion from Private Company to public Company was issued by Registrar of Companies under section 18 of the Companies Act 2013 for the conversion of Lodha Developers Private Limited to Lodha Developers Limited. By reason whereof, the name of the Lodha Developers Private Limited has changed to Lodha Developers Limited with effect from 14th March 2018.

4. By a Certificate of Incorporation dated 24th May 2019, pursuant to the change of name under the provision of Rule 29 of Companies (Incorporation) Rules 2014 issued by Registrar of Companies, it is certified that name of the Company changed from Lodha Developers Limited to Macrotech Developers Limited with effect from and on the date of the said Certificate.

5. By Order dated 26th October 2021 in Company Scheme Petition (CAA) No. 136/MB/2021 connected with Company Application (CAA) No. 985/MB of 2020 filed by Palava Dwellers Private Limited (Transferor Company) as First Petitioner and Macrotech Developers Limited (Transferee Company) as Second Petitioner whereby the said Palava Dwellers Private Limited was ordered to be amalgamated with Macrotech Developers Limited in terms of the said Order and on terms and conditions stated in the Scheme of Amalgamation annexed thereto. By virtue of the said Order the entire business and undertaking of Palava Dwellers Private Limited including the aforesaid Survey Numbers have been transferred to and vested in Macrotech Developers Limited. In the premises aforesaid, Macrotech Developers Limited became entitled to the aforesaid Survey Numbers as an absolute Owner thereof.

कलम-५	
क्र. 9033	२०२५
३८	८२

JOINT SUB-REGISTRAR KALYAN-5
जि.ठाणे
DIST. THANE

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FORMAT-A
Circular No. (08/2011)

To
Mala SEBA,
Sonawala Bungalow,
Plot No. C - 21,
Bandra Kurla Complex
Bandra (East),
Mumbai-400051.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to ALL THAT pieces and parcels

Village	Survey No. / Hissa No.	Area as per 7/12 Extract (in Sq.mtr.) (as Unassessed)	Defined Form
Khoni	152/3	2000	**First Property**
Khoni	152/4	2000	**Second Property**
Khoni	152/5	2000	**Third Property**
Total		**6000**	

Dadhavali	24/1/A	3800	**Fourth Property**
Dadhavali	24/1/B	3300	**Fifth Property**
Dadhavali	24/2/A	2000	**Sixth Property**
Dadhavali	24/2/B	1775	**Seventh Property**
Dadhavali	25/1	4	**Eighth Property**
Dadhavali	25/2	1215	**Ninth Property**
Dadhavali	27/1/A	441	**Tenth Property**
Dadhavali	27/1/B	819	**Eleventh Property**
Dadhavali	27/2/A	45	**Twelfth Property**
Dadhavali	27/2/B	135	**Thirteenth Property**
Dadhavali	27/2/C	135	**Fourteenth Property**
Dadhavali	400/4	1,500	**Fifteenth Property**
Dadhavali	401/B	1,500	**Sixteenth Property**
Total		**41819**	

and **"First Property" to "Third Property" totally admeasuring 21870 sq.mtr. or thereabout (ping being not situate at Village Khoni, Taluka Kalyan and District Thane ("Khoni Property") and "Fourth Property" to "Sixteenth Property" totally admeasuring 41819 sq.mtr. or thereabout (ping being not situate at Village Dadavali, Taluka Kalyan and District Thane ("Dadavali Property"), aggregating in all 73689 sq.mtrs or thereabouts (the said "Khoni Property" and said "Dadavali Property" for the sake of brevity collectively referred to as the "the said Property").**

I. I have investigated the title of the said Property of the Owners of Macrotech Developers Limited a Company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, Having its registered office at 412, Floor- 4, 17G, Ambedkar Chowk, Patil Road, Dombivali (East), Pin- 421201, Mumbai-400 013 (**"Company"**) or its Directors / Owner, as the case may be, of the same. On the basis and relying upon the extract of relevant documents of Title documents, Revenue Records and Search Data of Sub-Registrar Dombivali in Office of concerned Sub Registrar for the Land Revenue and Online Search on the portal of Ministry of Company Affairs (MCA) for charges created by Macrotech Developers Limited in respect of the said Property and Orders and Certificates with respect to it organisation and its encumbering or reliance to the Company I have to state as follows:

II. **Description of the Property**

A) The piece and parcels of Property detailed referred are as follows:

Village	Survey No. / Hissa No.	Area as per 7/12 Extract (in Sq.mtr.) (Unassessed)
Khoni	152/3	2000 (Two of 2000)
Khoni	152/4	2000
Khoni	152/5	2000
Total		**21870**

Dadhavali	24/1/A	3800
Dadhavali	24/1/B	3300
Dadhavali	24/2/A	2000
Dadhavali	24/2/B	1775
Dadhavali	25/1	4
Dadhavali	25/2	1215
Dadhavali	27/1/A	441
Dadhavali	27/1/B	819
Dadhavali	27/2/A	45
Dadhavali	27/2/B	135
Dadhavali	27/2/C	135
Dadhavali	400/4	1,500
Dadhavali	401/B	1,500
Total		**41819**

aggregating in all 73689 sq.mtrs or thereabouts, lying, being and situated at Village Khoni and Dadavali, Taluka Kalyan and District Thane, being referred as **"the said Property"** herein.

II. **Documents of acquirement of respective land**

Village Khoni

1. Agreement for Sale dated 22/02/2013 executed and registered under Sr. No. KLN-1880-2013 with the office of Sub Registrar Kalyan-1, between Chintamani Trade-In Thambhar & Others and Lodha Developers Private Limited for development of the said Property bearing Survey No. 158/1 and 161/4.

2. Power of Attorney dated 22/11/2014 executed and registered under Sr. No. 9481/2014 with the office of Sub Registrar Kalyan, by Chintamani Thambhar & Others in favour of Lodha Developers Private Limited for development of the said Property bearing Survey No. 158/1 and 161/4.

3. Conveyance Deed dated 30/05/2015 executed and registered under Sr. No. KLN-4024-2015 with the office of Sub Registrar Kalyan-1, by Chintamani Thambhar & Others in favour of Lodha Developers Private Limited for the portion of the property bearing Survey No. 158/1 admeasuring 3900 sq.mtrs or thereabouts and Survey No. 161/4 admeasuring 3900 sq.mtrs or thereabouts.

4. Conveyance Deed dated 30/06/2015 executed and registered under Sr. No. KLN-4604-2015 with the office of Sub Registrar Kalyan-1, by Gagde Sister Thambhar with confirmation of Lodha Developers Private Limited for the remaining portion of the property bearing Survey No. 158/1 admeasuring 3900 sq.mtrs or thereabouts and Survey No. 161/4 admeasuring 3900 sq.mtrs or thereabouts.

5. Conveyance Deed dated 22/09/2015 executed and registered under Sr. No. KLN-5107-2015 with the office of Sub Registrar Kalyan-1, by Macrotech Developers Limited with confirmation of Sub Divisional Kalyan in favour of Mumbai Metropolitan Regional Development Authority (MMRDA) for the remaining portion of the property bearing Survey No. 161/4 admeasuring

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(Not as a note or thereabout)

6. Power of Attorney dated 02/08/2015 executed and registered under Sr. No. KLN-4410-2015 with the office of Sub Registrar Kalyan, by Chintamani Thambhar & Others in favour of Palava Developers Private Limited for development of the remaining portion of the property bearing Survey No. 158/1 admeasuring 3900 sq.mtrs or thereabout and Survey No. 161/4 admeasuring 3900 sq.mtrs or thereabout.

7. Agreement for Sale dated 29/04/2015 executed and registered under Sr. No. KLN-2006-2015 with the office of Sub Registrar Kalyan-1, between Lodha Neha Thambhar & Others and Lodha Developers Private Limited for development of the said Property bearing Survey No. 161/1.

8. Power of Attorney dated 29/09/2015 executed and registered under Sr. No. 9481/2015 with the office of Sub Registrar Kalyan, by Lodha Neha Thambhar & Others in favour of Lodha Developers Private Limited for development of the said Property bearing Survey No. 161/1.

9. Conveyance Deed dated 01/08/2016 executed and registered under Sr. No. KLN-3786-2016 with the office of Sub Registrar Kalyan-1, by Lodha Neha Thambhar & Others in favour of Palava Developers Private Limited for development of the said Property bearing Survey No. 161/1 admeasuring 2700 sq.mtrs or thereabout.

Village Dadavali

10. Agreement for Sale dated 24/12/2010 executed and registered under Sr. No. KLN-1345-2010 with the office of Sub Registrar Kalyan-1, between Vijay Balasaheb Bhoir & Others and Anant Developers Private Limited for development of the said Property bearing Survey No. 24/1A.

11. Power of Attorney dated 24/12/2010 executed and registered under Sr. No. KLN-1346-2010 with the office of Sub Registrar Kalyan, by Vijay Balasaheb Bhoir & Others in favour of Anant Developers Private Limited for development of the said Property bearing Survey No. 24/1A.

12. By Deed of Conveyance dated 07/02/2022 executed and registered under Serial No. KLN2-600-2022 with Sub-Registrar Kalyan, between Mechant Gupta, in favour of Macrotech Developers Limited, a certain portion of the property bearing Survey No. 22/2B admeasuring 1241 sq.mtrs or thereabout.

13. By Deed of Conveyance dated 26/04/2022 executed and registered under Serial No. KLN2-1479-2022 with the office of Sub Registrar Kalyan, by Bhagwan Kondaji Bhoir & Others in favour of Anant Developers Private Limited for development of the said Property bearing Survey No. 22/2B admeasuring 2860 sq.mtrs or thereabout.

14. Agreement for Sale dated 21/02/2007 executed and registered under Sr. No. 2144-2007 with the office of Sub Registrar Kalyan-1, between Bhagwan Kondaji Bhoir(dec) & Others and Anant Developers Private Limited for development of the said Property bearing Survey No. 22/2B.

15. Power of Attorney dated 27/02/2007 executed and registered under Sr. No. 1345-2007 with the office of Sub Registrar Kalyan, by Bhagwan Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for development of the said Property bearing Survey No. 22/2B.

16. Conveyance Deed dated 20/12/2013 executed and registered under Sr. No. KLN-9000-2013 with the office of Sub Registrar Kalyan-1, by Bhagwan Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for the portion of property bearing Survey No. 22/2B admeasuring 1000 sq.mtrs or thereabout.

17. Conveyance Deed dated 04/08/2017 executed and registered under Sr. No. KLN-4108-2017 with the office of Sub Registrar Kalyan-1, by Chintamani Thambhar & Others in favour of Anant Developers Private Limited for the remaining portion of the property bearing Survey No. 22/2B admeasuring 1241 sq.mtrs or thereabout.

18. Conveyance Deed dated 24/08/2021 executed and registered under Sr. No. KLN-7194-2021 with the office of Sub Registrar Kalyan-1, by Chintamani Thambhar & Others in favour of Anant Developers Private Limited for the remaining portion of the property bearing Survey No. 22/2B admeasuring 1241 sq.mtrs or thereabout.

19. Conveyance Deed dated 13/03/2018 executed and registered under Sr. No. KLN-1-2-18-2018 with the office of Sub Registrar Kalyan-1, by Rajesh Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for the property bearing Survey No. 22/2, 74 admeasuring 943 sq.mtrs or thereabout.

20. Power of Attorney dated 13/03/2018 executed and registered under Sr. No. KLN-1-2-18-2018 with the office of Sub Registrar Kalyan, by Rajesh Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for development of the said Property

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21. Conveyance Deed dated 17/01/2014 executed and registered under Sr. No. KLN-1-1-14-2014 with the office of Sub Registrar Kalyan-1, by Anant Developers Private Limited in favour of Palava Developers Private Limited for development of the said Property bearing Survey No. 22/2B admeasuring 1000 sq.mtrs or thereabout.

22. By Deed of Conveyance dated 26/04/2022 executed and registered under Serial No. KLN2-9960-2022 with Sub-Registrar Kalyan, Bhagwan Jaiso Patil and others in favour of Anant Developers Private Limited, for remaining portion of the property bearing Survey No. 22/2B admeasuring 944 sq.mtrs or thereabout.

23. Agreement for Sale dated 02/01/2014 executed and registered under Sr. No. KLN-1-46-2014 with the office of Sub Registrar Kalyan-1, between Anant Kondaji Patil & Others and Shri. Hathwalagi Rajgoru for development of the portion of the Property bearing Survey No. 22/2B admeasuring 1200 sq.mtrs or thereabout.

24. Power of Attorney dated 02/01/2014 executed and registered under Sr. No. 1-2-2014 with the office of Sub Registrar Kalyan, by Anant Kondaji Patil & Others in favour of Shri. Hathwalagi Rajgoru for development of the portion of the Property bearing Survey No. 22/2B admeasuring 1200 sq.mtrs or thereabout.

25. Agreement for Sale dated 09/03/2022 executed and registered under Serial No. KLN2-1878-2022 with the office of Sub Registrar Kalyan-1, between Anant Kondaji Patil & Others and Macrotech Developers Limited for development of another portion of the Property bearing Survey No. 22/2B admeasuring 6220 sq.mtrs or thereabout.

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26. Conveyance Deed dated 11/05/2016 executed and registered under Sr. No. KLN1-1878-2022 with the office of Sub Registrar Kalyan, Shri. Hathwalagi Rajgoru in favour of Palava Developers Private Limited, another portion of the property bearing Survey No. 22/2B admeasuring 2000 sq.mtrs or thereabout.

27. Agreement for Sale dated 26/10/2021 executed and registered under Sr. No. KLN-7-1-2022 with the office of Sub Registrar Kalyan-2, between Alka Gajanan Patil & Others and Macrotech Developers Limited for development of another portion of the Property bearing Survey No. 22/2B admeasuring 6220 sq.mtrs or thereabout.

28. Power of Attorney dated 26/10/2021 executed and registered under Sr. No. KLN-7-1-2022 with the office of Sub Registrar Kalyan, by Alka Gajanan Patil & Others in favour of Macrotech Developers Limited for development of another portion of the Property bearing Survey No. 22/2B admeasuring 6220 sq.mtrs or thereabout.

29. Agreement for Sale dated 24/03/2022 executed and registered under Sr. No. KLN2-1878-2022 with the office of Sub Registrar Kalyan-2, between Kalyan Jaiso Patil & Others and Macrotech Developers Limited for development of another portion of the Property bearing Survey No. 22/2B admeasuring 2000 sq.mtrs or thereabout.

30. By a Power of Attorney dated 09/03/2022 executed and

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registered with the office of Sub Registrar of Assurances at Kalyan under Serial No. KLN2-1-98-2022, Lodha Jaiso Patil & Others in favour of Anant Developers Private Limited for conveying portion of the property bearing Survey No. 22/2B admeasuring 2000 sq.mtrs or thereabout.

31. By Deed of Conveyance dated 17/02/2022 executed and registered under Serial No. KLN2-4994-2022 with Sub-Registrar Kalyan, between Macrotech Developers Limited, a certain portion of the property bearing Survey No. 22/2B admeasuring 1241 sq.mtrs or thereabout.

32. By Deed of Conveyance dated 26/04/2022 executed and registered under Serial No. KLN2-1479-2022 with the office of Sub Registrar Kalyan, by Bhagwan Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for development of the said Property bearing Survey No. 22/2B.

33. Agreement for Sale dated 21/02/2007 executed and registered under Sr. No. 2144-2007 with the office of Sub Registrar Kalyan-1, between Bhagwan Kondaji Bhoir(dec) & Others and Anant Developers Private Limited for development of the said Property bearing Survey No. 22/2B.

34. Power of Attorney dated 27/02/2007 executed and registered under Sr. No. 1345-2007 with the office of Sub Registrar Kalyan, by Bhagwan Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for development of the said Property bearing Survey No. 22/2B.

35. Conveyance Deed dated 20/12/2013 executed and registered under Sr. No. KLN-9000-2013 with the office of Sub Registrar Kalyan-1, by Bhagwan Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for the portion of property bearing Survey No. 22/2B admeasuring 1000 sq.mtrs or thereabout.

36. Conveyance Deed dated 04/08/2017 executed and registered under Sr. No. KLN-4108-2017 with the office of Sub Registrar Kalyan-1, by Chintamani Thambhar & Others in favour of Anant Developers Private Limited for the remaining portion of the property bearing Survey No. 22/2B admeasuring 1241 sq.mtrs or thereabout.

37. Conveyance Deed dated 24/08/2021 executed and registered under Sr. No. KLN2-194-2021 with the office of Sub Registrar Kalyan-1, by Chintamani Thambhar & Others in favour of Anant Developers Private Limited for the remaining portion of the property bearing Survey No. 22/2B admeasuring 1241 sq.mtrs or thereabout.

38. Conveyance Deed dated 13/03/2018 executed and registered under Sr. No. KLN-1-2-18-2018 with the office of Sub Registrar Kalyan-1, by Rajesh Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for the property bearing Survey No. 22/2, 74 admeasuring 943 sq.mtrs or thereabout.

39. Power of Attorney dated 13/03/2018 executed and registered under Sr. No. KLN-1-2-18-2018 with the office of Sub Registrar Kalyan, by Rajesh Kondaji Bhoir(dec) & Others in favour of Anant Developers Private Limited for development of the said Property

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40. Agreement for Sale dated 02/08/2015 executed and registered under Sr. No. KLN-4410-2015 with the office of Sub Registrar Kalyan-1, between Rohini Bhaskar Wagchaure & Others and Macrotech Developers Limited for development of the said Property bearing Survey No. 22/2, 74.

41. Conveyance Deed dated 02/02/2022 executed and registered under Sr. No. KLN2-600-2022 with the office of Sub Registrar Kalyan-1, by Rohini Bhaskar Wagchaure & Others in favour of Macrotech Developers Limited for the property bearing Survey No. 22/2, 74.

42. Conveyance Deed dated 08/07/2015 executed and registered under Sr. No. KLN1-4999-2015 with the office of Sub Registrar Kalyan-1, by Ashwini Harishchandra Gaikwad in favour of Palava Developers Private Limited for the property bearing Survey No. 22/2, 74 admeasuring 441 sq.mtrs or thereabout.

43. Power of Attorney dated 28/07/2015 executed and registered under Sr. No. KLN-4-15-2015 with the office of Sub Registrar Kalyan, by Ashwini Harishchandra Gaikwad in favour of Palava Developers Private Limited for development of the said Property bearing Survey No. 22/2, 74.

44. Conveyance Deed dated 08/09/2015 executed and registered under Sr. No. KLN1-5000-2015 with the office of Sub Registrar Kalyan-1, by Devanand Ravindra Patil and another in favour of Palava Developers Private Limited for the property bearing Survey No. 22/2, 74 admeasuring 441 sq.mtrs or thereabout and Survey No. 22/2, 74 admeasuring 441 sq.mtrs or thereabout.

45. Agreement for Sale dated 21/12/2011 executed and registered under Sr. No. KLN-7-900-2011 with the office of Sub Registrar Kalyan-1, between Lalita Jaiso Patil & Others and Shri. Hathwalagi Rajgoru for development of the said Property bearing Survey No. 22/2, 74.

46. Power of Attorney dated 21/12/2011 executed and registered under Sr. No. KLN-7-900-2011 with the office of Sub Registrar Kalyan-1, by Lalita Jaiso Patil & Others in favour of Shri. Hathwalagi Rajgoru for development of the said Property bearing Survey No. 22/2, 74.

47. Conveyance Deed dated 21/02/2014 executed and registered under Sr. No. KLN-1-46-2014 with the office of Sub Registrar Kalyan-1, by Shri. Hathwalagi Rajgoru in favour of Macrotech

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Developers Limited for the property bearing Survey No. 22/2, 74.

48. Indenture of Mortgage dated 20/09/2022 executed and registered under Sr.No.KLN2-12424-2022 with the office Sub Registrar of Assurances at Kalyan by and between Macrotech Developers Limited as the mortgor/Mortgagor-1, Piramal Enterprises Private Limited as the Mortgagee-2 and ABN Bank Limited as the Bank/Mortgagee.

7/12 Extract

relevant to the acquirement of the said Property

1. Online digital certified 7/12 Extract (Record of Rights) from Portal of https://mahabhulekh.maharashtra.gov.in/ uploaded reflects in the names of Palava Developers Private Limited for land admeasuring 21000 sq.mtrs or thereabout, (2) Gaurnath Engineering Private Limited for land admeasuring 2000 sq.mtrs or thereabout and (3) Macrotech Developers Limited (formerly known as Anant Developers Limited) for land admeasuring 1000 sq.mtrs or thereabout in Village Khoni and Village Dadavali of the Kalyan Taluka, Village Khoni Village 7 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to the conveyancing and conveyances of the Palava Developers Private Limited Private Limited. Extract of land is shown as Unassessed (land).

2. Online digital certified 7/12 Extract (Record of Rights) from Portal of https://mahabhulekh.maharashtra.gov.in/ uploaded reflects in the name Palava Developers Private Limited as the land holder of the Second Property and Third Property of Khoni Village 7 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to the conveyancing and conveyances of the Palava Developers Private Limited Private Limited. Extract of land is shown as Unassessed (land).

3. Online digital certified 7/12 Extract (Record of Rights) from Portal of https://mahabhulekh.maharashtra.gov.in/ uploaded reflects in the name Palava Developers Private Limited as the land holder of the Fifth Property, Twelfth Property and Thirteenth Property of Dadavali Village 1 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to the conveyancing and conveyances of the Palava Developers Private Limited Private Limited. Extract of land is shown as Unassessed (land).

4. Online digital certified 7/12 Extract (Record of Rights) from Portal of https://mahabhulekh.maharashtra.gov.in/ uploaded reflects in the name Macrotech Developers Limited as the land holder of the Fourth Property, Sixth Property, Eighth Property, Ninth Property, Tenth Property, Fourteenth Property, Fifteenth Property and Sixteenth Property of Dadavali Village. Extract of land is shown as Unassessed (land).

5. Online digital certified 7/12 Extract (Record of Rights) from Portal of https://mahabhulekh.maharashtra.gov.in/ uploaded reflects in the name of Macrotech Developers Limited as the land holder of the Seventh Property, Eleventh Property and Sixteenth Property of Dadavali Village. Extract of land is shown as Unassessed (land).

6. Online digital certified 7/12 Extract (Record of Rights) for the year 2019 uploaded on Portal of https://mahabhulekh.maharashtra.gov.in/ reflects names of Bhagdev Kangajee and 19 Others as Land Holders of the Eleventh Property in Dadavali Village. Extract of land is shown as Unassessed (land).

7. Online digital certified 7/12 Extract (Record of Rights) for the year 2020 uploaded on Portal of https://mahabhulekh.maharashtra.gov.in/ reflects names of Bhagdev Kangajee and 19 Others as Land Holders of the Eleventh Property in Dadavali Village 1 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to Deed of Conveyance dated 20/02/2022 executed and registered under Sr. No. KLN2-4833-2022 with the office of Sub Registrar Kalyan.

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8. Online digital certified 7/12 Extract (Record of Rights) for the year 2021 uploaded on Portal of https://mahabhulekh.maharashtra.gov.in/ reflects names of Bhagdev Kangajee and 19 Others as Land Holders of the Eleventh Property in Dadavali Village 1 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to Deed of Conveyance dated 20/02/2022 executed and registered under Sr. No. KLN2-4833-2022 with the office of Sub Registrar Kalyan.

9. Online digital certified 7/12 Extract (Record of Rights) for the year 2022 uploaded on Portal of https://mahabhulekh.maharashtra.gov.in/ reflects names of Bhagdev Kangajee and 19 Others as Land Holders of the Eleventh Property in Dadavali Village 1 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to Deed of Conveyance dated 20/02/2022 executed and registered under Sr. No. KLN2-4833-2022 with the office of Sub Registrar Kalyan.

10. Online digital certified 7/12 Extract (Record of Rights) for the year 2023 uploaded on Portal of https://mahabhulekh.maharashtra.gov.in/ reflects names of Bhagdev Kangajee and 19 Others as Land Holders of the Eleventh Property in Dadavali Village 1 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to Deed of Conveyance dated 20/02/2022 executed and registered under Sr. No. KLN2-4833-2022 with the office of Sub Registrar Kalyan.

11. Online digital certified 7/12 Extract (Record of Rights) for the year 2024 uploaded on Portal of https://mahabhulekh.maharashtra.gov.in/ reflects names of Bhagdev Kangajee and 19 Others as Land Holders of the Eleventh Property in Dadavali Village 1 (one) land record is as set out mutated in the name of Macrotech Developers Limited, pursuant to Deed of Conveyance dated 20/02/2022 executed and registered under Sr. No. KLN2-4833-2022 with the office of Sub Registrar Kalyan.

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K. P. MAHAJAN
B.A.L.L.B
ADVOCATE HIGH COURT
Office : 202, Jalaun Building, M. Phule Road, Vishwas Nagar, Dombivali (W)
☎ 0251 - 2447190 / Mobile : 9869997612

2. by Rohini Bhaskar Wagchaure & Others in favour of Macrotech Developers Limited "Extract of land is shown as Unassessed (land)".

There are encumbrances on Other Rights Entries of respective 7/12 extracts of (1) the Property in the Eighth Property, Tenth Property and Twelfth Property, (2) name of Anant Developers Private Limited reflected as the Mortgagee for Eighth Property and (3) the permission is granted for said Fifteenth Property and Sixteenth Property are Non-agricultural vide the Collector Thane.

Search Report for 30 years from 2023 to 2022 (30 years)

My office has taken search through its department in Online Portals of Inspector of Stamps Registration 2024 Maharashtra website for the year 2023 to 2022. Besides, my office has also taken manual search for the year 1992 to 2021 Sale & Equity Mortgage dated 20/09/2022 There is no registered documents evidencing transfer or adverse interest in the property bearing Survey No. 22/2A of Khoni Village.

6. On the basis of our review upon the personal presentation of relevant Title documents, Revenue Records and Search Data of Search conducted in Office of concerned Sub Registrar Dombivali for the Land Revenue and Online Search on the portal of Ministry of Company Affairs (MCA) for charges created by Macrotech Developers Limited relying on representations made in this letter and information and suggestion gathered in connection therewith, I are of the opinion that subject to pending Litigation (not encumbering Mortgage encumbrance) as mentioned in Annexure-A and to some of which we are not in Annexure-A or second Partner relying on representations, with of Macrotech Developers Limited formerly known as Lodha Developers Private Limited and / or other entities, as the Land Owners with complete development rights for the said Property, is clear, marketable and free from encumbrances.

7. I note that over a period of time, by reason of Change of Name, Restructuring and Reorganisations as well as Conversions, Lodha Developers Private Limited as contemporary with other entities ultimately came to be known as Macrotech Developers Limited. The reasons referred are mentioned in Flow of Title being Annexure-A hereto.

8. By Indenture of Mortgage dated 20/09/2022 executed by and between Macrotech Developers Limited as the Mortgagor-1(Mortgagor) and Piramal Enterprises Limited as the Mortgagee-2 and ABN Bank Limited as the Bank/Mortgagee and registered under Sr.No.KLN2-12424-2022 with the Sub-Registrar of Assurances at Kalyan, Macrotech Developers Limited (the Borrower/ Mortgagor) has repayment of mortgage dues, mortgaged land over the encumbering in favour of Mortgagee Bank, more particularly stated in the said Deed of Mortgage, as set by way of security or lien, conversion and conditions stated herein.

Owners of the said Property

1. the land bearing Survey No. 22/2A, 22/2 and 29/1 in Village Khoni, Taluka Kalyan and Dist. Thane is belonged to Palava Developers Private Limited and the Land Holder. It is represented that the owner of Macrotech Developers Limited will be mutated on 7/12 extract of the said Land in due course.

2. the land bearing Survey No. 24/1B, 24/1C and 2/2(7b), in Village Dadavali, Taluka Kalyan and Dist. Thane is belonged to Palava Developers Private Limited as the Land Holder. It is represented that the owner of Macrotech Developers Limited will be mutated on 7/12 extract of the said Land in due course.

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दस्त क्र. 7033 २०२५
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SEAL OF THE JOINT SUB-REGISTRAR KALYAN
दुय्यम निबंधक, कल्याण-५ यांची कचेरी
मा. दुय्यम निबंधक
नि. वर्ग
DIST. THANE

FORMAT A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sub. : Title Clearance Certificate with respect to ALL THAT pieces and parcels

Village	Survey No. / Hissa No.	Area as per 7/12 Extract (in Sq.mtr.) or thereabout	Defined Term
[illegible]	[illegible]	[illegible]	**First Property**
[illegible]	[illegible]	[illegible]	**Second Property**
[illegible]	[illegible]	[illegible]	**Third Property**
Total		**[illegible]**	

[illegible]	[illegible]	[illegible]	**Fourth Property**
[illegible]	[illegible]	[illegible]	**Fifth Property**
[illegible]	[illegible]	[illegible]	**Sixth Property**
[illegible]	[illegible]	[illegible]	**Seventh Property**
[illegible]	[illegible]	[illegible]	**Eighth Property**
[illegible]	[illegible]	[illegible]	**Ninth Property**
[illegible]	[illegible]	[illegible]	**Tenth Property**
[illegible]	[illegible]	[illegible]	**Eleventh Property**
[illegible]	[illegible]	[illegible]	**Twelfth Property**
[illegible]	[illegible]	[illegible]	**Fourteenth Property**
[illegible]	[illegible]	[illegible]	**Fifteenth Property**
[illegible]	[illegible]	[illegible]	**Sixteenth Property**
Total		**[illegible]**	

and "First Property" to "Third Property" totally admeasuring [illegible] sq.mtr. or thereabout lying being and situate at Village Khoni, Taluka Kalyan and District Thane ("Khoni Property") and "Fourth Property" to "Sixteenth Property" totally admeasuring [illegible] sq.mtr. or thereabout lying being and situate at Village Vadavali, Taluka Kalyan and District Thane ("Vadavali Property"), aggregating in all [illegible] sq.mtr. or thereabouts (the said "Khoni Property" and said "Vadavali Property" for the sake of brevity collectively referred to as the "the said Property").

I have investigated the title of the said Property at the register of Mantrivali Developers (about a Company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013 having its registered office at [illegible] Floor, [illegible] Chamber, Lowara Petit Road, Dombivali (East), Pin: Bombay-400 201 **("Company")** as the Developer / owner, as the case may be, of the said Property, on the basis and relying upon the original or certified photocopies of Title documents, Revenue Records and Search Cities at Revenue Search on the group of Industry of Companies, Mitra [illegible] Company [illegible] Developers Limited in respect of the said Property and Title and Development and other respect to re-organization and re-structuring in relation to the Company, I have to state as follows :

The documents in relation to the ownership of the said Property:

I have perused following documents which is related to the of the said Property :

[illegible]

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[illegible]

परिशिष्ट - ५
अ.क्र. 9033 २०२४

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[illegible]

[illegible]

K. P. MAHAJAN
B.A.L.L.B.
ADVOCATE HIGH COURT
Office : 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivali (W).
☎ 0251 - 2497195 / Mobile : 9869997612

[illegible]

[illegible]

K. P. MAHAJAN
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ADVOCATE HIGH COURT
Office : 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivali (W).
☎ 0251 - 2497195 / Mobile : 9869997612

[illegible]

[illegible]

Flow of Title of the said Property

(A) Title Flow : Khoni Property

(a) Survey No. 95/1A and 139/1 ("First Property" and "Third Property")

[illegible]

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THE SEAL OF THE JOINT SUB-REGISTRAR, KALYAN-1, THANE
संयुक्त दुय्यम निबंधक, कल्याण - १ ठाणे
जि.ठाणे
DIST. THANE

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सह दुय्यम निबंधक कल्याण-५

JOINT SUB-REGISTRAR KALYAN-5

जि.ठाणे

DIST. THANE

(c) Survey No. 35/5 ("Eighth Property")

(d) Survey No. 35/4 ("Ninth Property")

(e) Survey No. 212/7A ("Tenth Property")

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THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
कल्याण - ५ शाखा
जि. ठाणे
DIST. THANE

कल्याण-५

9033	२०२५
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THE JOINT SUB-REGISTRAR KALYAN-5
सत्यमेव जयते
जि.ठाणे
DIST. THANE

Annexure 4

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Approval for establishment of Integrated Township Project	23rd May 2023	Outward No.ITP/Antarli, Khoni & Ors/ Sector B,D,I1, I2,O, P & R/ Asst Director Thane/5059	Collector's Office, Thane

सुशीला

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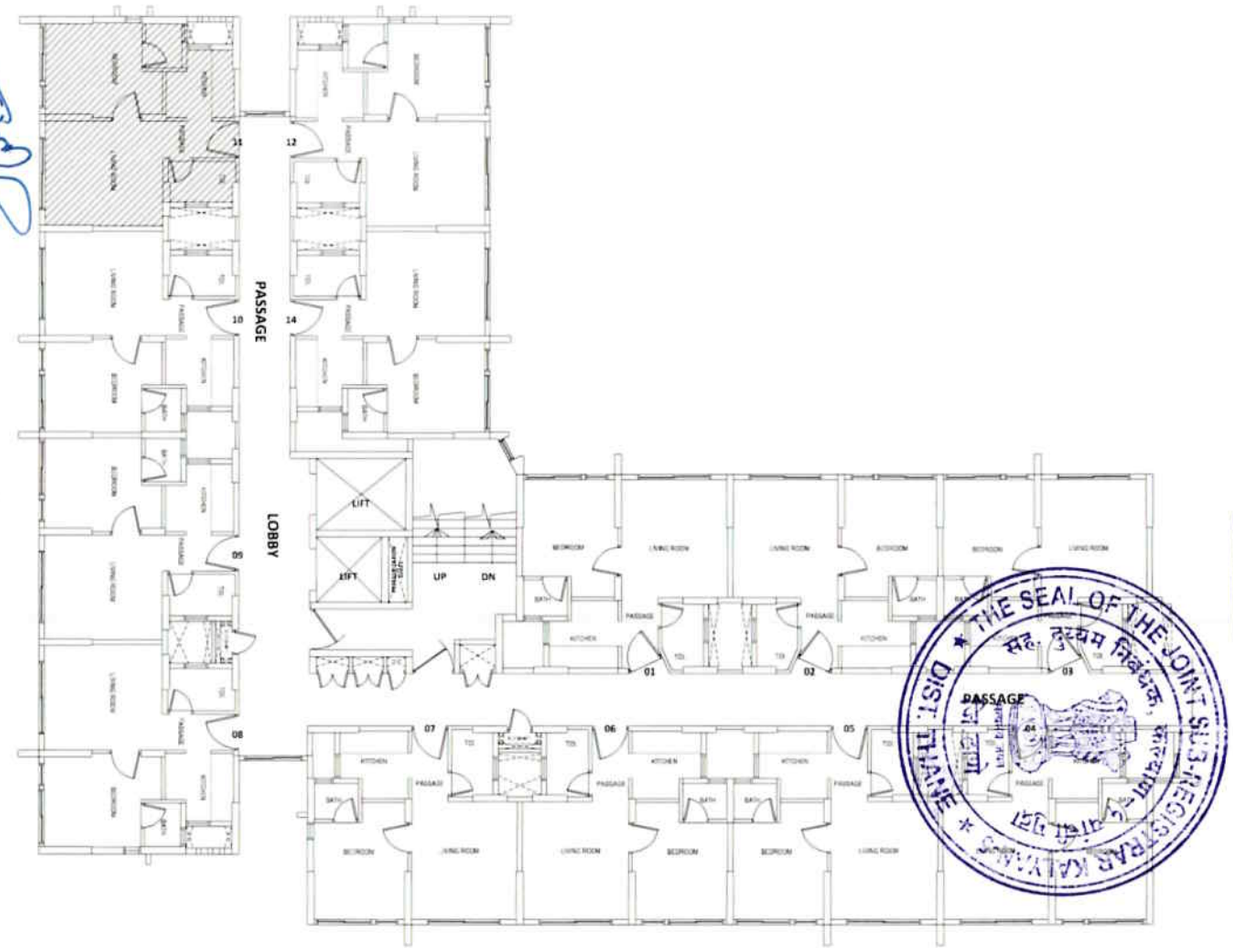
THE SEAL OF THE JOINT SUB-REGISTRAR
जि.ठाणे
DIST. THANE

ANNEXURE - 5



THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN DIST. THANE

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दस्त क्र. १०३३ / २०२५
८८ / ८२

NOTE: PLAN NOT TO THE SCALE.

FOR ACCURATE MEASUREMENT OF RERA CARPET AREAS PLEASE FOLLOW PLYLINE METHOD. THE RERA AREA IS CALCULATE ASSUMING UNFINISHED SURFECES AND ANY FINISHES MAY REDUCE THE PHYSICAL AREA ACCORDINGLY. RERA AREA MAY VARY FORM +/- 3% ON ACCOUNT OF CONSTRUCTION OR DESIGN TOLERANCE.

UNIT 11
TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 12TH & 15TH)

PALAVA, DOMBIVALI	TULIP	WING: C	FLOOR 1st	FLAT NO. 111

LODHA
BUILDING A BETTER LIFE

Developer
Macrotech Developers Limited
412, Floor- 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001

LEGEND
CARPET AREA

NORTH

ARCHITECT
KAPADIA ASSOCIATES
architecture urban design

Annexure 6

(Unit and Project Details)

(I) **CUSTOMER ID** :2251867

(II) **Correspondence Address of Purchaser:** A-30 , 26, Yeshwantrao Chavan Nagar, Ekta Seva Samiti, G M Link Road, J J Bhonsle Marg, Mankhurd, Mumbai 400043 Maharashtra India

(III) **Email ID of Purchaser:** sundarbravocabletray@gmail.com

(IV) **Unit Details:**

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(i) Development/Project : TULIP

(ii) Building Name : Wing C, Wing D

(iii) Wing : C

(iv) Unit No. : C-111

(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	322	29.91
EBVT Area	–	–
Net Area (Carpet Area +EBVT Area)	322	29.91

(vi) Two-Wheeler Parking Space Allotted: 1

(V) **Consideration Value (CV):** Rs. 31,71,836/- (Rupees Thirty-One Lakh Seventy-One Thousand Eight Hundred Thirty-Six Only)

(VI) **Payment Schedule for the Consideration Value (CV):**

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	**Booking Amount I**	**45,000**	**12-01-2025**
2	**Booking Amount II**	**1,11,014**	**12-01-2025**
3	**Booking Amount III**	**4,78,353**	**22-03-2025**
4	**Within 120 days**	**6,34,367**	**21-04-2025**
5	**Within 180 days**	**8,56,396**	**20-06-2025**
6	**Within 250 days**	**9,51,551**	**29-08-2025**
7	**On date of offer of Possession**	**95,155**	**Due As Per Construction**

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(VII) **Club Eligibility:**

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6

(VIII) **Date of Offer of Possession**: 31-10-2025, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) **Project Details**:

1) Project Name: TULIP
2) RERA Registration Number: P51700051956
3) No. of Buildings: 2

कलम-५
क्र. ९०३३ २०२५
४९ ८२

THE OFFICE OF THE JOINT SUB-REGISTRAR HAVELI NO. 5
दुय्यम निबंधक, कल्याण-५
जि.ठाणे
DIST. THANE

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Annexure 6A

(Other Amount Payable before DOP)

(I) **Charges** towards Utility/Infrastructure/Other charges (collectively referred to as ("**Other Charges**") to be paid on/before the Date of Offer of Possession: Rs. 13,301/- (Rupees Thirteen Thousand Three Hundred One Only).

(II) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

1. **BCAM Charges**:
   Rs. 34,776/- (Rupees Thirty-Four Thousand Seven Hundred Seventy-Six Only) covering period of 18 months from DOP.

2. **Civic Governance Charges (if applicable):** Rs. 98,532.00/- (Rupees Ninety-Eight Thousand Five Hundred Thirty-Two Only) covering period of 60 months from DOP.

3. **Property Tax (Estimated)**: Rs. 6,955/- (Rupees Six Thousand Nine Hundred Fifty-Five Only) covering period of 48 months from DOP.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

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दस्त क्र. १०३३ २०२५
५० ९२

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN
DIST. THANE

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Annexure 7

Amenities for Tulip Cluster

Type	Specification
Apartment Finishes	
Flooring	Marbital© Vitrified tile flooring# in Living, dining, bedroom and passage areas.
CP and Sanitary fittings	Toilets finished with European design style sanitary ware from Jaquar/Cera/Parryware# and CP fittings from Jaquar/Cera/Parryware#
Bed room	• Full height windows% in Living room and bedroom to maximize light and ventilation. • Separate cupboard area in each bedroom for best space utilization.
Kitchen Finishes	Kitchen finished with Granite Platform, stainless steel sink and Marbital© vitrified flooring#.
Connectivity	• Provision of one telephone point in each apartment. • Advanced technology provision with access for high speed internet^. • Provision for Direct to home TV connectivity by select service provider^.
Amenities in Each Building	
Entrance Lobby	Well-designed entrance lobby Marbital© Vitrified flooring#.
Typical Floor Lift Lobby	Well-designed lift lobby on each floor.
Elevator	2 Automatic elevators in each wing by Omega / Victoria#. One of the two elevators is stretcher elevator.
Special Access	Special ramps for differently abled to each entrance lobby.
Security system	• Access Controlled entrance lobby. • CCTV monitoring for key areas. • Intercom for each residence.
Emergency Power	D.G. backup for critical systems (such as fire lifts & staircase emergency lighting).
Common Amenities	
	• Courtyard Greens
	• Outdoor Children's Play Area
	• SSC board school^^.
	• CCTV Surveillance of Key Common Areas
	• Clubhouse with: ○ Gymnasium ○ Party Hall ○ Indoor Games ○ Swimming Pool

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क्रमांक 9033 २०२१
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THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN
संयुक्त निबंधक, कल्याण-५ यांची मुद्रा
सत्यमेव जयते
जि.ठाणे
DIST. THANE

% - above height of 150mm from finished floor level
 # - or equivalent.
^ - Monthly services on chargeable basis from provider.
^^ School management reserves the right to change curriculum; admission subject to T&C of school management.

Annexure 8

(*Special Conditions*)

Notwithstanding anything stated elsewhere in the Agreement or otherwise, the Purchaser agrees that the following terms and conditions shall be applicable to the Purchaser. It is specifically undertaken by the Purchaser that where any of these terms conflict with, or, are contrary to any other provisions in the Agreement, the terms and conditions set out below, shall supersede and prevail.

The Purchaser confirms, agrees and acknowledges that the sale of the Unit to the Purchaser is based on acceptance of the terms and conditions set out in this Agreement, including without limitation, the Special Conditions set out herein below:

कलन-५
क्रमांक 9033 २०२५

1. **Hospitality and Personnel Management Company – Crown Taloja**

1.1. The Purchaser acknowledges that the Unit, the Building and the Project forms part of the Neighbourhood (*as defined herein*) which is an integrated township project. The Purchaser agrees and confirms that for the maintenance and management of the Neighbourhood, the common areas and amenities (i.e. all areas outside the Building footprint and an area of 3-6 meters from the Building perimeter (as may be determined by Neighbourhood Management Company)) of the Neighbourhood shall be undertaken by the HPM-CT. HPM-CT may, at its sole discretion, continue to maintain and manage the said common areas after the expiry of the initial term set out in the Agreement.

1.2. The HPM-CT shall formulate the rules and regulations in an endeavour to ensure that the habitants of the Project / Neighbourhood enjoy a safe, secure and hassle free lifestyle and the long term value of the Unit / Building / Project is enhanced. The Purchaser hereto agrees and acknowledges that such rules and regulations shall be applicable to all residents / habitants / owners of units / Neighbourhood and hereby irrevocably agrees to abide by all such rules and regulations and shall not challenge any such rules and regulations. In case of any difference or disputes arising in relation to the interpretation of rules and regulations as well as compliance of the rules and regulations, the same shall be referred to the HPM-CT's governing council and its decision shall be final and binding on the parties concerned. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the HPM-CT from time to time. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of HPM-CT as aforesaid.

1.3. The Purchaser is aware that HPM-CT shall be authorized and entitled to charge, receive and collect from the respective purchasers of the units (including the Purchaser herein) and / or the Ultimate Organization, NIC, other contributions, charges, fees, cost and expenses, as may be required in relation to the development of infrastructure and its maintenance within Neighbourhood. The Company may by itself or through one or more external nominee/s appointed by it undertake the maintenance, management, supervision and servicing of the common amenities and facilities as well as general management and supervision of the Project and the Neighbourhood. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the maintenance, management, servicing, supervision and overall control as aforesaid.

1.4. The Purchaser along with the other purchasers of the units shall be entitled to avail the services to be provided or arranged by or through the HPM-CT at the costs, charges that may be fixed by the HPM-CT and in accordance with the terms and conditions imposed by the HPM-CT. All common costs, charges and expenses that may be claimed by the HPM-CT shall be to the account of and borne by the purchasers of the units in the Building. These common costs shall be shared by all the purchasers on pro-rata basis determined by the Company and / or the HPM-CT, which determination shall be binding on the Purchaser.

For the purpose of this Agreement, "**Neighbourhood**" shall mean the neighbourhood being developed by the Company on pieces and parcels of lands including the Larger Property under various development control regulations; and "**Hospitality and Personnel Management Company – Crown Taloja**" or "**HPM-CT**" shall mean a nominee appointed to maintain, manage, service and supervise the infrastructure of the Neighbourhood including neighbourhood management, civic governance, neighbourhood club house and the related infrastructure. All references to "FMC" in this Agreement will be read and construed as a reference to HPM-CT.

2. **BCAM Charges**

2.1. BCAM Charges, as defined under this Agreement shall include the following: (i) the maintenance charges payable by you *inter alia* for the maintenance of the common areas of the Unit/ Building; and (ii) "**Neighbourhood Linked Utility Charges**", which shall mean the maintenance charges payable by the Purchaser, *inter alia*, for the maintenance of the sewage treatment plan ("**STP**") and maintenance costs incurred towards replacement and upkeep of the STP or parts thereof and solid waste management plant ("**SWMP**") which may be located on the Larger Property, which cater to the Unit and, or, the Building.

2.2. Subject to utilization of the amounts stated at **Annexure 6A** for the initial period, the Purchaser agrees and undertakes to pay the Company and, or, the relevant Authority as the case may be Neighbourhood Linked Utility Charges at the rates communicated by the Company to the Purchaser / the Ultimate Organization towards the maintenance of STP (including the cost of pumping of water to the STP treatment of the water and recirculation of the recycled water to the relevant portions on the Larger Property), sinking fund expenses towards replacement of integral parts of the STP, the SWMP servicing the Unit and, or, Building. Such Neighbourhood Linked Utility Charges shall be paid in a form and manner prescribed by the Company and, or, the relevant Authority.

3. FCAM Charges: FCAM Charges as defined in this Agreement, shall include the following: (i) Neighbourhood Infrastructure Charges *(as defined below)*; and (ii) club usage charges

3.1. **Neighbourhood Infrastructure Charges:**

3.1.1. The Purchaser shall, on demand, make the payment of the estimated Neighbourhood Infrastructure Charges ("**NIC**") for the first 60 (sixty) months on or before the Date of Offer of Possession as set out in **Annexure 6**.

3.1.2. The NIC shall become payable from the CAM Commencement Date. The NIC shall continue to be payable by the Purchaser / Ultimate Organization to the HPM-CT, quarterly in advance, even after the management of the Building is taken over by the Ultimate Organization. Thereafter, the Purchaser shall be obliged to pay the NIC in advance on / before the 1st day of each month / quarter.

3.1.3. The Purchaser is aware that the NIC stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The right to set the NIC rests solely with the PCMC and is subject to escalation by 10% (ten per cent) every year.

3.2. **Club Usage Charges**

For avoidance of doubt, after utilization of the amounts stated at **Annexure 6A** for the initial period, the Purchaser agrees to renew the membership, on terms and conditions applicable at the time of such renewal and execute such additional documents and pay the Company / FMC (*as the case may be*) the Club Usage Charges, at prevailing rates, towards the membership, usage, maintenance and, or, upkeep of the Club Such additional Club Usage Charges shall be paid in the form and manner prescribed by the Company / FMC, failing which the Company/ FMC shall be entitled to suspend access to all such facilities offered and the Purchaser shall not be entitled to the said facilities.

4. Utility Provision

4.1. The Purchaser hereto agrees and acknowledges that the Company shall enter into contracts with third parties to provide various services such as electricity supply, water supply, water / sewage recycling / treatment and supply, gas supply, garbage handling, security services, medical services, housekeeping, sewage network management, traffic management, emergency services and other general operations in respect of Neighbourhood (and / or lay related infrastructure thereto) to the residents of the Project on the terms and conditions contained therein. The Company reserves the absolute right to conduct all (re)negotiations and finalize terms in this regard. The terms and conditions of such contracts shall be binding on all residents / citizens of the Project and all residents / Purchaser / Ultimate Organizations shall adhere to the same without raising any dispute thereto. The Purchaser has no objection to the above and waives all its rights to raise any objection in relation thereof.

4.2. The Company shall ensure that any share of revenue / profits paid by the third parties under such contracts are paid directly to HPM-CT and are used for activities related to the development and up-gradation of the Project and these monies are not used for any other purpose. The Purchaser has no objection to the above and waives all his rights to raise any objection.

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4.3. The Purchaser hereto agrees and acknowledges that Maharashtra State Electricity Distribution Company Limited ("**MSEDCL**") / any other electricity distribution company, by itself or through its franchisee, will be supplying electricity for the Neighbourhood and the electricity meters and payment of electricity charges shall be as per the terms and conditions prescribed by MSEDCL / any other electricity distribution company and the Purchaser hereto agrees to abide by the same.

4.4. The Company and / or HPM-CT and / or any service provider appointed by HPM-CT may provide water or gas supply for the Project and the Company and / or such service provider shall be entitled to (i) decide the type of meters and payment methodology that may be installed within the Project and (ii) frame all the rules and regulations regarding the operations and management of water and gas supply in the Project including the units as well as the common areas. The Purchaser agrees and acknowledges to cause the Ultimate Organization to abide by all such rules and regulations as framed by Company and / or HPM-CT and / or any service provider appointed by HPM-CT and such rules and regulations shall be final and binding on the Purchaser and hereby waives all his rights to raise any objection in that regard.

4.5. The Company and / or HPM-CT and / or any service provider appointed by HPM-CT will levy charges for potable water, and gas consumption as per the prevailing market rates and the Purchaser shall make payment for the same, without delay or demur. The Purchaser is aware that making timely payment for usage of these and / or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of purchasers. The Purchaser agrees and confirms that any default in payment, subject to grace period of upto 30 (thirty) days, shall *inter alia* result in disconnection of the concerned services and the Purchaser agrees to not raise any objection to the same on humanitarian or similar grounds.

4.6. The Purchaser agrees not to install television antennas, radio transmitting and receiving antennas or satellite dishes without prior consent from the Company and / or the HPM-CT. The Company shall appoint a nominee to provide cable / DTH service in the neighbourhood at market competitive prices. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the management, operations, maintenance and overall control as aforesaid.

5. Facility Management Company and Applicability of Certain Clauses

The Purchaser agrees and understands that in addition to the provisions set out at Clause 15.10, failure on the part of the Purchaser and, or, any delay or default in payment of the amounts stated hereinabove shall constitute a breach of the terms of the Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/Ultimate Organization till such time all due amounts are paid together with Interest for the period of delay in payment.

6. Notwithstanding anything contained in the Agreement, the Parties hereby agree and confirm that the stamp duty towards this Unit shall be borne and paid by the Company.

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५४ ८२

THE SEAL OF THE JOINT SUB-REGISTRAR KA. सह दुय्यम निबंधक, कल्याण-५ यांची मुद्रा
जि.ठाणे
DIST. THANE

Andov सुशीला

Annexure 9

(*Purchaser Notice of Termination*)

To,

[*dated*]

[*Name and address of the Company*]

Sub: Notice of Termination

Dear Sir,

We refer to the Agreement to Sell dated [*date of execution*] (**ATS**) executed in respect of Unit [*unit number*] (**Unit**) on the [*floor number*] floor of the building known as [*building name*] at [*address*].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at **Annexure 6** (*Unit and Project Details*) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my/our right to terminate the ATS pursuant to Clause 11.3.1(b) of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

1. This Notice of Termination shall be valid and binding on the Company only if it is received by the Company prior to the expiry of 30 days from the Extended DOP;
2. On and from the receipt of the Notice of Termination by the Company, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
3. The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS.; and
4. On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Company in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause 11.3.1(b) of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

[*name of customer*]

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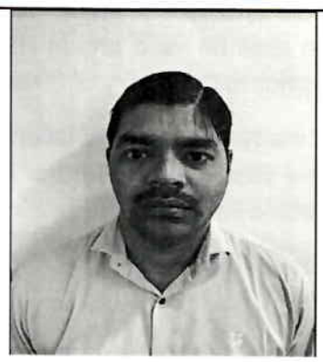
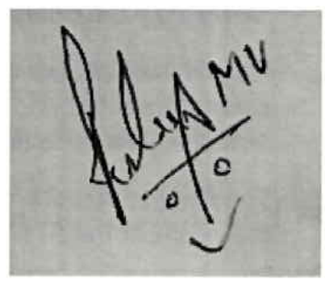
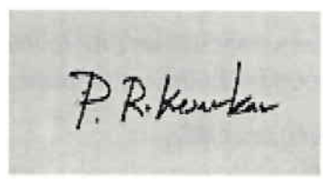
THE SEAL OF THE JOINT SUB-REGISTRAR
सत्यमेव जयते
जि.ठाणे
DIST. THANE

Annexure 10

(Constituted Attorneys for execution and registration of Deed of Cancellation)

Name of Constituted Attorney	Photo	Signature
Surendran Nair		
Rahul Wandekar		
Pandhari Kesarkar		

दस्त क्र.9033	२०२५
५६	८२

LODHA
BUILDING A BETTER LIFE

CONGRATULATIONS

Dear Customer,

In support of the Prime Minister's mission of 'Housing for All', Lodha Group is proud to pass on the benefits of the incentives extended under Union Budget 2017

Budget Bonanza shall be given to you towards payment of stamp duty at the time of booking (or within 21 days thereafter)

Project : Quality Homes Taloja

Application No : 165364 Date of Application : 22/12/2024

Wishing you all the prosperity and happiness with your new home.

Terms & Conditions:

* After minimum payment of 19.9% of CV OR after home loan (HL) is sanctioned and all conditions for disbursement are complied with (excluding the amount that will be contributed by Company towards Stamp Duty or Own Contribution) such that total of own contribution + 1st HL disbursement will be min. 19.90%.; ^ 0 CAM/FCAM/CGF;

By availing of this Budget Bonanza, the Purchaser(s) confirms that he/she/they/it shall repay the amount of benefit that they have received under Budget Bonanza, along with interest thereon @ 18%p.a. with quarterly rest, to the Company in the event of cancellation (regardless of whether cancellation initiated by Purchaser or Company). Further, the Purchaser(s) expressly authorizes the company to claim/adjust such amount from the amounts paid by the Customer - any such repayment/adjustment shall be in addition to any other amounts that are recoverable/payable by the Customer in the event of cancellation.

Prashant Bindal Chief Sales Officer	Shyamsunder Somai Yadav Sundar	Sushila shyamsundar yadav सुशीला
Name of Primary Applicant		Name of Joint Applicant

कलन-५	
दस्त क्र. 9033	२०२५
५	१२

THE SEAL OF THE JOINT SUB-REGISTRAR मुख्य निबंधक, कल्याण-१ जि.ठाणे DIST. THANE

Signature of Primary Applicant | Signature of Joint Applicant | Signature of Sales Manager

महाराष्ट्र शासन
नगर रचना आणि मुल्यनिर्धारण विभाग
ठाणे शाखा

जिल्हाधिकारी कार्यालय इमारत, ३ रा मजला, कोर्ट नाका, ठाणे (प) - ४०० ६०१

ई-मेल- adstpl.thane@maharashtra.gov.in/adstpthane@gmail.com दुरध्वनी क्रमांक ०२२-२५३२१०१४

जा.क्र. एकात्मिकृत नगर वसाहत/भौ. अंतर्ली, खोणीवडतर/ दिनांक : ०५/०५/२०२३.
सेक्टर " B, D, I१, I२, O, P & R "/ ससंठाणे/५०५९

बांधकाम परवानगी व सुधारित बांधकाम परवानगी आदेश

प्रति,

१. मे. मॅक्रोटेक डेव्हलपर्स लि.,
मुंबई.

२. मे. एच. डी. एफ. सी. बँक लि.
मुंबई.

विषय:- **सुधारित बांधकाम परवानगीबाबत (सेक्टर B, D, I१, I२, O, P & R) (पलावा-२)** मौजे अंतर्ली, खोणी, हेदूटणे, कोळे ता.कल्याण आणि मौजे उंबर्ली, ता. अंबरनाथ तसेच मौजे पारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि.ठाणे येथील मंजूर एकात्मिकृत नगर वसाहत प्रकल्पातील स.न. /गट नं. / सि.स.क्र.१९ /२अ, १९/२ब, १९/३ व इतर, **एकूण क्षेत्र ३९९२७८९.३८ चौ.मी.**

संदर्भ :- १) Location Clearance Approval No. R.P.MMR/Village-Hodutane & other/ITP/CR-४४/२२/TPV-३/२५७३, Dated १८/०५/२०२२.
२) Letter of Intent Approval No. क्र. महसूल/कक्ष-१/टे-७/Letter of Intent/F१६५३०२७०९११४३/२२ Dated.१७/०६/२०२२
३) मा. जिल्हाधिकारी, ठाणे यांचे पत्र क्र. महसूल/कक्ष-१/टे-७/अंतर्ली -खोणी- हेदूटणे-कोळे, पारिवली, काटई, माणगांव/ ता.कल्याण / उंबर्ली ता. अंबरनाथ/एकात्मिक विशेष नगर वसाहत प्रकल्प एकत्रीकरणे/ रेखांकन / एस.आर-२९/२०२२, दि. २६/०८/२०२२.
४) या कार्यालयाचे पत्र क्र. एकात्मिकृत नगर वसाहत/भौ. अंतर्ली, खोणी व इतर/ ससंठाणे/२९५९ दिनांक १५.१२.२०२२ (सेक्टर- D, E, F, I१, I२, O & P)
५) या कार्यालयाचे पत्र क्र. एकात्मिकृत नगर वसाहत/भौ. अंतर्ली, खोणी व इतर/ ससंठाणे/१३८४, दिनांक १२.०५.२०२२ (सेक्टर-B, D, I, O & P)
६) जमीनधारक/वास्तुविशारद यांचा अर्ज दि. १५/०२/२०२३, ०२/०५/२०२३ व ४/०५/२०२३.

विषयांकित प्रकरणी मौजे अंतर्ली, खोणी, हेदूटणे, कोळे ता.कल्याण आणि मौजे उंबर्ली, ता. अंबरनाथ तसेच मौजे पारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि.ठाणे, येथील एकात्मिकृत नगरवसाहत प्रकल्पास अन्वये मा. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेकडील संदर्भित पत्र क्र. १

अन्वये लोकेशन क्लिअरन्स प्राप्त झाले आहे. मा. जिल्हाधिकारी, ठाणे यांनी संदर्भित पत्र क्र. २ अन्वये अनुक्रमे दि.१७/०६/२०२२ रोजीच्या पत्रान्वये इरादा पत्र पारित केलेले आहे. तसेच जिल्हाधिकारी, ठाणे यांचे संदर्भित पत्र क्र. ३ अन्वये दि.२६/०८/२०२२ रोजीचे आदेशानुसार उक्त प्रकल्पाच्या बृहत आराखड्यास मंजूरी मिळालेली आहे.

आपले सदर एकत्रिकृत नगर वसाहत प्रकल्पातील निम्नस्तरीय सेक्टर मधील इमारतीना बांधकाम परवानगी तसेच काही इमारतीना सुधारित परवानगी मिळणेबाबतचा प्रस्ताव आपण दिनांक दि. १५/०२/२०२३, ०२/०५/२०२३ व मे. एच. डी. एफ. सी. बँक लि. यांनी दि. ४/०५/२०२३ रोजी या कार्यालयास सादर केलेला आहे.

एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली मध्ये नमूद केले नुसार तसेच शासनाचे पत्र क्र.टिपीएस-१८१६/प्र. क्र.३६८/१५/२०(४)/नविन-१३, दि.२६/१२/२०१६ अन्वये सहायक संचालक, नगररचना, ठाणे यांनी मंजूर बृहत आराखड्यातील इमारतीच्या बांधकाम नकाशांस परवानगी द्यावी, असे नमूद केले आहे.

मा. जिल्हाधिकारी, ठाणे यांनी दि. २६/०८/२०२२ रोजीचे पत्रान्वये एकात्मिकृत नगरवसाहतीच्या रेखांकनास सुधारीत अंतिम मंजुरी दिलेली असून मंजुरीनुसार प्रस्तावाखालील जागेचा सेक्टर निहाय तपशील खालील प्रमाणे आहे.

सेक्टर निहाय जागेचे क्षेत्रफळ (चौ. मी.)

अ. क्र.	सेक्टर	क्षेत्रफळ (चौ. मी.)
१	A	१८९८२३.३३
२	B	२५७९००.००
३	C	२७८८३८.००
४	D	४१७८६२.७०
५	E	१४८१६०.२०
६	F	२३५७४२.४७
७	G	१२२५५३.९४
८	H	११९०४४.३८
९	I१	६१८४६.२२
१०	I२	२८३५१२.१९
११	J	२२४१९१.०३
१२	K	१९०४३६.२८
१३	L	२९२८८४.५१
१४	M	९९८८१.०९
१५	N	११६३५७.०७
१६	O	२६४६७३.९०
१४	P	३१४२१६.०७
१५	Q	१३१२७४.३३
१६	R	१७१५२१.७०
एकूण		३९९२७८९.३८

या पूर्वी या कार्यालयाने अर्जदार यांनी विनंती केले नुसार विषयांकित एकात्मिकृत नगर वसाहत प्रकल्पातील विविध सेक्टर मध्ये बांधकामास परवानगी दिलेली असून आता आपण सुधारित मंजूर बृहत आराखड्यातील सेक्टर " B, D, I१, I२, O, P & R " मध्ये काही पूर्व मंजूर इमारतीमध्ये बदल

कलम - ६
दस्त क्र. 9033 २०२३
५८ ८२

प्रस्तावित करून सुधारित बांधकाम परवानगी तर काही नवीन इमारती प्रस्तावित करून बांधकाम परवानगी मिळणेबाबतचा प्रस्ताव सादर केलेला असून त्याचा तपशील खालील प्रमाणे आहे.

अ. क्र.	सेक्टरक्र.	बांधकाम परवानगीचा तपशील	सेक्टर निहाय बांधकाम क्षेत्र (चौ. मी.)	सुधारित बांधकाम क्षेत्र (चौ. मी.)
१	B	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /१३८४ दि.१२/०५/२०२२	२८६७०१.०८	२८६७०१.०८ (पूर्व मंजूरी प्रमाणे कायम)
२	C	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /२२२९ दि. २१/१०/२०२१	४७५६८६.८७	४७५६८६.८७ (पूर्व मंजूरी प्रमाणे कायम)
३	D	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /२९५९ दि.१५/१२/२०२२	६०८३२३.२५	६,०८,२८३.७१ (सुधारित)
४	E	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /२२२९ दि. २१/१०/२०२१	२२९०२८.६८	२२९०२८.६८ (पूर्व मंजूरी प्रमाणे कायम)
५	F	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /२२२९ दि. २१/१०/२०२१	४५८६९४.७०	४,५८,६९४.७० (पूर्व मंजूरी प्रमाणे कायम)
६	G (पूर्वीचे सेक्टर E)	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /१४९३ दि. ३०/०८/२०१९	१३१९५५.८५	१३१९५५.८५ (पूर्व मंजूरी प्रमाणे कायम)
७	H (पूर्वीचे सेक्टर F)	जिल्हाधिकारी, ठाणेयांचेपत्रक्र.महसूल/कक्ष-१/ टे-७/अंतर्लीखोणी/ता.कल्याण/ विशेषनगरवसाहतप्रकल्प/ बांधकाम/एसआर-२०/२०१६, दि. २७/१०/२०१६	१८१२८९.३१	१८१२८९.३१ (पूर्व मंजूरी प्रमाणे कायम)
८	I१(पूर्वीचे सेक्टर I) पै.	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /२९५९ दि.१५/१२/२०२२	१६७१००.८६	१,६५,११९.६१ (सुधारित)
९	I२(पूर्वीचे सेक्टर I) पै.	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /२९५९ दि.१५/१२/२०२२	१२४२७५.२६	१,२२,११५.५८ (सुधारित)
१०	K	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /१६०२ दि. ०४.०७.२०१९	८५४.५३	८५४.५३ (पूर्व मंजूरी प्रमाणे कायम)
११	O	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /१३८४ दि.१२/०५/२०२२	४६३३६८.३७	४,८८,५५०.२८ (सुधारित)
१२	P	एकात्मिक नगर वसाहत /भौ.अंतर्ली, खोणी व इतर/ ससंठाणे /१३८४ दि.१२/०५/२०२२	२२२१०.६१	३७,८१४.९७ (सुधारित)
१३	Q	एकात्मिक नगर वसाहत /भौ.पारिवली, भौ. माणगांव, मौजे कोळे, ता. कल्याण / ससंठाणे/३६२१ दि.०९/०३/२०२३	—	४५,५६२.०० (Plot Allocated)
१४	R	एकात्मिक नगर वसाहत /भौ.पारिवली, भौ. माणगांव, मौजे कोळे, ता. कल्याण / ससंठाणे/३६२१ दि.०९/०३/२०२३	—	१५,२४१.४५ (नव्याने प्रस्तावित)
		एकूण	३१,४९,४८९.४०/-	३२,४६,९७२.५५

टिप :- उपरील तपशीलात नमूद सुधारित बांधकामेभोवती मंजूरी दिलेले नकाशे या पत्रान्वये रद्द करण्यात येत आहेत.

सेक्टर निहाय तपशील इमारतीचे प्रस्तावित बांधकामाचा इमारत निहाय तपशील खालीलप्रमाणे आहे.

सेक्टर - B: बांधकाम परवानगीचे क्षेत्र (Plot Allocated)

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीची उंची (मी.)	इमारतीचा वापर	बांधकामक्षेत्र (चौ. मी.)
१	HDFC LTD (C- B३)	-------	-------	-------	-------
२	ENCUBE Ethics Pvt Ltd. (Plot C - B४)	-------	-------	-------	-------

सेक्टर - D: बांधकाम परवानगीचे क्षेत्र

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीची उंची (मी.)	इमारतीचा वापर	बांधकामक्षेत्र (चौ. मी.)
१	ROW HOUSE (१७६ House)	तळ + १ मजले	७.९०	रहिवास	४४१०९.०१
एकूण –					४४१०९.०१

सेक्टर – I१ (पूर्वीचे सेक्टर I):बांधकाम परवानगीचे क्षेत्र

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीची उंची (मी.)	इमारतीचा वापर	बांधकामक्षेत्र (चौ. मी.)
१	Retail Building	तळ	४.८०	वाणिज्य	१९६.३४
एकूण –					१९६.३४

सेक्टर–I२(पूर्वीचेसेक्टर I): बांधकाम परवानगीचे क्षेत्र

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीची उंची (मी.)	इमारतीचा वापर	बांधकाम क्षेत्र (चौ. मी.)
१.	Cluster no. १०.०३ Wing- A,B,C,D,E& F	तळ + १४मजले	४४.१०	रहिवास	६४७६४.९५
२.	Cluster १०.०५ Wing A,B & C,D	तळ + १४मजले	४५.००	रहिवास	२९,८३०.७६
	Shop	तळ	४.४०	वाणिज्य	७७९.४७
३.	Cluster १०.०६ Wing A,B & C,D	तळ + १४मजले	४५.००	रहिवास	२९,८३०.७६
	Shop	तळ	४.४०	वाणिज्य	७७९.४७

४.	Cluster १०.०७ Wing A,B	तळ + १४मजले	४५.००	रहिवास	१४९१५.६८
	Shop	तळ	४.४०	वाणिज्य	७७९.४४
५.	Cluster SH.०३ Wing A.B, C,D, E&F	तळ + १४मजले	४५.००	रहिवास	४६,८५५.६८
	Shop	तळ	४.४०	वाणिज्य	७७९.४७
६.	Cluster SH.०४ Wing A,B,C,D, E,F,G & H	तळ + १४मजले	४५.००	रहिवास	६१,४७४.२४
	Shop	तळ	४.४०	वाणिज्य	७७९.४७
७.	Cluster SH.०५ Wing A,B	तळ + १४मजले	४५.००	रहिवास	१५६१८.५६
	Shop	तळ	४.४०	वाणिज्य	७७९.४७
एकूण –					२६८,९६७.०९

सेक्टर - O: बांधकाम परवानगीचे क्षेत्र

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीचीउंची (मी.)	इमारतीचा वापर	बांधकामक्षेत्र (चौ.मी.)
१.	Cluster १५.०१ Wing H	तळ + २३मजले	६९.९०	रहिवास	१२९७६.४५
२.	Cluster १५.०५ Wing A, B & C, D	तळ+ १४मजले	४५.००	रहिवास	२५,३३८.५८
	Shop	तळ	४.४०	वाणिज्य	१५६६.००
३.	Cluster १५.०६ Wing A, B & C	तळ + १४मजले	४५.००	रहिवास	१७,९२४.९४
	Shop	तळ	४.४०	वाणिज्य	७६१.२६
४.	Cluster १५.०७ Wing A,B,C,D & E	तळ + १४मजले	४५.००	रहिवास	२४,५५५.४०
५.	Cluster १५.०८ Wing A & B	तळ + १४मजले	४५.००	रहिवास	११८१७.७७
६.	Cluster १५.०९ Wing A & B	तळ + १४मजले	४५.००	रहिवास	१२६२०.२१
७.	MLCP - ०२	तळ + १३मजले	३८.१०	सुविधा	०.००
८.	MLCP - ०२ Club House	तळ + १३ मजले	४.००	सुविधा	६६६.३२
९.	MLCP - ०२ Rertail	तळ + १३ मजले	४.००	वाणिज्य + सुविधा	८२९.०७
१०.	MLCP - ०२ STP	तळ + १३ मजले	४.००	सुविधा	०.००
११.	Club House ०१	तळ + १	८.१०	सुविधा	२०१०.१६
एकूण –					११२०५६.१६

सेक्टर - P: बांधकाम परवानगीचे क्षेत्र

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीची उंची (मी.)	इमारतीचा वापर	बांधकामक्षेत्र (चौ. मी.)
१	Commercial Building SIGNET-P४	तळ + १० मजले	३७.५०	वाणिज्य	१५६०४.२८
एकूण –					१५६०४.२८

सेक्टर - R: नव्याने बांधकाम परवानगीचे क्षेत्र

अ.क्र.	इमारत	प्रस्तावित मजले	इमारतीची उंची (मी.)	इमारतीचा वापर	बांधकामक्षेत्र (चौ. मी.)
१	Cluster १८.०१ Wing A	तळ + २३मजले	६९.९५	रहिवास	१५२४९.४५
एकूण –					१५२४९.४५

एकूण बांधकाम क्षेत्राचा तपशील

अ. क्र.	तपशील	चौ. मी.
१	जागेचे एकूण क्षेत्र	३९,९२,७८९.३८
अ)	बेसिक चटई क्षेत्र निर्देशांक = १	३९,९२,७८९.३८
ब)	अतिरिक्त अनुज्ञेय चटई क्षेत्र (अधिभार आकारून) = ०.८०	३१,९४,२३१.५०
क)	एकूण अनुज्ञेय बांधकाम क्षेत्र (अ + ब) (Social Housing चेक्षेत्र वगळून)	७१,८७,०२०.८८
ड)	Social Housing चेकिमान आवश्यक बांधकाम क्षेत्र (ITP च्या नियमाप्रमाणे) ६०% किमान रहिवास वापराच्या १५% Social Housing	३,५१,३५१.०४
इ)	एकूण अनुज्ञेय बांधकाम क्षेत्र (क + ड) (Social Housing च्याक्षेत्रासहित)	७५,४६,३७१.९२
२	सद्यस्थितीत एकूण अनुज्ञेय बांधकाम क्षेत्र (Social Housing चे क्षेत्र वगळून)	३९,९२,७८९.३८
३		
अ)	एकूण प्रस्तावित बांधकाम क्षेत्र Social housing चे क्षेत्र वगळून	३०,८७,२४०.१६
ब)	Social housing चे प्रस्तावित क्षेत्र	१५९७३२.३९
४	एकूण प्रस्तावित बांधकाम क्षेत्र सेक्टर B ते सेक्टर P (२अ + २ब)	३२,४६,९७२.५५
५	एकूण अनुज्ञेय बांधकाम क्षेत्रापैकी वापरलेले चटई क्षेत्र निर्देशांक (४/इ)	०.४३
६	सद्यस्थितीत अनुज्ञेय बांधकाम क्षेत्रापैकी एकूण वापरलेले चटई क्षेत्र निर्देशांक (३अ/२)	०.७७

भरावयाच्या रक्कमेबाबत :-

१) छाननी शुल्क:-
(सेक्टर B, D, I१, I२, O, P & R) = रुपये १,९५,०००/-

(ब) अतिरिक्त चटई क्षेत्र शुल्क-

अर्जदार यांनी या प्रस्तावामधे मूळ अनुज्ञेय चटई क्षेत्र निर्देशांक (FSI) १.०० चा पूर्ण वापर केलेला नाही, त्यामुळे अतिरिक्त चटई क्षेत्र निर्देशांकासाठी आवश्यक असलेले अधिमूल्य आकारण्याची आवश्यकता नाही.

कल्याण – ५
क्रमांक 1033 २०२५
५९ ८२

THE JOINT SUB-REGISTRAR KALYAN-5
सह दुय्यम निबंधक, कल्याण-५ यांची मुद्रा
ठाणे
DIST. THANE

(क) विकास शुल्क-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चेकलम ३१.४ चा पोटकलम तरतुदी अनुसार (परिशिष्ट दोन) बांधकामासाठी विकास शुल्क वार्षिक बाजार मूल्यदर तक्त्यातील नियमाची बांधकामाच्या जमत दराच्या २% व अनिवासी बांधकाम दराच्या ४% या दराने जमा करणे आवश्यक आहे. तसेच एकात्मिक नगर वसाहतीच्या सुधारित नियमावलीतील विनियम १३.४ (अ) अनुसार विकास शुल्काच्या ५०% सवलत अनुज्ञेय आहे.

परंतु शासनाच्या दिनांक ०६/०९/२०१८ रोजीच्या पत्रानुसार विकासकाने FAR १.० व DOUBLE HEIGHT TERRACE करीता सुमारे रुपये ९,१२,५९,५८७/- एवढी रक्कम समायोजित करण्यासाठी या कार्यालयास कळविलेले होते. त्यानुसार विकासकास एकूण भरणा करावयाचा तपशील खालील प्रमाणे आहे.

ड) एकूण भरावयाची रक्कम

अ. क्र.	तपशील	रक्कमरुपये
१	छाननी शुल्क	१,९५,०००/-
२	विकास शुल्क	२८,१५,५२५/-
३	अतिरिक्त चटई क्षेत्र शुल्क	निरंक
४	एकूण आता भरावयाची रक्कम क्र.	३०,१०,५२५/-
५	शासनाच्या दि. ०६/०९/२०१८ रोजीच्या पत्रानुसार समायोजित करावयाची रक्कम क्र.	९,१२,५९,५८७/-
६	यापूर्वी या कार्यालयाने LAYOUTकरीता दि. १५/११/०२२ रोजीच्या पत्रा अनुसार समायोजित करावयाची शिल्लक रक्कम क्र.	५,२१,०५,७२१/-
७	आता समायोजित करावयाची रक्कम क्र. (४)	३०,१०,५२५/-
८	सदरउपरोक्त प्रस्तावित सेक्टर 'B,D,I१,I२,O,P&R'या सेक्टरच्या बांधकाम परवानगी मंजुरी नंतर समायोजित करण्यासाठी शिल्लक रक्कम क्र. (६) - (७)	४,९०,९५,१९६/-

(ई) बँक गॅरंटी

एकात्मिकृत नगर वसाहत क्षेत्रामध्ये नियमानुसार सर्व पायाभूत सुविधा प्रकल्प पूर्ण होईपर्यंत (Infrastructural Facilities) विकसित करणे व त्याची देखभाल करणे UDCPR 2020 नियमावलीतील विनियम १४.१.१.१२ (viii) नुसार विकासकावर बंधनकारक आहे. तसेच संबंधित एकात्मिकृत नगर वसाहतीतील पायाभूत सुविधांच्या एकूण खर्चाच्या १५% रक्कमेची बँक गॅरंटी विकासकांनी मा.जिल्हाधिकारी, ठाणे यांचेकडे सादर करणे आवश्यक आहे.

त्यानुसार आपण कोटक महिंद्रा बँकेकडील बँक गॅरंटी मा. जिल्हाधिकारी, ठाणे यांचेकडे सादर केलेली आहे.

(इ) कामगार उपकर:-

शासनाच्या एकात्मिकृत नगर वसाहती च्या UDCPR-२०२० नियम क्र. १४.१.१.१३ (IV) अनुसार मुद्रांक शुल्क व विकास शुल्कासाठी ५०% सवलत देण्यात आलेली आहे. तथापी यामध्ये कामगार उपकर या बाबींचा समावेश नाही.

प्रस्ताव खालील जागेस मा. सहसंचालक, नगररचना, कोकण विभाग, नवी मुंबई यांचे शिफारसपत्र क्र. एकात्मिकृत नगर वसाहती /मौ.खोणी व अंतर्ली व इतर /सहसंकोयी/१०७२ दि.२८.६.२०१९ व मा.जिल्हाधिकारी, ठाणे यांचेकडील बांधकाम परवानगी आदेश क्र.महसूल/ कक्ष-१/ टे-७/विनवब/एसआर-८८-२०१४, दि.१८.९.२०१४ अन्वये सेक्टर- C ते I (पूर्वीचे सेक्टर- A ते G) या २४,८६,३७६.९७ चौ. मी. क्षेत्रावर बांधकाम परवानगी देण्यात आलेली आहे. तसेच वेळो-वेळी सुधारित परवानग्या देण्यात आलेल्या आहेत. आता सेक्टर- B, D, I१, I२, O, P & R या क्षेत्रावर अर्जदार यांनी नव्याने बांधकाम प्रस्तावित केलेले आहे. सदर उपकर हा प्रस्तावित बांधकाम क्षेत्रावर परिगणित करावयाचा असल्यामुळे तो उपकर आपण पूर्वीच्याचा दाखला घेण्यापूर्वी तात्कालीन दराने भरणे आवश्यक आहे. तसेच उपकराच्या रक्कमेबाबत काही तफावत आल्यास ती भरणे आपणावर बंधनकारक राहील.

वर नमूद केल्याप्रमाणे शासनाने दिलेल्या मार्गदर्शनाच्या पार्श्वभूमीवर सेक्टर निहाय नकाशाची सदर क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण नियमावली नुसार तांत्रिक छाननी केली असता सादर केलेले बांधकाम परवानगी प्रस्ताव नियोजनाच्या दृष्टिने सर्वसाधारणपणे योग्य असल्याने सदर बांधकाम प्रस्तावास खालील नमूद अटीस अधीन राहून मंजूरी देण्यात येत आहे.

१) विषयांकित जागा ही मौजे अंतर्ली, खोणी, हेदूटणे, फोळे ता.कल्याण आणि मौजे उंबर्ली, ता. अंबरनाथ तसेच मौजे पारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि.ठाणे येथील मंजूर एकात्मिकृत नगर वसाहत प्रकल्पातील असुन सदर प्रकल्पास शासनाचे संदर्भित पत्र क्र. १ नुसार दिनांक १८/०५/२०२२ रोजी सुधारित स्थानिय मंजूरी मिळालेली आहे. सदरच्या पत्रातील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.

२) मा.जिल्हाधिकारी, ठाणे यांचे संदर्भित पत्र क्र. २ अन्वये सदर एकात्मिकृत नगर वसाहत प्रकल्पास इरादा पत्र प्राप्त झालेले आहे. सदरच्या पत्रातील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.

३) मा. सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांचे शिफारसीनंतर संदर्भित पत्र क्र. ३ अन्वये दिनांक २६/०८/२०२२ रोजी मा. जिल्हाधिकारी, ठाणे यांनी उक्त एकात्मिकृत नगर वसाहत प्रकल्पाच्या बृहत आराखड्यास मंजूरी प्राप्त प्रदान केलेली आहे. सदर मंजूर बृहत आराखड्यातील प्रस्ताव / तरतुदी अर्जदार यांचेवर बंधनकारक राहतील.

४) प्रस्तावित इमारती विशेष इमारती असल्याने अग्निशमन विभागाकडील दाखला क्र. MFS/५१/२०२३/२७९, दि. १७/०५/२०२३ मधे नमूद केलेल्या अटी व शर्तीची पूर्तता करणे अर्जदार यांचेवर बंधनकारक राहील.

५) विषयांकित प्रकल्पास केंद्र शासनाच्या पर्यावरण विभागाकडील ना-हरकत दाखला पत्र क्र. SIC/MH/MIS/६३०४३/२०२१, दि. २६/०२/२०२२ प्राप्त झालेले आहे. उक्त दाखल्यातील अटी व शर्तीची पूर्तता करणे अर्जदार यांचेवर बंधनकारक राहील असी अट अंतिम पत्रात नमूद करणे आवश्यक आहे. तसेच सदर दाखल्यात नमूद असलेल्या क्षेत्रात/ इमारतीत वाढ झाल्यास अथवा बदल झाल्यास त्या अनुषंगाने आवश्यकते नुसार सुधारित नाहरकत दाखला घेणे अर्जदार यांचेवर बंधनकारक राहील.

६) सदर प्रकल्पास आवश्यक असलेले इतर शासकीय विभागांचे ना-हरकत दाखले एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये विहित केलेनुसार स्थानिय मंजूरी, इरादा पत्र व बृहत आराखडा मंजूरीवेळी प्राप्त झालेले आहेत. सदरच्या दाखल्याची अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहील.

७) सदर प्रकल्पात UDCPR नियम क्र. १४.१.१.१२ (VIII) मध्ये विहित केलेनुसार पायाभुत सुविधा खर्चाचे १५% ची रक्कमेची बँक गॅरंटी अर्जदार यांनी दि. १९/०४/२०२३ रोजी मा. जिल्हाधिकारी, ठाणे यांचेकडे सादर केलेली आहे.

८) प्रस्तावित इमारतीत मॅकेनिकल लाईटींग अँन्ड व्हेंटिलेशन देणार असल्याबाबतचे प्रतिज्ञापत्र अर्जदार यांनी सादर केलेले आहे. सदर प्रतिज्ञापत्रानुसार प्रत्यक्ष जागी सुविधा प्रस्तावित करणे अर्जदार यांच्यावर बंधनकारक राहील.

९) Social Housing (EWS/LIG) अंतर्गत विकासकास आवश्यक २/३ सदनिकांची यादी माहास सोडत पद्धतीने वाटप करावयाची असून १/३ सदनिका ह्या विकासकास भाडेतत्वावरील घरांसाठी स्वतःकडे राखून ठेवायच्या आहेत. त्यानुसार अर्जदार कंपनीस मंजूर रेखांकनानुसार ३,५९,३५१.०४ चौ.मी क्षेत्र Social Housing (EWS/LIG) साठी राखून ठेवायचे असून त्यापैकी अर्जदार यांनी 'सेक्टर I-१ व I-२' मध्ये १,५९,७३२.३९ चौ.मी क्षेत्र प्रस्तावित केले आहे. विकासकास उर्वरीत १,९९,६१८.६५ चौ.मी क्षेत्र पुढील बांधकामात देणे बंधनकारक राहील. तसेच विकासकास एकत्रिकृतनगर वसाहतीसाठी UDCPR२०२० नियमावलीतील नियम क्र. १४.१.१.९ (III) नुसार Social Housing (EWS/LIG) बाबतच्या आवश्यक तरतुदींची पुर्तता करणे विकासकावर बंधनकारक राहील.

१०) विकासकास सदर प्रकल्पातील Social Housing (EWS/LIG) चे क्षेत्र हे विक्री करावयाच्या सदनिकांच्या प्रमाणात बांधणे व विक्री करावयाच्या इमारतीचे भोगवटा प्रमाणपत्र घेणेपुर्वी Social Housing (EWS/LIG) इमारतीचे भोगवटा प्रमाणपत्र घेणे बंधनकारक राहील.

११) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४८ अनुसार महसूल विभागाने बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्षापर्यंत वैध असेल. यानंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहित नियोजन प्राधिकरणकडे विनंती अर्ज करून परवानगीचे नूतनीकरण मुदत संपण्यापूर्वी करणे आवश्यक राहील. अशा प्रकारचे नुतनीकरण फक्त ३ वर्षांकरीता येईल. उपरोक्त नमुद वैध मुदतीत बांधकामास सुरुवात केली नसल्यास अर्जदारास नव्याने परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल व ही बाब अर्जदार / जमीनमालक यांच्यावर बंधनकारक राहील.

१२) स्थळ दर्शक नकाशावर दर्शविल्याप्रमाणे रस्त्यापासुन नियोजित बांधकामाचे अंतर व नियोजित बांधकामापासून पुढील , मागील व बाजूंची अंतरे प्रत्यक्ष जागेवर असली पाहिजेत व त्या खालील जागा कायम खुली ठेवणे आवश्यक आहे.

१३) नियोजित इमारतीच्या वापरासाठी आवश्यक असलेली सांडपाण्याची व मलनिस्सारणाची व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरापूर्वी अर्जदाराने स्वखर्चाने करणे आवश्यक आहे.

१४) प्रकरणी तळमजल्यावरील सोसायटी ऑफिस, ड्रायव्हर रुम, स्वच्छता गृह या सुविधा इमारतीतील सर्वांच्या वापरासाठी असल्याने त्यांची विक्री करता येणार नाही. स्टिल्टचा वापर फक्त वाहनतळ्यासाठी करण्यात यावा, स्टिल्ट दोन्ही बाजूने खुले ठेवणे अर्जदार/ मालक यांना बंधनकारक राहील.

१५) विषयांकित भूखंडावरील प्रस्तावित इमारतीचा रहिवास व वाणिज्य वापर, इमारतीची उंची व मजले बांधकाम नकाशात दर्शविल्याप्रमाणे ठेवणे आवश्यक आहे.

१६) अर्जदार यांनी (Maharashtra Real Estate Regulatory Act-२०१९) रेरा अधिनियमातील तरतुदींचे पालन करणे बंधनकारक आहे.

१७) प्रस्तावित खुली बाल्कनी, टेरेस कोणत्याही परिस्थितीत बंदीस्त करता येणार नाही. तसेच प्रस्तावित छज्जे यांच्या प्रतिबंधित करून वापर करता येणार नाही.

१८) मंजूर एकत्रिकृत विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. ३.३.१ नुसार प्रस्तावित प्रवेश मार्ग, अंतर्गत रस्ते व पाच वे किमान ४५.० टन वजनाचे कायर इंजिनचे भार पेलू शकेल

याप्रमाणे डिझाईन करून विकसित करणे व कायम खुले वापराखालील ठेवणे विकासकत्यांवर / जमिनमालकांवर बंधनकारक आहे.

१९) सेक्टर बी मध्ये भूखंड क्र. C-B३ व C-B४ नव्याने Allocate केले आहेत. सदर भूखंडाची मोजणी करून घेणे आवश्यक आहे. मोजणीनंतर भूखंडाच्या क्षेत्रफळामध्ये तफावत आल्यास सुधारित बांधकाम नकाशांना मंजूरी घेणे बंधनकारक राहील.

२०) इमारतीतील नळ फिटींगचे काम, सांडपाणी / पावसाचे पाणी यांची निगेतीकरणाचे काम कोणत्याही महानगरपालिका किंवा नगर पालिका यांचेकडे नोंदणीकृत प्लंबर कडून करून घेणे आवश्यक आहे. सेप्टीक टँकचे साईज स्टँडर्डप्रमाणे असावे. पिण्याचे पाण्याचे स्त्रोत पासून सेप्टीक टँकचे अंतर १२.० मी. राहणे आवश्यक आहे.

२१) मंजूर एकत्रिकृत विकास नियंत्रण आणि प्रोत्साहन नियमावलीतील नियम क्र. १३.३ नुसार रेन वॉटर हार्वेस्टिंग सिस्टीम कार्यान्वित करणे आवश्यक राहील.

२२) जमीन धारक, विकासक, कॉन्ट्रक्टर, वास्तुविशारद, स्ट्रक्चरल इंजिनिअर, साईट सुपरवाईजर यांची नावे फलकावर प्रसिध्द करणे बंधनकारक राहील. तसेच बांधकामाचा तपशील दर्शविणारे जागेचा स. नं. / क्षेत्र, प्रस्तावित मजले / बांधकाम क्षेत्र दर्शविणारा फलक जागेवर लावणे अर्जदार यांना बंधनकारक राहील.

२३) मंजूर एकत्रिकृत विकास नियंत्रण आणि प्रोत्साहन नियमावलीतील विनियम क्र. २.८ ते २.११ मधील तरतुदीनुसार बांधकाम जोते तपासणी, भोगवटा प्रमाणपत्र व इतर बाजूचे कार्यवाही करणे अर्जदार / विकासक /वास्तुविशारद यांना बंधनकारक राहील.

२४) विषयांकित इमारतीत ओला कचरा व सुका कचरा यांचे वर्गीकरण व त्यांची विल्हेवाट लावणे याबाबत योग्य ती स्वंतत्र उपाय योजना ही इमारत वापर राखल्यापूर्वी कार्यान्वित करणे जमीन मालकास / विकासकास बंधनकारक राहील.

२५) विषयांकित जागा किंवा तिचा भाग भूसंपादन अधिनियम,१८९४ तसेच भूमि संपादन पुनर्वसन व पुनर्वसाहत अधिनियम, २०१३ अनुसार किंवा महाराष्ट्र औद्योगिक अधिनियम १९६६ या खालील भूसंपदनासाठी अधिसुचित केलेली नाही, याबाबतची खात्री महसुल विभागाने तसेच अर्जदार यांनी करणेआवश्यक राहील.

२६) संदर्भित जागेचे क्षेत्र, स्थान, हद्दी, आकार, वापर वहिवाट, भोगवटादार, भाडेकरु, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांचेवर राहील. तसेच लगतच्या भूखंधारकाच्या काही तक्रारी असल्यास त्याची सर्वस्वी जबाबदारी अर्जदारावर राहील.

२७) विषयाधीन जागेवरील बांधकामाची मंजूर नकाशाप्रमाणे कार्यान्वयन बांधकाम साहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे आर. सी. सी. डिझाईन, अग्निशमन व्यवस्था इत्यादीबाबत जमीन मालक/ विकासकर्ता/वास्तुविशारद /सल्लागार अभियंता/ स्ट्रक्चरल अभियंता यांची जबाबदारी राहील.

२८) विषयांकित जागेवरील बांधकाम करतांना आय. एस.१३९२०-१९९३ भूकंपरोधक आर. सी. सी. डिझाईन अनुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनिअर यांचेकडून घेणे आवश्यक असुन त्यांचे देखरेखी खाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/ विकासकर्ता यांचेवर बंधनकारक राहील.

२९) मंजूर एकत्रिकृत विकास नियंत्रण आणि प्रोत्साहन नियमावली दिनांक ०३/१२/२०२० मधील तरतुदींचे पालन करण्याची जबाबदारी अर्जदार / विकासकावर बंधनकारक राहील . तसचे विनरोती बांधकाम परवानगीच्या अनुषंगाने पूर्व शिकारस पत्रातील रेखांकनाच्या अटी व शर्ती बंधनकारक राहतील.

३०) अर्जदार यांनी परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ अनुसार संबंधित विभागाकडून कार्यवाहीस पात्र राहिल.

३१) महाराष्ट्र इमारत व इमारत कामगार नियम २००७ मधील तरतुदी जमीन धारक विकासक यांचेवर बंधनकारक राहील.

३२) मंजूर एकत्रिकृत विकास नियंत्रण आणि प्रोत्साहन नियमावली २०२० मधील नियम क्र. १३.४.१ नुसार Grey Water Treatment and recycling Plant बंधून कार्यान्वित करणे तसेच नियमावलीतील इतर तरतुदीचे पालन करणे अर्जदारावर बंधनकारक राहील.

३३) प्रकरणी जमिनीवरील प्रस्तावित नविन बांधकामाचे अनुषंगाने Structural Stability Certificate आवश्यक आहे. Structural Stability बाबत सर्वस्वी जबाबदारी संबंधित संरचनात्मक अभियंता व जमीन मालक / विकासक यांची राहील.

३४) सादर केलेली कागदपत्रे चुकीची अथवा दिशाभूल करणारी आढळल्यास सदरची परवानगी रद्द समजण्यात येईल.

सोबत: मंजूर नकाशांचा संच

आपला,

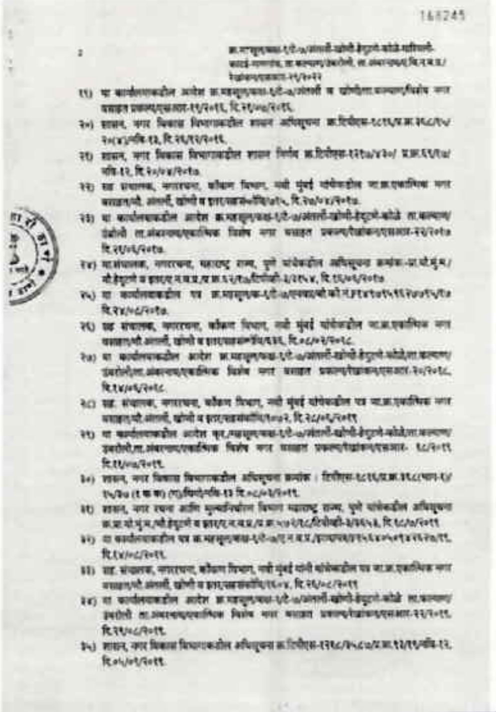
(किशोर पाटील)
सहायक संचालक, नगर रचना,
ठाणे

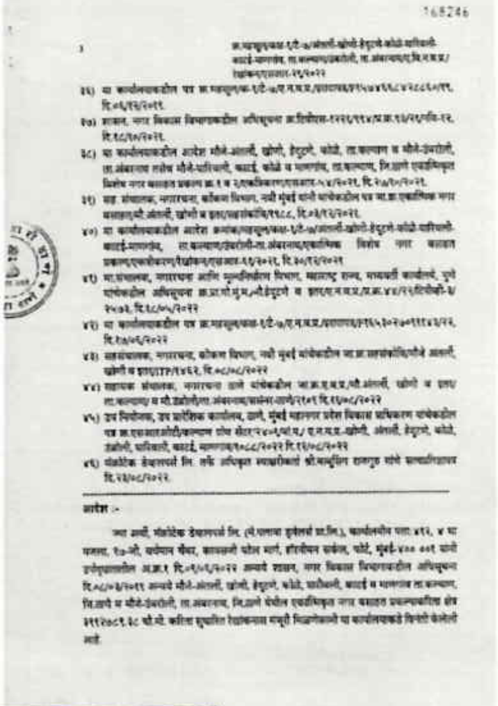
प्रत माहिती व पुढील कार्यवाहीसाठी सविनय सादर-

१. मा.महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे, मुंबई यांना माहितीस्तव सादर
२. वरिष्ठ नियोजनकार, मुंबई महानगर प्रदेश विकास प्राधिकरण, उपप्रादेशिक कार्यालय,ठाणे
/- प्रकरणी अर्जदार यांचेकडून विकास शुल्क रुपये २८,१५,५२५/- चा भरणा करून घेणेत यावा व याबाबत या कार्यालयास अवगत करावे.

कलम-५
दस्त क्र. 9033 २०२५
६० ८२

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN
सह. दुय्यम निबंधक, कल्याण-१
जि. ठाणे
THANE





कलन-५

दस्त क्र. 9033 | २०२५

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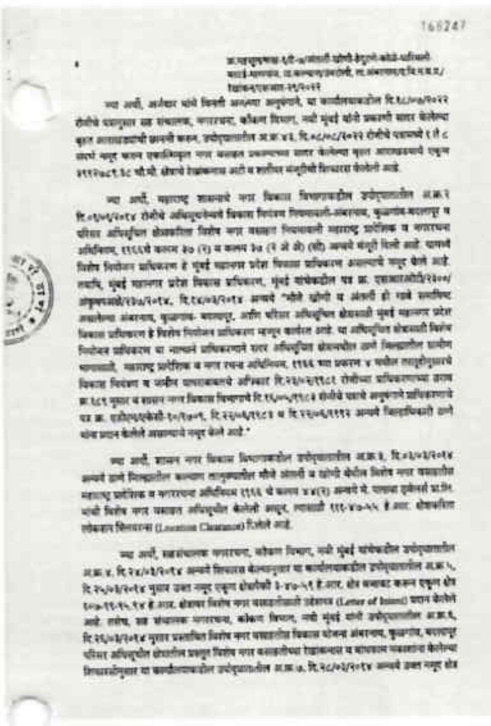
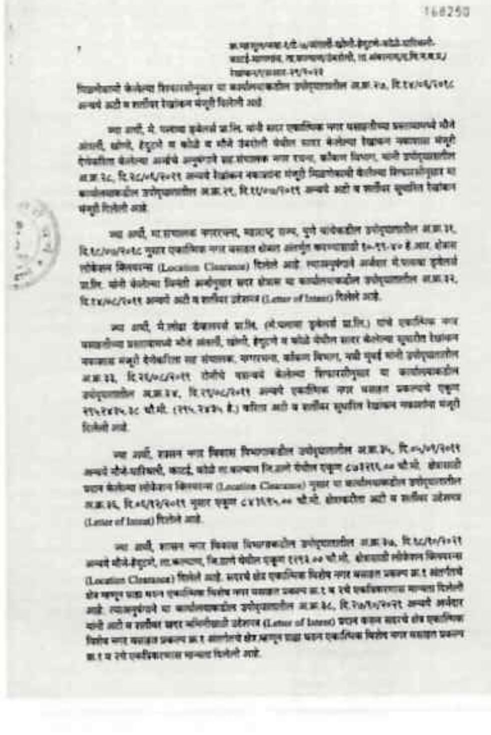
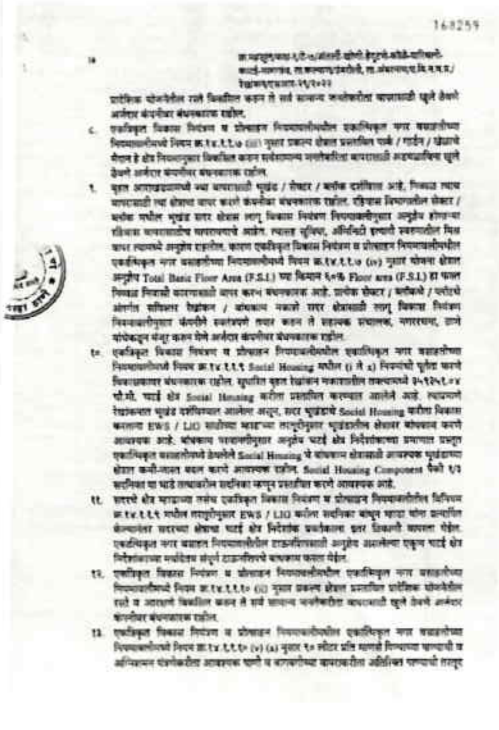


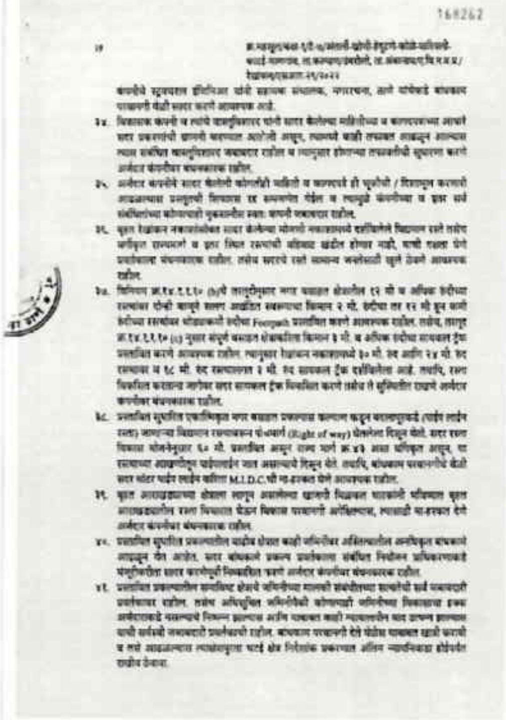


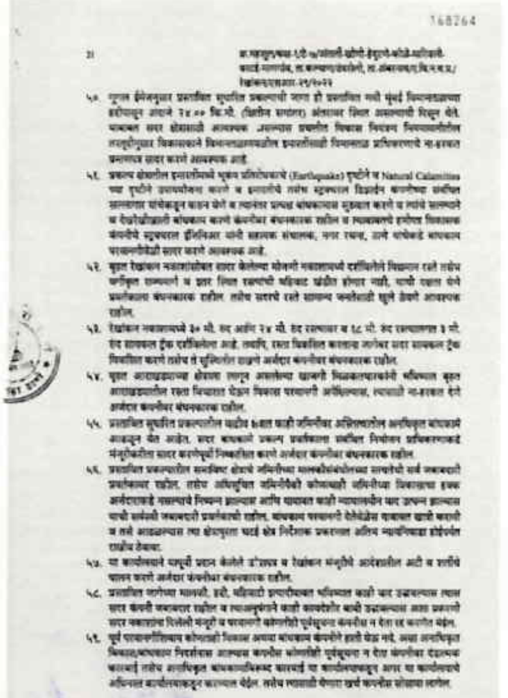
टनन-५

दस्त क्र. 9033 २०२४

६२ ८२



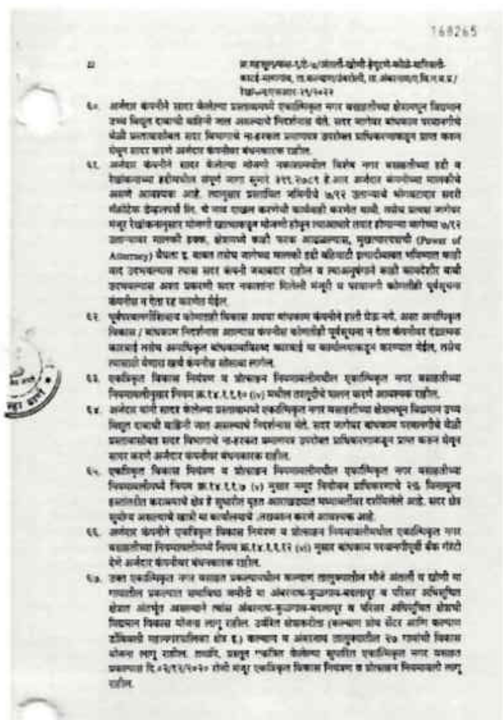


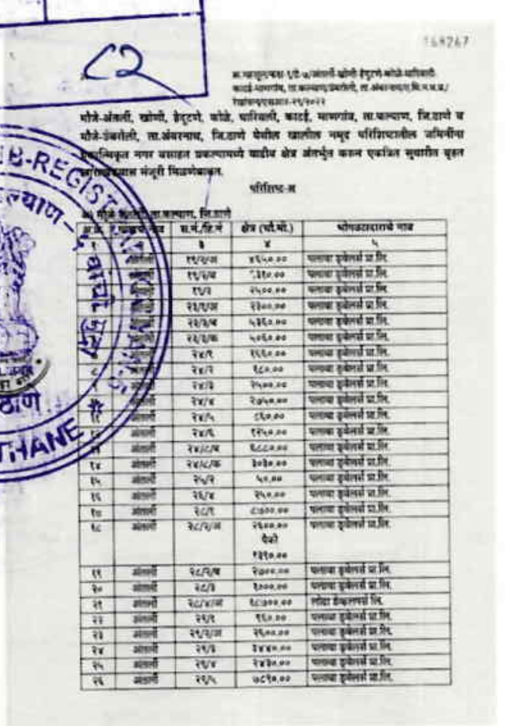


कलन-५

दस्त क्र. 9033 २०२५

८३ ८२





२७	खोणी	३२/१	१७३०.००	पलावा ड्वेलर्स प्रा.लि.
२८	खोणी	३२/१०	२९३०.००	पलावा ड्वेलर्स प्रा.लि.
२९	खोणी	३३/अ	७८०.००	पलावा ड्वेलर्स प्रा.लि.
३०	खोणी	३३/ब	३६०.००	पलावा ड्वेलर्स प्रा.लि.
३१	खोणी	३४/-	९९०.००	पलावा ड्वेलर्स प्रा.लि.
३२	खोणी	३५/१	१५७०.००	पलावा ड्वेलर्स प्रा.लि.
३३	खोणी	३५/२	५५०.००	पलावा ड्वेलर्स प्रा.लि.
३४	खोणी	३५/३	२३०.००	पलावा ड्वेलर्स प्रा.लि.
३५	खोणी	३५/४/अ	७०५०.००	पलावा ड्वेलर्स प्रा.लि.
३६	खोणी	३५/४/ब	२९४०.००	पलावा ड्वेलर्स प्रा.लि.
३७	खोणी	३५/५	११९०.००	पलावा ड्वेलर्स प्रा.लि.
३८	खोणी	३५/६	१३९०.००	पलावा ड्वेलर्स प्रा.लि.
३९	खोणी	३५/७	२६३०.००	पलावा ड्वेलर्स प्रा.लि.
४०	खोणी	३५/८	११६०.००	पलावा ड्वेलर्स प्रा.लि.
४१	खोणी	३५/९	२८३०.००	पलावा ड्वेलर्स प्रा.लि.
४२	खोणी	३५/१०	७६०.००	पलावा ड्वेलर्स प्रा.लि.
४३	खोणी	३५/११	४५०.००	पलावा ड्वेलर्स प्रा.लि.
४४	खोणी	३६/१	११६०.००	पलावा ड्वेलर्स प्रा.लि.
४५	खोणी	३६/२	४९१०.००	पलावा ड्वेलर्स प्रा.लि.
४६	खोणी	३६/३	४५०.००	पलावा ड्वेलर्स प्रा.लि.
४७	खोणी	३६/४	८८०.००	पलावा ड्वेलर्स प्रा.लि.
४८	खोणी	३६/५	५२५०.००	पलावा ड्वेलर्स प्रा.लि.
४९	खोणी	३६/६	१३१०.००	पलावा ड्वेलर्स प्रा.लि.
५०	खोणी	३७/१/अ	३८२०.००	पलावा ड्वेलर्स प्रा.लि.
५१	खोणी	३७/१/ब	२४८०.००	पलावा ड्वेलर्स प्रा.लि.
५२	खोणी	३७/२/अ	१९५०.००	पलावा ड्वेलर्स प्रा.लि.
५३	खोणी	३७/२/ब	७३२०.००	पलावा ड्वेलर्स प्रा.लि.
५४	खोणी	३७/३	६५००.००	पलावा ड्वेलर्स प्रा.लि.
५५	खोणी	३७/४	८१९०.००	पलावा ड्वेलर्स प्रा.लि.
५६	खोणी	३७/५/अ	१०६०.००	पलावा ड्वेलर्स प्रा.लि.
५७	खोणी	३७/५/ब	४०५०.००	पलावा ड्वेलर्स प्रा.लि.
५८	खोणी	३७/६	६१०.००	पलावा ड्वेलर्स प्रा.लि.
५९	खोणी	३७/८	६००.००	पलावा ड्वेलर्स प्रा.लि.
६०	खोणी	३७/९	३४९०.००	पलावा ड्वेलर्स प्रा.लि.
६१	खोणी	३७/१०	७८०.००	पलावा ड्वेलर्स प्रा.लि.
६२	खोणी	३७/११	९३०.००	पलावा ड्वेलर्स प्रा.लि.
६३	खोणी	३८/१	५१०.००	पलावा ड्वेलर्स प्रा.लि.
६४	खोणी	३८/२/अ/१	३३००.००	पलावा ड्वेलर्स प्रा.लि.

६५	खोणी	३८/२/अ/२	११९५०.०० पैकी १६८५०.००	पलावा ड्वेलर्स प्रा.लि.
६६	खोणी	३८/२/ब	२५०.००	पलावा ड्वेलर्स प्रा.लि.
६७	खोणी	३८/३	७०५.००	पलावा ड्वेलर्स प्रा.लि.
६८	खोणी	३८/४	२०.००	पलावा ड्वेलर्स प्रा.लि.
६९	खोणी	३८/५/अ	८९०.००	पलावा ड्वेलर्स प्रा.लि.
७०	खोणी	३८/६	११५.००	पलावा ड्वेलर्स प्रा.लि.
७१	खोणी	३८/७	४००.००	पलावा ड्वेलर्स प्रा.लि.
७२	खोणी	३८/८	२५४०.००	पलावा ड्वेलर्स प्रा.लि.
७३	खोणी	३८/९	६५००.००	पलावा ड्वेलर्स प्रा.लि.
७४	खोणी	३९/३	६१०.००	पलावा ड्वेलर्स प्रा.लि.
७५	खोणी	३९/४	१०६३५.००	पलावा ड्वेलर्स प्रा.लि.
७६	खोणी	३९/५/अ	७२८०.००	पलावा ड्वेलर्स प्रा.लि.
७७	खोणी	३९/५/ब	२८०.००	पलावा ड्वेलर्स प्रा. लि
७८	खोणी	४०/१	६९५०.००	पलावा ड्वेलर्स प्रा.लि.
७९	खोणी	४०/२	५९१०.००	पलावा ड्वेलर्स प्रा.लि.
८०	खोणी	४१/-	१५९०.००	मॅक्रोटेक डेव्हलपर्स लि.
८१	खोणी	४२/१	५४२०.००	पलावा ड्वेलर्स प्रा.लि.
८२	खोणी	४२/२	७६०.००	पलावा ड्वेलर्स प्रा.लि.
८३	खोणी	४२/३	३००.००	पलावा ड्वेलर्स प्रा.लि.
८४	खोणी	४२/४	१३१०.००	पलावा ड्वेलर्स प्रा.लि.
८५	खोणी	४२/५	७००.००	पलावा ड्वेलर्स प्रा.लि.
८६	खोणी	४२/६	८७३०.००	पलावा ड्वेलर्स प्रा.लि.
८७	खोणी	४२/७	२३०.००	पलावा ड्वेलर्स प्रा.लि.
८८	खोणी	४२/८	११७०.००	पलावा ड्वेलर्स प्रा.लि.
८९	खोणी	४२/९	२८६०.००	पलावा ड्वेलर्स प्रा.लि.
९०	खोणी	४३/२	५८०.००	पलावा ड्वेलर्स प्रा.लि.
९१	खोणी	४४/१	६००.००	पलावा ड्वेलर्स प्रा.लि.
९२	खोणी	४४/२	७८०.००	पलावा ड्वेलर्स प्रा.लि.
९३	खोणी	४४/३/अ/१	२२८०.००	पलावा ड्वेलर्स प्रा.लि.
९४	खोणी	४४/३/अ/२	१५२०.००	पलावा ड्वेलर्स प्रा.लि.
९५	खोणी	४४/३/ब	४५०.००	पलावा ड्वेलर्स प्रा.लि.
९६	खोणी	४४/४	४०८०.००	लोढा डेव्हलपर्स प्रा.लि
९७	खोणी	४४/५	३००.००	पलावा ड्वेलर्स प्रा.लि.
९८	खोणी	४५/१	१०६०.००	पलावा ड्वेलर्स प्रा.लि.
९९	खोणी	४५/२	१०६०.००	पलावा ड्वेलर्स प्रा.लि.
१००		४६/१	११९०.००	पलावा ड्वेलर्स प्रा.लि.

१०१	खोणी	४६/२	१२४०.००	पलावा ड्वेलर्स प्रा.लि.
१०२	खोणी	४७/-	३००.००	पलावा ड्वेलर्स प्रा.लि.
१०३	खोणी	४८/-	२३०.००	पलावा ड्वेलर्स प्रा.लि.
१०४	खोणी	४९/-	११४०.००	पलावा ड्वेलर्स प्रा.लि.
१०५	खोणी	५०/-	१३३०.००	पलावा ड्वेलर्स प्रा.लि.
१०६	खोणी	५१/-	१५०.००	पलावा ड्वेलर्स प्रा.लि.
१०७	खोणी	५२/-	५६०.००	पलावा ड्वेलर्स प्रा.लि.
१०८	खोणी	५३/१/अ	६७७०.००	रखमाबाई जनार्दन ठाकरे गंगाबाई जनार्दन ठाकरे शांताराम जनार्दन ठाकरे श्रीराम जनार्दन ठाकरे शिवाजी जनार्दन ठाकरे सुरेश जनार्दन ठाकरे
१०९	खोणी	५३/१/ब	५०००.००	पलावा ड्वेलर्स प्रा.लि.
११०	खोणी	५३/२/अ/१	६१०.००	पलावा ड्वेलर्स प्रा.लि.
१११	खोणी	५३/२/अ/२	१९२०.००	पलावा ड्वेलर्स प्रा.लि.
११२	खोणी	५३/२/ब	२३७२०.००	पलावा ड्वेलर्स प्रा.लि.
११३	खोणी	५३/३	१४३०.००	पलावा ड्वेलर्स प्रा.लि.
११४	खोणी	५३/४	८०.००	पलावा ड्वेलर्स प्रा.लि.
११५	खोणी	५३/५	२८६०.००	पलावा ड्वेलर्स प्रा.लि.
११६	खोणी	५४/१	११४०.००	पलावा ड्वेलर्स प्रा.लि.
११७	खोणी	५४/२/अ	२२७०.०० पैकी १७७०.००	रखमाबाई जनार्दन ठाकरे गंगाबाई जनार्दन ठाकरे शांताराम जनार्दन ठाकरे श्रीराम जनार्दन ठाकरे शिवाजी जनार्दन ठाकरे सुरेश जनार्दन ठाकरे
११८	खोणी	५४/२/ब	३२४०.०० पैकी २००.००	पलावा ड्वेलर्स प्रा.लि.
११९	खोणी	५४/२/क	२३००.००	पलावा ड्वेलर्स प्रा.लि.
१२०	खोणी	५४/३/अ	५६०.००	पलावा ड्वेलर्स प्रा.लि.
१२१	खोणी	५४/४/अ	७३६०.००	पलावा ड्वेलर्स प्रा.लि.
१२२	खोणी	५४/४/ब	६०००.००	पलावा ड्वेलर्स प्रा.लि.
१२३	खोणी	५४/५	३१४०.०० पैकी २९४०.००	पलावा ड्वेलर्स प्रा.लि. (क्षेत्र २९४०.०० चौ.मी.)
१२४	खोणी	५४/७	१००.००	पलावा ड्वेलर्स प्रा.लि.

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१२५	खोणी	५५/१/अ	११६५.००	पलावा ड्वेलर्स प्रा.लि.
१२६	खोणी	५५/३	१०३०.००	पलावा ड्वेलर्स प्रा.लि.
१२७	खोणी	५५/५	१२३१०.००	पलावा ड्वेलर्स प्रा.लि.
१२८	खोणी	५६/१/अ	१२५७०.००	पलावा ड्वेलर्स प्रा.लि.
१२९	खोणी	५६/१/ब	१८८०.००	पलावा ड्वेलर्स प्रा.लि.
१३०	खोणी	५६/१/क	२७००.००	पलावा ड्वेलर्स प्रा.लि.
१३१	खोणी	५६/२/अ	२५६०.००	पलावा ड्वेलर्स प्रा.लि.
१३२	खोणी	५६/२/ब	२५७०.००	पलावा ड्वेलर्स प्रा.लि.
१३३	खोणी	५६/८	३६७०.००	पलावा ड्वेलर्स प्रा.लि.
१३४	खोणी	५७/३	३००.००	पलावा ड्वेलर्स प्रा.लि.
१३५	खोणी	५७/८/अ	४५३०.००	पलावा ड्वेलर्स प्रा.लि.
१३६	खोणी	५७/८/ब	६४२०.००	पलावा ड्वेलर्स प्रा.लि.
१३७	खोणी	५७/९	३००.०० पैकी १००.००	लोढा डेव्हलपर्स लि.
१३८	खोणी	५७/११	११००.००	पलावा ड्वेलर्स प्रा.लि.
१३९	खोणी	५८/५/अ	७२३०.००	पलावा ड्वेलर्स प्रा.लि.
१४०	खोणी	५९/१/अ	४३३०.००	मॅक्रोटेक डेव्हलपर्स लि.
१४१	खोणी	६१/-	३३९९०.००	पलावा ड्वेलर्स प्रा.लि.
१४२	खोणी	६२/अ	२५८००.०० पैकी २३८००.००	पलावा ड्वेलर्स प्रा.लि.
१४३	खोणी	६२/ब	२८३०.००	पलावा ड्वेलर्स प्रा.लि.
१४४	खोणी	६२/क	५०६०.००	पलावा ड्वेलर्स प्रा.लि.
१४५	खोणी	६२/ड	६४७०.००	पलावा ड्वेलर्स प्रा.लि.
१४६	खोणी	६३/१/अ	७६३०.००	पलावा ड्वेलर्स प्रा.लि.
१४७	खोणी	६३/१/ब	११००.००	पलावा ड्वेलर्स प्रा.लि.
१४८	खोणी	६३/१/क	१००००.००	पलावा ड्वेलर्स प्रा.लि.
१४९	खोणी	६३/२	११९००.००	पलावा ड्वेलर्स प्रा.लि.
१५०	खोणी	६४/१/अ	३७९५०.००	पलावा ड्वेलर्स प्रा.लि.
१५१	खोणी	६४/१/ब	६४००.००	पलावा ड्वेलर्स प्रा.लि.
१५२	खोणी	६४/१/क	६४००.००	पलावा ड्वेलर्स प्रा.लि.
१५३	खोणी	६४/२	५००.००	पलावा ड्वेलर्स प्रा.लि.
१५४	खोणी	६४/३	१२६०.००	पलावा ड्वेलर्स प्रा.लि.
१५५	खोणी	६५/-	१०९०.००	मॅक्रोटेक डेव्हलपर्स लि.
१५६	खोणी	६६/-	४३०.००	पलावा ड्वेलर्स प्रा.लि.
१५७	खोणी	६७/-	११९०.००	मॅक्रोटेक डेव्हलपर्स लि.
१५८	खोणी	६८/-	६६०.००	पलावा ड्वेलर्स प्रा.लि.

१५९	खोणी	६९/१	३८२०.००	पलावा ड्वेलर्स प्रा.लि.
१६०	खोणी	६९/२	७०४०.००	पलावा ड्वेलर्स प्रा.लि.
१६१	खोणी	७०/-	७३०.००	पलावा ड्वेलर्स प्रा.लि.
१६२	खोणी	७१/अ	७५६०.००	पलावा ड्वेलर्स प्रा.लि.
१६३	खोणी	७१/ब	१७००.००	पलावा ड्वेलर्स प्रा.लि.
१६४	खोणी	७२/-	१८०.००	मॅक्रोटेक डेव्हलपर्स लि.
१६५	खोणी	७३/१	३८०.००	पलावा ड्वेलर्स प्रा.लि.
१६६	खोणी	७३/२	४००.००	पलावा ड्वेलर्स प्रा.लि.
१६७	खोणी	७८/१	३३६०.००	पलावा ड्वेलर्स प्रा.लि.
१६८	खोणी	७८/२/अ	१९००.००	पलावा ड्वेलर्स प्रा.लि.
१६९	खोणी	७८/३	९६०.००	पलावा ड्वेलर्स प्रा.लि.
१७०	खोणी	७८/५	९३०.००	पलावा ड्वेलर्स प्रा.लि.
१७१	खोणी	७९/१/क	६३१०.००	पलावा ड्वेलर्स प्रा. लि
१७२	खोणी	८०/-	१३१०.००	पलावा ड्वेलर्स प्रा.लि.
१७३	खोणी	८१/३	३०६०.००	पलावा ड्वेलर्स प्रा.लि.
१७४	खोणी	८२/१/अ	३१०१०.००	मॅक्रोटेक डेव्हलपर्स लि. (क्षेत्र १९०००.०० चौ.मी.) ज्योती शंकर गायकवाड निकिता शंकर गायकवाड (क्षेत्र १२०१०.०० चौ.मी.)
१७५	खोणी	८२/१/ब	४०५०.००	पलावा ड्वेलर्स प्रा.लि.
१७६	खोणी	८३/२	८१०.००	पलावा ड्वेलर्स प्रा.लि.
१७७	खोणी	८३/८	११६०.००	पलावा ड्वेलर्स प्रा.लि.
१७८	खोणी	८६/१	४२४०.००	पलावा ड्वेलर्स प्रा.लि.
१७९	खोणी	८६/१/क	९५०.००	पलावा ड्वेलर्स प्रा.लि.
१८०	खोणी	९०/-	२२२०.००	पलावा ड्वेलर्स प्रा.लि.
१८१	खोणी	९१/२/अ	१९६०.००	पलावा ड्वेलर्स प्रा.लि.
१८२	खोणी	९१/२/ब	४८८०.००	पलावा ड्वेलर्स प्रा.लि.
१८३	खोणी	९१/२/क	८१००.००	पलावा ड्वेलर्स प्रा.लि.
१८४	खोणी	९१/३	८००.००	पलावा ड्वेलर्स प्रा.लि.
१८५	खोणी	९२/-	७६८०.००	पलावा ड्वेलर्स प्रा.लि.
१८६	खोणी	९३/१	१३०.००	पलावा ड्वेलर्स प्रा.लि.
१८७	खोणी	९३/२	२००.००	पलावा ड्वेलर्स प्रा.लि.
१८८	खोणी	९३/३	५०.००	पलावा ड्वेलर्स प्रा.लि.
१८९	खोणी	९३/४	३५०.००	पलावा ड्वेलर्स प्रा.लि.
१९०	खोणी	९३/५	६००.००	पलावा ड्वेलर्स प्रा.लि.
१९१	खोणी	९३/६	१३०.००	पलावा ड्वेलर्स प्रा.लि.
१९२	खोणी	९३/७	९५०.००	पलावा ड्वेलर्स प्रा.लि.

१९३	खोणी	९३/८	६३०.००	पलावा ड्वेलर्स प्रा.लि.
१९४	खोणी	९४/१	१५०.००	पलावा ड्वेलर्स प्रा.लि.
१९५	खोणी	९४/२	१४००.००	पलावा ड्वेलर्स प्रा.लि.
१९६	खोणी	९४/३	१३७०.००	पलावा ड्वेलर्स प्रा.लि.
१९७	खोणी	९४/४	५६०.००	पलावा ड्वेलर्स प्रा.लि.
१९८	खोणी	९४/५	१४५०.००	पलावा ड्वेलर्स प्रा.लि.
१९९	खोणी	९४/६	२३०.००	पलावा ड्वेलर्स प्रा.लि.
२००	खोणी	९४/७	६००.००	पलावा ड्वेलर्स प्रा.लि.
२०१	खोणी	९५/१	२००.००	पलावा ड्वेलर्स प्रा.लि.
२०२	खोणी	९५/२	२४.००	पलावा ड्वेलर्स प्रा.लि.
२०३	खोणी	९५/३	१९८०.००	पलावा ड्वेलर्स प्रा.लि.
२०४	खोणी	९६/१	३९५०.००	पलावा ड्वेलर्स प्रा.लि.
२०५	खोणी	९६/२/अ	४२६०.००	पलावा ड्वेलर्स प्रा.लि.
२०६	खोणी	९६/२/ब	३२००.००	पलावा ड्वेलर्स प्रा.लि.
२०७	खोणी	९६/३	४८०.००	पलावा ड्वेलर्स प्रा.लि.
२०८	खोणी	९७/-	१०४०.००	पलावा ड्वेलर्स प्रा.लि.
२०९	खोणी	९८/-	४९६०.००	पलावा ड्वेलर्स प्रा.लि.
२१०	खोणी	९९/-	६२२०.००	पलावा ड्वेलर्स प्रा.लि.
२११	खोणी	१००/१	४६५०.००	पलावा ड्वेलर्स प्रा.लि.
२१२	खोणी	१००/२	४४८०.००	पलावा ड्वेलर्स प्रा.लि.
२१३	खोणी	१०१/-	३३६०.००	पलावा ड्वेलर्स प्रा.लि.
२१४	खोणी	१०२/२	१६०.००	पलावा ड्वेलर्स प्रा.लि.
२१५	खोणी	१०२/४	८०.००	पलावा ड्वेलर्स प्रा.लि.
२१६	खोणी	१०३/१/अ	८००.००	पलावा ड्वेलर्स प्रा.लि.
२१७	खोणी	१०३/२	१२६०.००	पलावा ड्वेलर्स प्रा.लि.
२१८	खोणी	१०४/३	२८८०.०० पैकी १४५५.००	पलावा ड्वेलर्स प्रा.लि.
२१९	खोणी	१०४/५	६३०.००	पलावा ड्वेलर्स प्रा.लि.
२२०	खोणी	१०४/६	१००.००	पलावा ड्वेलर्स प्रा.लि.
२२१	खोणी	१०४/७	१२६०.००	पलावा ड्वेलर्स प्रा.लि.
२२२	खोणी	१०४/८	३८८०.००	पलावा ड्वेलर्स प्रा.लि.
२२३	खोणी	१०४/९	२९७०.००	पलावा ड्वेलर्स प्रा.लि.
२२४	खोणी	१०४/१०	५१५.००	पलावा ड्वेलर्स प्रा.लि.
२२५	खोणी	१०५/अ	६०५.००	पलावा ड्वेलर्स प्रा.लि.
२२६	खोणी	१०६/१/अ	१८९१०.०० पैकी १४३७०.००	पलावा ड्वेलर्स प्रा.लि.

२२७	खोणी	१०६/१/ब	१३००.०० पैकी १०००.००	पलावा ड्वेलर्स प्रा.लि.
२२८	खोणी	१०६/२	२५००.००	पलावा ड्वेलर्स प्रा.लि.
२२९	खोणी	१०७/१/अ	५५५०.०० पैकी १८००.००	पलावा ड्वेलर्स प्रा.लि.
२३०	खोणी	१०७/३	१३०.००	पलावा ड्वेलर्स प्रा.लि.
२३१	खोणी	१०८/-	८१०.००	पलावा ड्वेलर्स प्रा.लि.
२३२	खोणी	१३१/-	३५०.००	पलावा ड्वेलर्स प्रा.लि.
२३३	खोणी	१३३/-	३३०.००	पलावा ड्वेलर्स प्रा.लि.
२३४	खोणी	१३६/१	५००.००	लोढा डेव्हलपर्स लि
२३५	खोणी	१३९/१	५४००.००	पलावा ड्वेलर्स प्रा.लि.
२३६	खोणी	१३९/२/अ	२०५५०.००	पलावा ड्वेलर्स प्रा.लि.
२३७	खोणी	१३९/२/ब	२०५५०.००	पलावा ड्वेलर्स प्रा.लि.
२३८	खोणी	१३९/३/अ	११८०.००	पलावा ड्वेलर्स प्रा.लि.
२३९	खोणी	१३९/३/ब	४०००.००	पलावा ड्वेलर्स प्रा.लि.
२४०	खोणी	१३९/३/ड	३३००.००	मॅक्रोटेक डेव्हलपर्स लि.
२४१	खोणी	१४०/अ	१३४००.०० पैकी १२२३०.००	पलावा ड्वेलर्स प्रा.लि. क्षेत्र १२२३०.०० चौ.मी.
२४२	खोणी	१४१/१	९४००.००	पलावा ड्वेलर्स प्रा.लि.
२४३	खोणी	१४१/२	१३००.००	पलावा ड्वेलर्स प्रा.लि.
२४४	खोणी	१४१/३	२५००.००	पलावा ड्वेलर्स प्रा.लि.
२४५	खोणी	१४१/४/अ	१४००.००	पलावा ड्वेलर्स प्रा.लि.
२४६	खोणी	१४१/४/ब	१४००.००	पलावा ड्वेलर्स प्रा.लि.
२४७	खोणी	१४२/-	५६००.००	पलावा ड्वेलर्स प्रा.लि.
२४८	खोणी	१४३/१	१२०००.००	पलावा ड्वेलर्स प्रा.लि.
२४९	खोणी	१४३/३	३०००.००	पलावा ड्वेलर्स प्रा.लि.
२५०	खोणी	१४४/१	७३००.००	पलावा ड्वेलर्स प्रा.लि.
२५१	खोणी	१४४/२	९७००.००	पलावा ड्वेलर्स प्रा.लि.
२५२	खोणी	१४४/३	४९००.००	पलावा ड्वेलर्स प्रा.लि.
२५३	खोणी	१४४/४	३४००.००	पलावा ड्वेलर्स प्रा.लि.
२५४	खोणी	१४४/५	९३००.००	पलावा ड्वेलर्स प्रा.लि.
२५५	खोणी	१४४/६/अ	६०००.००	पलावा ड्वेलर्स प्रा.लि.
२५६	खोणी	१४४/६/ब	३६००.००	पलावा ड्वेलर्स प्रा.लि.
२५७	खोणी	१४४/७	४६००.००	पलावा ड्वेलर्स प्रा.लि.
२५८	खोणी	१४४/८	९९००.००	पलावा ड्वेलर्स प्रा.लि.

२५९	खोणी	१४४/९/अ	१६६००.००	पलावा ड्वेलर्स प्रा.लि.
२६०	खोणी	१४४/९/ब	१६५५०.००	पलावा ड्वेलर्स प्रा.लि.
२६१	खोणी	१४५/१	८८००.०० पैकी ६६००.००	पलावा ड्वेलर्स प्रा.लि.
२६२	खोणी	१४५/२	३००.००	लोढा डेव्हलपर्स लि
२६३	खोणी	१४५/३	४००.००	पलावा ड्वेलर्स प्रा.लि.
२६४	खोणी	१४६/-	३००.००	पलावा ड्वेलर्स प्रा.लि.
२६५	खोणी	१४७/१	१८५०.००	पलावा ड्वेलर्स प्रा.लि.
२६६	खोणी	१४७/२	१९५०.००	पलावा ड्वेलर्स प्रा.लि.
२६७	खोणी	१४८/७/अ	७२००.००	पलावा ड्वेलर्स प्रा.लि.
२६८	खोणी	१४८/७/ब	२५००.००	पलावा ड्वेलर्स प्रा.लि.
२६९	खोणी	१४८/८/अ	९००.००	लोढा डेव्हलपर्स लि
२७०	खोणी	१४८/८/ब	१००.००	मॅक्रोटेक डेव्हलपर्स लि
२७१	खोणी	१४८/९/३	३३००.००	पलावा ड्वेलर्स प्रा.लि.
२७२	खोणी	१४८/१४	३१००.००	पलावा ड्वेलर्स प्रा.लि.
२७३	खोणी	१४८/१५/अ	१०१००.००	पलावा ड्वेलर्स प्रा.लि.
२७४	खोणी	१४८/१५/ब	८२००.००	पलावा ड्वेलर्स प्रा.लि.
२७५	खोणी	१४९/१	२५५००.००	पलावा ड्वेलर्स प्रा.लि.
२७६	खोणी	१४९/२	१५००.००	पलावा ड्वेलर्स प्रा.लि.
२७७	खोणी	१४९/३	७३००.००	पलावा ड्वेलर्स प्रा.लि.
२७८	खोणी	१४९/४	४१००.००	पलावा ड्वेलर्स प्रा.लि.
२७९	खोणी	१५०/१	४५००.००	पलावा ड्वेलर्स प्रा.लि.
२८०	खोणी	१५०/२/अ	१३६००.००	पलावा ड्वेलर्स प्रा.लि.
२८१	खोणी	१५०/२/ब	९१००.००	पलावा ड्वेलर्स प्रा.लि.
२८२	खोणी	१५०/३	३३००.००	पलावा ड्वेलर्स प्रा.लि.
२८३	खोणी	१५०/४/अ	१२७५०.००	पलावा ड्वेलर्स प्रा.लि.
२८४	खोणी	१५०/४/ब	१२५५०.००	पलावा ड्वेलर्स प्रा.लि.
२८५	खोणी	१५०/५	१८००.००	पलावा ड्वेलर्स प्रा.लि.
२८६	खोणी	१५०/६	१२४००.००	पलावा ड्वेलर्स प्रा.लि.
२८७	खोणी	१५०/७	१०२००.००	पलावा ड्वेलर्स प्रा.लि.
२८८	खोणी	१५०/८	४१००.००	पलावा ड्वेलर्स प्रा.लि.
२८९	खोणी	१५०/९	२२००.००	पलावा ड्वेलर्स प्रा.लि.
२९०	खोणी	१५०/१०/अ	७०५०.००	पलावा ड्वेलर्स प्रा.लि.
२९१	खोणी	१५०/१०/ब	७०५०.००	पलावा ड्वेलर्स प्रा.लि.
२९२	खोणी	१५१/-	२००.००	पलावा ड्वेलर्स प्रा.लि.
२९३	खोणी	१५२/-	३००.००	पलावा ड्वेलर्स प्रा.लि.
२९४	खोणी	१५४/-	७९५०.००	पलावा ड्वेलर्स प्रा.लि.

२९५	खोणी	१५७/२	१८६००.०० पैकी ४९५०.००	पलावा ड्वेलर्स प्रा.लि.
२९६	खोणी	१५८/४	९१५.००	पलावा ड्वेलर्स प्रा.लि.
२९७	खोणी	१६९/१	१४००.०० पैकी ९३०.००	पलावा ड्वेलर्स प्रा.लि.
२९८	खोणी	१६९/२/अ	९०८.३० पैकी ८४३.७५	पलावा ड्वेलर्स प्रा.लि.
२९९	खोणी	१६९/२/ब	६१०.००	पलावा ड्वेलर्स प्रा.लि.
३००	खोणी	१७०/-	५२९०.०० पैकी ३५२६.३६	पलावा ड्वेलर्स प्रा.लि.
३०१	खोणी	१७१/१	१८७७०.००	पलावा ड्वेलर्स प्रा.लि.
३०२	खोणी	१७१/२	१०६७०.००	पलावा ड्वेलर्स प्रा.लि.
३०३	खोणी	१७२/१	४५००.००	पलावा ड्वेलर्स प्रा.लि.
३०४	खोणी	१७३/२	३८०.००	पलावा ड्वेलर्स प्रा.लि.
३०५	खोणी	१७३/३	१८०.००	पलावा ड्वेलर्स प्रा.लि.
३०६	खोणी	१७३/-	८६००.००	पलावा ड्वेलर्स प्रा.लि.
३०७	खोणी	१७४/-	४७००.००	पलावा ड्वेलर्स प्रा.लि.
		एकूण	१२४८५४०.११	

क) मौजे हेदुटणे, ता.कल्याण, जि.ठाणे

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	क्षेत्र (चौ.मी.)	भोगवटादाराचे नांव
१	२	३	४	५
१	हेदुटणे	४/२/अ	७०२०.०० पैकी १५८३.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२	हेदुटणे	४/१२/अ	१३७०.०० पैकी ५००.००	अनिता सावळाराम काळण अविनाश सावळाराम काळण कृष्णा हरी काळण गिताबाई गौतम पाटील निर्मलाबाई अंकुश म्हात्रे भगवान हरी काळण भास्कर हरी काळण लताबाई कौठीराम पाटील ज्ञानदेव हरी काळण

३७ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			चिंतामणी काळुराम पाटील सगरबाई काशीराम पाटील सुरज सखाराम कालन
३	हेतूपुरते	९१२/४	१२१०.०० पैकी ५००.००	शांता सावुराम कालन पुंडलीक सावुराम कालन इंदुबाई गंगाराम कालन जनार्दन गंगाराम कालन यमनाबाई गंगाराम कालन प्रीतीका सावुराम कालन हरिदास सावुराम कालन
४	हेतूपुरते	९१२/४	८८०.०० पैकी २९३.००	कुसुमबाई कृष्णा भोईरी जनार्दन विनय कालन कैलास विठ्ठल वाजे वंदना सुरेश वाजे
५	हेतूपुरते	२/६/४	११७५.०० पैकी ६५२.००	शांताबाई काशिनाथ पाटील हंसुबाई चिंतामण कालन नारायण चिंतामण कालन भालचंद्र चिंतामण कालन
६	हेतूपुरते	२/१/४	३६४०.००	प्रमोद कमाल कालन विठु सदाशिव कालन कुसुमबाई सदाशिव कालन गणेश सखाराम कालन मथन सखाराम कालन कान्हाबा कांबळाराम पवार गंगुबाई लक्ष्मण भानवले पार्वती गणपतराव भोईर शिवाजीराव सखाराम कालन रामदास मधुकर कालन वसंत बाळुराम कालन दर्शना नाना राणे उत्तमराव किसोर माळी सोपान बाळुराम कालन शामराव बाळुराम कालन
७	हेतूपुरते	९३/१	२६००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
८	हेतूपुरते	९३/१	२३८०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
९	हेतूपुरते	१४/१	११०१०.००	पलाश बुकेलर्स प्रा.लि.
१०	हेतूपुरते	१४/६/४	५०९.००	लक्ष्मीबाई रामा पाटील रामेश रामू पाटील नविकेश रामू पाटील

३८ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			रघुबाबू पाटील बाबूबाई शालीक ठाकूर शकुंतलाबाई चंद्रहास चौधरी शालका गजानन पाटील विजयकुमार गजानन पाटील केशव गजानन पाटील पुंडी बाळाराम नाथ सरस सुभाष पाटील पार्वती रविंद्र पाटील ज्योती केशव पाटील प्रदीप केशव पाटील अ.ग.क. आई ज्योती केशव पाटील
११	हेतूपुरते	१२/४	१६९.०० पैकी १६४.००	मे.अनंत डेव्हलपर्स प्रा.लि.
१२	हेतूपुरते	१७/-	४१३६.००	मे.अनंत डेव्हलपर्स प्रा.लि.
१३	हेतूपुरते	१९/१	९८८.००	अविनाश हरिराम गवरा
१४	हेतूपुरते	१९/१	१०००.००	गंगुबाई बाबू पाटील विनायक बाबू पाटील अंतराबाई बाबू पाटील (क्षेत्र ५००.०० चौ.मी.) गॅलेक्टिक डेव्हलपर्स लिमिटेड (क्षेत्र ५००.०० चौ.मी.)
१५	हेतूपुरते	१९/१	१०७०.००	अविनाश हरिराम गवरा
१६	हेतूपुरते	२४/१/४	५६६०.००	माधुबाई हरिचंद्र भोईर शशिकांत हरिचंद्र भोईर अक्षय हरिचंद्र भोईर नयनाबाई शशिकांत पाटील कविता हरिचंद्र भोईर सोनी हरिचंद्र भोईर सुमन हरिचंद्र भोईर गिरजाबाई सखाराम गायकवाड भागाबाई कृष्णा पाटील बाबूबाई गणपत भोईर विजय बाबू भोईर लतेश बाबू भोईर पांडुरंगबाई पांडुरंग भोईर कुसुम पांडुरंग भोईर

३९ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			महेश पांडुरंग भोईर वैशाली पांडुरंग भोईर भारतबाई पांडुरंग भोईर कल्पना पांडुरंग भोईर शीला पांडुरंग भोईर कविता संतोष भोईर स्नेहा संतोष भोईर अ.पा.क. आई ऋतीक हेमंत कारभारी पौर्णिमा हेमंत कारभारी यश हेमंत कारभारी
१७	हेतूपुरते	२४/१/४	३३४४.००	पलाश बुकेलर्स प्रा.लि.
१८	हेतूपुरते	२४/१	४३०.००	माधुबाई हरिचंद्र भोईर शशिकांत हरिचंद्र भोईर अक्षय हरिचंद्र भोईर कविता हरिचंद्र भोईर सोनी हरिचंद्र भोईर सुमन हरिचंद्र भोईर नयनाबाई शशिकांत पाटील गिरजाबाई सखाराम गायकवाड भागाबाई कृष्णा पाटील बाबूबाई गणपत भोईर विजय बाबू भोईर लतेश बाबू भोईर पांडुरंगबाई पांडुरंग भोईर कुसुम पांडुरंग भोईर महेश पांडुरंग भोईर वैशाली पांडुरंग भोईर भारतबाई पांडुरंग भोईर कल्पना पांडुरंग भोईर शीला पांडुरंग भोईर स्नेहा संतोष भोईर अ.पा.क. आई ऋतीक हेमंत कारभारी पौर्णिमा हेमंत कारभारी यश हेमंत कारभारी कविता संतोष भोईर
१९	हेतूपुरते	२४/४	३००	माधुबाई हरिचंद्र भोईर शशिकांत हरिचंद्र भोईर अक्षय हरिचंद्र भोईर नयनाबाई शशिकांत पाटील

कलन-५
दस्त क्र. १०३३ | २०२५
५ | १२

४० | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			सोनी हरिचंद्र भोईर कविता हरिचंद्र भोईर सुमन हरिचंद्र भोईर गिरजाबाई सखाराम गायकवाड भागाबाई कृष्णा पाटील बाबूबाई गणपत भोईर विजय बाबू भोईर लतेश बाबू भोईर पांडुरंगबाई पांडुरंग भोईर कुसुम पांडुरंग भोईर महेश पांडुरंग भोईर वैशाली पांडुरंग भोईर भारतबाई पांडुरंग भोईर कल्पना पांडुरंग भोईर शीला पांडुरंग भोईर स्नेहा संतोष भोईर अ.पा.क. आई ऋतीक हेमंत कारभारी पौर्णिमा हेमंत कारभारी यश हेमंत कारभारी कविता संतोष भोईर
२०	हेतूपुरते	२५/१	५४९.००	गॅलेक्टिक डेव्हलपर्स लि.
२१	हेतूपुरते	२५/१/अ	१२६६.००	मे.अनंत डेव्हलपर्स प्रा.लि. गॅलेक्टिक डेव्हलपर्स लि.
२२	हेतूपुरते	२५/१/४	१२९६.००	अविनाश हरिराम गवरा (क्षेत्र २५४१.०० चौ.मी.) पलाश बुकेलर्स प्रा.लि. (क्षेत्र २०३०.०० चौ.मी.) गॅलेक्टिक डेव्हलपर्स लि. (क्षेत्र ५३२१.०० चौ.मी.)
२३	हेतूपुरते	२५/१	१६७०.००	मे.अनंत डेव्हलपर्स प्रा.लि. गॅलेक्टिक डेव्हलपर्स लिमिटेड
२४	हेतूपुरते	२५/४	३२२०.००	गॅलेक्टिक डेव्हलपर्स लि.
२५	हेतूपुरते	२६/१	६१५०.००	शशिकला मारुती भाटे विनायकबाबा काशीनाथ पाटील जनार्दन मारुती भाटे आनंदी शंकर पाटील गिरजाबाबा विठ्ठल आलीगंधकर सुरेखा भास्कर पाटील वैजयंती प्रभाकर चौधरी

४१ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			सुदाम बाबू पाटील भाया बाबू पाटील वामन बाबू पाटील कैलास बाबू पाटील
२६	हेतूपुरते	२६/१/अ	५२४४.००	बाबूबाई शालीक ठाकूर रामेश रामू पाटील अनंता गजानन पाटील शशिकला गजानन पाटील शकुंतला [illegible] विजयकुमार गजानन पाटील रामू बाळाराम नाथ केशव गजानन पाटील पुंडी बाळाराम नाथ पार्वती रविंद्र पाटील सरस सुभाष पाटील पार्वती रविंद्र पाटील ज्योती केशव पाटील प्रदीप केशव पाटील [illegible] ज्योती केशव पाटील १५००.०० चौ.मी. गॅलेक्टिक डेव्हलपर्स लि. १३००.०० चौ.मी.
२७	हेतूपुरते	२६/१/४	५२६.००	अविनाश हरिराम गवरा (क्षेत्र १०७६.०० चौ.मी.) शशिकला रामा पाटील रघु बाबू पाटील बाबूबाई शालिक ठाकूर, शकुंतला चंद्रहास चौधरी अनंता गजानन पाटील, विजयकुमार गजानन पाटील केशव गजानन पाटील पुंडी बाळाराम नाथ सरस सुभाष पाटील पार्वती रविंद्र पाटील प्रदीप केशव पाटील, अ.पा.क. आई ज्योती केशव पाटील (क्षेत्र ४१६४.०० चौ.मी.)
२८	हेतूपुरते	२७/१	३१३०.०० पैकी १०९६.००	मे.अनंत डेव्हलपर्स प्रा.लि.

४२ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			अविनाश हरिराम गवरा (क्षेत्र ७०७.०० चौ.मी.) पलाश बुकेलर्स प्रा.लि. (क्षेत्र १०३१.०० चौ.मी.) गॅलेक्टिक डेव्हलपर्स लिमिटेड (क्षेत्र ४९९.०० चौ.मी.)
		२७/१	४००.००	हरी बाळा भोईरी पंढरीनाथ तुकाराम भोईरी चिमाबाई तुकाराम भोईरी भालचंद्र तुकाराम भोईरी लालचंद्र तुकाराम भोईरी मुक्ताबाई तुकाराम भोईरी सरिता लक्ष्मण गायकवाड कविता गुलाबराव ठाकरे भास्कर कुटीरिक भोईरी कविराज कुटीरिक भोईरी कविराज कुटीरिक भोईरी किरण कुटीरिक भोईरी संगीताबाई मोहन भाटे शिरीष सखाराम भोईरी मधुबाबाई सखाराम भोईरी बाबाबाबाई सखाराम भोईरी नारायण रामू भोईरी नामदेव रामू भोईरी रामा रामू भोईरी जनाबाई गोपाळ जोशी पार्वतीबाई लक्ष्मणी भाटे शकुंतलाबाई अनंता चिंतामणी
३१	हेतूपुरते	२७/४	५८०.०० पैकी ३७४.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३२	हेतूपुरते	२७/५	२३००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३३	हेतूपुरते	२८/-	६२७०.००	अविनाश हरिराम गवरा (क्षेत्र १२५०.०० चौ.मी.) पलाश बुकेलर्स प्रा.लि. (क्षेत्र ४०२४.०० चौ.मी.) गॅलेक्टिक डेव्हलपर्स लिमिटेड (क्षेत्र १०९६.०० चौ.मी.)

४३ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

३४	हेतूपुरते	३०/-	८१०.००	शीतलबाई काशिनाथ पाटील गिरजाबाई भास्कर पाटील हरीचंद्र शंकर भंडारी हरी शंकर भंडारी मुकुंद शंकर भंडारी सुकन्या शंकर भंडारी कुसुमबाई कृष्णा भंडारी काळूराम कृष्णा भंडारी लक्ष्मीबाई अनंता भंडारी संतोष अनंता भंडारी वैशाली अनंता भंडारी रोहिणी अनंता भंडारी निवृत्ती कृष्णा भंडारी निर्मला किसनी गुजाळी प्रविण काळूराम भंडारी अनिल काळूराम भंडारी सविता किशोर भोईर संगिता प्रेमनाथ पाटील मिना रविंद्रराम पाटील निर्मला काळूराम भंडारी पलाश प्रलेकर भंडारी अ.पा.क. आई मित्र प्रलेकर भंडारी अथर्व प्रलेकर भंडारी
३५	हेतूपुरते	३१/-	४५०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३६	हेतूपुरते	३२/१	७१२.००	भाया काळाराम कालन व इतर (क्षेत्र ५६०.०० चौ.मी.) गॅलेक्टिक डेव्हलपर्स लिमिटेड (क्षेत्र १५८.०० चौ.मी.)
३७	हेतूपुरते	३२/३	९१०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८	हेतूपुरते	३२/४	९१०.००	गॅलेक्टिक डेव्हलपर्स लिमिटेड
३९	हेतूपुरते	३३/१/अ	१९५०.००	अविनाश हरिराम गवरा (क्षेत्र ४२५०.०० चौ.मी.) पलाश बुकेलर्स प्रा.लि. (क्षेत्र ३९३०.०० चौ.मी.) गॅलेक्टिक डेव्हलपर्स लिमिटेड (क्षेत्र १०७०.०० चौ.मी.)
४०	हेतूपुरते	३३/३/४	१४३०.००	पलाश बुकेलर्स प्रा.लि.
४१	हेतूपुरते	३३/४	२३३०.००	बाळाराम बाबू भंडारी मंदाबाई कृष्णा देसले

४४ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

			किसनि एकनाथ भंडारी गंगुबाई जनार्दन नाथ बाळाराम बाबू भंडारी
४२	हेतूपुरते	३४/५	२०३६.००	सुगंधाबाई कृष्णा भंडारी नाना कृष्णा भंडारी वामन कृष्णा भंडारी भागाबा कृष्णा भंडारी महादू कृष्णा भंडारी मोहन कृष्णा भंडारी विजयाबाई देवू लाले शालीका कृष्णा भंडारी पंढरीबाई रामा भाटे निलाबाई चाफाराम केणे (क्षेत्र १४४१.०० चौ.मी.) शालीका कृष्णा भंडारी नाना कृष्णा भंडारी महादू कृष्णा भंडारी वामन कृष्णा भंडारी मोहन कृष्णा भंडारी विजयाबाई देवू लाले निलाबाई चाफाराम केणे पंढरीबाई रामा भाटे सुगंधाबाई बुधकांत ठाकूर बाबाबाबाई रामा पाटील दिनकर शंकर भंडारी सुरेश पांडुरंग पाटील भोलाराम पांडुरंग पाटील शामराव पांडुरंग पाटील (क्षेत्र ५१०.०० चौ.मी.)
४३	हेतूपुरते	३६/८	४०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४४	हेतूपुरते	४९/१	९५५०.००	पलाश बुकेलर्स प्रा.लि.
४५	हेतूपुरते	४९/१	१३२४.००	पलाश बुकेलर्स प्रा.लि.
४६	हेतूपुरते	४९/२	९५८८.००	पलाश बुकेलर्स प्रा.लि.
४७	हेतूपुरते	५०/१	४०३०.००	पलाश बुकेलर्स प्रा.लि.
४८	हेतूपुरते	५१/-	७४९०.००	पलाश बुकेलर्स प्रा.लि.
४९	हेतूपुरते	५१/१	९८१०.००	पलाश बुकेलर्स प्रा.लि.
५०	हेतूपुरते	५३/१	९४०.००	पलाश बुकेलर्स प्रा.लि.
५१	हेतूपुरते	५३/२	१४०.००	पलाश बुकेलर्स प्रा.लि.

४५ | अ.महापुरुषवाडा-१/टी-७/मोजणी-कोनी-डेपुटणे-कोळे-पाचिवली-काटई-नागनांव, त.कल्याण/उल्हासनगर, जि.ठाणे/ठेकाकरण/एकमत-२१/२०२२

५२	हेतूपुरते	५३/४	१६८.००	पलाश बुकेलर्स प्रा.लि.
५३	हेतूपुरते	५३/१/अ	१६४०.००	पलाश बुकेलर्स प्रा.लि.
५४	हेतूपुरते	५३/१/ब	१२९०.००	पलाश बुकेलर्स प्रा.लि.
५५	हेतूपुरते	५३/१/क	१२९०.००	पलाश बुकेलर्स प्रा.लि.
५६	हेतूपुरते	५३/१/ड	१२९०.००	पलाश बुकेलर्स प्रा.लि.
५७	हेतूपुरते	५३/३/अ	८८.००	पलाश बुकेलर्स प्रा.लि.
५८	हेतूपुरते	५३/३/ब	८८.००	पलाश बुकेलर्स प्रा.लि.
५९	हेतूपुरते	५३/३/क	१००.००	पलाश बुकेलर्स प्रा.लि.
६०	हेतूपुरते	५३/३/ड	७०.००	पलाश बुकेलर्स प्रा.लि.
६१	हेतूपुरते	५४/१	१९३०.००	पलाश बुकेलर्स प्रा.लि.
६२	हेतूपुरते	५४/२	१९५०.००	पलाश बुकेलर्स प्रा.लि.
६३	हेतूपुरते	५४/३	१९३०.००	पलाश बुकेलर्स प्रा.लि.
६४	हेतूपुरते	५४/४	१४००.००	पलाश बुकेलर्स प्रा.लि.
६५	हेतूपुरते	५५/१	७९३०.००	पलाश बुकेलर्स प्रा.लि.
६६	हेतूपुरते	५५/१/अ	३०३०.००	पलाश बुकेलर्स प्रा.लि.
६७	हेतूपुरते	५५/१/ब	४४५०.००	पलाश बुकेलर्स प्रा.लि.
६८	हेतूपुरते	५५/१/क	७५९०.००	पलाश बुकेलर्स प्रा.लि.
६९	हेतूपुरते	५५/१/ड	४०००.००	पलाश बुकेलर्स प्रा.लि.
७०	हेतूपुरते	५५/३/अ	५४४०.००	पलाश बुकेलर्स प्रा.लि.
७१	हेतूपुरते	५५/३/ब	४४४०.००	पलाश बुकेलर्स प्रा.लि.
७२	हेतूपुरते	५५/३/क	१९३०.००	पलाश बुकेलर्स प्रा.लि.
७३	हेतूपुरते	५८/१	१३५०.००	पलाश बुकेलर्स प्रा.लि.
७४	हेतूपुरते	५८/२	१०५०.००	पलाश बुकेलर्स प्रा.लि.
७५	हेतूपुरते	५८/३	१०१०.००	पलाश बुकेलर्स प्रा.लि.
७६	हेतूपुरते	५८/४	१७४०.००	पलाश बुकेलर्स प्रा.लि.
७७	हेतूपुरते	५९/१/अ	९५०.००	पलाश बुकेलर्स प्रा.लि.
७८	हेतूपुरते	५९/१/ब	४५०.००	पलाश बुकेलर्स प्रा.लि.
७९	हेतूपुरते	५९/१/क	४५०.००	पलाश बुकेलर्स प्रा.लि.
८०	हेतूपुरते	५९/१/ड	४५०.००	पलाश बुकेलर्स प्रा.लि.
८१	हेतूपुरते	५९/२	९२६०.००	पलाश बुकेलर्स प्रा.लि.
८२	हेतूपुरते	६०/१	१३५०.००	पलाश बुकेलर्स प्रा.लि.
८३	हेतूपुरते	६०/२	२८०.००	पलाश बुकेलर्स प्रा.लि.
८४	हेतूपुरते	६१/२	११६०.००	पलाश बुकेलर्स प्रा.लि.
८५	हेतूपुरते	६१/३	१९६०.००	पलाश बुकेलर्स प्रा.लि.
८६	हेतूपुरते	६१/४/अ	२४५०.००	पलाश बुकेलर्स प्रा.लि. ठाणे
८७	हेतूपुरते	६१/५	२९८०.००	पलाश बुकेलर्स प्रा.लि.
८८	हेतूपुरते	६२/१	९८५०.००	लोढा डेव्हलपर्स लि.
८९	हेतूपुरते	६३/१	१३९०.००	पलाश बुकेलर्स प्रा.लि.

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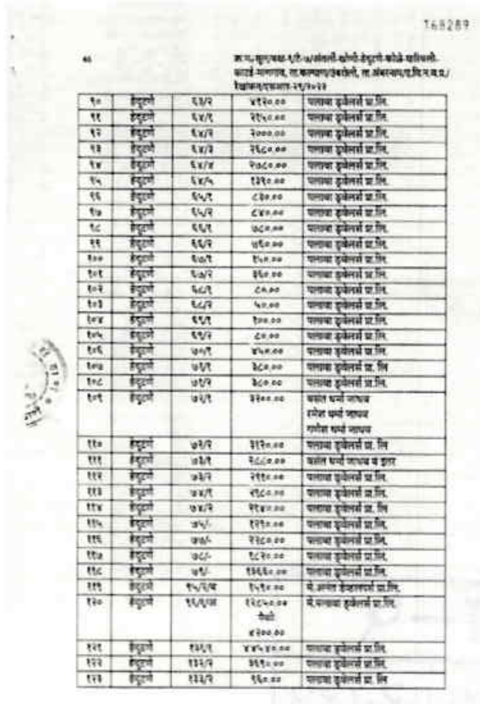
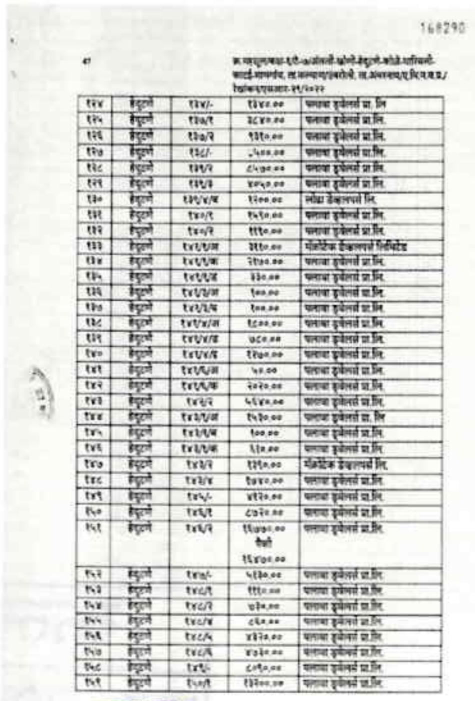
DIST. THANE





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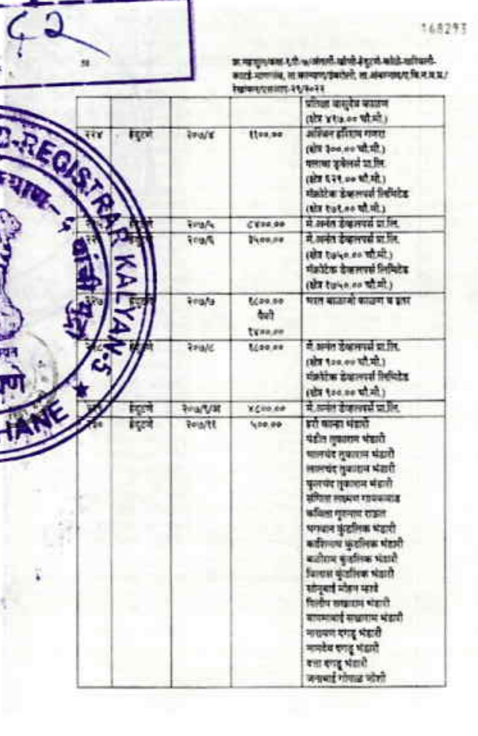

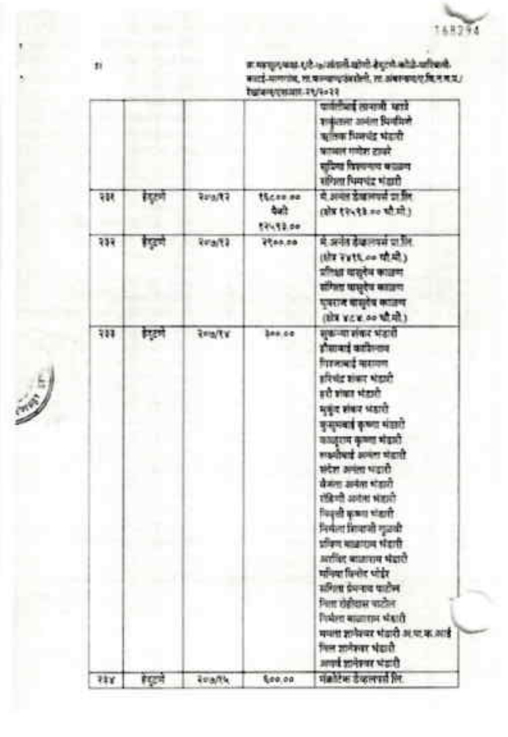

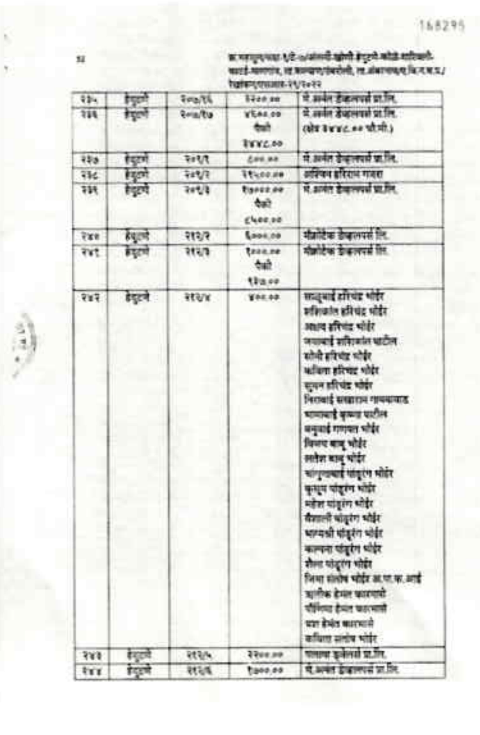

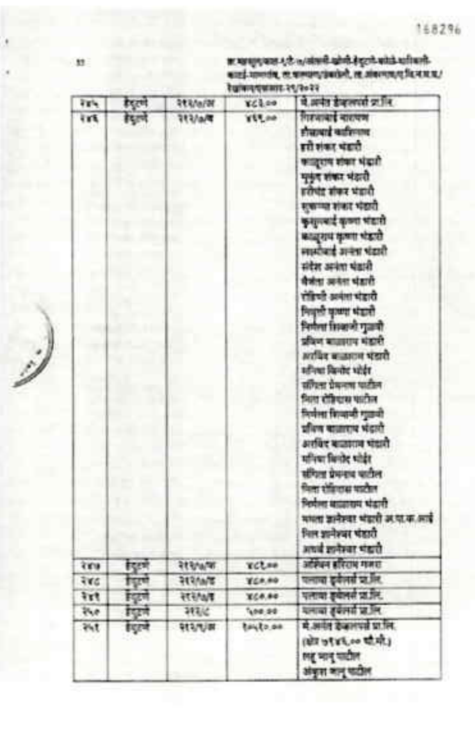

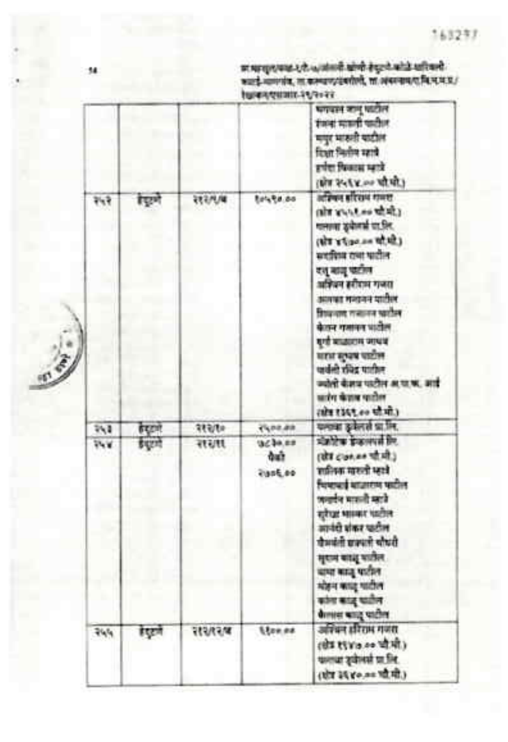

अ.महाराष्ट्रबँक-ए/टी-७/आंतर्गत ओंगी हेंद्रुणे-कोळे-पाचिवली.
काटई-नागांव, ता.कल्याण/अंबरनाथ, ता.अंबरनाथ/जि.ग.म.ज./
रेखांकन/एकत्रीकरण-२५/२०२२

				सदाशिव राघा पाटील राघूबाबू पाटील आत्माराम गजानन पाटील विश्वनाथ गजानन पाटील केशव गजानन पाटील पुंडलीक बाळाराम जाधव बाळा मुंजाबा पाटील पार्वती रविंद्र पाटील ज्योती केशव पाटील अ.पा.क. आई सारा केशव पाटील (क्षेत्र ५१६.०० चौ.मी.)
२५६	हेंद्रुणे	२१३/१३	१४४००.००	अविनाश हरिराम गवळ (क्षेत्र १६००.०० चौ.मी.) पलाश इन्फ्रेलर्स प्रा.लि. (क्षेत्र ४८००.०० चौ.मी.)
२५७	हेंद्रुणे	२१३/१४	१२०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२५८	हेंद्रुणे	२१३/१५	१३०००.००	शशिकला भारती भगत शिलाबाई मोहन भगत गिरधारी बाळाराम पाटील जनार्दन भारती भगत आनंदी शंकर पाटील गिरजाबाई शिवराम आडीवकर सुरेखा भास्कर पाटील वैजयंती छबुराव चौधरी भारती प्रकाश पाटील शिलाबाई बाबूराव भगत अविनाश बाबूराव भगत भगवान बाबूराव भगत सुशान काळू पाटील मोहन काळू पाटील भास्कर काळू पाटील बाळा काळू पाटील कांता काळू पाटील कैलास काळू पाटील सुनिल लक्ष्मण भोईर राजेश लक्ष्मण भोईर किशोर लक्ष्मण भोईर संदिप विष्णु भगत

अ.महाराष्ट्रबँक-ए/टी-७/आंतर्गत ओंगी हेंद्रुणे-कोळे-पाचिवली.
काटई-नागांव, ता.कल्याण/अंबरनाथ, ता.अंबरनाथ/जि.ग.म.ज./
रेखांकन/एकत्रीकरण-२५/२०२२

				कमला विष्णु भगत ज्योती शिरीष तो अविनाशी किसन पाटील मंगेश विष्णु भगत
२५९	हेंद्रुणे	२१४/५	६०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६०	हेंद्रुणे	२१४/६/अ	६०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६१	हेंद्रुणे	२१४/६/ब	७६००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६२	हेंद्रुणे	२१४/६/क	८४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६३	हेंद्रुणे	२१४/८	४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६४	हेंद्रुणे	२१४/१/अ	६५५०.००	लोढा डेव्हलपर्स लि. (क्षेत्र ३०००.०० चौ.मी.) मॅक्रोटेक डेव्हलपर्स लि. (क्षेत्र ३५५०.०० चौ.मी.)
२६५	हेंद्रुणे	२१४/१/ब	१७५००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६६	हेंद्रुणे	२१४/१०/अ	५१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६७	हेंद्रुणे	२१४/१०/ब	७०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६८	हेंद्रुणे	२१४/११	११५००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२६९	हेंद्रुणे	२१४/१२	५४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७०	हेंद्रुणे	२१५/२	२४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७१	हेंद्रुणे	२१५/३	३०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७२	हेंद्रुणे	२१५/४/अ	८१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७३	हेंद्रुणे	२१५/४/ब	१०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७४	हेंद्रुणे	२१५/५	१५८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७५	हेंद्रुणे	२१५/६/अ	७७००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७६	हेंद्रुणे	२१५/६/ब	६०७.०० पैकी ५३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७७	हेंद्रुणे	२१५/६/क	२८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७८	हेंद्रुणे	२१५/७	९८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२७९	हेंद्रुणे	२१५/८/अ	४४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८०	हेंद्रुणे	२१५/९	१९०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८१	हेंद्रुणे	२१५/१०	६००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८२	हेंद्रुणे	२१६/१	८३००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८३	हेंद्रुणे	२१६/३	५८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८४	हेंद्रुणे	२१६/४	१२३००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८५	हेंद्रुणे	२१६/५	१३००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८६	हेंद्रुणे	२१६/६	६००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८७	हेंद्रुणे	२१६/८	९२००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८८	हेंद्रुणे	२१६/९/अ	५९५०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८९	हेंद्रुणे	२१६/१०	८७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८८	हेंद्रुणे	२१६/११	८०००.००	पलाश इन्फ्रेलर्स प्रा.लि.

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रेखांकन/एकत्रीकरण-२५/२०२२

२८८	हेंद्रुणे	२१६/१	३१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२८९	हेंद्रुणे	२१६/१०	१२०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९०	हेंद्रुणे	२१६/१	७६०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९१	हेंद्रुणे	२१६/३	५७६०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९२	हेंद्रुणे	२१७/६/ड	१२००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९३	हेंद्रुणे	२१७/७	२६७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९४	हेंद्रुणे	२१७/८	१७३०.००	लोढा डेव्हलपर्स लि.
२९५	हेंद्रुणे	२१८/१	२९००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९६	हेंद्रुणे	२१८/२	६१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९७	हेंद्रुणे	२१८/३	२८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९८	हेंद्रुणे	२१८/४	३६०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
२९९	हेंद्रुणे	२२०/१	४५००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३००	हेंद्रुणे	२२०/३	५४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०१	हेंद्रुणे	२२०/५	२०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०२	हेंद्रुणे	२२०/६	२२००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०३	हेंद्रुणे	२२१/१	६००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०४	हेंद्रुणे	२२१/४	४४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०५	हेंद्रुणे	२२३/२	५००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०६	हेंद्रुणे	२२३/४	७६०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०७	हेंद्रुणे	२२३/५	१०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०८	हेंद्रुणे	२२५/१	२०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३०९	हेंद्रुणे	२२५/२/अ	१२३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१०	हेंद्रुणे	२२५/२/ब	१४४०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३११	हेंद्रुणे	२२५/३/अ	३८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१२	हेंद्रुणे	२२५/३	५४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१३	हेंद्रुणे	२३०/३/अ	१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१४	हेंद्रुणे	२३०/३/ब	२३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१५	हेंद्रुणे	२३०/३/क	३३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१६	हेंद्रुणे	२३०/३/ड	१९०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१७	हेंद्रुणे	२३०/३/इ	२८४०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१८	हेंद्रुणे	२३०/३/फ	३५०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३१९	हेंद्रुणे	२३०/३/ग	१३००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२०	हेंद्रुणे	२३०/३/ग/१	७३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२१	हेंद्रुणे	२३०/५	१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२२	हेंद्रुणे	२३१/१	६००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२३	हेंद्रुणे	२३२/१/अ	५९५०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२४	हेंद्रुणे	२३२/३	८७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२५	हेंद्रुणे	२३२/३/अ	८००.००	पलाश इन्फ्रेलर्स प्रा.लि.

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३२६	हेंद्रुणे	२३२/५	२३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२७	हेंद्रुणे	२३३/१/अ	२१५०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२८	हेंद्रुणे	२३३/१/ब	८०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३२९	हेंद्रुणे	२३३/१/क	७६०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३०	हेंद्रुणे	२३३/१/अ	१३७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३१	हेंद्रुणे	२३४/२/अ	१२८००.००	लोढा डेव्हलपर्स लि. अक्षय राघवराव भगत
३३२	हेंद्रुणे	२३४/२/ब	६१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३३	हेंद्रुणे	२३४/२/क	६०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३४	हेंद्रुणे	२३४/२/ड	३०१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३५	हेंद्रुणे	२३४/२/इ/१	३०००.००	बाळाराम धर्मा जाधव रमेश धर्मा जाधव रमेश धर्मा जाधव
३३६	हेंद्रुणे	२३४/२/इ/२	२३१०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३८	हेंद्रुणे	२३४/२/फ	४९१०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३३९	हेंद्रुणे	२३४/३/अ	१००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४०	हेंद्रुणे	२३४/३/ब	४००.००	लोढा डेव्हलपर्स लि.
३४१	हेंद्रुणे	२३४/३/क	४००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४२	हेंद्रुणे	२३४/३/ड	१०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४३	हेंद्रुणे	२३४/३/इ	१०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४४	हेंद्रुणे	२३४/३/फ	८२०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४५	हेंद्रुणे	२३४/३/ग	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४६	हेंद्रुणे	२३४/३/ग/१	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४७	हेंद्रुणे	२३४/३/ग/२	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४८	हेंद्रुणे	२३४/३/ग/३	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३४९	हेंद्रुणे	२३४/३/ग/४	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५०	हेंद्रुणे	२३४/३/ग/५	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५१	हेंद्रुणे	२३४/३/ग/६	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५२	हेंद्रुणे	२३४/३/ग/७	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५३	हेंद्रुणे	२३४/३/ग/८	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५४	हेंद्रुणे	२३४/३/ग/९	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५५	हेंद्रुणे	२३४/३/ग/१०	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५६	हेंद्रुणे	२३४/३/ग/११	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५७	हेंद्रुणे	२३४/३/ग/१२	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३५८	हेंद्रुणे	२३४/३/ग/१३	८०७०.००	पलाश इन्फ्रेलर्स प्रा.लि.

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३५९	हेंद्रुणे	२३४/१	३८८०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६०	हेंद्रुणे	२३४/२	१२००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६१	हेंद्रुणे	२३४/३	५३३०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६२	हेंद्रुणे	२३४/४/अ	४०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६३	हेंद्रुणे	२३४/४/ब	५००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६४	हेंद्रुणे	२३४/८/ड	८४०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६५	हेंद्रुणे	२३४/१०/अ	६१६०.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६६	हेंद्रुणे	२३४/१०/ब	४०००.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६७	हेंद्रुणे	२३४/१०/क	३०००.०० पैकी ५८८.००	पलाश इन्फ्रेलर्स प्रा.लि.
३६८	हेंद्रुणे	२३५/१	६२२.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३६९	हेंद्रुणे	२३५/२	४७७.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७०	हेंद्रुणे	२३५/३	३४४२.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७१	हेंद्रुणे	२३५/४	४४२.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७२	हेंद्रुणे	२३५/५	५२६.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७३	हेंद्रुणे	२३५/६	३९१.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७४	हेंद्रुणे	२३५/७	८४.००	अविनाश हरिराम केणी
३७५	हेंद्रुणे	२३५/९	४८७.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७६	हेंद्रुणे	२३५/११	४८९.१० पैकी ४८९.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७७	हेंद्रुणे	२३५/१२	५४८.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७८	हेंद्रुणे	२३५/१४	४८१.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३७९	हेंद्रुणे	२३५/१५	५७०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३८०	हेंद्रुणे	२३५/१६	५२५.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३८१	हेंद्रुणे	२३५/१७	४८९.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३८२	हेंद्रुणे	२३५/१८	१४३.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
३८३	हेंद्रुणे	२३५/१९	७२६.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८४	हेंद्रुणे	२३५/२०	५७०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८५	हेंद्रुणे	२३५/२१	५७०.००	मे.अनंत डेव्हलपर्स प्रा.लि.

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रेखांकन/एकत्रीकरण-२५/२०२२

३८६	हेंद्रुणे	२३५/२२	५७०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८७	हेंद्रुणे	२३५/२३	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८८	हेंद्रुणे	२३५/२४	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८९	हेंद्रुणे	२३५/२५	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९०	हेंद्रुणे	२३५/२६	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९१	हेंद्रुणे	२३५/२७	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९२	हेंद्रुणे	२३५/२८	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९३	हेंद्रुणे	२३५/२९	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९४	हेंद्रुणे	२३५/३०	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९५	हेंद्रुणे	२३५/३१	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९६	हेंद्रुणे	२३५/३२	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९७	हेंद्रुणे	२३५/३३	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९८	हेंद्रुणे	२३५/३४	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९९	हेंद्रुणे	२३५/३५	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४००	हेंद्रुणे	२३५/३६	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०१	हेंद्रुणे	२३५/३७	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०२	हेंद्रुणे	२३५/३८	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०३	हेंद्रुणे	२३५/३९	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०४	हेंद्रुणे	२३५/४०	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०५	हेंद्रुणे	२३५/४१	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०६	हेंद्रुणे	२३५/४२	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०७	हेंद्रुणे	२३५/४३	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०८	हेंद्रुणे	२३५/४४	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०९	हेंद्रुणे	२३५/४५	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१०	हेंद्रुणे	२३५/४६	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४११	हेंद्रुणे	२३५/४७	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१२	हेंद्रुणे	२३५/४८	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१३	हेंद्रुणे	२३५/४९	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१४	हेंद्रुणे	२३५/५०	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१५	हेंद्रुणे	२३५/५१	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१६	हेंद्रुणे	२३५/५२	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१७	हेंद्रुणे	२३५/५३	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१८	हेंद्रुणे	२३५/५४	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४१९	हेंद्रुणे	२३५/५५	३०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.

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				ज्योती शिरीष तो अविनाशी किसन पाटील मंगेश विष्णु भगत
४२१	हेंद्रुणे	२३०/३/अ	४७९.००	नंदकुमार विठ्ठल चौधरी
४२२	हेंद्रुणे	२३०/३/ब	४१६.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
४२३	हेंद्रुणे	२३०/३/क	५००.००	मॅक्रोटेक डेव्हलपर्स लि.
४२४	हेंद्रुणे	२३०/३/ड	५३८.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
४२५	हेंद्रुणे	२३०/३/इ	५२७.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
४२६	हेंद्रुणे	२३०/३/फ	५०९.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाना
४२७	हेंद्रुणे	२३०/३/ग	१३००.०० पैकी ४३५.००	मॅक्रोटेक डेव्हलपर्स लि. (क्षेत्र १२०.०० चौ.मी.) शशिकला भारती भगत शिलाबाई मोहन भगत गिरधारी बाळाराम पाटील जनार्दन भारती भगत गिरजाबाई शिवराम आडीवकर सुरेखा भास्कर पाटील आनंदी शंकर पाटील वैजयंती छबुराव चौधरी सुशान काळू पाटील बाळा काळू पाटील कांता काळू पाटील कैलास काळू पाटील
४२८	हेंद्रुणे	२३०/३/ग	४०४.००	पलाश इन्फ्रेलर्स प्रा.लि.
४२९	हेंद्रुणे	२३०/३/घ	४०४.००	पलाश इन्फ्रेलर्स प्रा.लि.
४३०	हेंद्रुणे	२३१/३/अ	८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
४३१	हेंद्रुणे	२३१/३/ब	८००.००	पलाश इन्फ्रेलर्स प्रा.लि.
४३२	हेंद्रुणे	२३१/३/क	६६०.०० पैकी ३१५.००	पलाश इन्फ्रेलर्स प्रा.लि.
४३३	हेंद्रुणे	२३४/४	६०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४३४	हेंद्रुणे	२३४/५	६६.००	अनिल बाळाराम भंडारी काळूराम कृष्णा भंडारी कृष्णाबाई कृष्णा भंडारी गिरजाबाई नारायण

अ.महाराष्ट्रबँक-ए/टी-७/आंतर्गत ओंगी हेंद्रुणे-कोळे-पाचिवली.
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				हरिश्चंद्र शंकर भंडारी वैजंता अनंता भंडारी लक्ष्मीबाई अनंता भंडारी सुकन्या शंकर भंडारी गिनीता बाळाराम भंडारी गिनीता शिवाजी गुजरी हरी शंकर भंडारी गिनुबी कृष्णा भंडारी प्रविण बाळाराम भंडारी संदेश अनंता भंडारी मनिषा किरीट भोईर संगिता प्रेमनाथ पाटील गिता रोहिदास पाटील शैलाबाई कालिराम समता ज्ञानेश्वर भंडारी अ.पा.क. आई गिता ज्ञानेश्वर भंडारी अमर्थ ज्ञानेश्वर भंडारी
४३५	हेंद्रुणे	२६८/१	२६८.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४३६	हेंद्रुणे	२६८/३	२६४.००	सुकन्या शंकर भंडारी शैलाबाई कालिराम गिरजाबाई नारायण हरिश्चंद्र शंकर भंडारी हरी शंकर भंडारी मुकुंद शंकर भंडारी कृष्णाबाई कृष्णा भंडारी काळूराम कृष्णा भंडारी लक्ष्मीबाई अनंता भंडारी संदेश अनंता भंडारी वैजंता अनंता भंडारी रोहिणी अनंता भंडारी गिनुबी कृष्णा भंडारी गिनीता शिवाजी गुजरी प्रविण बाळाराम भंडारी अनिल बाळाराम भंडारी मनिषा किरीट भोईर संगिता प्रेमनाथ पाटील गिता रोहिदास पाटील

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				गिनीता बाळाराम भंडारी समता ज्ञानेश्वर भंडारी अ.पा.क. आई गिता ज्ञानेश्वर भंडारी अमर्थ ज्ञानेश्वर भंडारी
४२७	हेंद्रुणे	२६५/४/अ	१६०.००	अविनाश हरिराम गवळ
४२८	हेंद्रुणे	२६५/४/ब	१६६०.००	अविनाश हरिराम गवळ
४२९	हेंद्रुणे	२६५/५/ब	१५७०.००	सुकन्या शंकर भंडारी शैलाबाई कालिराम गिरजाबाई नारायण हरिश्चंद्र शंकर भंडारी हरी शंकर भंडारी मुकुंद शंकर भंडारी कृष्णाबाई कृष्णा भंडारी काळूराम कृष्णा भंडारी लक्ष्मीबाई अनंता भंडारी संदेश अनंता भंडारी वैजंता अनंता भंडारी रोहिणी अनंता भंडारी गिनुबी कृष्णा भंडारी गिनीता शिवाजी गुजरी प्रविण बाळाराम भंडारी अनिल बाळाराम भंडारी मनिषा किरीट भोईर संगिता प्रेमनाथ पाटील गिता रोहिदास पाटील गिनीता बाळाराम भंडारी समता ज्ञानेश्वर भंडारी अ.पा.क. आई गिता ज्ञानेश्वर भंडारी अमर्थ ज्ञानेश्वर भंडारी
४३०	हेंद्रुणे	२६५/६	८६०.००	सुकन्या शंकर भंडारी शैलाबाई कालिराम गिरजाबाई नारायण हरिश्चंद्र शंकर भंडारी हरी शंकर भंडारी मुकुंद शंकर भंडारी कृष्णाबाई कृष्णा भंडारी काळूराम कृष्णा भंडारी लक्ष्मीबाई अनंता भंडारी संदेश अनंता भंडारी

कलम १२

दस्त क्र. २५३३

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				रौनीत अनंत भंडारी रौनीत अनंत भंडारी निवृत्ती कृष्णा भंडारी निर्मला किसनी गुजरी प्रविण बाळाराम भंडारी अरविंद बाळाराम भंडारी मनिषा चिनपे भोईर सविता प्रेमनाथ पाटील विजय रोहिदास पाटील निर्मला बाळाराम भंडारी मथुरा शानेश्वर भंडारी अ.ह.क. आई मित शानेश्वर भंडारी अपर्णा शानेश्वर भंडारी
४११	डेपुटी	२६६/१/अ	३३००.००	पानाचा पुर्वेकडे प्र.हि.
४१२	डेपुटी	२६६/१/ब	३०००.००	पानाचा पुर्वेकडे प्र.हि.
४१३	डेपुटी	२६६/२	१७६०.००	पानाचा पुर्वेकडे प्र.हि.
४१४	डेपुटी	२६६/५	१००.००	पानाचा पुर्वेकडे प्र.हि.
४१५	डेपुटी	२६८/४	४७००.००	पानाचा पुर्वेकडे प्र.हि.
		एकूण	१६७१६१.००	

३) मौजे कोळे, ता.कल्याण, जि.ठाणे

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	क्षेत्र (चौ.मी.)	कब्जेदाराचे नांव
१	२	३	४	५
१	कोळे	१७/१	२३०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
२	कोळे	१७/२	७५४.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
३	कोळे	१७/३	५६०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
४	कोळे	२०/१/अ	१२७०.००	अविनाश हरीराम गवारी
५	कोळे	२०/१/ब	४४५०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
६	कोळे	२०/१/क	४४६०.००	रावी बंधु पाटील महेश बाळाराम पाटील
७	कोळे	२०/१/ड	२१००.०० पैकी १९८०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
८	कोळे	२०/२/३	[illegible]	मे.अनंत [illegible] प्रा.लि.
९	कोळे	२०/२/८	[illegible]	अविनाश हरीराम गवारी
१०	कोळे	२१/-	[illegible]	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
११	कोळे	२३/-	[illegible]	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१२	कोळे	२३/-	[illegible]	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला

१३	कोळे	२४/-	७५१०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१४	कोळे	२५/१	४०२०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१५	कोळे	२६/१	६००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१६	कोळे	२६/३	८६०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१७	कोळे	२६/३	४३८०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१८	कोळे	२६/४	४०७०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
१९	कोळे	२७/-	१६२०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
२०	कोळे	३०/४	३५८०.००	मोहोटेक डेव्हलपर्स लिमिटेड
२१	कोळे	३३/१	१११०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
	कोळे	३२/२/अ	६००.००	अविनाश हरीराम गवारी
२२	कोळे	३२/२/क	६००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२३	कोळे	३२/४	५३१०.०० पैकी २१००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२४	कोळे	३३/५	२८०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२५	कोळे	३६/६/अ	१८३०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२६	कोळे	३६/६/क	३०१०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२७	कोळे	३६/६/ड	२३२०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२८	कोळे	३६/६/इ	८००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
२९	कोळे	३७/५/ई	१७१०.००	अविनाश हरीराम गवारी
३०	कोळे	३२/११	७४६०.००	विजय कुंडलिक पाटील नंदा सुरेश घरते सुरेश बाबु चौधरी इन्नुमान बाबु चौधरी अविनाश बाबु चौधरी अलका बंधु घरते सुमन विठ्ठलराव भोईर रेखा अशन चौधरी नमता अशन चौधरी अविनाश अशन चौधरी सुधाकर कुंडलिक पाटील नरेश कुंडलिक पाटील अर्पणा विलास पाटील हर्षद विलास पाटील कुशल विलास पाटील (क्षेत्र ६०१४.०० चौ.मी.) मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र ७४६.०० चौ.मी.)

३१	कोळे	३४/१	२६१०.००	मोहोटेक डेव्हलपर्स लिमिटेड
३२	कोळे	३५/-	२४५०.०० पैकी ९८१७.००	मे.पानाचा पुर्वेकडे प्रा.लि.
३३	कोळे	४६/-	३५३०.०० पैकी २२७३.००	मे.पानाचा पुर्वेकडे प्रा.लि.
३४	कोळे	७९/३	७१५०.०० पैकी ५५०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३५	कोळे	७९/५	८४४०.०० पैकी ३९७०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३६	कोळे	७९/६/अ	२३००.००	अविनाश हरीराम गवारी
३७	कोळे	७९/६/ब	२३००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३८	कोळे	७९/६/क	२३००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
३९	कोळे	७९/८	१८००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०	कोळे	७९/९	३९००.०० पैकी २८००.००	बबुबाई बाळाराम गवळार अविनाश हरीराम गवारी रेखा संतोष पाटील भारती संतोष पाटील सदानंद बाळाराम पाटील जनाबाई रघुराम ठाणे शंकरबाई नामदेव पाटील गजानन नामदेव पाटील रविकला नामदेव पाटील कविता हेमंत ठाणी इंदुबाई सदानंद पाटील भक्तभाग्य पडवळे पाटील प्रेमनाथ यशवंत पाटील सचिन यशवंत पाटील आशाली अरुणा पाटील
४१	कोळे	७९/११	१२००.००	मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र १००.०० चौ.मी.) सदानंद बाळाराम पाटील जनाबाई रघुराम ठाणे शंकरबाई नामदेव पाटील गजानन नामदेव पाटील रविकला नामदेव पाटील

				[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] (क्षेत्र १३००.०० चौ.मी.) मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र १३००.०० चौ.मी.)
[illegible]	कोळे	७९/१	२१००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
[illegible]	कोळे	६९/२	१३२०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
[illegible]	कोळे	७९/३	१३८००.०० पैकी ६६७०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
६४	कोळे	७९/४	१७७००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
६५	कोळे	७९/५	७७००.०० पैकी ५२००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
६६	कोळे	७९/७	१०००.०० पैकी ४१०.००	अविनाश हरीराम गवारी
६७	कोळे	७९/८	६२००.००	एकनाथ पांडु पाटील सुधाती कमल भोपी मनोज कमल भोपी पदा कमल भोपी लता कमल भोपी संतबाई केशव कुंभारकर दशरथ महादु भोपी बबुबाई माया पाटील गजानन महादु भोपी संतुबाई सुदाम पाटील विनया विकास खारकर गुणवाई विक्रम केणे (क्षेत्र ३८०.०० चौ.मी.) मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र ३१००.०० चौ.मी.)
६८	कोळे	७९/१०	२२००.००	एकनाथ पांडु पाटील सुधाती कमल भोपी

				[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] (क्षेत्र १३००.०० चौ.मी.) मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र १३००.०० चौ.मी.)
७१	कोळे	७९/११	८००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
७२	कोळे	७९/१३	३००.००	अविनाश हरीराम गवारी
७४	कोळे	७९/१४	४००.००	अविनाश हरीराम गवारी
७५	कोळे	७९/१५	५०००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
७६	कोळे	७९/१६	६६७५.०० पैकी १०२५.००	मे.अनंत डेव्हलपर्स प्रा.लि.
७७	कोळे	७९/२०	८००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
७८	कोळे	८०/१	४२००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
७९	कोळे	८०/२	६००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८०	कोळे	८०/८	२०००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८१	कोळे	८१/१	६००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८२	कोळे	८१/२	१७००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८३	कोळे	८१/३	२०००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८४	कोळे	८१/४	५०००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८५	कोळे	८१/५	१०३००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८६	कोळे	८४/१	४००.००	मे.पानाचा पुर्वेकडे प्रा.लि.
८७	कोळे	७५/-	५७००.०० पैकी २०००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
८८	कोळे	७६/१	७६०००.०० पैकी ४७१९३.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
८९	कोळे	७७/-	५१३०.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
९०	कोळे	७८/-	२६०.००	मनोज कमल भोपी दशरथ महादु भोपी बबुबाई माया पाटील सुधाती कमल भोपी लता कमल भोपी

				मनोज कमल भोपी पदा कमल भोपी लता कमल भोपी संतबाई केशव कुंभारकर दशरथ महादु भोपी बबुबाई माया पाटील गजानन महादु भोपी संतुबाई सुदाम पाटील विनया विकास खारकर गुणवाई विक्रम केणे (क्षेत्र १२००.०० चौ.मी.) मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र १२००.०० चौ.मी.)
९१	कोळे	७९/४०	१२००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
७०	कोळे	७९/४१	४१००.००	एकनाथ पांडु पाटील सुधाती कमल भोपी मनोज कमल भोपी पदा कमल भोपी लता कमल भोपी संतबाई केशव कुंभारकर दशरथ महादु भोपी बबुबाई माया पाटील गजानन महादु भोपी संतुबाई सुदाम पाटील विनया विकास खारकर गुणवाई विक्रम केणे (क्षेत्र २०५.०० चौ.मी.) मे.अनंत डेव्हलपर्स प्रा.लि. (क्षेत्र २०५.०० चौ.मी.)
७१	कोळे	७९/४२	२७००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
७२	कोळे	७९/४३/अ	४२५.००	अविनाश हरीराम गवारी
७३	कोळे	७९/४३/ब	२२५.००	मे.अनंत डेव्हलपर्स प्रा.लि.
७४	कोळे	७९/४३/क/१	६५५.०० पैकी ३३६.००	अविनाश हरीराम गवारी
७५	कोळे	७९/४४	३५००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
७६	कोळे	१३/-	१४००.००	वि डिव्हिपर ओटोबेकर्स के.लि.कुर्ला
		एकूण	३५६३६.००	

१) मौजे वाशिंबे, ता.कल्याण, जि.ठाणे

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	क्षेत्र (चौ.मी.)	कब्जेदाराचे नांव
१	२	३	४	५
१	वाशिंबे	२५/-	१२४४०.०० पैकी ३०२०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला (क्षेत्र ५८२२.२३ चौ.मी.) महाराष्ट्र शासनिक मोर्चे (क्षेत्र ६३१७-०० चौ.मी.)
२	वाशिंबे	२६/-	१०१०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
३	वाशिंबे	२७/-	२६००.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
४	वाशिंबे	३६/१	९८०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
५	वाशिंबे	३७/२	९८०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
६	वाशिंबे	३७/३	८५०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
७	वाशिंबे	३७/४	८०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
८	वाशिंबे	३९/५	३८०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
९	वाशिंबे	३९/६	१२७०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
१०	वाशिंबे	४३/-	१५००.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
११	वाशिंबे	४९/-	१४६००.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
१२	वाशिंबे	५२/-	८१०.००	अविनाश हरीराम गवारी
१३	वाशिंबे	५३/-	२५०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
१४	वाशिंबे	५७/-	१५०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
१५	वाशिंबे	५९/१	७०००.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
		एकूण	४८७३०.००	

२) मौजे कार्ड, तालुका कल्याण, जिल्हा ठाणे

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	क्षेत्र (चौ.मी.)	कब्जेदाराचे नांव
१	२	३	४	५
१	कार्ड	५८/१	२५०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
२	कार्ड	५८/२	२२८०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
३	कार्ड	५९/-	१०४०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
४	कार्ड	६०/-	१४२०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
५	कार्ड	६१/-	३५०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
६	कार्ड	६३/-	२५०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
७	कार्ड	९१/-	११९२०.०० पैकी ९३२०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
८	कार्ड	१२०/५	१३०.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
९	कार्ड	१३२/-	३००.००	वि डिव्हिपर ओटोबेकर्स कंपनी प्रा.लि.कुर्ला
		एकूण	१५२४०.००	

३) मौजे मानपाडा, ता.कल्याण, जि.ठाणे

अ.क्र.	गावाचे नाव	स.नं./हि.नं.	क्षेत्र (चौ.मी.)	कब्जेदाराचे नांव
१	२	३	४	५
१	मानपाडा	५३/१	२०४५.००	रघुराम विष्णु लोहार
२	मानपाडा	५३/२	१७०१.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
३	मानपाडा	५३/३	३४५.००	रघुराम विष्णु लोहार
४	मानपाडा	५४/३/१	१४७०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
५	मानपाडा	५४/३/क	१५७०.००	निर्मिल अशोदिया बहादर अशोदिया लालजी बहादर
६	मानपाडा	५४/४	६८०.००	मोहोटेक डेव्हलपर्स लि.
७	मानपाडा	५४/५	१०१०.००	अविनाश हरीराम गवारी

८	मानपाडा	५४/६	३१२०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
९	मानपाडा	५४/७	२६३०.००	मे.अनंत डेव्हलपर्स प्रा.लि.
१०	मानपाडा	५४/८	१४०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
११	मानपाडा	५४/९	५००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
१२	मानपाडा	५४/१०	५००.००	मोहोटेक डेव्हलपर्स लि.
१३	मानपाडा	५४/११	६००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
१४	मानपाडा	५४/१२	५३०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
१५	मानपाडा	५४/१३	४००.००	अविनाश हरीराम गवारी
१६	मानपाडा	५४/१४	१९०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
१७	मानपाडा	५४/१५	२८६०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
१८	मानपाडा	५४/१६	४००.००	अविनाश हरीराम गवारी
१९	मानपाडा	५४/१७	९१०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२०	मानपाडा	५४/१८	१६०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२१	मानपाडा	६०/७	३२६.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२२	मानपाडा	६०/१२	१०१०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२३	मानपाडा	६३/१	६१०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२४	मानपाडा	६३/३	८००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२५	मानपाडा	६३/१	४८०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२६	मानपाडा	६३/२	५६०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२७	मानपाडा	६४/२	१४०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा
२८	मानपाडा	६५/६/क	३००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरोत्तमदास नरसाणा

अ.मा.मु.क्र.१/टी-७/आंगणे-कोळी-हेदुटणे-कोळे-पारिवली-काटई-मानपाडा, ता.कल्याण/उंबर्डोली, ता.अंबरनाथ/वि.न.क्र.३/ रेखांक/१२८८८८-२६/२०२२

२१	मानपाडा	६५/५/४	२००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३०	मानपाडा	६५/५/४८	३६०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३१	मानपाडा	६५/५/४	७००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३२	मानपाडा	६५/५/६	२५०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३३	मानपाडा	६५/५/५	६८०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३४	मानपाडा	६५/५/१	१००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३५	मानपाडा	६५/५/४	७००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३६	मानपाडा	६५/५/४८	६००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३७	मानपाडा	६५/५/४	८००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३८	मानपाडा	६५/५/४	९००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
३९	मानपाडा	६५/५/४	६००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
४०	मानपाडा	६५/७	३६०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४१	मानपाडा	६५/८/४	३८००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४२	मानपाडा	६५/१	२४००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४३	मानपाडा	६५/१०	४००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४४	मानपाडा	६५/११	५००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४५	मानपाडा	६५/१२	५००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४६	मानपाडा	६५/१४	३१००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
४७	मानपाडा	६५/१५/अ	१४६४.००	राहुल दिपक लोढा
४८	मानपाडा	६५/१५/४	१४४५.००	बाळकृष्ण कृष्णा म्हात्रे आशा नरेश पाटे

अ.मा.मु.क्र.१/टी-७/आंगणे-कोळी-हेदुटणे-कोळे-पारिवली-काटई-मानपाडा, ता.कल्याण/उंबर्डोली, ता.अंबरनाथ/वि.न.क्र.३/ रेखांक/१२८८८८-२६/२०२२

				सुरेश कृष्णा म्हात्रे निर्मला कृष्णा म्हात्रे शशांनी कृष्णा म्हात्रे प्रमिला कृष्णा म्हात्रे रवि कृष्णा म्हात्रे राहुल दिपक लोढा
४९	मानपाडा	६५/२२	१८००.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत मोतीलाल नरसाणा
५०	मानपाडा	६५/२/अ	२२१०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक भरत नरसाणा
५१	मानपाडा	६५/२/ब	१२००.००	मे.अनंत डेव्हलपर्स प्रा.लि.
५२	मानपाडा	६५/२	३५१०.०० पैकी ३३१०.००	मे.अनंत डेव्हलपर्स प्रा.लि. तर्फे संचालक चिराग बडोर
५३	मानपाडा	७५/	३५५०.०० पैकी २६८८.००	हिथियर ओटोमोबाईल प्रा.लि.
५४	मानपाडा	७५/१	३२१०.००	हिथियर ओटोमोबाईल प्रा.लि.
५५	मानपाडा	७५/२	२८८०.००	हिथियर ओटोमोबाईल प्रा.लि.
५६	मानपाडा	७५/३/४	२४१०.०० पैकी १६२८.००	हिथियर ओटोमोबाईल प्रा.लि.
५७	मानपाडा	७५/५/३/४	५६०.००	हिथियर ओटोमोबाईल प्रा.लि.
५८	मानपाडा	७५/५/१	१०००.०० पैकी ७९०.००	हिथियर ओटोमोबाईल कं.प्रा.लि.
५९	मानपाडा	७५/५/६	३३१०.०० पैकी ४४०.००	हिथियर ओटोमोबाईल कं.प्रा.लि.
६०	मानपाडा	७५/५/७	११९०.०० पैकी १४०.००	हिथियर ओटोमोबाईल कं.प्रा.लि.
६१	मानपाडा	७५/१	४७६०.०० पैकी २५६६.००	हिथियर ओटोमोबाईल प्रा.लि.कुलर ग्रांट मॅनेजर एच.के.जोशी
		एकुण	११६५१.००	

अ.मा.मु.क्र.१/टी-७/आंगणे-कोळी-हेदुटणे-कोळे-पारिवली-काटई-मानपाडा, ता.कल्याण/उंबर्डोली, ता.अंबरनाथ/वि.न.क्र.३/ रेखांक/१२८८८८-२६/२०२२

ब) गाळे उंबर्डोली, ता.अंबरनाथ, जि.ठाणे

अ.क्र.	गावाचे नाव	स.नं./हि.नं	क्षेत्र (चौ.मी.)	भोगवटादाराचे नाव
१	२	३	४	५
१	उंबर्डोली	१६/१०	८८८.००	पालवा इन्फ्रेनर्स प्रा.लि.
२	उंबर्डोली	१६/१२	३१०.००	पालवा इन्फ्रेनर्स प्रा.लि.
३	उंबर्डोली	१६/१३	३३०.००	पालवा इन्फ्रेनर्स प्रा.लि.
४	उंबर्डोली	१६/१४	२३०.००	पालवा इन्फ्रेनर्स प्रा.लि.
५	उंबर्डोली	१४/५/अ	३०१०.००	मे.पालवा इन्फ्रेनर्स प्रा.लि.
६	उंबर्डोली	१४/५/ब	४६४०.०० पैकी ३०१३.००	मे.पालवा इन्फ्रेनर्स प्रा.लि.
७	उंबर्डोली	५५/८/१	१५६०.००	मे.पालवा इन्फ्रेनर्स प्रा.लि.
८	उंबर्डोली	५५/१	४६००.००	मे.पालवा इन्फ्रेनर्स प्रा.लि.
९	उंबर्डोली	५५/१०	१२००.०० पैकी ६०००.००	मे.पालवा इन्फ्रेनर्स प्रा.लि.
		एकुण	१८०३३.३३	

अ.क्र.	गावाचे नाव	एकुण क्षेत्र (चौ.मी.)
१	मौ.ओवळी, ता.कल्याण, जि.ठाणे	११६०१९.६४
२	मौ.खोणी, ता.कल्याण, जि.ठाणे	११४८४४०.६१
३	मौ.हेदुटणे, ता.कल्याण, जि.ठाणे	१६४११९१.००
४	मौ.कोळे, ता.कल्याण, जि.ठाणे	३५१११६.००
५	मौ.सारीवली, ता.कल्याण, जि.ठाणे	४८७३०.००
६	मौ.काटई, ता.कल्याण, जि.ठाणे	१५४४०.००
७	मौ.मानपाडा, ता.कल्याण, जि.ठाणे	११६५९१.००
८	मौ.उंबर्डोली, ता.अंबरनाथ, जि.ठाणे	२०७३३.३३
	एकुण एकंदर क्षेत्र	११९२७९.३५

(स्थळाचिकार ता.जिल्हाधिकारी कोणी म्हणावे असे)
दिनांक : १५/०८/२०२२
ठिकाण : ठाणे

(डॉ.दिनेश म्हात्रे)
तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय ठाणे

कलम - ५
दस्त क्र. ७०३३ २०२५
६९ ८२
THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांचा शिक्का
महाराष्ट्र शासन
जि.ठाणे
DIST. THANE

✓

कलन-५

दस्त क्र. ९०३३ | २०२५

८० | ८२

सह. दुय्यम निबंधक, कल्याण-५ यांची मुद्रा

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 : **P51700051956**

Project: ***Tulip*** *, Plot Bearing / CTS / Survey / Final Plot No.:****55/2A Part,55/3 Part,139/1 Part*** *at* ***Khoni, Kalyan, Thane, 421204****;*

1. **Macrotech Developers Limited** having its registered office / principal place of business at *Tehsil:* ***Mumbai City****, District:* ***Mumbai City****, Pin:* ***400001****.*
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 **13/07/2023** and ending with **31/05/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

कलम-५
दस्त क्र. ७०३३ २०२५
७७ ८२

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:13-07-2023 15:16:06

THE SEAL OF THE JOINT SUB-REGISTRAR, KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५
जि.ठाणे
DIST. THANE

Dated: **13/07/2023**
Place: **Mumbai**

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

कल्याण-५	
दस्त क्र. १०३३	२०२५
७२	८२

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांची मुद्रा
सत्यमेव जयते
जि.ठाणे
DIST. THANE

कोरे पृष्ठ
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घोषणापत्र

मी, सुरेन्द्रन नायर / पॅट्रिक मोनिस / संगीत चौधरी / रितेश जगताप / बिबिन सॅम / जॉय वालीकोदय / बनार्ड सोरेस याव्दारे घोषित करतो कि, दुय्यम निबंधक क-५ यांचे कार्यालयात **करारनामा /** या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे डायरेक्टर रौनिका मल्होत्रा / स्मिता घाग यांनी दिनांक **04/10/2021** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण – कल्याण

दिनांक : 19/01/25

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

==========

घोषणापत्र

मी, पंढरी केसरकर / राहुल वंडेकर / प्रमोद कांबळे / प्रताप सातवेकर / शैलेश मोरे / आदित्य नाडकर / संजय हरिहर / विनायक कागीनकर / श्रीकांत कांबळे याव्दारे घोषित करतो कि, दुय्यम निबंधक क-५ यांचे कार्यालयात **करारनामा /** या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

सुरेन्द्रन नायर / पॅट्रिक मोनिस / संगीत चौधरी / रितेश जगताप / बिबिन सॅम / जॉय वालीकोदय / बनार्ड सोरेस यांनी दिनांक **04/10/2021** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन.याची मला जाणीव आहे.

ठिकाण – कल्याण

दिनांक : 19/01/25

कलन-५	
दस्त क्र. 9033	२०२५
03	12

S.P. Kamble

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांची मुद्रा
सत्यमेव जयते
जि.ठाणे
DIST. THANE

Receipt (Urban)

5/B/13450 पावती Original/Duplicate

Monday, October 04, 2021 नोंदणी क्र. 14441

1:14 PM Regn. 1964

पावती क्र. 14441 दिनांक 04/10/2021

गावाचे नाव जोगेश्वरी

दस्ताचा क्रमांक : बबई4-13450-2021

दस्ताचा प्रकार : अधिकार पत्र ऑफ ॲटर्नी

मुद्रांक शुल्क : मॅक्रोटेक डेव्हलपर्स लि. तर्फे डायरेक्टर रविकांत मल्होत्रा

नोंदणी फी ₹ 100.00

दस्त हाताळणी फी ₹ 500.00

पृष्ठांची संख्या: 21

एकूण ₹ 600.00

आपणास मूळ दस्त परतसेल दिनांक पुढील 2 आठवडे

2:17 PM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक वर्ग - २ मुंबई शहर क्र. ४

बाजार मूल्य: ₹ 0/-

मोबदला: ₹ 0/-

भरलेले मुद्रांक शुल्क : ₹ 500/-

1) देवाणघेवाण : UNC रक्कम: ₹ 500/-

सीसीआयओए ऑईडी क्रमांक: 01202101456 दिनांक 04/10/2021

बँकेचे नाव व पत्ता

2) देवाणघेवाण : e-Challan रक्कम: ₹ 100/-

सीसीआयओए ऑईडी क्रमांक: MH000644294202122E दिनांक 04/10/2021

बँकेचे नाव व पत्ता

D H C

Receipt of Document Handling Charges

Payment Details

600.00

२०२१

२०२१

२०२१

मा-५

9033 २०२५

SPECIAL POWER OF ATTORNEY

THE JOINT SUB-REGISTRAR KALYAN-5 DIST. THANE जि.ठाणे

TO ALL TO WHOM THESE PRESENTS SHALL COME: (1) **MACROTECH DEVELOPERS LIMITED** (hereinafter referred to as the "Company") a company duly incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (hereinafter collectively referred to as "the said Companies" which expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns) **DO HEREBY SEND GREETINGS**

WHEREAS

A. The said Companies are engaged in the business of real estate, inter alia of planning, developing and constructing various buildings comprising of residential and commercial premises/ structures and selling such premises and commercial premises/ structures. These are elsewhere in the

B. The Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation, purchasers for the sale/transfer/license of the residential and commercial units/ structures are required to be signed, executed, administered and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendran Nair (2) Mr. Patrick Mons (3) Ms. Sangeet Chowdhary (4) Mr. Ritesh Jagtap (5) Mr. Bibin Sam (6) Mr. Joy Valikodath and (7) Mr. Bernard Soans (hereinafter collectively referred to as "**Attorneys**" and individually as "**Attorney**") jointly and/ or severally to represent the said Companies as is hereinafter stated and which the said Attorneys have agreed to do.

C. Pursuant thereto, the said Companies hereby appoint (1) Mr. Surendran Nair and (2) Mr. Patrick Mons (3) Ms. Sangeet Chowdhary (4) Mr. Ritesh Jagtap (5) Mr. Bibin Sam (6) Mr. Joy Valikodath and (7) Mr. Bernard Soans, jointly and/ or severally, as their true and lawful attorney/s to do all or any of the following acts, deeds, matters and things as may be necessary in respect of the Agreements and such other transfer and related documents with/in favour of the prospective purchasers in the manner appearing hereinafter.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that we (1) MACROTECH DEVELOPERS LIMITED - MS. KAUNIKA MALHOTRA, 2) PALAVA DWELLERS PRIVATE LIMITED – MS. SMITA DHAG, both adult, Indian inhabitants, and one of the directors of the said Companies, having their office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 doh hereby nominate, constitute and appoint (1) **Mr. Surendran Nair**- company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (2) **Mr. Patrick Mons** company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001, and (3) **Ms. Sangeet Chowdhary** company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 and (4) **Mr. Ritesh Jagtap** company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (5) **Mr. Bibin Sam** company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (6) **Mr. Joy Valikodath** company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001and (7) **Mr. Bernard Soans** company executive, Indian inhabitant, having his office address at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (hereinafter collectively referred to as "**Attorneys**" and individually as "**Attorney**") jointly and/ or severally, as their true and lawful attorney/s to do following acts deeds matters and things and to exercise all or any of the powers and authorities hereinafter conferred that is to say:

1. To execute the Letters of Allotment for the purpose of sell and allotment of residential and commercial premises/ structures in the buildings constructed by the said Companies in various development projects in favour of the prospective purchasers

2. To execute Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deeds relating to the sale/transfer/license of the residential and, or commercial units in the various buildings constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell and/or Agreements to Assign and/or E-registration Agreements to Sell and/or Leave and License Agreements and/or Lease Deeds.

3. Subject to prior approval of the management of the said Companies, to execute all forms, writings, affidavits and other ancillary papers and documents as may be required, to enable the prospective purchasers of the residential and, or commercial units to secure loans and financial assistance from the banks and financial institutions for the purpose of payment of the consideration payable by such prospective purchasers to the said Companies, without making any monetary or other commitments or any other liabilities of any nature whatsoever on behalf of or against the said Companies to or to the banks or financial institutions.

बबई ४ ५/२५ २०२१

4. To execute Deeds of Rectification or Cancellation or Confirmation or any other documents as may be required in connection with such Agreements to Sell and/or Agreements to Assign and/or E-registration Agreements to Sell and/or Leave and License Agreements and/or Lease Deeds for sale/transfer/license of the residential and, or commercial units in the various buildings constructed by the said Companies.

5. To present and lodge for registration with the concerned Sub Registrar of Assurances the Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection therewith

6. To appear and admit execution before the concerned Sub-Registrar of Assurances of the Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection therewith

7. To comply with all the requisitions and complete all the formalities to register such Agreements to Sell/Agreements to Assign/E-registration Agreements to Sell /Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection therewith under the Registration Act, 1908.

8. For the better doing, performing and executing all the matters aforementioned, we hereby further grant unto the Attorneys full power and authority to substitute and appoint in their place one or more substitutes on such terms as they shall deem fit and proper and to exercise all or any of the powers and authorities and to do all acts, things, matters and things under this Special Power of Attorney and to revoke such appointments from time to time and to substitute or appoint any other person in his place as the Attorney from time to time as they think fit and/or proper subject to terms stated therein.

AND GENERALLY to do all acts, deeds, matters or things relating to the execution and registration of the Agreements to Sell/Agreement to Assign/ E-registration Agreements to Sell/Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell/Agreement to Assign/ E-registration Agreements to Sell/Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation entirely at the risk and cost of the said Attorney/s.

PROVIDED that notwithstanding anything herein before contained, the said Attorneys shall always act within and not outside the instructions or directions received by them from the management or Board of Directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said Attorneys pursuant to the powers hereinbefore contained.

This Power of Attorney shall remain valid and in force till 31st December 2024 or till such time that the Attorneys are in full time employment of the said companies.

IN WITNESS WHEREOF the said Companies have hereunto set and subscribed their respective seals to this Power of Attorney on this 28th day of **September 2021**.

SIGNED AND DELIVERED
By the within named
MACROTECH DEVELOPERS LIMITED
Through its Director
MS. KAUNIKA MALHOTRA
In the presence of

1. _____
2. _____

SIGNED AND DELIVERED
By the within named
PALAVA DWELLERS PRIVATE LIMITED
Through its Director
MS. SMITA DHAG
In the presence of

1. _____
2. _____

बबई ४ ५/२५ २०२१

Attested signature and Photograph of the Constituted Attorney holder

Sr.no.	Name	Signature	Photograph
1.	Mr. Surendran Nair		
2.	Mr. Patrick Mons		
3.	Ms. Sangeet Chowdhary		
4.	Mr. Ritesh Jagtap		
5.	Mr. Bibin Sam		
6.	Mr. Joy Valikodath		
7.	Mr. Bernard Soans		

बबई ४ ५/२५ २०२१

बबई ४ ५/२५ २०२१

LODHA

LODHA

कलम - ५

दस्त क्र. ९०३१

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, ठाणे
जि. ठाणे
DIST. THANE

प्रतिज्ञापत्र

Receipt (part)

500/13481
Monday October 04, 2021
7:01 PM

पावती

Original/Duplicate
नोंदणी क्र. :
Regn. HM

पावती क्र.: 14442 दिनांक: 04/10/2021

गावाचे नाव: कोर्ट
दस्तऐवजाचा अनुक्रमांक: बबई4-13481-2021
दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ ॲटर्नी
सादर करणाऱ्याचे नाव: सुरेन्द्र नायर . .

नोंदणी फी ₹ 100.00
दस्त हाताळणी फी ₹ 500.00
पृष्ठांची संख्या: 25

एकूण ₹ 600.00

आपणास मूळ दस्त, सोबतचे दिनांक: सुटी २ महापे
2:34 PM ला वेळेस मिळेल

सह दुय्यम निबंधक, मुंबई-4

बाजार मूल्य: ₹ 0.0
मोबदला ₹ 0.0
भरलेले मुद्रांक शुल्क: ₹ 500/-

1) देयकाचा प्रकार: DHC रक्कम ₹ 500/-
डीडी/धनादेश/ने अदा करणार: 01020210484 दिनांक: 04/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम ₹ 100/-
डीडी/धनादेश/ने अदा करणार: MH006443212021221E दिनांक: 04/10/2021
बँकेचे नाव व पत्ता:

D H C
Receipt of Document Handling Charges
Payment Details

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर जि. ५

बबई - ४
2021 / 10 / 04
२०२१

बबई - ४
2021 / 10 / 04
२०२१

बबई - ४
2021 / 10 / 04
२०२१

दस्त क्र. : नं-५
दस्त क्र. 9033 | 2024
CE | C2

THE UNIVERSAL SUB-REGISTRAR KALYAN-5
उल्हासनगर - ५
जि.ठाणे
DIST.-THANE

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE [illegible] (1) Mr. Surendran Nair (2) Mr. Patrick Monis, (3) Mr. Sangeet Chowdhary (4) Mr. Ritesh Jagtap (5) Mr. Bibin Sam (6) Mr. Joy Valikodath (7) Mr. Bernard Soans adults, Indian inhabitants, [illegible] Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 [illegible] of Attorney holders for 1) Macrotech Developers Limited [illegible] Private Limited [illegible] company incorporated and registered under the provisions of the Companies Act, 1956 and [illegible] registered address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (hereinafter collectively referred to as the "Companies" and individually as "Company") [illegible] shall unless it be repugnant to the context or meaning [illegible] assigns) DO HEREBY SEND GREETING.

WHEREAS:

1. The said Companies are engaged in business of real estate [illegible] constructing various buildings comprised of residential and [illegible] and selling such residential and commercial premises/ structures [illegible] elsewhere in India.

2. The Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deed and such other transfer documents with the prospective purchasers for the sale/transfer/license of such residential and commercial premises/ structures are required to be signed, executed, admitted, lodged and registered before the concerned Sub-Registrar of Assurances from time to time.

3. By Special Power of Attorney dated 20/09/21 is duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. MBBN/14481/2021, the said Companies appointed us as their true and lawful attorneys to jointly and/ or severally do all or any of the acts, deeds, matters and things and exercise all the powers and authorities mentioned in the said Special Power of Attorney dated 20/09/21 for and on behalf of the said Companies.

4. By the said Special Power of Attorney dated 20/09/2021 the said Companies also authorized us to substitute and appoint in our place one or more substitutes on the terms as we shall deem fit and proper for exercising all or any of the powers and authorities and to do all acts, things, matters and things under the said Special Power of Attorney dated 20/09/2021.

5. Therefore, in order to facilitate the process of registration and admitting execution of the various Agreements to Sell/Agreement to Assign/Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation and such other necessary documents in relation to the sale/transfer/license of residential and commercial premises/ structures in the buildings constructed by the said Companies in various development projects in favour of their prospective purchasers, before the offices of Sub Registrar of Assurances at Mumbai District, Thane District and at other places in India, we are desirous of appointing

(1) Mr. Pandhari Kesarkar (2) Mr. Rahul Wandekar (3) Mr. Pramod Kamble (4) Mr. Pratap Satavekar (5) Mr. Shailesh More (6) Mr. Aditya Nadkar (7) Mr. Sanjay Harihar (8) Vinayak Kaginkar and (9) Shrikant Kamble jointly and/ or severally, as our true and lawful attorney/s to do all or any of the following acts, deeds, matters and things as may be necessary in respect of the [illegible] of Sell/Agreements to Assign, Leave and License Agreements and such other [illegible] documents within favour of the prospective purchasers in the manner appearing [illegible]

[illegible] AND THESE PRESENTS WITNESS that we Mr. Surendran Nair, Mr. Patrick Monis, [illegible] CHOWDHARY, Mr. Ritesh Jagtap, Mr. Bibin Sam, Mr. Joy Valikodath, Mr. Bernard Soans adults, Indian inhabitants, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 do hereby nominate, constitute and appoint [illegible] Mr. Pandhari Kesarkar, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, (2) Mr. Rahul Wandekar, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, (3) Mr. Pramod Kamble, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, (4) Mr. Pratap Satavekar, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, (5) Mr. Shailesh More, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, (6) Mr. Aditya Nadkar, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 and (7) Mr. Sanjay Harihar, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, (8) Vinayak Kaginkar, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 and (9) Shrikant Kamble, Indian inhabitant, having office address at 412, Floor 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 (hereinafter collectively referred to as "Attorneys" and individually as "Attorney") jointly and/ or severally, as our true and lawful attorneys to do following acts, deeds, matters and things and to exercise all or any of the powers and authorities hereinafter conferred that is to say:

1. To present and lodge for registration with the concerned Sub-Registrar of Assurances the Agreements to Sell, E-registration Agreements to Sell, Agreements to Assign, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation and other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell/Agreements to Assign/ E-registration Agreements to Sell, Leave and License Agreements/Lease Deeds/ Deeds of Rectification or Cancellation or Confirmation executed by us and relating to the sale/transfer/license of the residential and commercial units and other

2. To admit and admit execution before the concerned Sub-Registrar of Assurances of such executed Agreements to Sell, E-registration Agreements to Sell, Agreements to Assign, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation and other ancillary and incidental documents, papers, forms and deeds.

3. To comply with all the requisitions and complete all the formalities to register such Agreements to Sell/Agreements to Assign/ E-registration Agreements to Sell/Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and [illegible] documents, papers, forms and deeds in connection with such Agreements to Sell/Agreement to Assign under the registration Act, 1908

AND GENERALLY to do all acts, deeds, matters or things relating to the [illegible] registration of the Agreements to Sell/Agreement to Assign/ E-registration Agreements to Sell/Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell/E-registration Agreements to Sell/Agreement to Assign/ Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation entirely at the risk and cost of the said Attorney/s.

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर जि. ५
2021 / 10 / 04

This Power of Attorney shall remain valid and in force till 31st December 2024 or till such time that the Attorneys are in full-time employment of the said companies.

AND WE HEREBY ratify and confirm in capacity as Power of Attorney holders of the said Companies whatever the said Attorneys shall do or cause to be done by virtue of these presents and This Power of attorney will be used for company registrations only.

IN WITNESS WHEREOF We Mr. Surendran Nair, Mr. Patrick Monis, Mr. Sangeet Chowdhary, Mr. Ritesh Jagtap, Mr. Bibin Sam, Mr. Joy Valikodath and Mr. Bernard Soans have hereunto set and subscribed our respective hands to this Power of Attorney on this 20th Day of September 2021

SIGNED AND DELIVERED
By the within named
Mr. Surendran Nair
in the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Mr. Patrick Monis
in the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Mr. Sangeet Chowdhary
in the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Mr. Ritesh Jagtap
in the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Mr. Bibin Sam
in the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Mr. Joy Valikodath
in the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Mr. Bernard Soans
in the presence of
1)
2)

Attested signature and Photograph of the Constituted Attorney holder

Name	Signature	Photograph
Mr. Pandhari Kesarkar		
Mr. Rahul Wandekar		
Mr. Pramod Kamble		
Mr. Pratap Satavekar		
Mr. Shailesh More		
Mr. Aditya Nadkar		
Mr. Sanjay Harihar		
Mr. Vinayak Kaginkar		
Mr. Shrikant Kamble		

बबई - ४
2021 / 10 / 04
२०२१

बबई - ४
2021 / 10 / 28
२०२१

बबई - ४
2021 / 10 / 28
२०२१

कलम - ५

दस्त क्र. १०३३ | २०२१

५५ | ८२

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN
DIST. THANE

Pre-Registration summary (Part of Deed)

Pre-Registration summary (Part of Deed)

Payment Details

Sr	Purchaser	Type	Verification reference	GRN/Challan	Amount	Used As	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	08/02/2021 09:20:14 PM	MH009443211/2021/02	800.00	SD	2021/02/02 12:40:32 PM	04/02/2021
2	Macrotech Developers Limited	eChallan		MH009443211/2021/02	200	PC	2021/02/02 12:40:32 PM	04/02/2021
3		DHC		2021/02/01/1444	200	DP	2021/02/01/1444	04/02/2021

(SD-Stamp Duty) (PP-Registration Fee) (DHC- Document Handling Charges)

नवंबर ४
०४ / २१
२०२१

नवंबर ४
०४ / २१
२०२१

कल्याण-५	
क्र. 9033	२०२५
७८	८२

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांची मुद्रा
सत्यमेव जयते
जि.ठाणे
DIST. THANE

कोरे
पृष्ठ
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Page

भारत सरकार
GOVERNMENT OF INDIA

श्यामसुंदर सोमाई यादव
Shyamsunder Somai Yadav
जन्म तारीख / DOB: 09/02/1986
पुरुष / MALE

5568 5257 7363

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABYPY6700E

नाम / Name
SHYAMSUNDER SOMAI YADAV

पिता का नाम / Father's Name
SOMAI YADAV

जन्म की तारीख / Date of Birth
09/02/1986

हस्ताक्षर / Signature

11062020

भारत सरकार
GOVERNMENT OF INDIA

सुशिला श्याममुंदर यादव
Sushila Shyamsunder Yadav
जन्म तारीख/ DOB: 01/01/1991
महिला / FEMALE

3500 4915 2483

आधार-सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSHILA SHYAM SUNDER YADAV

DHANRAJ YADAV

01/01/1991
Permanent Account Number
ALPPY3905J

सुशीला
Signature

29042014

सुशीला

सुशीला

कलन-५	
दस्त क्र. ७०३३	२०२५
७९	८२

THE JOINT SUB-REGISTRAR KALYAN
सह दुय्यम निबंधक, कल्याण-५ यांची कचेरी
जि.ठाणे
DIST. THANE

507/1033
रविवार,19 जानेवारी 2025 2:02 म.नं.

दस्त गोषवारा भाग-1

कलन5 20/12
दस्त क्रमांक: 1033/2025

दस्त क्रमांक: कलन5 /1033/2025

बाजार मुल्य: रु. 16,83,000/- मोबदला: रु. 31,71,836/-

भरलेले मुद्रांक शुल्क: रु.1,11,500/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात
अ. क्रं. 1033 वर दि.19-01-2025
रोजी 1:56 म.नं. वा. हजर केला.

पावती:1072 पावती दिनांक: 19/01/2025
सादरकरणाराचे नाव: **श्यामसुंदर सोमई यादव -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1640.00
पृष्टांची संख्या: 82	
एकुण:	31640.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. ५

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. ५

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 19 / 01 / 2025 01 : 56 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 01 / 2025 01 : 56 : 51 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक याचे उल्लंघन होत नाही

लेहन घेणार सही

लिहन दणार सही

सुशीला

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN 5 * DIST. THANE *

दस्त गोषवारा भाग-2	कलन5
	दस्त क्रमांक:1033/2025

19/01/2025 2 02:01 PM

दस्त क्रमांक :कलन5/1033/2025
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. श्रीकांत कांबळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACL1490J	लिहून देणार वय :-46 स्वाक्षरी:- S-P-Kamble		
2	नाव:श्यामसुंदर सोमई यादव - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-30, 26, यशवंतराव चव्हाण नगर, एकता सेवा समिती, जी एम लिंक रोड, जे जे भोंसले मार्ग, मानखुर्द, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ABYPY6700E	लिहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव:सुशिला श्यामसुंदर यादव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-30, 26, यशवंतराव चव्हाण नगर, एकता सेवा समिती, जी एम लिंक रोड, जे जे भोंसले मार्ग, मानखुर्द, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ALPPY3905J	लिहून घेणार वय :-33 स्वाक्षरी:- सुशीला		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 01 / 2025 01 : 58 : 42 PM

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

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. श्रीकांत कांबळे	19/01/2025 01:58:53 PM	श्रीकांत पोपट कांबळे M 1168409930061340672	
2	लिहून घेणार श्यामसुंदर सोमई यादव -	19/01/2025 01:59:08 PM	श्यामसुंदर सोमाई यादव M 1319171060298964992	
3	लिहून घेणार सुशिला श्यामसुंदर यादव	19/01/2025 01:59:23 PM	सुशिला श्यामसुंदर यादव F 1319171060168941568	

शिक्का क्र.4 ची वेळ:19 / 01 / 2025 01 : 59 : 24 PM

शिक्का क्र.5 ची वेळ:19 / 01 / 2025 02 : 00 : 18 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. ५

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक, कल्याण-५ यांचे शिक्का
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