

335/17877
Thursday, October 03, 2024
2:58 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 20661 दिनांक: 03/10/2024

गावाचे नाव: कळवा
दस्तऐवजाचा अनुक्रमांक: टनन5-17877-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: निखिल तुकाराम चव्हाण --

नोंदणी फी
दस्त हाताळणी फी
पुष्पंची संख्या: 60

रु. 30000.00
रु. 1200.00

एकूण:

रु. 31200.00

आपणास मूळ दस्त, ऑननेल प्रिंट, मूची-२ अंदाजे
3:17 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Shane 5

सह दुय्यम निबंधक, ठाणे क्र. ५

वाजार मुल्य: रु. 2649789.45 /-
मोबदला रु. 4500000/-
भरलेले मुद्रांक शुल्क: रु. 315000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1200/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 1024037204054 दिनांक: 03/10/2024
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH009158936202425E दिनांक: 03/10/2024
वॅकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 5

03/10/2024

दस्न क्रमांक : 17877/2024

नोंदणी :

Regn:63m

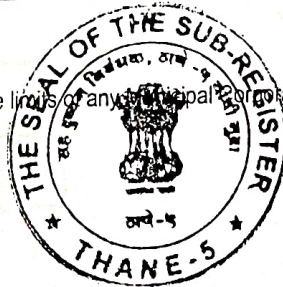
गावाचे नाव : कळवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार नें नमुद करावे)	2649789.45
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 503, माळा नं: 5 वा मजला, इमारतीचे नाव: मॅपन पॅंगडार्डम, ब्लॉक नं: पाखाडी, रोड : कळवा,ठाणे, इतर माहिती: मदनिकेचे क्षेत्र 32.74 चौ.मी. रेग कार्पेट मोबत एन्क्लोज ब्राल्कनी आणि ओपन ब्राल्कनी 6.41 चौ. मी महीत ..(सोन नं.14/50 10 ए अ)((Survey Number : 54 हिस्सा नं 2 ;))
(5) क्षेत्रफळ	1) 32.74 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.सेंगेनिटी इल्फा तर्फे भागीदार स्वकीत जयवंत म्हात्रे - नॉर्े कवुलीजवावामाठी कु.मु. म्हणून मुर्धार पी. नाळवे वय:-51; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: श्रीदर्शन सोमायटी, ब्लॉक नं: एम आय डी मी. रोड नं: डोबिवली पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AEMFS1482G
(8) दस्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-निखिल तुकाराम चव्हाण -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/3. ओम श्री प्रसाद को.ऑप.हौ.सो., भाविका शाळे जवळ, ब्लॉक नं: -, रोड नं: पारमिक रोड,खांगेगाव, कळवा, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AZPPC8082Q 2): नाव:-तुकाराम हरी चव्हाण -- वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/3. ओम श्री प्रसाद को.ऑप.हौ.सो., भाविका शाळे जवळ, ब्लॉक नं: -, रोड नं: पारमिक रोड,खांगेगाव, कळवा, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AGFPC8194G
(9) दस्नगेवज करून दिल्याचा दिनांक	03/10/2024
(10) दस्न नोंदणी केल्याचा दिनांक	03/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17877/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

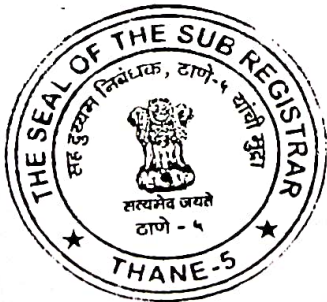
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 October 2024, 01:03:04 PM	
Valuation ID	202410034036		
टननऽ			
मूल्यांकनाचे वर्ष	2021		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
उप मूल्य विभाग	1150-1031 मंडुवई एणे ज्ञान्या महामागाच्या उत्तरेकडील भाग टिका नंबर-1		
क्षेत्राचे नांव	Thane Municipal Corporation	राहें नंबर न. भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	टुकाने	औद्योगिक
खुली जमीन	निवासी सदनििका	67300	67300
18100	58600		
बांधीव क्षेत्राची माहिती			
वाधकाम क्षेत्र (Built Up)-	43.065 चौ मीटर	मिळकतीचा वापर-	निवासी सदनििका
बाधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor
Sale Type -			
First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ			= 105 / 100 Apply to Rate= Rs.61530/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर			= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
			= (((61530-18100) * (100 / 100)) + 18100)
			Rs.61530/-
1) मुख्य मिळकतीचे मूल्य			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
			= 61530 * 43.065
			= Rs 2649789.45/-
Applicable Rules			= 3, 9, 18, 19
एकत्रित अंतिम मूल्य			मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गट्यांचे मूल्य (खुली बाळकनी) + वरील मजलीचे मूल्य + बंदिरत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिरत बाळकनी + स्वयंचलित वाहनतळ
			= A + B + C + D + E + F + G + H + I + J
			= 2649789.45 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
			= Rs. 2649789/-
			= सव्वीस लाख एकोणपन्नास हजार सात शे एकोणनव्वद /-

Home

Print

सह दुय्यम निबंधक, ठाणे क्र. ५

टनन - ५
दस्त क्र. १०८००/२०२४
१ / ६०





CHALLAN
MTR Form Number-6



GRN	MH009158936202425E	BARCODE		Date	03/10/2024-11:29:32	Form ID	25.2
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Department		Inspector General Of Registration							
Type of Payment		Stamp Duty Registration Fee							
Office Name		THN2_THANE 2 JOINT SUB REGISTRAR		Payer Details		Full Name		NIKHIL TUKARAM CHAVAN	
Location		THANE		Flat/Block No.		FLAT NO 503 5TH FLOOR MAPLE PARADISE			
Year		2024-2025 One Time		Premises/Building		PAKHADI KALWA			
Account Head Details		Amount In Rs.		Road/Street		THANE			
0030046401 Stamp Duty		315000.00		Area/Locality		THANE			
0030063301 Registration Fee		30000.00		Town/City/District		THANE			
				PIN		4 0 0 6 0 5			
				Remarks (If Any)					
				SecondPartyName=MS SERENITY INFRA~					
				Amount In		Three Lakh Forty Five Thousand Rupees Only			
Total		3,45,000.00		Words		2 / 100			

ट न न - ५
दस्त क्र. १०८००/२०२४
2/100

Payment Details		IDBI BANK		FOR USE IN RECEIVING SUB					
Cheque-DD Details				Bank CIN		Ref. No.		69103332024100311744 2899002968	
Cheque/DD No.				Bank Date		RBI Date		03/10/2024-11:30:53 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		Not Verified with Scroll	
Name of Branch				Scroll No. , Date		THANE 5		Mobile No. 0000000000	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

(Handwritten signatures)



CHALLAN
MTR Form Number-6

Form ID	25.2
Date	03/10/2024-11:29:32

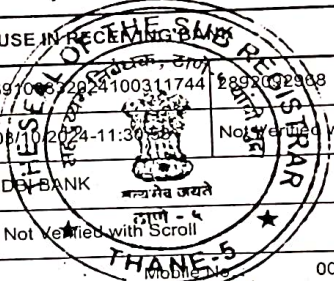
Form No.	MH009158936202425E
Barcode	01 1100 0 0 000000 000000 000000 000000 000000 000000

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	

Location	THANE	Full Name	NIKHIL TUKARAM CHAVAN
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 503 5TH FLOOR MAPLE PARADISE
Account Head Details	Amount In Rs.	Premises/Building	PAKHADI KALWA
0030046401 Stamp Duty	315000.00	Road/Street	
0030063301 Registration Fee	30000.00	Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 0 5

Remarks (If Any)	
SecondPartyName=MS SERENITY INFRA~	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>ट न न - ५ दस्त क्र.१७६००/२०२४</p> </div>	
Amount In	Three Lakh Forty Five Thousand Rupees Only
Words	3 / 50
Total	3,45,000.00

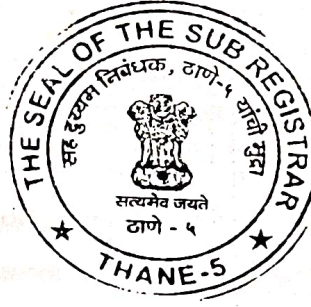
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
Cheque/DD No.		69700672024100311744	889209298
Name of Bank		Bank Date	RBI Date
Name of Branch		03/10/2024-11:30:58	Not Verified with RBI
		Bank-Branch	IDBI BANK
		Scroll No. , Date	Not Verified with Scroll



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
धन्य देणें केंवळ दुस्यंग निबंधक कार्यालयांत नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी वा करायच्या दस्त्यासाठी धन्य देणें केंवळ लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-335-17877 ✓	0005057609202425	03/10/2024-14:58:07	IGR117	30000.00
2	(IS)-335-17877	0005057609202425	03/10/2024-14:58:07	IGR117	315000.00
Total Defacement Amount					3,45,000.00

टनन - ५
दस्त क्र. १७८७७ / २०२४
४ / ६०



AGREEMENT FOR SALE

This Agreement made at THANE, on this 03rd day of October in the year Two Thousand and Twenty Four (2024) between **M/S. SERENITY INFRA**, a Partnership Firm, **PAN: AEMFS1482G**, having its Office at 304, Shridarshan Society, Plot No. RM-20, Road No. 5, Near AIMS Hospital, Milap Nagar, MIDC Dombivli East, District Thane – 421203, Represented Through its Partners (1) **Mrs. Bharati Sanjaykumar Patil**, (2) **Mr. Swakit Jaywant Mhatre**, hereinafter referred to as the “**Promoters**” (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include Partners or Partner for the time being constituting the said Firm their survivors or survivor and the heirs, executors, administrators and assigns of the last surviving partner) of the **One Part**

1		 Signature		1
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AND

1) Mr. Nikhil Tukaram Chavan

Age 30 years, PAN : AZPPC80820 Indian Inhabitant, having address at
B/3, Om Shree Prasad Chs; Parsik Road,
Nr. Bhavika School, Kharegaon, Kalwa (W.), Thane-605

2) Mr. Tukaram Hazi Chavan

Age 57 years, PAN AGFPC8194G, Indian Inhabitant, having address at
B/3, Om Shree Prasad Chs; Parsik Road, Near
Bhavika School, Kharegaon, Kalwa (W.), Thane-605

3) _____

Age _____ years, PAN : _____, Indian Inhabitant, having address at _____

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दस्त क्र. १७८७७/२०२४

hereinafter referred to as "Allottee/Purchaser/s" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators, nominees and/or assigns) of the **Other Part**.

WHEREAS the Promoters herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece and parcel of Plot of land bearing Survey No. 54, Hissa No. 2, admeasuring about 0-30-90 H-R-P. which is equivalent to lying, being and situate at Pakhadi, Revenue Village Kalwa, Taluka & District Thane, within the Registration District & Sub-District of Thane, within the limits of Thane Municipal Corporation and the same is more particularly described in the **FIRST SCHEDULE** hereunder written. (hereinafter referred to as the **said Property**).

AND WHEREAS at all the relevant time, the above said Property was owned by Mr. Pradeep Dattatray Kini, Mr. Hanuman Ramchandra Kini, Mr. Keshari Dattatray Kini, Mr. Balkrushna Dattatray Kini, Smt. Usha Rajendra Mhatre, Smt. Alka Bhaskar Mhatre (hereinafter referred to as the **said Land Owners**).

AND WHEREAS the said Land Owners, due to lack of experience in the field of construction were unable to carry out the development of the said property. Therefore, the said Owners have, by a Development Agreement dated 13-05-2022, granted the development rights in respect of the said Property to

2

Signature

2

and/or in favour of the Promoters herein, for the price or consideration and on the terms and conditions more particularly mentioned therein. The said Development Agreement dated 13.05.2022, is duly registered in the office of Sub-Registrar Thane-2 vide Document No. TNN2-15325-2022 on 05-07-2022 (hereinafter referred to as the **said Development Agreement**). The said Owners have also granted a Power of Attorney dated 04-07-2022, in pursuance of the aforesaid Development Agreement, in favour of the Promoters herein. The said Power of Attorney is duly registered in the office of Sub-Registrar Thane - 2 vide Document No. TNN2 -15326 -2022 on 04-07-2022;

AND WHEREAS by virtue of the said Development Agreement, the Promoters herein are entitled to develop the aforesaid property as per the terms and conditions stipulated in the said Development Agreement and the same is legal, valid, lawful, in force and binding on all concerned parties.

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दस्त क्र. १७८७७/२०२४

AND WHEREAS as per the terms and conditions stipulated in the said Development Agreement and the Power of Attorney, the Promoters shall construct or develop the said Property at their own costs and responsibility as per the plans sanctioned and permission/s granted by the Thane Municipal Corporation. (hereinafter for brevity's sake referred to as the "TMC") in view of the aforesaid position, the Promoters are entitled to enter into an agreement for sale of Flat/Shops, units, premises, etc. in the building/s to be constructed on the said plot of land.



AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the said Property in accordance with the recitals hereinabove;

AND WHEREAS under the circumstances, the Promoters are entitled to construct building/s thereon as per the Plans/Permissions sanctioned by TMC and to sell Flat/Shops and premises in such building/s on ownership basis to prospective purchasers by executing Agreement/s of the Flat/Shops and premises and to receive the sale price or consideration in respect thereof.

3

Signature

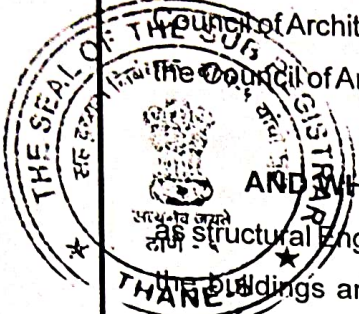
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दस्त क्र. १७ (१००) / २०२४

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AND WHEREAS the Promoters have entered into a standard Agreement with ^{EO} ~~Mr.~~ **Joshi Deshaware & Associates**, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;



AND WHEREAS the Promoters have appointed **Shravani Consultant** as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoters have registered the Project under the provisions of the Act with the **Real Estate Regulatory Authority** bearing No. P51700047693; A copy of the same is attached in **Annexure 'A'**;

AND WHEREAS the Promoters are in possession of the said Property AND WHEREAS the Promoters have proposed to construct on the said project Property having 1 number of building and wings thereof, consisting of Ground plus 18th Floor (pt.) upper floors);

AND WHEREAS the Allottee/ Purchaser is offered an Flat/Shop bearing number 503 on the Fifth Floor, (herein after referred to as the said "Flat/Shop/Apartment") in the Complex known as "**MAPLE PARADISE**" (herein after referred to as the said "Building") being constructed in the said Property by the Promoters.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney, the said the Promoters have sole and exclusive right to sell the Flat/Shops/Apartments/Premises in the said building/s to be constructed by the Promoters on the said Property and to enter into Agreement/s with the Allottee/ Purchase/s of the Flat/Shops/Apartments /Premises to receive the sale consideration in respect thereof;

4

Signature

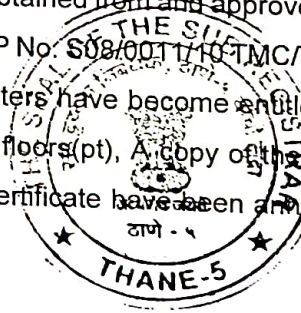
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AND WHEREAS on demand from the Allottee/ Purchase/s, the Promoters have given inspection to the Allottee/ Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect **M/s. Joshi Deshaware & Associates** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS a copy of Title Certificate issued by **Rajesh P. Wagh**, an advocate of the Promoters and/or Owners, a copy s of 7/12 Extracts/ Property Card Extracts showing the nature of the title of the Promoters and /or Owners to the said Property on which the said Flat/Shop/Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'B' and 'C', respectively.

AND WHEREAS a copies of the plans and specifications being Commencement Certificate/s for the building/s proposed to be constructed by the Promoters, in the said project land/Property, obtained from and approved by the concerned Local Authority being TMC, vide V P No. 508/0011/10-TMC/TDD/4122/22 dated 07-07-2022, by which the Promoters have become entitled to construct Building comprising of Ground + 18th floors(pt). A copy of the said Approved Plan and the said Commencement Certificate have been annexed hereto and marked as Annexure 'D'.

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

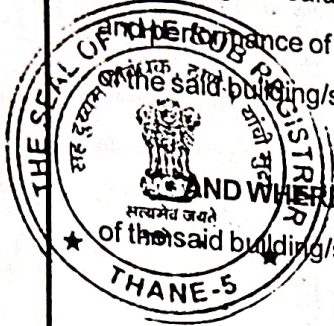
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and

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restrictions which are to be observed and performed by the Promoters while developing the said Property and the said building/s and upon due observance of the said building/s shall be granted by the concerned local authority.



AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee/Purchaser has applied to the Promoters for allotment of an Flat/Shop No. 503 on the 32.74 Floor in the Project known as "MAPLE PARADISE, being constructed on the said Property, The said Flat/Shop is more particularly mentioned in the **Second Schedule** hereunder and inter alia forming a part of the said **Developers Entitlement / Premises-B** which;

AND WHEREAS the carpet area of the said Apartment/Flat/Shop is 32.74 square meters and "carpet area" means the net usable floor area of the said Flat /Shop/ Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Apartment for exclusive use of the Allottee/Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Apartment for exclusive use of the Allottee/Purchaser, but includes the area covered by the internal partition walls of the said Flat/Shop/ Apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/Purchaser has paid to the Promoters a sum of Rs. 5,00,000/- (Rupee Five Lakhs only) being part payment of the sale consideration of the said Flat/Shop/Apartment agreed to

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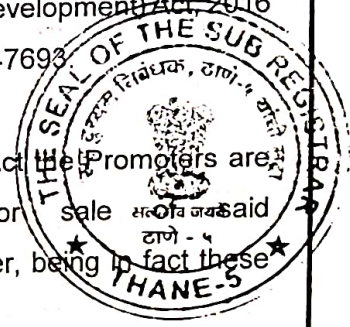
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be sold by the Promoters to the Allottee/Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee/Purchaser has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

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AND WHEREAS, the Promoters/Developers have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at No. P51700047693

AND WHEREAS, under section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat/Shop/Apartment/Premises with the Allottee/Purchaser, being in fact these presents;



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

1. The Promoters shall construct the said building/s consisting of Ground plus 18th floors (pt) on the said property in accordance with the plans, designs and specifications as approved by the concerned local authority i. e. TMC from time to time.

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

1.(a) The Allottee/Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/Purchaser, Flat / Apartment No. 503, admeasuring 32.74 square meters of RERA CARPET plus enclosed balcony / open balcony admeasuring 6.41 square meters on the Fifth Floor in the Project known as "MAPLE PARADISE" being constructed on the said Property, (hereinafter referred to as the said Flat) more particularly.

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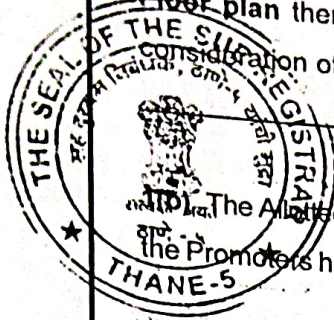
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described in the **Second Schedule** mentioned hereunder and as shown in the **Floor plan** thereof hereto annexed and marked **Annexure 'E'** for the total

consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only).



The Allottee/Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/Purchaser the said flat/shop.

1(c) The total aggregate consideration amount for the said Flat/shop is thus Rs. Rs. 45,00,000/- (Rupees Forty Five Lakhs only).

1(d) The Allottee/ Purchaser has paid on or before execution of this agreement a sum of Rs. 5,00,000/- (Rupees Five Lakhs only)

Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of

Rs. 40,00,000/- (Rupees Forty Lakhs only) Only) in the following manner :-

i. Rs. 9,00,000/- (Rupees Nine Lakhs only)

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

ii. Rs. 6,00,000/- (Rupees Six Lakhs only)

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

iii. Rs. 12,00,000/- (Rupees Twelve Lakhs only)

(not exceeding 70% of the total consideration) to be paid to the Promoters on completion of the slabs including podiums and stilts of the building or wing in which the said flat/ shop is located.

iv. Rs. 2,00,000/- (Rupees Two Lakhs only)

(not exceeding 75% of the total consideration) to be

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paid to the Promoters on completion of the walls,
internal plaster, floorings doors and windows of the
said Flat/Shop.

₹ 92,00,000/-
₹ 92,00,000/-

v. Rs. 2,00,000/- (Rupees Two lakhs 92/00 only)

(not exceeding 80% of the total consideration) to be
paid to the Promoter on completion of the sanitary
fittings, staircases, lift wells, looppes upto the floor level
of the said flat /shop.

vi. Rs. 2,00,000/- (Rupees Two lakhs only)

(not exceeding 85% of the total consideration) to be
paid to the Promoters on completion of the external
plumbing and external plaster, elevation, terraces with
waterproofing, of the building in which the said flat /
Flat/shop is located.

vii. Rs. 3,00,000/- (Rupees Three lakhs only)

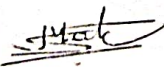
(not exceeding 95% of the total consideration) to be
paid to the Promoters on completion of the lifts, water
pumps, electrical fittings, electro, mechanical and
environment requirements, entrance lobby/s, plinth
protection, paving of areas appertain and all other
requirements as may be prescribed in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

viii. Rs. 4,00,000/- (Rupees Four lakhs only)

Balance Amount of against and at the time of handing
over of the possession of the Flat /Shop to the
Allottee/ Purchaser on or after receipt of occupancy
certificate or completion certificate.

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

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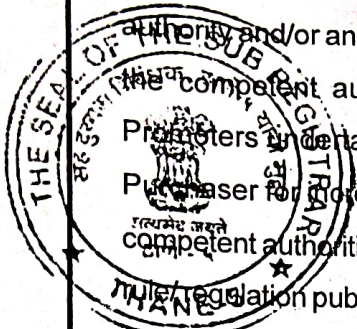



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1(d) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent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

1(e) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/Purchaser by discounting such early payments @ 18% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/ Purchaser by the Promoters.

1(f) The Promoters shall confirm the final carpet area that has been allotted to the Allottee/Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee/ Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, the Promoters shall demand additional amount from the Allottee/Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

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

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Time is essence for the Promoters as well as the Allottee/Purchaser. The Promoters shall abide by the time schedule for completing the project and handing over the said Flat/Shop to the Allottee/Purchaser and the common areas to the association of the allottees after receiving the occupancy certificate/ completion certificate. Similarly, the Allottee/Purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (b) herein above.

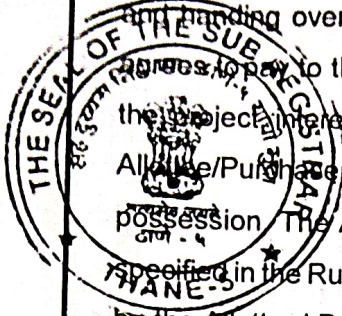
3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 3090 square meters only and Promoters has planned to utilize Floor Space Index of 3090 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters has disclosed the Floor Space Index of 3090 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat/Shop based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

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

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

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

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee/Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of (30) thirty days of the termination, the installments of sale consideration of the said Flat/Shop which may till then have been paid by the Allottee/ Purchaser to the Promoters.

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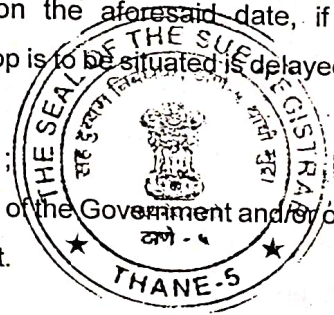
5. The fixtures and fittings and/or amenities with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoters in the said building and the said Flat/Shop as are set out in **Third Schedule** hereto.

6. The Promoters shall give possession of the said Flat/Shop to the Allottee/ Purchaser within time frame as per RERA. If the Promoter fails or neglects to give possession of the said Flat/Shop to the Allottee/Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/Purchaser the amounts already received by him in respect of the said Flat/Shop with interest at the same rate as may be mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

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

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



7.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/ Purchaser as per the agreement shall offer in writing the possession of the said Flat/Shop to the Allottee/Purchaser in terms of this Agreement to be taken within 30 days from the date of issue of such notice and the Promoters shall give possession of the said Flat/Shop the Allottee/ Purchaser. The Promoter agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/Purchaser agree(s) to pay the maintenance charges as determined by the Promoters or association of allottees, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

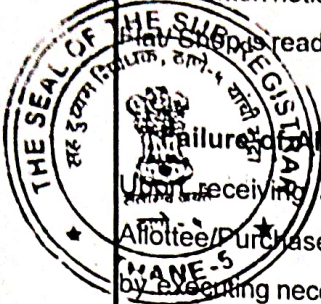
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The Allottee/Purchaser shall take possession of the said Flat / Shop within 7 days of the written notice from the Promoters the Allottee/Purchaser intimating that the said Flat / Shop is ready for use and occupancy:



Failure of Allottee/Purchaser to take Possession of the said Flat/Shop :
Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/Purchaser shall take possession of the said Flat/Shop from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the said Flat/Shop to the Allottee/Purchaser. In case the Allottee/Purchaser fails to take possession within the time provided in clause 7.1 such Allottee/Purchaser shall continue to be liable to pay maintenance charges the Promoters or to the association of allottees and Electricity charges to MSEDCL, as applicable.

Commencing a week after notice in writing is given by the Promoter to the Allottee/Purchaser that, the said premises is ready for use and occupation and thereafter on 5th day of every month, the Allottee/Purchaser shall be liable to bear and pay to the Promoter or association of allottees towards maintenance charges and other outgoings as determined by the Promoter or association of allottees, water charges, property tax, N.A. Tax, common lights, sanitations, contribution towards common repairs to the building in its common area, access road, salaries of clerks, bill collector, chowkidars, sweepers, electricity charges for its consumptions in common area and for common benefit and all other expenses necessary and incidental to the management and maintenance of the said property including the buildings and the amenities therein. The Allottee/Purchaser shall not withhold the said payment for any reason whatsoever.

It is agreed between the Promoters and the Purchaser/s that, if within a period of five years from the date of handing over the Flat / Shop to the Purchaser/s, the Purchaser/s brings to the notice of the Promoters any structural defect in the said premises or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their own cost, save and except the following :-

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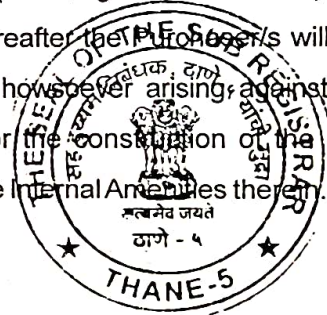
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a) There should not be any structural/any other modification/alteration /damage caused by the Purchaser/s after handing over possession of the said Flat/Shop. In such case, Promoters shall not be responsible or liable for any compensation.

b) Further that, the Purchaser/s should abide by all the terms/requirements for maintenance/upkeep/repairs of the said Flat/Shop, in the absence of which, Promoters shall not take any responsibility of the defects caused due to above.

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8. Before delivery of possession of the said Flat/Shop to the Purchaser/s, the Purchaser/s shall inspect the said Flat/Shop (including the size thereof) and the Internal Amenities provided therein; and thereafter the Purchaser/s will not have any claim of any nature whatsoever and howsoever arising against the Promoters, with regard to any shortfall in size or the construction of the said Flat/Shop or the provision (or non-provision) of the Internal Amenities therein.



9. No Change of User :

It is expressly agreed, by and between the Parties that the said Flat/Shop/Premises is sold to the Purchaser/s for use as a Flat/Shop only; and the said Flat/Shop shall accordingly, be utilized by the Purchaser/s only for the purpose for which it is hereby agreed to be sold to the Purchaser/s; and the Purchaser/s shall not use the same for any other purpose/s whatsoever and howsoever arising. The Purchaser/s agree/ s not to change the user of the said Flat/Shop/premises; or apply to any authorities for obtaining approval of such change of user, without prior written consent in writing of the Promoters.

10. Formation of Legal Entity :

The Purchaser/s along with other allottee(s) of said Flat / Shop in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration

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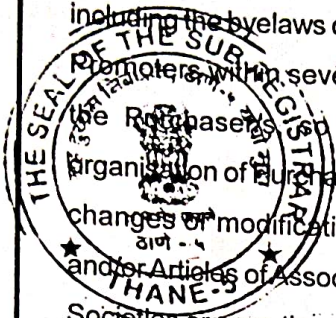
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of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Purchaser/s so as to enable the Promoters to register the common Organisation of Purchaser/s. No objection shall be taken by the Purchaser/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

The Promoters shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners of the Land and Promoters in the said structure of the building or wing in which the said Flat / Shop is situated. However, all the expenses towards stamp duty, if any, Registration Fees, incidental expenses etc. pertaining to the transfer of all the right, title and the interest of the Vendors/ and Promoters in the said structure of the building, to the Society or Association or Limited Company, shall be borne by the members of the Society or Association or Limited Company as the case may be.

Within 15 days after notice in writing is given by the Promoters and/or Vendors to the Purchaser/s that the said Flat / Shop is ready for use and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Shop) of outgoings in respect of the project land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Purchaser/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Purchaser/s further agrees that till the Purchaser's share is so determined the Purchaser/s shall pay to the Promoters provisional monthly contribution of

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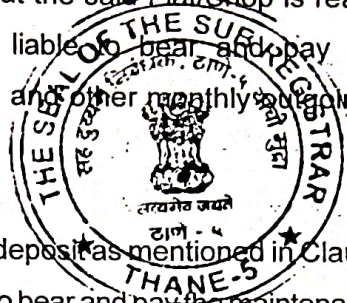
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Commencing 7 (Seven) days after notice in writing is given by the Vendors and/or the said Promoters to the Purchaser/s that the said Flat/Shop is ready for being occupied, the Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said Flat/Shop.



After the exhaustion of the said amount of deposit as mentioned in Clause [11 -ii] as aforesaid, the Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the said Flat/Shop and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance to the Promoters till formation of the Society or Limited Company as the case may be; and after formation of the Society or Limited Company, as the case may be, to the Society or Limited Company, as the case may be; and the Purchaser/s shall not withhold the same for any reasons whatsoever. It is further agreed that the Purchaser/s will be liable to pay the Agreed Rate of Interest to the Promoters for any delay in payment of such outgoings;

The surplus amount out of the amount mentioned in Clause [11], without any interest thereon and after deduction therefrom of all arrears of taxes, outgoings, maintenance charges and expenses, etc. incurred till then, shall be transferred by the Promoters to the society or a limited company upon management of the Proposed Building being handed over to the society or a limited company, as the case may be. Save and except, for the amounts as mentioned Clause [11], the Promoters shall not be liable to maintain and/or render individual accounts to the Purchaser/s in respect of any other items mentioned in this Agreement.

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

18

Note

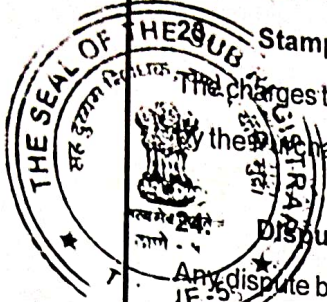
[Signature]
Signature

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18

टनन - ५
 दस्त क्र. १७०७७७/२०२४
 २९/१६०

posted at the above address shall be deemed to have been received by the Promoters, Vendors & the Purchaser/s, as the case may be.



Stamp Duty and Registration :

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s.

Dispute Resolution :

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

25. GOVERNING LAW :

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

First Schedule Above Referred to:

ALL THOSE PIECE AND PARCEL OF Plot of land bearing Survey No. 54, Hissa No. 2, admeasuring about 0-30-90 H-R-P. which is equivalent to lying, being and situate at Pakhadi, Revenue Village Kalwa, Taluka & District Thane, Taluka & District Thane, within the Registration District & Sub-District of Thane, within the limits of Thane Municipal Corporation, within the Registration District & Sub-District of Thane and bounded as under:

- On or towards EAST : Road
- On or towards WEST : Open Plot
- On or towards South : Omkar Society
- On or towards North : Road

Second Schedule Above Referred to:

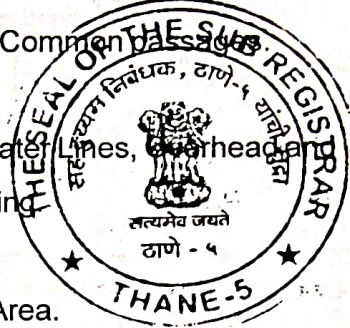
A Flat/Apartment/Shop No. 503, admeasuring 32.74 square meters of RERA CARPET plus enclosed balcony/open balcony admeasuring 6.41 square meters, on the Fifth Floor, in the proposed Building & known as "MAPLE PARADISE", being constructed on the above said Property.

26				26
	Signature			

Third Schedule Above Referred to:

(Description nature & extent of the Common Areas & Facilities)

1. Common terraces on the top of the building.
2. Common staircase, landings, Entrance Lobby, Common Passages
3. The electrical installations, common lightings.
4. Pump Room, Suction Pumps, Solar System, Water Lines, Waterhead and Underground Water Tanks, Rain Water Harvesting
5. Drainage lines, Sewage Lines, Plumbing
6. Compound Wall, Common Gates and Garden Area.
7. Lifts.



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

Signed Sealed & Delivered by the

Within named Promoters

M/S. SERENITY INFRA)

Represented through its Partners)

Mr. Swakit Jaywant Mhatre)

in the presence of)



1 *Rama Dadoo Mundaye Mundaye*

2 *Jonard on Dorude*

SIGNED AND DELIVERED

By the Within named Allottee/Purchaser)

(1) Mr. Nikhil T. Chavan)

(2) Mr. Tukaram H. Chavan)

(3) _____)

in the presence of)

1 *Rama Dadoo Mundaye Mundaye*

2 *Jonard on Dorude*



27	 Signature	 Signature	27
----	---------------	---------------	----

RECEIPT

RECEIVED of and from the withinnamed PURCHASER/S

Mr./M/s./Smt. 1) Nikhil Tukaram Chavan &

2) Mr. Tukaram Hari Chavan

The sum of Rs. 5,00,000/- (Rupees Five Lakhs —

— Only) as and by way of Earnest Money

by Cash / Cheque No. 000028 dated 16/07/24 drawn

on MDFC Bank, Kalwa, Thane-605 Bank out of total price

consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs

— only) on or before the execution of this

Agreement.

Receipt No.: 280

Dated : 16/07/2024

Rs. 5,00,000/-

I SAY RECEIVED

WITNESSES:

1.

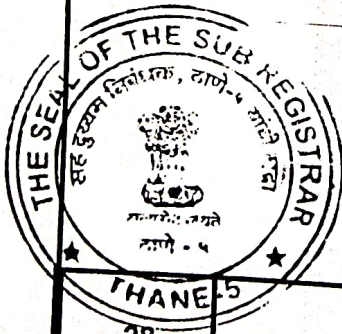
Ratnam

2.

[Signature]

[Signature]
M/S. SERENITY INFRA
(PARTNER)

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३१/६०



28

Signature

28

Annexure "A"



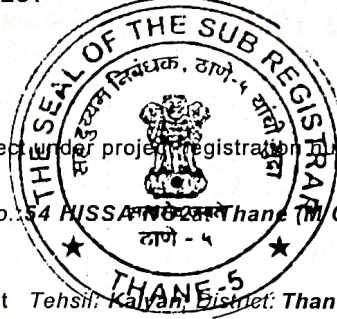
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३२ / ६०

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 :
P51700047693

Project: **MAPLE PARADISE** , Plot Bearing / CTS / Survey / Final Plot No. 54 HISSAN No. 222 Thane (M) Corp.),
Thane, Thane, 400605;

1. **Serenity Infra** having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin:
421203.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **21/11/2022** and ending with **31/10/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 21-11-2022 16:34:17

Dated: 21/11/2022
Place: Mumbai

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

Annexure "B"

Rajesh P. Wagh

B.L.S., LL.B. Advocate

Correspondence: B-402, Madhukunj Apartment, Opp. Reliance Market, Parsik
Nagar, Kharegaon, Kalwa(West), Thane - 400 605, Mobile No. 9987075682

FORMAT -A

To,
Maha RERA

LEGAL TITLE REPORT

Date: 22.07.2022 ट न न - ५
दस्त क्र. १७८७७/२०२४
33 / १०

Sub: Title Clearance Certificate with respect to Plot at Survey No. 54, Hissa No.2 admeasuring 3040 sq.mtrs pot kharaba 0.50 sq. mtrs. Totally admeasuring 3090 sq.mtrs which bears City Survey No. 3192 situated at Revenue Village Kalwa, Kharegaon, Kalwa, Thane - 400605 Taluka & District Thane (hereinafter referred as the Said Plot)

I have investigated the title of the said plot on the request of Mrs. Bhaskar Mhatre, Mr. Pradip Dattatray Keni, Mr. Kesari Dattatray Keni, Balkrishna Keni, Mrs. Usha Rajendra Mhatre and Mr. Hanumantrao Ramchandra Keni and following documents i.e



- 1) Description of the Property:-
Survey No.54, Hissa No.2 admeasuring 3040 sq.mtrs pot kharaba 0.50 sq. mtrs. Totally admeasuring 3090 sq.mtrs which bears City Survey No. 3192 situated at:- Revenue Village Kalwa, Kharegaon, Kalwa, Thane - 400605 Taluka & District Thane.
- 2) The documents of allotment of plot:-
N.A
- 3) 7/12 extract issued by Talathi Office, Kalwa, Thane dated 19/07/2022.
- 4) Computer Generated Digital Copy of Property Card 3192.

Mutation Entry No.

True Copy of 7/12 extract of Survey No. 54, Hissa No.2 dated 19/07/2022 and Mutation entries extract No. as following 1049, 1165, 1878, 2359, 2851, 2893,3223 and Certificate regarding Mutation entry No. 3249 and 3204.

Annexure "D"



Certificate No. 5043

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

AMENDED

Building – Ground – Commercial (pt) + Stilt (pt) + 1st to 17th Floors + 18th (pt.) Floor Only.

Car Parking Tower (15 Level)

V. P. No. S08/0011/10 TMC / TDD / 7922/22 Date : 06/06/2022
To, Shri / Smt. Joshi Deshaware & Assocs. (Architect)

Shri Mr. Pradip Dattatray Kini & (Owners)
Mr. Hanuman Ramchandra Kini (P.O.A)

With reference to your application No. 2336 dated 13/06/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kalwa Sector No. 08 Situated at Road/Street 30.00 mt. D.P. Road S. No. /C.S.T. No. /F.P.No. 54 H.No. 2

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land /amenity space/road widening lane is to be handed over to the authority in the lieu of incentive FSI, if any then necessary registered transfer deed shall be executed in the name of authority with in 6 months from the commencement certificate.
- 9) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.

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वैधता १०



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

-Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

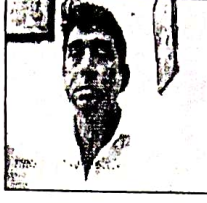





Municipal Corporation of
the city of, Thane.

(P.T. 0)

03/10/2024 3 07:06 PM

दम्न क्रमांक :दम्न5/17877/2024




दम्नाचा प्रकार :-करगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव:मे.मेरेनिटी इन्फ्रा नॉफे भागीदार स्वकीत जयवंत म्हात्रे - तर्फे कवुलीजवावामाठी कु.मु. म्हणून मुधीर पी. माळवे पत्ता:प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: श्रीदर्शन सोमायटी, ब्लॉक नं: एम आय डी सी, रोड नं: टोचिवली पूर्व, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AEMFS1482G	लिहून देणार वय :-51 स्वाधरी:-		
2	नाव:निखिल तुकाराम चव्हाण - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/3, ओम श्री प्रसाद को.ऑप.हौ.सो., भाविका शाळे जवळ, ब्लॉक नं: -, रोड नं: पागसिक रोड,खांगगाव, कळवा, महाराष्ट्र, ठाणे. पॅन नंबर:AZPPC8082Q	लिहून घेणार वय :-30 स्वाधरी:-		
3	नाव:तुकाराम हरी चव्हाण - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/3, ओम श्री प्रसाद को.ऑप.हौ.सो., भाविका शाळे जवळ, ब्लॉक नं: -, रोड नं: पागसिक रोड,खांगगाव, कळवा, महाराष्ट्र, ठाणे. पॅन नंबर:AGFPC8194G	लिहून घेणार वय :-57 स्वाधरी:-		

वरील दम्नपत्रे करून देणार नसाकरीत करगनामा चा दस्त पत्रे करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:03 / 10 / 2024 03 : 05 : 43 PM

ओळख:-

दम्नपत्रे निष्पादनाचा कवुलीजवाव देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. चमत्वाचन प्रामाणिकी पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मे.मेरेनिटी इन्फ्रा नॉफे भागीदार स्वकीत जयवंत म्हात्रे - तर्फे कवुलीजवावामाठी कु.मु. म्हणून मुधीर पी. माळवे	03/10/2024 03:06:16 PM	मुधीर पाराजी माळवे M 1192399748151664640 
2	लिहून घेणार निखिल तुकाराम चव्हाण - -	03/10/2024 03:03:11 PM	निखिल तुकाराम चव्हाण M 1208245817565536256 
3	लिहून घेणार तुकाराम हरी चव्हाण - -	03/10/2024 03:05:23 PM	तुकाराम हरी चव्हाण M 1291332794262835200 

शिक्का क्र.4 ची वेळ:03 / 10 / 2024 03 : 06 : 17 PM

शिक्का क्र.5 ची वेळ:03 / 10 / 2024 03 : 06 : 35 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5

