

Mob. 8425847401

## MAHADEV DEVELOPERS

Builders & Developers

A/4 1st Floor, Om Ramchandra Apts, Rambaug Lane No 2  
Kalvan (W) 421 301 • Email mahadevdevelopers23@gmail.com

Receipt No. 107 Date: 01-11-24

Received with thanks from Deepak Rameshwar Nagpure  
the sum of rupees in words FIFTY thousand only.  
by cash / Cheque / Draft No. Google pay Dated -

Bank - Against Flat No. 302  
on Floor Third Building Belpatna  
Wing -

For MAHADEV DEVELOPERS  
*[Signature]*

₹ 50000/-

*Caranada*  
*Mr. Nagpure*

Mob. 8425847401

## MAHADEV DEVELOPERS

Builders & Developers

A/4 1st Floor, Om Ramchandra Apts, Rambaug Lane No 2  
Kalvan (W) 421 301 • Email mahadevdevelopers23@gmail.com

Receipt No. 111 Date: 26/11/24

Received with thanks from Deepak Rameshwar Nagpure  
the sum of rupees in words Three Lakh Forty Six Thousand  
Five Hundred only by cash / Cheque / Draft No. RTGS Dated 26/11/24  
UTR:- 01RBI24331831936 Against Flat No. 302

Bank Canara Bank  
on Floor Third Building Belpatna  
Wing -

For MAHADEV DEVELOPERS  
*[Signature]*  
Partner

₹ 3,46,900/-

*Bank*  
*at*  
*Canara*  
*Bank*  
*Mrs. Nagpure*

मूल प्रतिलिपि जांच किया / VERIFIED FROM ORIGINAL  
कले भारतीय स्टेट बैंक / For State Bank of India

*[Signature]*  
शाखा प्रबन्धक / Branch Manager  
खडकपाडा / Khadakpada Br.  
JYOTSNA RAUT (6615708) J-4528





# MAHADEV DEVELOPERS

Builders & Developers

A/4, 1st Floor, Om Ramchandra Apts., Rambaug Lane No. 2, Kalyan (W) 421 301  
Email : mahadevdevelopers23@gmail.com

Ref. No.

Date: 13/02/2025

## DEMAND LETTER

To,

Mr. Deepak Rameshwar Nagpure &  
Mrs. Aarti Dipak Nagpure

Sub: Balance Payment against the Flat Booked in "BELPATRA"

As per agreement for sale dated 11/02/2025 you have purchased Flat No. 302 in -  
in 'BELPATRA' Bapgaon, Bhiwandi for the total consideration Rs.39,69,000/- (Rupees  
Thirty Nine Lakh Sixty Nine Thousand only). As per the said agreement we have completed  
54% of the construction work of said building.

So please kindly arrange the balance payment within 7 Days to avoid interest on  
it. We therefore call upon you to make the balance payment of Rs.21,43,260/- (Rupees  
Twenty One Lakh Forty Three Thousand Two Hundred Sixty only) urgently.

Thanking you.

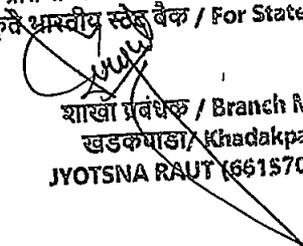
Yours Faithfully,

M/s Mahadev Developers

   
Partner

**BANK DETAILS:**  
MAHADEV DEVELOPERS  
A/C. No. 006722510000001  
IFSC CODE :BKID0000067  
BANK - BANK OF INDIA  
BRANCH - CHAKALA, MUMBAI

मूल प्रति से जांच किया / VERIFIED FROM ORIGINAL  
कृते भारतीय स्टेट बैंक / For State Bank of India

  
शाखा प्रबंधक / Branch Manager  
खडकपाडा / Khadakpada Br.  
JYOTSNA RAUT (6615708) J-4528







# MAHADEV DEVELOPERS

Builders & Developers

A/4, 1st Floor, Om Ramchandra Apts., Rambaug Lane No. 2, Kalyan (W) 421 301

Email : mahadevdevelopers23@gmail.com

Ref. No.

Date: 13/02/2025

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Kalyan

Dear Sir,

I/We, M/s. Mahadev Developers, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Mr. Deepak Rameshwar Nagpure & Mrs. Aarti Dipak Nagpure** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 11/02/2025 (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	302
Building No./Name	Belpatra
Plot No	95/2
Street No./Name	Bapgaon Naka, Nr. Gandhari Road
Locality Name	Opp. Bapgaon Police Station
Area Name	Bapgaon
City Name	Kalyan west
Pin Code	421301

2. That the total consideration for this transaction is Rs.39,69,000/- (Rupees Thirty Nine Lakh Sixty Nine Thousand only) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the

मूल प्रति से जांच किया / VERIFIED FROM ORIGINAL  
कृते भारतीय स्टेट बैंक / For State bank of India

शाखा प्रबंधक / Branch Manager  
खडकपाडा / Khadakpada Br.  
JYOTSNA RAUT (6615709) J-4928

M/s Mahadev Developers

Partner

*(Signature)*

*(Signature)*

*(Signature)*



# MAHADEV DEVELOPERS

Builders & Developers

A/4, 1st Floor, Om Ramchandra Apts , Rambaug Lane No 2, Kalyan (W) 421 301  
Email : mahadevdevelopers23@gmail com

Ref. No \_\_\_\_\_ Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers Date : \_\_\_\_\_

5. We have borrowed from Bank Of India (name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

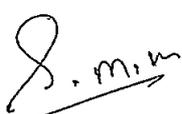
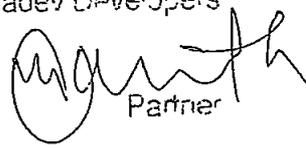
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "M/S Mahadev Developers (Name), Bank Of India (Bank Name) Chakala, Mumbai, Branch., IFSC Code : BKID0000067 Account No. 006722510000001".

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "Mr. Deepak Rameshwar Nagpure", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide M/S Mahadev Developers (description of document of delegation of authority to the signatory.)

Yours faithfully,

M/s Mahadev Developers

   
Partner

# GEO ASSOCIATES

Architect & Engineers

Gr. Flr. shop no. 1, Laxmi Avenue, Aman Talkies Rd., Ulhasnagar – 3.

Ref. no. progress\_03/

Date 11-11-2024

## CERTIFICATE

Certificate of Completion of Construction Work of 1 No. of Building of the \_I\_ Phase of the Project "BELPATRA" [MahaRERA Registration Number-P51700053122] situated on the Plot bearing C.N. No/CTS No /Survey no./ Final Plot no Survey No. 95, Hissa no 2, demarcated by its boundaries (latitude and longitude of the end points)) property of s.no 94, Shri Gulam Ali Fakruddin Bardi to the North, (24.00 mt. wide proposed MDR Road) Sonale-Bapgaon road to the South, property of s.no 95 / 5, Shri Gulam Fakiuddin Bardi to the East, property of s. no. 95 / 1. Shri Subhash Goyanka to the West of Division Konkan, village Bapgaon, Taluka Bhiwandi, District Thane, PIN\_421302\_admeasuring 2750 00 sq. mts. area being developed by M/s MAHADEV DEVELOPERS.

This is to certify that construction of R C.C. work of above said proposal has been completed up to 54%.

Further work is in progress.

This certificate is issued as demand of developer for loan purpose

मूल प्रति से जांच किया / VERIFIED FROM ORIGINAL  
कृते भारतीय स्टेट बैंक / For State Bank of India

*Jyotsna Raut*  
**GEO ASSOCIATES**  
ARCH. & ENGG.  
LAXMI AVENUE,  
AMAN TALKIES ROAD,  
ULHASNAGAR- 421 003.

शाखा प्रबंधक / Branch Manager  
खडकपाडा / Khadakpada Br.  
JYOTSNA RAUT (6615708) J-4528

*Jyotsna Raut*



Deepak Rameshwar Nagpure

81/2650

पावती

Original/Duplicate

Tuesday, February 11, 2025

नोंदणी क्र 39M

12 06 PM

Regn 39M

पावती क्र.. 3170 दिनांक. 11/02/2025

गावाचे नाव: बापगाव

दस्तऐवजाचा अनुक्रमांक ववड1-2650-2025

दस्तऐवजाचा प्रकार . करारनामा

सादर करणाऱ्याचे नाव दीपक रामेश्वर नागपुरे

नोंदणी फी

₹ 30000 00

दस्त हाताळणी फी

₹ 1420 00

पृष्ठाची संख्या 71

एकूण

₹ 31420 00

  
Sub Registrar Bhivandi 1

बाजार मूल्य ₹.2204788.5 /-

मोबदला ₹ 3969000/-

भरलेले मुद्रांक शुल्क ₹. 238200/-

सह दुय्यम निबंधक वर्ग-२

भिवंडी-१

1) देयकाचा प्रकार DHC रकम ₹.1440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक 0225109221060 दिनांक 11/02/2025

बँकेचे नाव व पत्ता

2) देयकाचा प्रकार eChallan रकम ₹ 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक MH015896847202425E दिनांक 11/02/2025

बँकेचे नाव व पत्ता.



मुळ दस्त  
परत केला







**CHALLAN**  
MTR Form Number-6



GRN	MH015896847202425E	BARCODE	[Barcode]		Date	10/02/2025-17 01 16	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)	ALQPN4215K			
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR			Full Name	DEEPAK RAMESHWAR NAGPURE			
Location	THANE			Flat/Block No.	BELPATRA Flat No 302			
Year	2024-2025 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street	Bappaon			
0030046401	Stamp Duty		238200 00	Area/Locality	Taluka Bhiwandi			
0030063301	Registration Fee		30000 00	Town/City/District				
				PIN	4	2	1	3 0 2
				Remarks (If Any)	Second Party Name=MAHADEV DEVELOPERS-			
				Amount In	Two Lakh Sixty Eight Thousand Two Hundred Rupees O			
				Words	nly			
			2,68,200 00					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref No	03006172025021000820	618823371	
Cheque/DD No				Bank Date	REI Dale	10/02/2025-17 03 15	Not Verified with RBI	
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Not Verified with Scroll				

Department ID: [ID] Mobile No: 9820652413  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चालान फॉर्मट दृश्य निबंधक कार्यालयात नोंदणी करावयाची आहे. ही नोंदणी केवळ उपरोक्त कार्यालयाच्या दस्तऐवजासाठीच वैध आहे. अननोंदणीतले कागदपत्रे नोंदणीसाठी वापरता येणारे नाहीत.

**Defaced Details**

Sr No	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(IS)-81-2650	0008803291202425	11/02/2025-11 54 39	IGR131	30000 00
2	(IS)-81-2650	0008803291202425	11/02/2025-11 54 39	IGR131	238200 00
Total Defacement Amount					2,68,200.00

1941

1.





CHALLAN  
MTR Form Number-6



GRN	MH015896847202425E	BARCODE	Date		10/02/2025-17.01.16	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)	ALQPN4213K		
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR			Full Name	DEEPAK RAMESHWAR NAGPURE		
Location	THANE			Flat/Block No.	BELPATRA Flat No 302		
Year	2024-2025 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	Bappaon		
0030046401	Stamp Duty	238200 00		Area/Locality	Taluka Bhiwandi		
0030063301	Registration Fee	30000 00		Town/City/District			
				PIN	4	2	1 3 0 2
				Remarks (If Any)	SecondPartyName=MAHADEV DEVELOPERS-		
				Amount In	Two Lakh Sixty Eight Thousand Two Hundred Rupees O		
Total			2,68,200 00	Words	ny		
Payment Details				FOR USE IN RECEIVING BANK			
PUNJAB NATIONAL BANK				Bank CIN	Ref No	03006172025021000820	618823371
Cheque-DD Details				Bank Date	RBI Date	10/02/2025-17 03 15	Not Verified with RBI
Cheque/DD No				Name of Bank			
				PUNJAB NATIONAL BANK			
Name of Branch				Scroll No , Date			
				Not Verified with Scroll			

Department ID \_\_\_\_\_ Mobile No 9820652413  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलान केवल दुय्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी अदर चलान लागू नाही.



बवड - १	
द. क्र. १६५०	२०२५
पाने	3/07

*S. M. M.*  
*S. M. M.*

*S. M. M.*

*Handwritten signature*

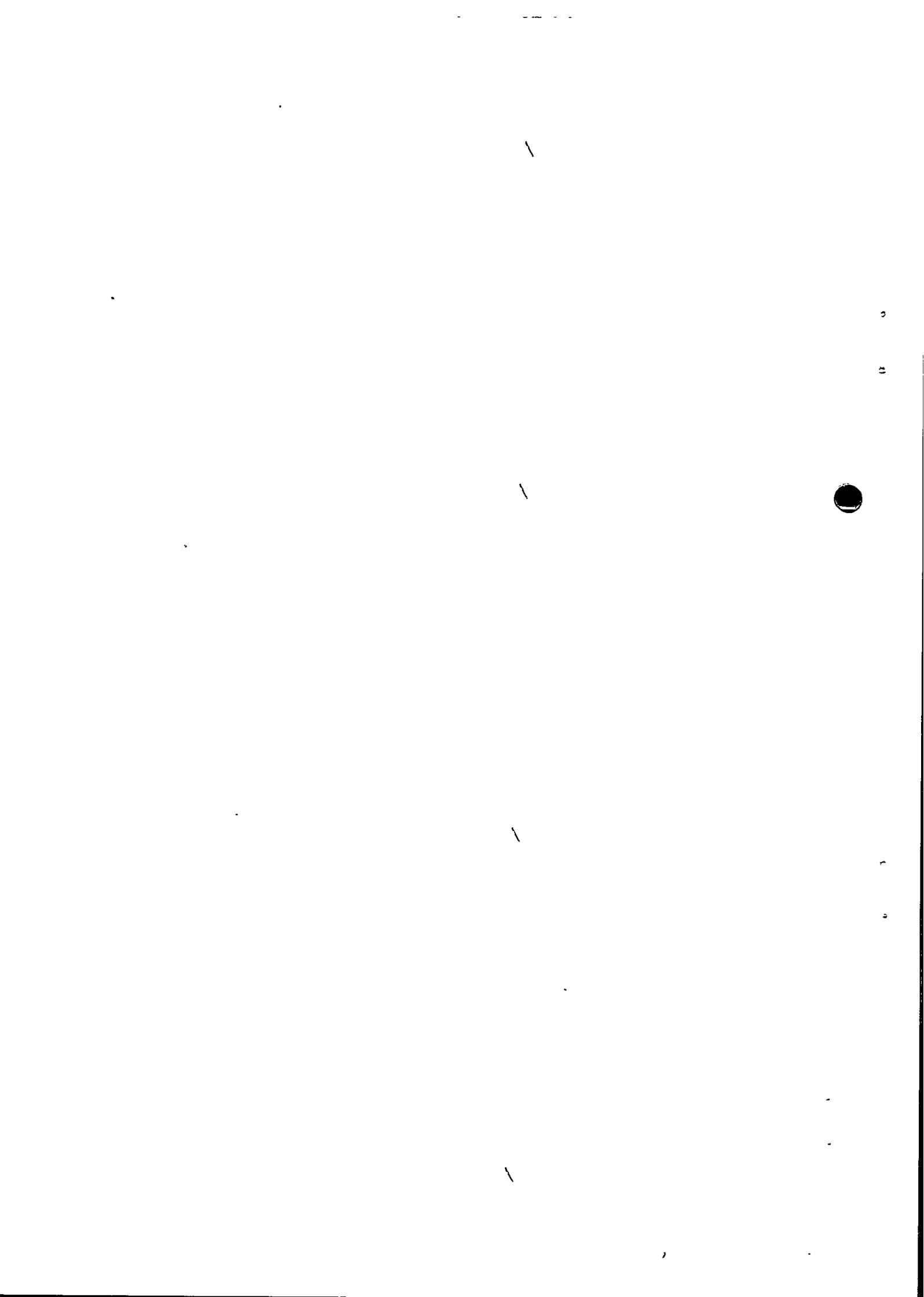
*Handwritten signature*  
*Handwritten signature*



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0225109221060	Date 10/02/2025
Received from MAHADEV DEVELOPERS, Mobile number 9820652413, an amount of Rs.1440/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Bhivandi 1 of the District Thane Grm	
Payment Details	
Bank Name SBIN	Date 10/02/2025
Bank CIN 10004152025021019822	REF No. 504143001022
This is computer generated receipt, hence no signature is required	



क्र. नं. - १	
दि. नं. २६५०	१०२५
पत्रे	४००





बं व ड - १	
द. क्र. २६५०	२०२५
पार्श्व	५/७

**AGREEMENT FOR SALE**

ARTICLES OF THIS AGREEMENT made at BHIWANDI on this  
11<sup>th</sup> Day of February 2025

BETWEEN

*[Handwritten signature]*  
~~*[Handwritten signature]*~~

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*



बवड - १	
द. नं. २६५०	२०१५

Mahadev DEVELOPERS, a registered partnership firm, having its office at 4A, First Floor, Om Ramchandra Apartment, Rambaug-2, Kalyan (West) Dist. Thane 421301, and assessed to Income Tax under Permanent Account Number (PAN: ABTFM0859K) through its Partner 1) MR. MOHAN KEDARNATH KRISHNAVANSHI, age 47 year and 2) MR. SUDHIR MANOHAR WAYALE, age 37 year, hereinafter referred to as "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors-in-interests and assigns) being the PARTY OF THE ONE PART;

AND

1. MR. DEEPAK RAMESHWAR NAGPURE, Age 41 years, PAN: ALQPN4213K, & 2. MRS. AARTI DIPAK NAGPURE, Age 32 years, PAN: BTGPN0729P, R/at Flat No.104, First Floor, Narayani Dham, Bapgaon, Tal. Kalyan, Dist. Thane, hereinafter called and referred to as the ALLOTTEE'S/PURCHASER'S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

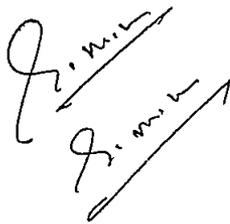
AND,

1) MR. MOHAN KEDARNATH KRISHNAVANSHI, age 47 year PAN: AANPY5106C, R/at 4A, First Floor, Om Ramchandra Apartment, Rambaug-2, Kalyan (West) Dist. Thane 421301,  
2) MR. SUDHIR MANOHAR WAYALE, age 37 year, PAN: AAOPW4440N R/at Shree Sai Samarth Bunglow No 7, Khadakpada Road, Wayale Nagar, Kalyan (West) Dist. Thane 421301,  
hereinafter called and referred to as the LAND OWNERS/CONFIRMING PARTY (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the PARTY OF THE THIRD PART.

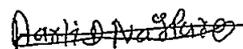
And WHEREAS promoter and owners is well and sufficiently entitled for all that piece and parcel of Land Lying and being at village Bapgaon, Taluka Bhiwandi, District Thane, bearing survey no 95, hissa no. 2, area admeasuring 2750 sq. meter out of total area 4980 sq. meter ( hereinafter referred to as "The Project Land") as described herein below

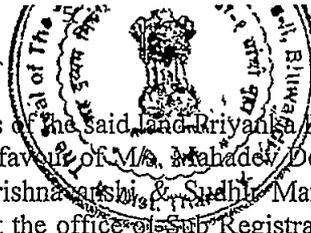
And WHEREAS Sudhir Manohar Wayale is the owner and well and sufficiently entitled for all that piece and parcel of land lying and being at village Bapgaon, Taluka Bhiwandi, Dist. Thane. bearing Survey no 95, Hissa No. 2, for the area admeasuring 1150 Sq Mts. out of total area admeasuring 4980 Sq. Mts. within the limits of the Grampanchayat Bapgaon hereinafter called and referred as to the "Property No. 1" for the sake of brevity more particularly described in the "FIRST SCHEDULE" hereunder written. (As stated above partner of Mahadev Developers Sudhir Manohar Wayale is the owner of the said property)











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पाने १	१/१०

AND WHEREAS that the owners of the said land Briyanish Kashant Patil also executed a Power Of Attorney in favour of M/s. Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale on 08/07/2022, which is registered at the office of Sub Registrar Bhivandi -2, at Registration No. 7541/2022, on 08/07/2022, for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq. Meters out of area admeasuring about 0-49-80 H-R-Sq. Meters.

AND WHEREAS as stated above Mohan Kedarnath Krishnavanshi and Sudhir Manohar Wayale are the owner of property no. 1 & 2 and Mahadev Developers is the Developer of the property no. 3. That the Mohan Kedarnath Krishnavanshi and Sudhir Manohar Wayale are the Partner of M/s Mahadev Developers and decided to develop the said properties in the name of M/s. Mahadev Developers, a partnership firm.

AND WHEREAS that the land of property no. 1 to 3 is collectively called and referred as "The Project Land", and promoter is in possession of the project land

AND WHEREAS the Promoters have made a scheme for development of the said property by constructing thereon residential units, shops, Offices etc. as per Plan Sanctioned from concern authority.

AND WHEREAS the aforesaid Owner and Promoter by amalgamating said properties obtained the Building Construction permission from Assistant Director, Town Planning Thane vide their Letter No. BSP/BP/VILLAGE BAPGAON/TALUKA BHIWANDI/SS/THANE/2844, dated 30/11/2022 and thereby ADTP Thane sanctioned the proposed plan of construction, in respect of the said project land and such building permission provides for construction of Basement + Ground Floor + 10<sup>th</sup> floor (Residential and Commercial).

AND WHEREAS the Collector of Thane issued non-agricultural use permission under No. Mahasul /K-1/T-8/BP/VILLAGE BAPGAON-BHIWANDI/SR-08/2022, dated 22/05/2023, for the area mentioned therein, in respect of the said project land.

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said Project Land;

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

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible Floor Space Index to be used and utilized on the said property if it is granted by the concerned authorities from time to time.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Allottee herein for which the Allottee has granted his/her express and irrevocable consent and confirmation for the same.



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२/७		

AND WHEREAS Mr. Sudhir Manohar Wayale is the owner of Property No. A and Mr. Mohan Kedarnath Krishnavanshi is the owner of Property No. Z. And also Mr. Sudhir Manohar Wayale and Mr. Mohan Kedarnath Krishnavanshi are the designated partners of M/S. MAHADEV DEVELOPERS, Confirming party decided to jointly develop and sell constructed area (Flats, Shops etc.) of the Project Land in the name of M/S. MAHADEV DEVELOPERS and also decided to receive consideration amount/sell price in the name of M/s. M/S. MAHADEV DEVELOPERS. And the overall control and management and business activities of said properties will be governed, conducted, carried out administered and regulated by M/S. MAHADEV DEVELOPERS. That the Confirming Party hereby give consent to sell the said premises/Apartments by Promoter.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Allottee to which the Allottee has granted his/her consent, the Allottee/Purchaser is offered a Flat/Apartment being No. 302 on 3<sup>th</sup> floor, having carpet area of 53.72 sq. meters of the scheme of construction known as "BELPATRA"

AND WHEREAS the Allottee after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he/she/they shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his/her/their express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with 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 Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

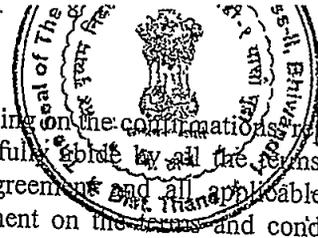
AND WHEREAS the Promoters has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the Project Land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects 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.

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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 has paid to the Promoter a sum of Rs.3,96,900/- (Rupees Three Lakhs Ninety Six Thousand Nine Hundred Only) being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

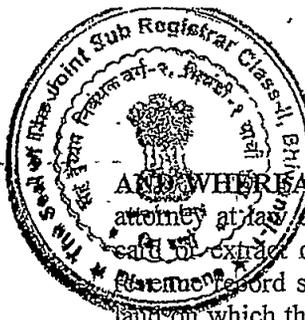
AND WHEREAS the Promoter has registered the project under the Provision of the Real Estate (Regulation and Redevelopment) Act 2016 with the Maharashtra the Real Estate Regulatory Authority at Mumbai bearing No. P51700053122.

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment and the garage/ covered parking (if applicable).

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the project land described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
  - 1.a. (i) The Purchaser's/Allottees hereby agree/s to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to the Allottee/s/Purchaser/s Flat/ Apartment /Office being No. 302 on 3<sup>rd</sup> floor, having carpet area of 53.72 sq. meters along with the right to use and occupy the usable area attached to the said premises admeasuring 26.28 Sq. Meter in the building Known as "BELPATRA" (hereinafter referred to as "The Apartment"), as shown in the Floor plan thereof hereto annexed and marked as Annexure C-1 and C-2 for the consideration of Rs.39,69,000/- (Rupees Thirty Nine Lakhs Sixty Nine Thousand Only) including Rs. \_\_\_\_\_ being the proportionate price of the common areas and facilities



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AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant Government record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

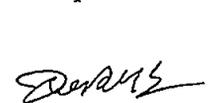
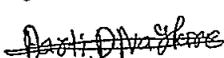
AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Allottee herein.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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

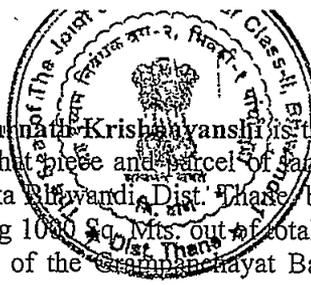
AND WHEREAS the Allottee /s has/have applied and offered to the PROMOTERS for allotment of Apartment a Flat/Shop/Office No. 302 on 3<sup>rd</sup> floor being constructed in the said Building known as "BELPATRA".

AND WHEREAS the carpet area of the said Apartment is 53.72 square meters along with the right to use and occupy the usable area attached to the said premises admeasuring 26.28 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee but includes the area covered by the internal partition walls of the Apartment.

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AND WHEREAS Mohan Kedarnath Krishnavanshi is the owner and well and sufficiently entitled for all that piece and parcel of land laying being and situate at village Bapgaon, Taluka Bhiwandi, Dist. Thane bearing Survey no. 95, Hissa No. 2, area admeasuring 1000 Sq. Mts. out of total area admeasuring 4980 Sq. Mts. within the limits of the Grampanchayat Bapgaon hereinafter called and referred as to the "Property No. 2" for the sake of brevity more particularly described in the "FIRST SCHEDULE" hereunder written. (As stated above partner of Mahadev Developers Mohan Kedarnath Krishnavanshi is the owner of the said property.)

AND WHEREAS Priyanka Prashant Patil is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Bapgaon, Taluka Bhiwandi, Dist. Thane, bearing Survey no. 95, Hissa No. 2, title report for the area admeasuring 600 Sq. Meter out of total area admeasuring 4980 Sq. Meter within the limits of the Grampanchayat Bapgaon hereinafter called and referred as to the "Property No. 3" for the sake of brevity more particularly described in the "FIRST SCHEDULE" hereunder written. As stated above said M/S. MAHADEV DEVELOPERS having Development rights in respect of the said property no 3.

AND WHEREAS It appears from the revenue records in respect of the said Survey no. 95, Hissa No. 2 that the Dagdu Kathod Patil and Dinkar Kathod Patil was the original owners of the said land. After the death of Dagdu Kathod Patil names of his legal heirs i.e. 1) Sudam Dagdu Patil, 2) Ashok Dagdu Patil, 3) Ramesh Dagdu Patil, 4) Dilip Dagdu Patil, 5) Shamibai Shankar Patil, 6) Nogubai Gulam Bhoir, 7) Mamta Mohan Patil & 8) Mirabai Shripad Patil are mutated in revenue Records as per Mutation Entry No. 389. After the death of Dinkar Kathod Patil names of his legal heirs mutated in revenue Records as per Mutation Entry No. 416.

AND WHEREAS that the owners of the said land 1) Sudam Dagdu Patil for self and power of attorney holder of sr. no. 2 to 8. 2) Ashok Dagdu Patil, 3) Ramesh Dagdu Patil, 4) Dilip Dagdu Patil, 5) Shamibai Shankar Patil, 6) Nogubai Gulam Bhoir, 7) Mamta Mohan Patil & 8) Mirabai Shripad Patil executed a Sale deed/Conveyance Deed in favour of Vinod Anandji Prajapati on 16/10/2008, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 5258/2008, on 16/10/2008 for Survey no. 95, Hissa No. 2, total area admeasuring 4980 Sq. Meter Thereafter name of Vinod Anandji Prajapati mutated in revenue records and on 7/12 extract of the said land, vide mutation entry no. 467.

AND WHEREAS the owners of the said land Vinod Anandji Prajapati executed a Sale deed/Conveyance Deed in favour of Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati on 03/09/2010, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 6055/2010, on 03/09/2010. Thereafter name of Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-36-80 H-R-Sq. Meters out of total area admeasuring about 0-49-80 H-R-Sq. Meters, vide mutation entry no. 610.

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~~ASHOK VALUBHAI RAICHA~~

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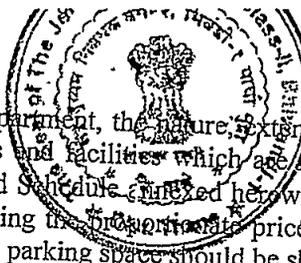
AND WHEREAS thereafter said Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati executed a Sale deed/Conveyance Deed in favour of Sudhir Manohar Wayale on 24/02/2015, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1213/2015, on 24/02/2015 for the area admeasuring about 0-27-5 H-R-Sq. Mts. Out of 0-36-80 H-R-Sq. Mts., Thereafter name of Sudhir Manohar Wayale mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-27-50 H-R-Sq Meters out of area admeasuring about 00-36-80 H-R-Sq. Meters, vide mutation entry no. 740.

AND WHEREAS that the owners of the said land Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati also executed a Power Of Attorney in favour of Sudhir Manohar Wayale on 24/02/2015, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1214/2015, on 24/02/2015, for the Survey No. 95/2, area admeasuring about 0-27-50 H-R-Sq. Meters out of area admeasuring about 00-36-80 H-R-Sq. Meters.

AND WHEREAS the owners of the said 2750Sq. Mts. Sudhir Manohar Wayale executed a Sale deed/Conveyance Deed in favour of Mohan Kedarnath Krishnavanshi on 17/03/2020, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1187/2020, on 17/03/2020 for the area admeasuring about 0H-06R-0P. Thereafter name of Mohan Kedarnath Krishnavanshi mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq. Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters, vide mutation entry no. 1029.

AND WHEREAS thereafter said Sudhir Manohar Wayale executed a Sale deed/Conveyance Deed in favour of Mohan Kedarnath Krishnavanshi and Priyanka Prashant Patil on 31/12/2020, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 709/2021, on 18/01/2021 for the area admeasuring about 0H-10R-0P. Thereafter name of Mohan Kedarnath Krishnavanshi mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-04-00 H-R-Sq. Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters and name of Priyanka Prashant Patil mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters, vide mutation entry no. 1046.

AND WHEREAS that the owners of the said Plot Priyanka Prashant Patil executed a Development Agreement in favour of M/s. Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale on 08/07/2022, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 7540/2022, on 08/07/2022, for the Survey No 95/2, area admeasuring about 0-06-00 H-R-Sq. Meters out of area admeasuring about 0-49-80 H-R-Sq. Meters, for the terms and conditions mentioned therein.



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appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule annexed herewith. (The price of the Apartment including its proportionate price of the common area and facilities and parking space should be shown separately)

- (ii) The Purchaser's/Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s/Purchaser/s garage bearing No. \_\_\_\_\_ situated at \_\_\_\_\_ basement and/or stilt being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-. However, the Allottee of such Parking shall not enclose or cover the same without the written permission of the Promoters and/or the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.
- (iii) The Allottees hereby agrees to purchase from the promoter and the promoter hereby agrees to sell the Allottee/s covered parking space bearing no. \_\_\_\_\_ situated at \_\_\_\_\_ basement and/or stilt P-16 and/or podium being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-.
- 1(b) The total aggregate consideration amount for the apartment/ Flat/Office/Shop including garages/covered parking spaces is thus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)
- 1(c) The Allottee has paid on or before execution of this agreement a sum of Rs.3,96,900/- (Rupees Three Lakhs Ninety Six Thousand Nine Hundred 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.35,72,100/- (Rupees Thirty Five Lakhs Seventy Two Thousand One Hundred Only) in the following manner:-
- Amount of Rs... /-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
  - Amount of Rs ... /-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
  - Amount of Rs..... /-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located
  - Amount of Rs... /-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

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Amount of Rs. 2640 (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

- vi. Amount of Rs. .... /- (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..
- vii. Amount of Rs. .... /- (not exceeding 95% of the total consideration) to be paid to the Promoter 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 maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs. .... /- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

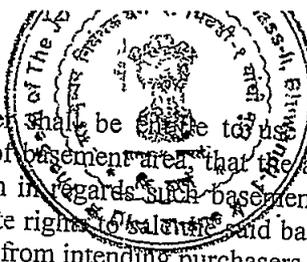
NOTE: Each of the instalment mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basement/podiums/floors in case of multi stories of building/wing

- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].
- 1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(f) The PROMOTER may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @     % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to a Allottee by the PROMOTER

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- 2.5 That the Promoter/Developer shall be the owner of the basement area as an owner of basement area, that the allottee shall not take any objection and claim in regards such basement area. That the Promoter has full and absolute right of sale in said basement area and receive consideration thereof from intending purchasers.
3. The Promoter hereby declares that the Basic Floor Space Index available as on date in respect of the project land is 2529.07 square meters only and Promoter has planned to utilize Floor Space Index of 3621.80 sq. mts. by availing of TDR, FSI available on payment of premiums, D. P. road FSI, Ancillary FSI, 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. That the maximum utilization Limit of FSI (building Potential) permissible as per road width is 6160 sq. mts. Built up and The Promoter has disclosed the Floor Space Index of 6115.98 sq mts. Built up as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
- 4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
- 4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement. Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

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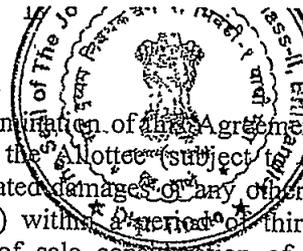
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1(c) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes,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

- 1(h) The Allottee authorizes the PROMOTER to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTER may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the PROMOTER to adjust his payments in any manner.
- 2.1. The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat/Office/Shop to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment
- 2.2. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").
- 2.3. The Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI, premium FSI and all other permissible to be used and utilized on the said property as may be granted by the concern authority.
- 2.4. The Promoter has absolute rights to grant right of access/way and/or other easement rights to the adjacent buildings, plots of the said plot of Land.

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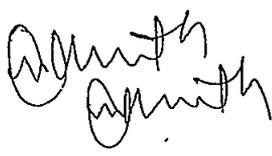
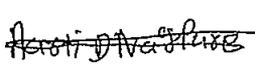
Provided further that upon termination of the Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before 31<sup>st</sup> May 2026. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- (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 Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3(three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:



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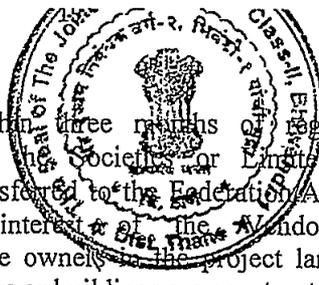
Factor of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2 such Allottee shall continue to be liable to pay maintenance charges as applicable.

- 7.4. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.
8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence/office/show-room/shop/godown for carrying on any industry or business. (strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee along with other allottee(s) of Apartments in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 9.1. The Promoter 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 Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

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9.2. The Promoter shall, within three months of registration of the Federation/apex body of the Society or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners of the project land on which the building with multiple wings or buildings are constructed.

9.3. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottees share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs.2268/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- (i) Rs. \_\_\_\_\_ for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. \_\_\_\_\_ for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. \_\_\_\_\_ for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
- (iv) Rs. \_\_\_\_\_ for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Rs. \_\_\_\_\_ For Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs \_\_\_\_\_ for deposits of electrical receiving and Sub Station provided in Layout

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The Allottee shall pay to the Promoter a sum of Rs.2,25,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with the formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

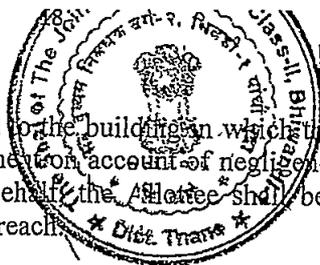
The Promoters hereby represents and warrants to the allottee as follows

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas.

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

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies. if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

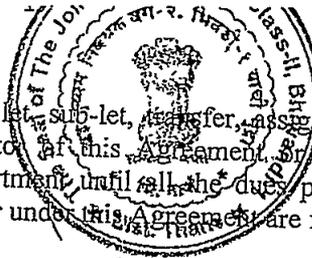


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The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

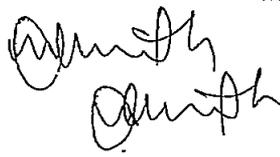
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
  - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
  - ix. At the time of execution of the conveyance deed of the structure to the Association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees.
  - x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottees own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
  - ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case

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- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factors of this Agreement or part with the possession of the Apartment, until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**




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**PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the \*[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

#### 18. BINDING EFFECT

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

#### 19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

#### 20. RIGHT TO AMEND

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

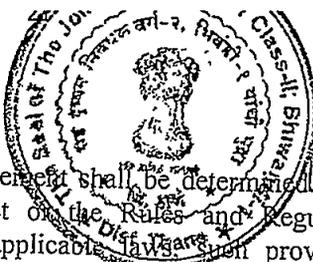
#### 21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

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

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**22. SEVERABILITY**

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

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

**24. FURTHER ASSURANCES**

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

**25. PLACE OF EXECUTION**

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

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

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

Name of Allottee  
(Allottee's Address) ABOVE MENTIONED  
Notified Email ID: \_\_\_\_\_

*[Handwritten signatures and initials]*

*[Signature]* *[Signature]* *[Signature]*

*[Signature]* *[Signature]*



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**M/S MAHADEV DEVELOPERS,**  
ADDRESS: 4A, First Floor, Om Ramchandra Apartment,  
Rambaug-2, Kalyan (West) Dist. Thane 421301.  
Notified Email ID:mahadevdevelopers23@gmail.com

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

## 28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

## 29. Stamp Duty and Registration:-

The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee

## 30. 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 Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under

## 31. 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.

## FIRST SCHEDULE OF THE DEVELOPABLE LAND

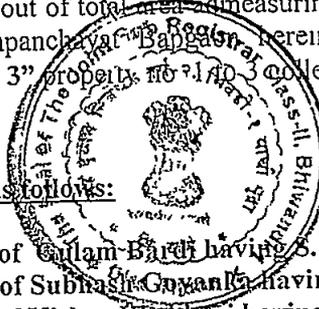
Sudhir Manohar Wayale is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Bapgaon, Taluka Bhiwandi, Dist Thane, bearing Survey no. 95, Hissa No. 2, area admeasuring 1150 Sq. Meter out of total area admeasuring 4980 Sq Meter within the limits of the Grampanchayat Bapgaon hereinafter called and referred as to the "Property No. 1".

Mohan Kedarnath Krishnavanshi is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Bapgaon, Taluka Bhiwandi, Dist. Thane, bearing Survey no. 95, Hissa No 2, area admeasuring 1000 Sq. Meter out of total area admeasuring 4980 Sq. Meter within the limits of the Grampanchayat Bapgaon hereinafter called and referred as to the "Property No. 2".

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S. M. W.

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Priyanka Prashant Patil is the owner and M/s Mahadev Developers, a partnership firm through its partner Mohan Kedarnath Krishnavanshi and Sudhir Manohar Wayale the promoter/Developer is well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Bapgaon, Taluka Bhiwandi, Dist. Thane, bearing Survey no. 95, Hissa No. 2. area admeasuring 600 Sq. Meter out of total area admeasuring 4980 Sq. Meter within the limits of the Grampanchayat Bapgaon hereinafter called and referred as to the "Property No. 3" property no. 3/1/10 collectively called and referred as project Land



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The said property is bounded as follows:

- On Or Towards East : Land of Gulam Bardi having S. No. 95/5  
 On Or Towards West : Land of Subhash Company having S. No. 95/1  
 On Or Towards North : Land of Kishor Karbhari having S. No. 95/2P  
 and Road  
 On Or Towards South : Land of Gulam Bardi having S. No. 94

### SECOND SCHEDULE ABOVE REFERRED TO

All these pieces and parcels of land within the village Bapgaon, Taluka Bhiwandi, Dist. Thane, within the limit of Grampanchayat Bapgaon and Sub-Registrar Bhiwandi Building knows as "BELPATRA". Flat/Unit/Shop/Office-being No. 302 on 3<sup>rd</sup> floor, having carpet area of 53.72 sq. meters. along with the right to use and occupy the usable area attached to the said premises admeasuring 26.28 Sq. Meter,

- ANNEXURE - A - Copy of Title Report  
 ANNEXURE -B - Copy of Property Card or extract Village Forms VI or VII and XII  
 ANNEXURE -C-1 Copies of plans & Layout as approved by concerned Local Authority  
 ANNEXURE - C-2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)  
 ANNEXURE -D Authenticated copies of the plans and specifications of the said Apartment agreed to be purchased by the Allottee/Purchaser as approved by the concerned local authority  
 ANNEXURE - E Specification and amenities for the Apartment,  
 ANNEXURE -F Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

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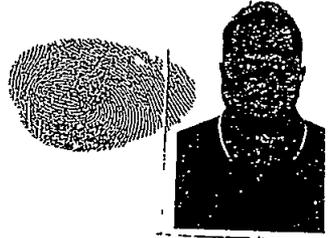
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WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

**SIGNED & DELIVERED**  
by the within named PROMOTER

**M/S. MAHADEV DEVELOPERS**  
Through its Partner

1) **MR. MOHAN KEDARNATH KRISHNAVANSHI,**

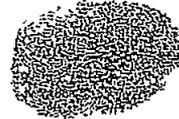


2) **MR. SUDHIR MANOHAR WAYALE**



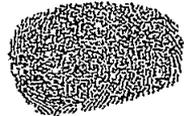
**SIGNED & DELIVERED**  
by the within named Allottee/s

1. **MR. DEEPAK RAMESHWAR NAGPURE,**



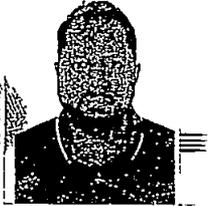
2. **MRS. AARTI DIPAK NAGPURE,**

IN PRESENCE OF



**SIGNED & DELIVERED**  
by the within named LAND OWNER

1) **MR. MOHAN KEDARNATH KRISHNAVANSHI,**



2) **MR. SUDHIR MANOHAR WAYALE**

WITNESS



1. **Ganesh Rameshwar Nagpure**

2. **SHANKAR RAM KUNJAN KHARAT**

## RECEIPT

Received a sum of Rs.3,96,900/- (Rupees Three Lakhs Ninety Six Thousand Nine Hundred Only) on execution of this agreement towards Earnest Money in the following manner;

Date	NEFT / RTGS-No.	Amount	Bank
01/11/2024	NEFT G-Pay	50,000/-	Canara Bank
26/11/2024	RTGS	3,46,900/-	Canara Bank

from the Allottee herein as and by way of advance/ part consideration.

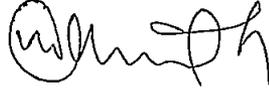
Rs.3,96,900/-

(Rupees Three Lakhs Ninety Six Thousand

Nine Hundred Only)

We say received

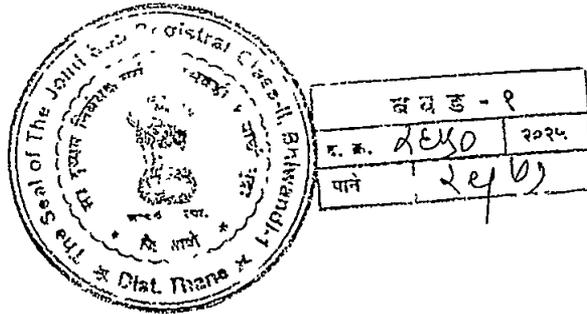
M/S. MAHADEV DEVELOPERS  
Through its Partner



1) MR. MOHAN KEDARNATH KRISHNAVANSHI,



2) MR. SUDHIR MANOHAR WAYALE







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6



Index-2( सूची - २ )



ब ब ड - १	
र क्र. २६५०	२०२५
पाने	३७/७



18/01/2021

मुद्रण तिथि: १८/०१/२०२१  
क्र. ७०९/२०२१  
नोदणी.  
Regn 63m

गावाचे नाव: बापगज

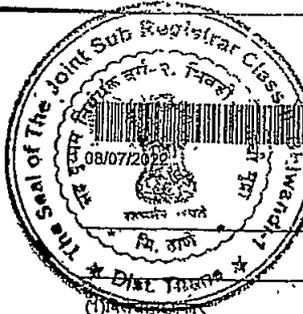
(1) वित्तेचा प्रकार	खरेदीघर
(2) मोनदता	३०००००
(3) बाजारभावात (भावे पट्ट्याच्या बाबत पट्ट्याच्या आकाराची देतो की पट्ट्याचे नमुद करावे)	१९७०००
(4) भू-भावन, भौददददददद व घरकामाक (असल्यास)	1) पातिकाचे नाव: ठाणे इतर वर्णन: इतर माहिती: मोडे-नाच्या बा. मीवडी जी ठाणे येथील रोडवरील व न ९६/२ यामधील विदुन देणार याचे मातकीचे अपसते क्षेत्र हे आ.प. ०-२७-५० यापैकी विदुन देणार यास किती केलेले क्षेत्र हे आ.प. ०-१०-०० यापैकी १. मोडून केदारनाथ कृष्णवडी याने दिव्यास क्षेत्र ० ०४ ०० हे आर चौ मी व २. विदुन देणार यादीस क्षेत्र ० ०६ ०० हे आर चौ मी ( Survey Number - ९५/२ ; ) ५. १००० हेक्टर आर
(5) क्षेत्रफळ	
(6) आकाराची किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज कलन देणा-या/विदुन देणारा-या पसकापचे नाव किंवा दिवाणी न्यायासयाचा हुकुमनामा किंवा अदालत अदल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-सुधिर म जोहर पायले नं-३४, पत्ता-प्लॉट नं. - २, मळा नं. - इमारतीचे नाव - , ब्लॉक नं: रा श्री साई समय भगता न ७ मीवडी मुरबाड राणे न्यायदेखर कल्याण प वा कल्याण ठाणे, रोड नं. - महापट्ट, ठाणे. पिन कोड-४२१३०१ पिन नं-४४०५४४०५
(8) दस्तऐवज कलन देणा-या पसकापचे व किंवा दिवाणी न्यायासयाचा हुकुमनामा किंवा अदालत अदल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-मोहन केदारनाथ कृष्णवडी व न-४४, पत्ता-प्लॉट नं. - २, मळा नं. - इमारतीचे नाव - , ब्लॉक नं: रा ४९, १ वा मजला ९९ म रामवद अ.प. समय क्षेत्र नं.२ कल्याण व वा कल्याण ठाणे, रोड नं. - महापट्ट, THANE पिन कोड-४२१३०१ पिन नं-४४०५४४०५ 2) नाव-विपना प्रसाद पाटील व न-३०, पत्ता-प्लॉट नं. - २, मळा नं. - इमारतीचे नाव: - , ब्लॉक नं: शिवोत्तर उखरु सुखपुर नु वा फयेंस वि रणगड, रोड नं. - महापट्ट, RUGARH(MH) पिन कोड-४१०२०६ पिन नं-४४०५४४३९४
(9) दस्तऐवज कलन दिव्यास दिनांक	३१/१२/२०२०
(१०) दस्त नोंदणी केल्याचा दिनांक	१८/०१/२०२१
(११) भूतक्रमांक, खड व पृष्ठ	७०९/२०२१
(१२) बाजारभावाच्या मुद्राक शुल्क	९००००
(१३) बाजारभावाच्या नोंदणी शुल्क	३००००
(१४) वेत	

मुद्रणकालाची विचारता वेळनेता वपरीत-

मुद्राक शुल्क आकाराच्या निवडनेता अनुष्येद-

(i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or an, other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

७/१५/०१



सूची क्र. 2
क्र. 2024
पाने 32/0

दुयम निव्वयक सह दु.नि.मिंकी 2  
 दन्त क्रमाक : 7540/2022  
 नोदणी :  
 Regn 63m

गावाचे नाव : बापगाव

(1) विकसतकरनामा	विकासकरनामा
(2) मोबदला	6487000
(3) बाजारनाव (मालेपट्ट्याच्या नावतिपट्टाकार आकारणी देतो की पट्टेदार ते समुदकरावे)	6102000
(4) भुनमपन, पोटहिस्ता व धरकभाक (असल्याच)	1) पालिकेचे नाव, ठाणे इतर वर्णन, इतर माहिती: मोजे बापगाव सन्हीन, 95 हिस्ता. 2 क्षेत्र 0-43-7 हे आर-प्रि. पो. 0-06-10 हे क्षेत्र प्रति आकार 6.56 म.पै.ते. यापैकी विकासकराराने दिलेले क्षेत्र 0-06-0 हे आर-प्रि. विकासकराराने मोबदल्यापोटी जमिन मातृक यात 42 टके निवासी ज.वाणीक. स्वरुपाचे साधकन, देण्याचे आदेश दि. नं. 268/2022 अन्वये सुद्राकशुल्क 3244.00/- वसुल (Survey Number सन्हीन: 95, HISSA NUMBER: हिस्ता नं. 2. )
(5) क्षेत्रफळ	1) 0.0600 हेक्टर
(6) आकारणी किंवा सुटी देण्यात आलेले क्षेत्र	1) नाव: बापगाव (मालेपट्ट्याचे क्षेत्र) माळा नं. - इमारतीचे नाव: - न्हांक नं. - रोड पसकराचे नाव: किंवा दिवाणी: न्यायालय चा हुकेमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता.
(7) दस्तऐवज करून देणाऱ्या/सिद्ध झेवणाऱ्या पसकराचे नाव किंवा दिवाणी: न्यायालय चा हुकेमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता.	1) नाव: बापगाव (मालेपट्ट्याचे क्षेत्र) माळा नं. - इमारतीचे नाव: - न्हांक नं. - रोड पसकराचे नाव: किंवा दिवाणी: न्यायालय चा हुकेमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता.
(8) दस्तऐवज करून देणाऱ्या पसकराचे व किंवा दिवाणी न्यायालयाचा हुकेमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता.	1) नाव: बापगाव (मालेपट्ट्याचे क्षेत्र) माळा नं. - इमारतीचे नाव: - न्हांक नं. - रोड पसकराचे नाव: किंवा दिवाणी: न्यायालय चा हुकेमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता.
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2022
(10) दस्त नोदणी केल्याचा दिनांक	08/07/2022
(11) अनुक्रमाक, बंध व पृष्ठ	7540/2022
(12) बाजारनावाप्रमाणे सुद्राक-शुल्क	324400
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	



मह. दुयम निव्वयक वर्ग-2  
 मिंडी-2

सुद्राकनामाची विचारात घेतलेला तपशील:- मुल्याकनाची आवश्यकता नाही. (i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

सुद्राक शुल्क आकारताय निवडलेला अनुच्छेद:- (i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

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SHRI. KRUNAL A. ADHIKARI  
B.A L.L B.  
ADVOCATE HIGH COURT



Off.: Nav Everest Tower, Shop No. B-9, Karnk Rd, Near Maxi  
Ground, Chikanghar, Kalyan (w), Dist- Thane, 421 301  
Resi.: 301/302, Bright Apt., Near Sampada Hospital  
Chikanghar, Kalyan (w), Dist -Thane, 421 301  
9157922789  
krunaladhikan@yahoo.com

Ref. No.

Date : 28/06/2023

FORMA  
(Circular No. 28/2021)

To,  
MahaRERA  
Mumbai



ब व ड - १	
द. क्र. २१५०	२९२५
पाने	३३/५१

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to \

- 1) Survey no. 95, Hissa No. 2, title report for the area admeasuring 1150 Sq Meter out of total area admeasuring 4980 Sq Meter, hereinafter called property No. 1,
- 2) Survey no 95, Hissa No 2, title report for the area admeasuring 1000 Sq. Meter out of total area admeasuring 4980 Sq Meter, hereinafter called property No. 2,
- 3) Survey no. 95, Hissa No. 2, title report for the area admeasuring 600 Sq. Meter out of total area admeasuring 4980 Sq Meter, hereinafter called property No. 3,

situated at Village Bapgaon, Taluka Bhiwandi District Thane, Within the Limits Grampanchayat Bapgaon, totally area admeasuring 2750 sq. meters (hereinafter collectively called and referred to as "said plot" of land)

1. I have investigated the title of the said plot on the request of M/s. Mahadev Developers, Partnership firm through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale and following documents i.e.:-

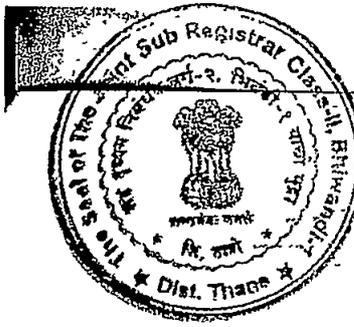
1. Description of the property:-

1/1/1) Property No. 1 :- Survey no. 95, Hissa No 2, title report for the area admeasuring 1150 Sq Meter out of total area admeasuring 4980 Sq Meter, situated at Village Bapgaon, Taluka Bhiwandi, District Thane, Within the Limits Grampanchayat Bapgaon.

Owner/Promoter :- Sudhir Manohar Wayale.

1/1/2) Property No. 2 :- Survey no 95, Hissa No. 2, title report for the area admeasuring 1000 Sq. Meter out of total area admeasuring 4980 Sq. Meter, situated at Village Bapgaon, Taluka Bhiwandi, District Thane, Within the Limits Grampanchayat Bapgaon.

Owner/Promoter :- Mohan Kedarnath Krishnavanshi. (CAZ)



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1/1/3) Property No. 3 :- Survey no. 95, Hissa No 2, title report for the area admeasuring 600 Sq Meter out of total area admeasuring 4980 Sq. Meter, situate: at Village Bapgaon, Taluka Bhiwandi, District Thane, Within the Limits Grampanchayat Bapgaon.

Owner :- Priyanka Prashant Patil

Developer/Promoter :- M/s. Mahadev Developers,  
Partnership firm through its partner  
1) Mohan Kedarnath Krishnavanshi &  
2) Sudhir Manohar Wayale

2. The documents of allotment of plot of land.
  - a) Sale Deed/Conveyance Deed dated 16/10/2008, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 5258/2008, on 16/10/2008, Wherein Ashok Dagdu Patil and others are the Vendors/Owners and Vinod Anandji Prajapati is the Purchaser for the Survey No. 95/2, area admeasuring, about 0-49-80 H-R-Sq Meters.
  - b) Sale Deed/Conveyance Deed dated 03/09/2010, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No 6055/2010, on 03/09/2010, Wherein Vinod Anandji Prajapati is the Vendor/Owner and Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati are the Purchasers for the Survey No. 95/2, area admeasuring about 0-36-80 H-R-Sq. Meters out of total area admeasuring about 0-49-80 H-R-Sq. Meters.
  - c) Sale Deed/Conveyance Deed dated 24/02/2015, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1213/2015, on 24/02/2015, Wherein Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati are the Vendors/Owners and Sudhir Manohar Wayale is the Purchaser for the Survey No. 95/2, area admeasuring about 0-27-50 H-R-Sq Meters out of area admeasuring about 00-36-80 H-R-Sq. Meters.
  - d) Power Of Attorney dated 24/02/2015, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1214/2015, on 24/02/2015, Wherein Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati are the Donors/Owners and Sudhir Manohar Wayale is the Power of Attorney Holder, for the Survey No. 95/2, area admeasuring about 0-27-50 H-R-Sq Meters out of area admeasuring about 00-36-80 H-R-Sq Meters
  - e) Sale Deed/Conveyance Deed dated 17/03/2020, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1187/2020, on 17/03/2020, Wherein Sudhir Manohar Wayale is the Vendor/Owner and Mohan Kedarnath Krishnavanshi is the Purchaser for the Survey No 95/2, area admeasuring about 0-06-00 H-R-Sq Meters out of area admeasuring about 0-27-50 H-R-Sq Meters. *D.P.*

SHRI. KRUNAL A. ADHIKARI  
B A L L B.  
ADVOCATE HIGH COURT



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र. क्र. २६५०	२०२५
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☑ Office: Everest Tower, Shop No. 8, Market Road, Near Maxi  
Chikanghar, Kalyan (W), Dist. Thane, 421 301

☑ Res: 301/382, Bngl. Apt. Near Sampada Hospital  
Chikanghar, Kalyan (W), Dist. Thane, 421 301

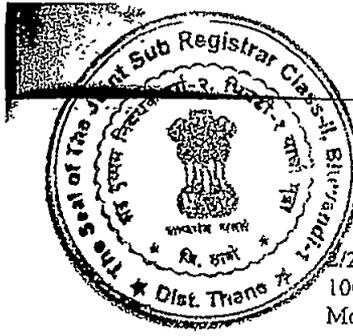
☎ 9167922765 Dist. Thane

✉ krunaladhihari@yahoo.com

Ref. No.

Date : 28/06/2023

- f) Sale Deed/Conveyance Deed dated 31/12/2020, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 709/2021, on 18/01/2021, Wherein Sudhir Manohar Wayale is the Vendor/Owner and Mohan Kedarnath Krishnavanshi and Priyanka Prashant Patil are the Purchasers for the Survey No. 95/2, area admeasuring about 0-10-00 H-R-Sq. Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters. Share of Mohan Kedarnath Krishnavanshi area 0-04-00 H-R-Sq. Meters and Share of Priyanka Prashant Patil area 0-06-00 H-R-Sq. Meters
- g) Development Agreement dated 08/07/2022, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 7540/2022, on 08/07/2022, Wherein Priyanka Prashant Patil is the Vendor/Owner and M/s Mahadev Developers through its partners Mohan, Kedarnath Krishnavanshi & Sudhir Manohar Wayale are the Developer/Builder/Promoter, for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq Meters out of area admeasuring about 0-49-80 H-R-Sq Meters.
- h) Power Of Attorney dated 08/07/2022, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 7541/2022, on 08/07/2022, Wherein Priyanka Prashant Patil is the Donor/Owner and M/s Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale are the Power of Attorney Holder, for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq Meters out of area admeasuring about 0-49-80 H-R-Sq Meters
3. Digital 7/12 extract of Survey no. 95, Hissa No. 2 of Village Bapgaon, Taluka Bhiwandi, Dist Thane, dated 26/05/2023 and mutation entry no. 183, 389, 416, 467, 497, 519, 538, 610, 612, 614, 615, 620, 625, 626, 680, 719, 722, 725, 740, 749, 782, 814, 848, 852, 857, 879, 880, 901, 987, 1027, 1029, 1046 and 1162,
4. Search Report dated 20/06/2023.
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property having Survey No 95/2, totally area 2750 sq. meters. I am of the opinion that the title of the said plot having:-
- 2/1) Survey no. 95, Hissa No. 2, title report for the area admeasuring 1150 Sq. Meter out of total area admeasuring 4980 Sq. Meter owner - Sudhir Manohar Wayale is clear, marketable and without any encumbrance. *(Signature)*



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2/2) Survey no. 95, Hissa No. 2, title report for the area admeasuring 1000 Sq. Meter out of total area admeasuring 4980 Sq. Meter owner - Mohan Kedarnath Krishnavanshi is clear, marketable and without any encumbrance.

2/3) Survey no. 95, Hissa No. 2, title report for the area admeasuring 600 Sq. Meter out of total area admeasuring 4980 Sq. Meter owner - Priyanka Prashant Patil and Developer/Promoter - M/s. Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale are clear, marketable and without any encumbrance.

3. Owners of the land :-

3/1) That the Sudhir Manohar Wayale is the owner of the said Plot having Survey no. 95, Hissa No. 2, title report for the area admeasuring 1150 Sq. Meter out of total area admeasuring 4980 Sq. Meter.

3/2) That the Mohan Kedarnath Krishnavanshi is the owner of the said Plot having Survey no. 95, Hissa No. 2, title report for the area admeasuring 1000 Sq. Meter out of total area admeasuring 4980 Sq. Meter.

3/3) That the Priyanka Prashant Patil is the owner of the said Plot having Survey no. 95, Hissa No. 2, title report for the area admeasuring 600 Sq. Meter out of total area admeasuring 4980 Sq. Meter.

4. The report reflecting the flow of the title of the Owner and Promoter on the said Project land is enclosed herewith as annexure

Encl : Annexure

Date :

28/06/2023

*K.A.*

ADV. K. A. ADHIKARI





**SHRI. KRUNAL A. ADHIKARI**  
B.A.L.L.B.  
ADVOCATE HIGH COURT

☑ Off.: Nav Everest Tower, Shop No B-9, Kamik Rd, Near Maxi  
Ground, Chikanghar, Kalyan (w), Dist - Thane, 421 301  
☑ Res.: 301/302, 13right Apt, Near Sampada Hospital  
Chikanghar, Kalyan (w), Dist -Thane, 421 301  
☎ 9167922789  
✉ krunaladhiikan@yahoo.com

Ref. No.

Date : 28/06/2023

FORMAT A

(Circular No. 28/2021)

FLOW OF THE TITLE OF  
THE SAID PLOT OF LAND



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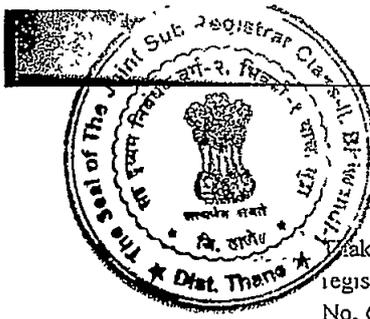
- 1) That the 7/12 extract of the Property No. 1 - Survey no. 95, Hissa No. 2, area admeasuring 1150 Sq. Meter out of total area admeasuring 4980 Sq. Meter is on the name of Sudhir Manohar Wayale, Property No. 2 - Survey no. 95, Hissa No. 2, area admeasuring 1000 Sq. Meter out of total area admeasuring 4980 Sq. Meter is on the name of Mohan Kedarnath Krishnavanshi and Property No. 3 - Survey no 95 Hissa No. 2, area admeasuring 600 Sq. Meter out of total area admeasuring 4980 Sq. Meter is on the name of Priyanka Prashant Patil.

- 2) It appears from the revenue records in respect of the said Survey no 95, Hissa No 2 that the Dagdu Kathod Patil and Dinkar Kathod Patil was the original owners of the said land After the death of Dagdu Kathod Patil names of his legal heirs i.e 1) Sudam Dagdu Patil, 2) Ashok Dagdu Patil, 3) Ramesh Dagdu Patil, 4) Dilip Dagdu Patil, 5) Shamibai Shankar Patil, 6) Nogubai Gulam Bhoir, 7) Mamta Mohan Patil & 8) Mirabai Shripad Patil. are mutated in revenue Records as per Mutation Entry No. 389. After, the death of Dinkar Kathod Patil names of his legal heirs mutated in revenue Records as per Mutation Entry No 416

That the owners of the said land 1) Sudam Dagdu Patil for self and power of attorney holder of sr. no. 2 to 8, 2) Ashok Dagdu Patil, 3) Ramesh Dagdu Patil, 4) Dilip Dagdu Patil, 5) Shamibai Shankar Patil, 6) Nogubai Gulam Bhoir, 7) Mamta Mohan Patil & 8) Mirabai Shripad Patil executed a Sale deed/Conveyance Deed in favour of Vinod Anandji Prajapati on 16/10/2008, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 5258/2008, on 16/10/2008 for Survey no. 95, Hissa No. 2, total area admeasuring 4980 Sq Meter. Thereafter name of Vinod Anandji Prajapati mutated in revenue records and on 7/12 extract of the said land, vide mutation entry no. 467

The owners of the said land Vinod Anandji Prajapati executed a Sale deed/Conveyance Deed in favour of Ashok Valubhai Raicha alias

(Signature)



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Thakkar and Shyam Govindji Prajapati on 03/09/2010, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 605572010, on 03/09/2010. For the area admeasuring 0-36-80 H-R-Sc. Meters out of total area admeasuring about 0-49-80 H-R-Sq Meters thereafter name of Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-36-80 H-R-Sq Meters out of total area admeasuring about 0-49-80 H-R-Sq. Meters, vide mutation entry no. 610.

Transferor said Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati executed a Sale deed/Conveyance Deed in favour of Sudhir Manohar Wayale on 24/02/2015, for the area admeasuring 0-27-50 H-R-Sq. Meters which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1213/2015, on 24/02/2015. Thereafter name of Sudhir Manohar Wayale mutated in revenue records and on 7/12 extract for the Survey No 95/2, area admeasuring about 0-27-50 H-R-Sq. Meters out of area admeasuring about 00-36-80 H-R-Sq Meters, vide mutation entry no. 740

Transferor said Ashok Valubhai Raicha alias Thakkar and Shyam Govindji Prajapati also executed a Power Of Attorney in favour of Sudhir Manohar Wayale on 24/02/2015, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No 1214/2015, on 24/02/2015, for the Survey No. 95/2, area admeasuring about 0-27-50 H-R-Sq. Meters out of area admeasuring about 00-36-80 H-R-Sq Meters

Transferor said Sudhir Manohar Wayale executed a Sale deed/Conveyance Deed in favour of Mohan Kedarnath Krishnavanshi on 17/03/2020, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 1187/2020, on 17/03/2020 For the area admeasuring 0-06-00 H-R-Sq. Meters. Thereafter name of Mohan Kedarnath Krishnavanshi mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters, vide mutation entry no. 1029.

Transferor said Sudhir Manohar Wayale executed a Sale deed/Conveyance Deed in favour of Mohan Kedarnath Krishnavanshi and Priyanka Prashant Patil on 31/12/2020, which is registered at the office of Sub Registrar Bhiwandi -3, at Registration No. 709/2021, on 18/01/2021. For the area admeasuring 0-10-00 H-R-Sq. Meters, Thereafter name of Mohan Kedarnath Krishnavanshi mutated in revenue records and on 7/12 extract for the Survey No 95/2, area admeasuring about 0-04-00 H-R-Sq Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters and name of Priyanka Prashant Patil *Patil*



SHRI. KRUNAL A. ADHIKARI  
B.A.L.L.B  
ADVOCATE HIGH COURT

- Off. No. Everest Tower, Plot No. B-9, Kalyan Road, Near Maku Ground, Chikanghar, Kalyan (W), Dist. Thane, 421301  
Resi: 201/02, Bright Apt. Near Sampada Hospital Chikanghar, Kalyan (W), Dist. Thane, 421301  
9167922789  
krunaladhikari@yahoo.com



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Ref. No.

Date : 28/06/2023

mutated in revenue records and on 7/12 extract for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq. Meters out of area admeasuring about 0-27-50 H-R-Sq. Meters, vide mutation entry no 1046.

Transferor said Priyanka Prashant Patil executed a Development Agreement in favour of M/s. Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale on 08/07/2022, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 7540/2022, on 08/07/2022, for the Survey No 95/2, area admeasuring about 0-06-00 H-R-Sq Meters out of area admeasuring about 0-49-80 H-R-Sq. Meters, for the terms and conditions mentioned therein.

That the owners of the said land Priyanka Prashant Patil also executed a Power Of Attorney in favour of M/s. Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale on 08/07/2022, which is registered at the office of Sub Registrar Bhiwandi -2, at Registration No. 7541/2022, on 08/07/2022, for the Survey No. 95/2, area admeasuring about 0-06-00 H-R-Sq. Meters out of area admeasuring about 0-49-80 H-R-Sq. Meters.

- 3) I have also gone through the Search Report dated 20/06/2023 taken from Sub Registrar office at Bhiwandi No. 1 to 3.

Upon perusal of the above said documents, available revenue records and search reports, I am of the opinion that the title of the owner in respect of above stated land appears clear, marketable and free from all encumbrances and the Developer M/s. Mahadev Developers through its partners Mohan Kedarnath Krishnavanshi & Sudhir Manohar Wayale and Owner is well and sufficiently entitled to Develops the said Plot of land property by obtaining other necessary permissions.

Date :

28/06/2023



ADV. K. A. ADHIKARI



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**Swapna B. More**

B.Com., LL.B

ADVOCATE HIGH COURT

1st Floor, Below Central Hospital, Opp. State Bank, Jakat Naka, Bhiwandi, Dist. Thane.  
8087025093

Ref. No.

Date, 12 January 2017

**SEARCH REPORT**

Ref: In respect of Land bearing Survey No. 95<sup>5</sup> area admeasuring about 0-09-3 H. R. P. i.e. 930 Sq. Mtr. at Village: Bappaon, Tal. : Bhiwandi, Dist. Thane is in the name of Shri. Nandkumar Madhukar Karabhari and Shri. Laxman Mahadu Jadhav.

On careful inspection of Index Volume kept at Sub - Registrar office at Bhiwandi during the year 1987 till 2016 for the above mentioned property, the following transactions are traced out :-

Year	Transactions	Year	Transactions
1987	PAGE TORN	2002	NIL
1988	PAGE TORN	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	ENTRY
1992	NIL	2007	NIL
1993	NIL	2008	ENTRY INDEX NOT AVAILABLE AT SUB REGISTRAR-I
1994	NIL	2009	NIL
1995	NIL	2010	ENTRY
1996	NIL	2011	INDEX NOT AVAILABLE AT SUB REGISTRAR-II
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	ENTRY
2001	NIL	2016	INDEX NOT READY IN SUB REGISTRAR BWD I, II, III



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Transaction in the year 2008:-

- a) Sale was executed and registered on dated 16/10/2008 between Vendors Shri. Sudam Dagadu Patil for self and as a Power of Attorney Holder for Shri. Ashok Dagadu Patil, Shri. Ramesh Dagadu Patil, Shri. Dilip Dagadu Patil, Smt. Shamibai Shankar Patil, Smt. Nagubhai Gulam Bhoir, Smt. Mamata Mohan Patil. Smt. Meerabai Shripad Patil & Purchaser Shri. Vinod Anandaji Prajapati in respect of Agricultural Land bearing Survey No. 95/2 area admeasuring about 0-43-7 H. R. P. + Pot Kharaba 0-06-1 H. R. P. (total area admeasuring about 0-49-8 H. R. P.) at Village: Bapgaon, Tal Bhiwandi, Dist. Thane which is duly registered at Serial No. 5258/2008 in Sub- Registrar Office Bhiwandi - II.

Transaction in the year 2010:-

- a) Sale was executed and registered on dated 03/09/2010 between Vendor Shri. Vinod Anandaji Prajapati & Purchaser Shri. Ashok Valubhai Raicha via Thakkar and Shri. Shyam Govindaji Prajapati in respect of Agricultural Land bearing Survey No. 95/2 area admeasuring about 0-36-8 H. R. P. out of 0-49-8 H. R. P. at Village: Bapgaon, Tal Bhiwandi, Dist Thane which is duly registered at Serial No. 6055/2010 in Sub- Registrar Office Bhiwandi - II.

Transaction in the year 2015:-

- b) Sale was executed and registered on dated 24/02/2015 between Vendor Shri. Shri. Ashok Valubhai Raicha via Thakkar and Shri. Shyam Govindaji Prajapati & Purchasers Shri. Nandkumar Madhukar Karabhari and Shri. Laxman Mahadu Jadhav in respect of Agricultural Land bearing Survey No. 95/2 area admeasuring about 0-9-3 H. R. P. i.e. 930 Sq. Mtr. out of 0-36-8 H. R. P. at Village: Bapgaon, Tal. Bhiwandi, Dist. Thane which is duly registered at Serial No. 1212/2015 in Sub- Registrar Office Bhiwandi - III.



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**Swapna B. More**

B.Com., LL.B

ADVOCATE HIGH COURT

1st Floor, Below Central Hospital, Opp. State Bank, Jakat Naka, Bhiwandi, Dist. Thane.  
8087025093

Ref. No.

...3...

Date : \_\_\_\_\_

That I have not found any other entry or transactions in respect of above mentioned property

Note :-

It should be noted that the entries from the year 1987 till 2016 was conducted at the Sub- Registrar of Assurance at Bhiwandi -I, II III and is subject to entries which were torn, mutilated, not found, and also with respect to books which were not available for inspection.

It should be noted that the entries mentioned above by verifying index II kept at Sub- Registrar Office at Bhiwandi & online e-search.

Hence this Search Report.

Adv. Swapna B. More  
Mob. 9766495648  
Adv. Swanna B. More  
B.Com LL.B  
ADVOCATE HIGH COURT  
Below Central Hospital  
Jakat Naka, Bhiwandi (Thane)

गावाचे नाव:  
दस्तऐवजाचा अनुक्रमांक: वचव-2-0-2023  
दस्तऐवजाचा प्रकार:

सादर करण्याचे नाव: अड मोहन कृष्णवंशी वॉर्गे जी. एच जगताप  
वर्णन नंबर क्र 963/2023 मोजे बापगांव हा भिवंदी ठाने येथील स.नं.95/2 (स.नं.95/2/2008 पृ.नं.15  
वर्षाचा शोध)

पावती क्र.: 9578 दिनांक: 15/06/2023

SEARCH FEE ₹. 375.00

₹. 375.00

BVP2

1): देयकाना प्रकार: eChallan रकम: 375/-  
टीडी/घनादेश/पे कॉर्डर क्रमांक: MH003662884202324E दिनांक: 15/06/2023  
वैकचे नाव व पत्ता:



वचव-२  
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पाने १०२५  
१०३/५

6/14/23 8:53 PM

MH003617651202324E	Government of Maharashtra	Regn 39 M
Department of Registration and Stamps		
14 Jun 2023	Receipt	Receipt no. 1112949241
	Name of the Applicant :	Ganesh Hari Jagtap
	Details of property of which document has to be searched .	Dist Thane Village :Bapgaon S No/CTS No/G.No : 95
	Period of search	From :2009 To :2023
	Received Fee	375
The above mentioned Search fee has been credited to government vide GRN no :MH003617651202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras mahakosh gov.in/challan/views/firmSearchChallanWithOutReg.php'.		

Sub Registrar

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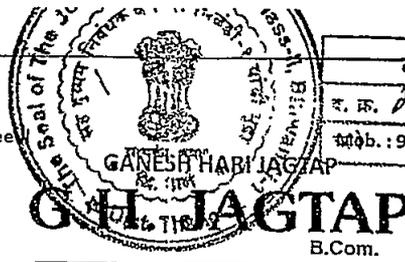
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## SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Zunjarrao Market, Opp. Anand Sports, Station Road, Kalyan (W) 421 301.

Resi : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Om Sonali Building, Opp. Kala Talav, Thankar Pada, Kalyan (W) 421 301.

Date :- 20/06/2023

### SEARCH REPORT

Re:- Properties bearing,  
S.No/H No. Area Owner  
95/2, 0 - 11 - 50 Sudhir Manohar Wayle,  
95/2, 0 - 10 - 00 Mohan Kedarnath Krishnavanshi,  
95/2, 0 - 06 - 00 Priyanka Prashant Patil,  
situated at Mouje BAPGAON, Taluka BHIWANDI, District THANE,

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar BHIWANDI No. 1 To 3 for the period of 30 years i.e. 1994 To 2023.

I could not take the search for the year 2023 the Index-II registers are still not ready in the office of Sub-Registrar Bhiwandi No 1 & 2 and for the year 2020 To 2023 the Index-II registers are still not ready in the office of Sub-Registrar Bhiwandi No. 3,

I have taken the online Index II register eSearch in respect of the above mentioned property available on [www.igermanarashtra.gov.in](http://www.igermanarashtra.gov.in).

SEARCH REPORT IS AS UNDER -

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	NIL
1995	NIL	2010	Transaction
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	Transaction
2001	NIL	2016	NIL
2002	NIL	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	Transaction
2006	NIL	2021	Transaction
2007	NIL	2022	Transaction
2008	Transaction	2023	NIL, UP TO 15/05/2023

The Transaction of the above mentioned property of which the detail is as under :-

#### TRANSACTION FOR THE YEAR 2008 :-

(Entry found in SRO BHIWANDI - 2 Index II register)

Conveyance Deed Rs. 11,00,000/- Market Value Rs. 11,45,400/-;

S.No. 95/2, Area 0 H - 43 R - 7 P + Pot Kharaba 0 H - 06 R - 1 P,

Vendor :- 1) Ashok Dagdu Patil & Column No 3 Through their Power of Attorney Holder & for Self - Sudam Dagdu Patil, 2) Ramesh Dagdu Patil, Dilip Dagdu Patil, Shamibai Shankar Patil, Nagubai Gulam Bhoir, Mamta Manohar Patil & Meerabai Shripad Patil,

Purchaser :- Vinod Anandji Prajapati,

Date of Execution & Registration 16/10/2008, Reg.No. 5258,

Stamp Duty Rs. 68,729/- Registration Fee Rs. 11,460/-

#### TRANSACTION FOR THE YEAR 2010 :-

(Entry found in SRO BHIWANDI - 2 Index II register)

Conveyance Deed Rs. 10,00,000/- Market Value Rs. 9,56,800/-;

S.No. 95/2, Area 0 H - 36 R - 8 P out of 0 H - 49 R - 8 P,

Vendor :- Vinod Anandji Prajapati,

Purchaser :- 1) Ashok Baluohai Raicha alias Thakkar, 2) Shyam Govindji Prajapati, Date of Execution & Registration 03/09/2010, Reg No. 6055,

Stamp Duty Rs. 60,000/- Registration Fee Rs. 10,000/-

...2/-



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**TRANSACTION FOR THE YEAR 2015 :-**  
(Entry found in SRO BHIWANDI - 3 Index II register)  
Conveyance Deed Rs. 40,00,000/- Market Value Rs. 3,94,625/-,  
S.No. 95/2, Area 0 H - 27 R - 5 P out of 0 H - 36 R - 8 P,  
Vendor :- 1) Ashok Balubhai Raicha alias Thakkar, 2) Shyam Govindji Prajapati,  
Purchaser :- Sudhir Manohar Wayle,  
Date of Execution & Registration 24/02/2015, Reg.No. 1213,  
Stamp Duty Rs. 1,60,000/- Registration Fee Rs. 30,000/-

**TRANSACTION FOR THE YEAR 2020 :-**  
(Entry found in SRO BHIWANDI - 3 online Index II register search)  
Conveyance Deed Rs. 15,00,000/- Market Value Rs. 8,82,000/-;  
S.No. 95/2, Area 0 H - 06 R - 00 P out of 0 H - 27 R - 50 P,  
Vendor :- Sudhir Manohar Wayle,  
Purchaser :- Mohan Kedarnath Krishnavanshi,  
Date of Execution & Registration 17/03/2020, Reg.No. 1187,  
Stamp Duty Rs. 90,000/- Registration Fee Rs. 15,000/-

**TRANSACTION FOR THE YEAR 2021 :-**  
(Entry found in SRO BHIWANDI - 3 online Index II register search)  
Conveyance Deed Rs. 30,00,000/- Market Value Rs. 19,70,000/-;  
S.No. 95/2, Area 0 H - 10 R - 00 P out of 0 H - 27 R - 50 P,  
(Share of Mohan Kedarnath Krishnavanshi Area 0 H - 04 R - 00 P and Share of  
Priyanka Prashant Patil Area 0 H - 06 R - 00 P)  
Vendor :- Sudhir Manohar Wayle,  
Purchaser :- 1) Mohan Kedarnath Krishnavanshi, 2) Priyanka Prashant Patil,  
Date of Execution & Registration 31/12/2020 Date of Registration 18/01/2021, Reg.No. 709,  
Stamp Duty Rs. 90,000/- Registration Fee Rs. 30,000/-

**TRANSACTION FOR THE YEAR 2022 :-**  
(Entry found in SRO BHIWANDI - 2 Index II register)  
Development Agreement Rs. 64,87,000/- Market Value Rs. 61,02,000/-;  
S.No. 95/2, Area 0 H - C6 R - 0 P out of 0 H - 43 R - 7 P + Pot Kharaba  
0 H - 06 R - 10 P,  
(Consideration :- 42% Residential & Commercial Construction),  
(ADJ Case No. 268/2022)  
Vendor :- Priyanka Prashant Patil,  
Purchaser/Developer :- M/s. Mahadev Developers Through its Partners -  
1) Mohan Kedarnath Krishnavanshi, 2) Sudhir Manohar Wayle,  
Date of Execution & Registration 08/07/2022, Reg.No. 7540,  
Stamp Duty Rs. 3,24,400/- Registration Fee Rs. 30,000/-

NOTE :- According to available Manual Index-II register from the year  
1994 To 2001 in S.R.O. BHIWANDI No. 1.

NOTE :- According to available Computensed Index-II register from the year  
2002 To 2022 in S.R.O. BHIWANDI - 2,  
Nov. 2005 To 2022 in S.R.O. BHIWANDI - 1,  
Nov. 2012 To 2019 in S.R.O. BHIWANDI - 3,

Attached Govt Fees paid vide Receipt No. 1112949241 & 9578,

Search Application No MH0736:7651202324E & 963, dated 14/06/2023 & 16/06/2023

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN,

DATE :- 20/06/2023

  
**G. H. JAGTAP**  
SEARCHER (B Com)  
1/4, Datta Kupa Hada, Chavi Sad Opp Kala-  
Taka, New, Ward No. 1, P. S. No. 1, Kalyan  
Dist. Thane



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पाने	Page 1 of 1

अहवाल दिनांक : 05/04/2022

महाराष्ट्र शासन

जय नमूना सात (अधिकार अभिलेख पुस्तक)

[महाराष्ट्र भूमीन महसूल अधिकार अभिलेख आणि नोंदवहीचा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २५, ६ आणि ७]

गाव :- नापगाव ( 552648 )

तालुका :- भिवंडी

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 95/2

अ-धारणा पध्दती : भोगवटादार-वर्ग -1

शेतचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.व.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्र एकक : १. आर. प. नि. ३)	76	अभिषेक सुंदर शेतार	0.01.00	0.15		(722)	कुळाचे नाव व खड
अ) लागवडीयोग्य क्षेत्र		अभिषेक सुंदर शेतार	0.01.00	0.15		(782)	
जिरायत	0.43770	सामाजिक क्षेत्र	0.02.00	0.30			इतर अधिकार
भागवत		विनायक प्रकाश करमारी	0.02.00	0.30		(719)	
एकूण ला.या. 0.43770		विनायक प्रकाश करमारी				(1027)	प्रतिभित फेरफार : नाही.
क्षेत्र		विनायक प्रकाश करमारी				(1027)	शेतचा फेरफार क्रमांक : 1046 व दिनांक : 20/05/2021
ब) पाल्हायस क्षेत्र (लागवडी अयोग्य)		सामाजिक क्षेत्र	0.00.00	0			
वर्ग (अ)	0.06.10	विनायक प्रकाश करमारी	0.00.00	0		(987)	
वर्ग (ब)		सुधिर अनंतर सुयाने	0.11.50	1.75		(1046)	
एकूण क्षेत्र 0.06.10		सिताराम कारभारान एडगाण	0.01.00	0.15		(852)	
एकूण क्षेत्र 0.49.80		विनायक प्रकाश करमारी				(987)	
उर्वर		सुधिर अनंतर सुयाने				(782)	
आकारणी	6.56	कविता विक्रम पाटील				(752)	
जमीन		सामाजिक क्षेत्र	0.02.00	0.30			
विशेष		विनायक प्रकाश करमारी	0.06.00	0.90		(1027)	
आकारणी		सुधिर अनंतर सुयाने	0.10.00	1.50		(1046)	
		विनायक प्रकाश करमारी	0.06.00	0.90		(1046)	
जल फेरफार क्र. ( 183 X 389 X 416 X 467 X 497 X 519 X 538 X 612 X 614 X 615 X 620 X 625 X (100 X 680) X 719 X 722 X 725 X 749 X 814 X 848 X 852 X 857 X 859 X 880 X 901 X 1029 )							सीमा आणि भूमापन चिन्ह.

गाव नमूना - बारा (पिकांची नोंदवही)

[महाराष्ट्र भूमीन महसूल अधिकार अभिलेख आणि नोंदवहीचा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २५]

गाव :- नापगाव ( 552648 )

तालुका :- भिवंडी

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 95/2

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेत					
			मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र										
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
2020-21	खरीप											0.4370				

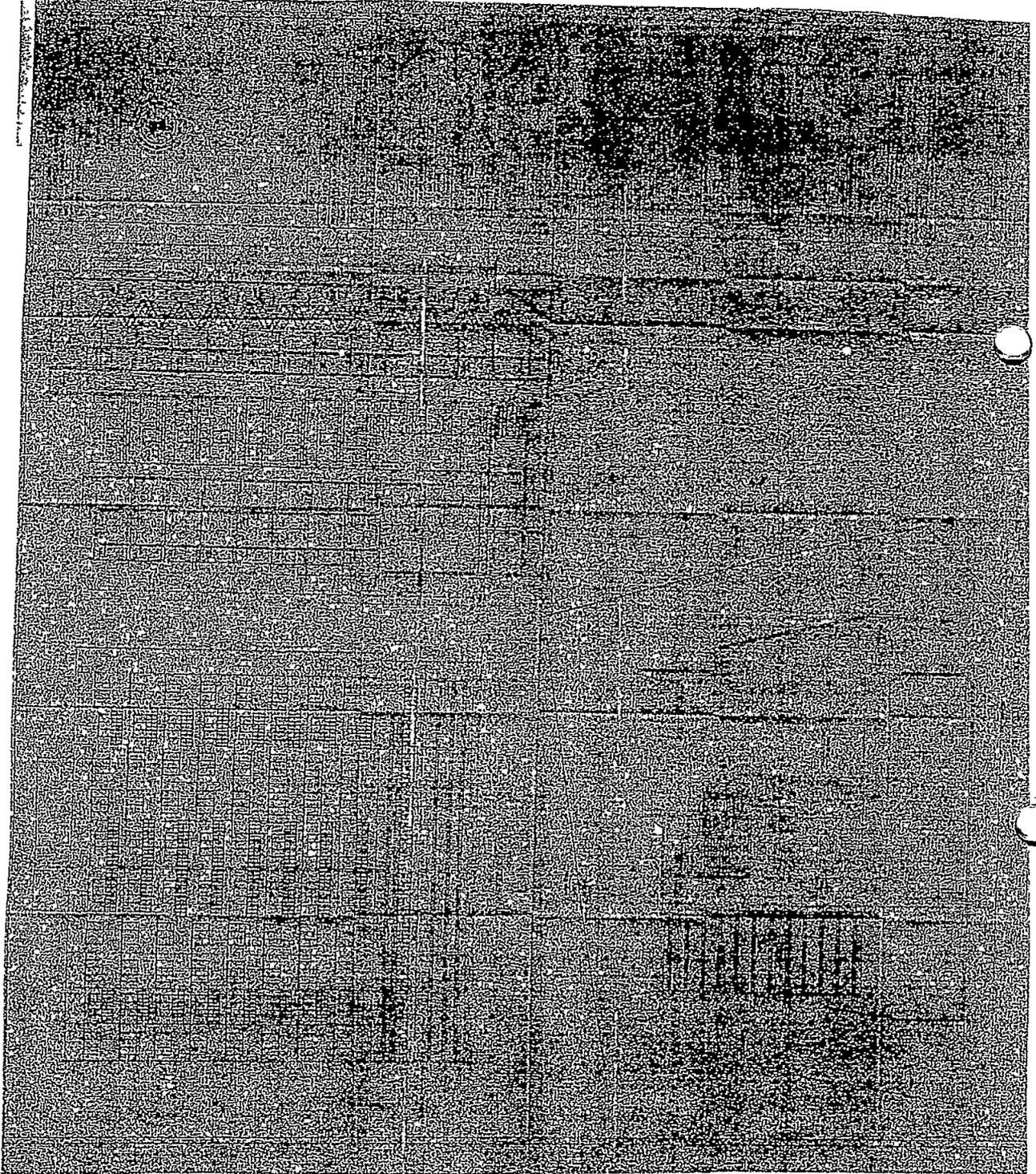
टीप - \*४ - मिश्रगाचा संकेत क्रमांक, \*५ - जल सिंचित, \*६ - अजल सिंचित

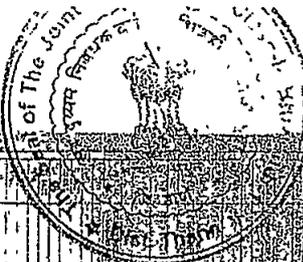
"शासकीय कामासाठी निमुक्त प्रत."  
दिनांक :- 27/06/2022  
संकेतिक क्रमांक :- 272100100275800600620221198

(नाव :- नाजिव शिवाजी करमारी - सीनाई तयारी साठी :- लोकायुक्त व अधिकारी - जि. ठाणे)



ब.प.ड. - १	
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पाने	86/09

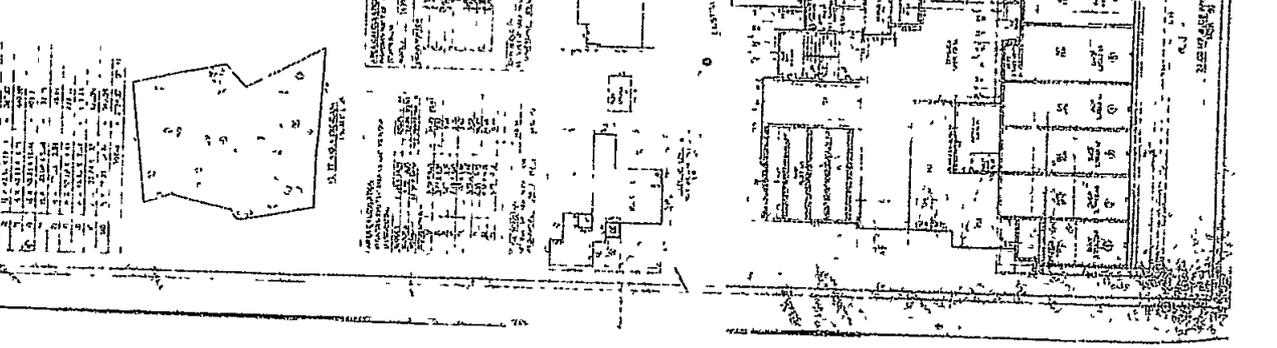
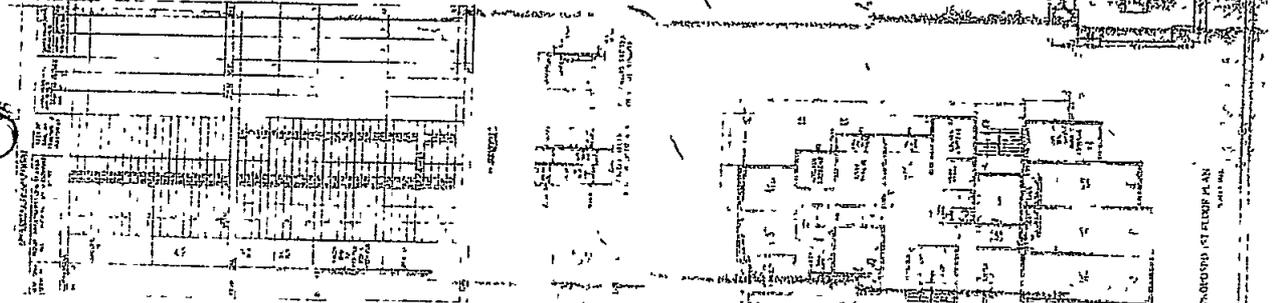




खण्ड - १  
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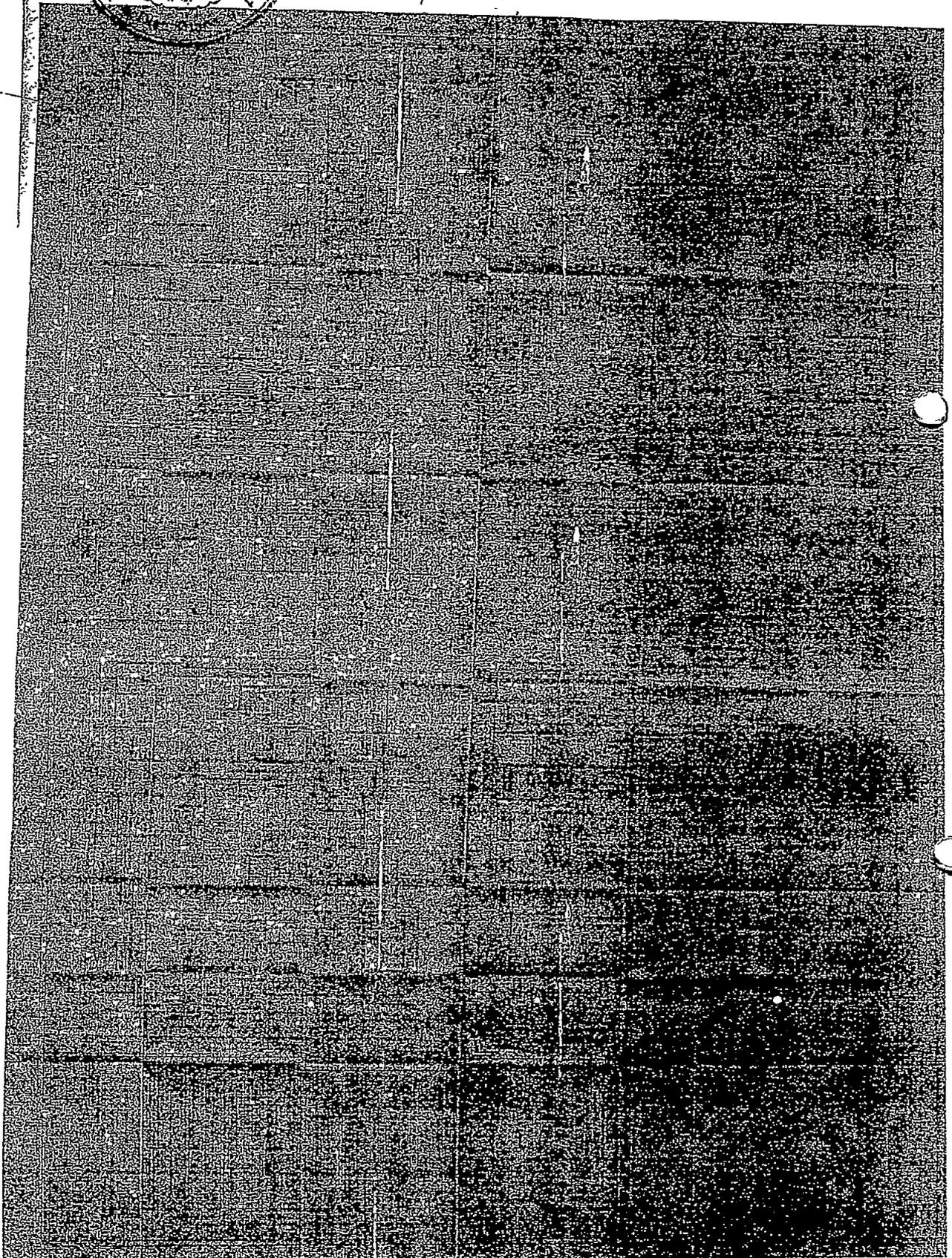
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फॉर्म - १	
दि. २६/१०	२०२५
पाने ४९ ५०/७३	





महाराष्ट्र शासन

नगर रचना आणि मूल्यनिर्धारण विभाग

ठाणे शाखा

जिल्हाधिकारी कार्यालय इमारत, ३ रा मजला, कोटवडी, ठाणे - ४०० ६०१

✉ ईमेल - [adlp@thane.maharashtra.gov.in](mailto:adlp@thane.maharashtra.gov.in) / [adlp@thane@gmail.com](mailto:adlp@thane@gmail.com)

ऑफिस फोन क्रमांक ००२२-२५३३२७४४

जा. क्र.विशेष/बाप/मौ.बापगांव/ता.भिवंडी/स.नं.८२/२/ब व इतर/

दि. ३०/११/२०२२

ससंख्या/२८४४



ब व ड - १	
इ. क्र.	२०२५
पाने:	४०/७

प्रति,

मा. जिल्हाधिकारी,  
ठाणे.

**विषय :-** मौ. बापगांव, ता. भिवंडी, जि. ठाणे येथील स. नं. ९५/२, क्षेत्र २७५०.०० चौ. मी. जागेवर रहिवास व वाणिज्य प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी शिफारस मिळणेबाबत.  
१) जमीन मालक - श्री. मोहन केदारनाथ कृष्णवंशी व इतर २  
२) वास्तुविशारद/इंजिनियर - श्री. गुरुनाथ जे.

**संदर्भ :-** १) मा. जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र. महसूल/कक्ष-१/टे-८/ एनएपी/एसआर-०८/२०२२, दि. ३१/१२/२०२२,  
२) उपअधीक्षक, भूमि अभिलेख, भिवंडी यांचा मोजणी नकाशा मोजणी मो. र. नं. ९५६४/२०१७, दि. २१/०६/२०१७.  
३) अर्जदार/वास्तुविशारद यांचे दि. २९/११/२०२२ रोजीची कागदपत्रे व सुधारित बांधकाम नकाशे.

महोदय,

संदर्भित पत्र क्र. १ अन्वये मौ. बापगांव, ता. भिवंडी, जि. ठाणे येथील स. नं. ९५/२, क्षेत्र २७५०.०० चौ. मी. जागेवर रहिवास व वाणिज्य प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरी मिळणेबाबतचा प्रस्ताव आपल्या कार्यालयाकडून या कार्यालयाकडे प्राप्त झालेला आहे. त्यानुषंगाने अर्जदार/वास्तुविशारद यांनी संदर्भित पत्र क्र. ३ अन्वये कागदपत्रे/बांधकाम नकाशे या कार्यालयास सादर केलेली आहेत. अर्जदार यांनी सादर केलेले कागदपत्रे/बांधकाम नकाशानुसार या कार्यालयाचे अभिप्राय सादर करण्यात येत आहेत.

मौ. बापगांव, ता. भिवंडी, जि. ठाणे येथील स. नं. ९५/२, क्षेत्र २७५०.०० चौ. मी. ही जागा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या अंतिम मंजूर प्रादेशिक योजनेमध्ये नागरीकरण Urbanisable Zone मध्ये समाविष्ट आहे. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार रहिवास व वाणिज्य वापर अनुज्ञेय आहे.

सदर जागेतून मूळ मोजणी नकाशावर दर्शविल्यानुसार जागेच्या दक्षिणेस अस्तित्वातील सुमारे ६.०० मी. रुंदीचा लागू रस्ता दर्शविलेला आहे. सदर रस्ता रस्ते विकास योजना नकाशा २००१ -२०२१ नुसार प्रमुख जिल्हा मार्ग क्र. ५० आहे.



सदर क्षेत्रासाठी लागू असलेल्या विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार बांधकाम प्रकल्पाने रहिवास व वाणिज्य या प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शर्त असते. व शर्तीत आधीन राहून करण्यात येत आहे.

बंद - १

बांधकाम प्रकल्पाने रहिवास व वाणिज्य या प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शर्त असते. व शर्तीत आधीन राहून करण्यात येत आहे. बांधकाम प्रकल्पाने रहिवास व वाणिज्य या प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शर्त असते. व शर्तीत आधीन राहून करण्यात येत आहे. बांधकाम प्रकल्पाने रहिवास व वाणिज्य या प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शर्त असते. व शर्तीत आधीन राहून करण्यात येत आहे.

- २) अर्जदार यांनी (Maharashtra Real Estate Regulatory Act-2016) रेरा अधिनियमातील तरतुदींचे पालन करणे बंधनकारक आहे.
- ३) सदर जागेचे मालकी हक्क, हद्द, वापर व मार्गसुगमता याबाबतची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.
- ४) प्रस्तावित भूखंडाचा वापर मंजूर बांधकाम नकाशांमध्ये दर्शविल्याप्रमाणे रहिवास व वाणिज्य वापराकरिता करणे अर्जदारावर बंधनकारक राहिल.
- ५) सदर प्रस्तावात खालीलप्रमाणे बांधकाम अनुज्ञेय राहिल.

अ. क्र.	जमिनीचे एकूण क्षेत्र चौ. मी.	अनुज्ञेय बांधकाम क्षेत्र चौ. मी.	प्रस्तावित बांधकाम क्षेत्र		
			भारत संख्या	मजले/प्रयोजन	एकूण क्षेत्र चौ. मी.
१.	२७५०.००	६९५०.८७	१	तळघर + तळमजला + १० मजले रहिवास + वाणिज्य	६९५५.९८

- ६) जमीन धारक, विकासक, कॉन्ट्रक्टर, वास्तुविशारद, स्ट्रक्चरल इंजिनिअर, साईट सुपरवाईजर यांची नावे फलकावर (Board) प्रसिध्द करणे बंधनकारक राहिल.
- ७) बांधकाम तपशील दर्शविणारा, जागेचे स.नं./ क्षेत्र, प्रस्तावित मजले/बांधकाम क्षेत्र दर्शविणारा फलक जागेवर लावणे अर्जदारावर बंधनकारक राहिल.
- ८) अर्जदार यांनी परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ अनुसार ते संबंधितां विभागाकडून कार्यवाहीस पात्र राहतील.
- ९) संदर्भित जागेचे क्षेत्र, स्थान, आकार, वापर वहिवाट, भोगवटादार, भाडेकरू, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांचेवर राहिल. तसेच लगतच्या भूखंडधारकांच्या काही तक्रारी असल्यास त्याची जबाबदारी अर्जदारावर बंधनकारक राहिल.
- १०) एकत्रिकृत विकास व प्रोत्साहन नियमावलीतील तरतुदीनुसार बांधकाम जेते तपासणी, भोगवटा प्रमाणपत्र, भागशा: भोगवटा प्रमाणपत्र व इतर बाबींची कार्यवाही करणे अर्जदार/विकासक/वास्तुविशारद यांना बंधनकारक राहतील.

*(Signature)*

११) विषयांकित इमारतीत ओव्हा कचरा व सुका कचरा यांचे वर्गीकरण त्यांची विल्हेवाट लावणे याबाबत योग्य ती स्वतंत्र उपाय योजना ही इमारत यासंदर्भात कार्यान्वित करणे जमीन मालकास/विकासकास बंधनकारक राहिल.

१२) शासनाकडील मंजूर सुधारित मुंबई महानगर प्रादेशिक विकास नियमावलीतील तरतुदी अर्जदारावर बंधनकारक राहिल.

१३) प्रकल्पाच्या ठिकाणी काम करणा-या कामगारांच्या संख्येबाबत जमीन मालकास/विकासकास बंधनकारक राहिल.

१४) विषयांकित जागा किंवा तिचा भाग भूसंपादन अधिनियम, १९४६ तसेच भूत्रि संपादन पुनर्वसन व पुनर्वसाहत अधिनियम, २०१३ अनुसार किंवा महाराष्ट्र औद्योगिक अधिनियम, १९६६ या खालील भूसंपादनासाठी अधिसूचित केलेली नाही, याबाबतची खात्री महसूल विभागाने तसेच अर्जदार यांनी करणे आवश्यक राहिल.

१५) विषयाधिन जागेवरील बांधकामाचे 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 राहिल.

१६) सदरहू प्रस्तावास मंजुरी देण्यापूर्वी नियोजित बांधकामामुळे/विकासामुळे/भूखंडावर असलेल्या कोणत्याही वहिवाटीचे व हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमीन मालक यांची राहिल. विषयाधिन जागेच्या हद्दीबाबत काही तक्रारी असल्यास त्याची सर्व जबाबदारी अर्जदारांवर राहिल.

१७) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० (UDCPR-२०२०) मधील नियम क्र. १३.३ नुसार रेन वॉटर हार्वेस्टिंग सिस्टीम कार्यान्वित करणे आवश्यक राहिल.

१८) सदर प्रकरणी मा. संचालक, महाराष्ट्र अग्निशमन सेवा, सांताक्रूज, मुंबई यांचेकडील आग प्रतिबंध उपाययोजनेबाबतचे ना-हरकत प्रमाणपत्र MFS/५१/२०२२/७८०, दि. २४/१०/२०२२ मधील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहिल.

१९) अर्जदारांनी प्रस्तावित बांधकाम नकाशावर दर्शविल्यानुसार रस्तारुंदीकरण व सेवा रस्त्याचे क्षेत्र विना मोबदला संबंधित प्राधिकरणास हस्तांतरित करणे जमीनमालक/विकासक यांना बंधनकारक राहिल.

२०) प्रमुख जिल्हा मार्ग क्र. ५० मार्गाच्या मध्यापासून सोडावयाच्या बांधकाम नियंत्रण रेषा याबाबत सक्षम अधिकारी यांचे नाहरकत घेणे अर्जदारावर बंधनकारक राहिल.

२१) विषयांकित प्रकरणी संपूर्ण इमारतीची उंची २४.०० मी. पेक्षा जास्त असल्याने विशेष इमारत आहे. त्यामुळे विनियम क्र. १.३२ अनुसार Fire Protection Requirement ची पूर्तता करणे आवश्यक आहे.

२२) अर्जदाराने रेषांकनातील खुली जागा (Open Space) क्षेत्र कायमस्वरुपी खुले ठेवण्याची जबाबदारी अर्जदार/विकासक/जमीन मालक यांच्यावर बंधनकारक राहिल. त्याबाबत नियम क्र. ३.४.२ नुसार हमीपत्र बांधकाम परवानगी पूर्वी घेणे आवश्यक राहिल.

२३) विषयांकित प्रकरणी शासन निर्णय क्र. वीसीए-२००९/प्र.क्र. १०८/कामगार-७अ, दि. १७/०६/२०१० व शासन निर्णय क्र. वीसीए-२००९/प्र.क्र. १०८/ कामगार ७ अ, दि. २१ जुलै,

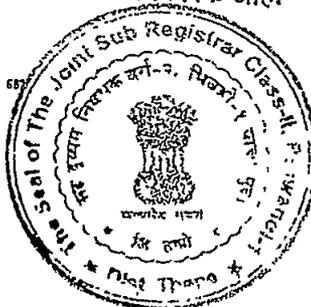


नियंत्रण क्र. - १
र. क्र. २६५०
२०२५
५२/७९

*(Signature)*

२०११ अन्वये कामगार उपकर रु. १४,९६,०००/- ( चौदा लाख श्यान्नव हजार फक्त) वसूल करणे योग्य होईल.

- २४) महाराष्ट्र इमारत व इमारत कामगार नियम-२००७ मधील तरतुदी जमीन धारक विकासक यांचेवर बंधनकारक राहतील.
- २५) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ ब मध्ये शासनाने नमूद केल्यानुसार मुंबई महानगर प्रदेशाच्या प्रादेशिक योजना क्षेत्रासाठी लागू केलेले विकास शुल्क (Development Charges) २,९०,५००/- (अक्षरी रु. दोन लाख नव्वद हजार पाचशे फक्त.) हिशोबीत केले आहे. सदरच्या रकमेचा भरण आपल्या कार्यालयाकडे केल्यानंतरच विनशेती परवानगीबाबतचे आदेश निर्गमित करणे योग्य होईल. तसेच सदरची रकम अर्जदारास नोटीस दिल्यानंतर ३० दिवसांच्या कालावधीत भरणे आवश्यक आहे. तदनंतर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १२४ E (३) अनुसार त्यावर वार्षिक १८% व्याज लागू होईल. त्याचा उल्लेख नोटीसमध्ये करणे आवश्यक आहे.
- २६) विषयांकित जागेवरील बांधकाम करताना आय. एस. १३९२०-१९९३ भूकंपसोधक आर. सी. सी. डिझाईन अनुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त चौदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.
- २७) शासन निर्देश क्र. टीपीएस-१८०८ / १२५४/ प्र. क्र. १२५७ /०८/ नवि-१३, दिनांक १०/०२/२०१० व मा. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे आदेश क्र.वि.वि.नि/ टिपीव्ही-७/७००, दि. ३१/३/२०१६ अन्वये विहित केल्याप्रमाणे छाननी शुल्क रु. २५,५००/- (चलन क्र. MH0112629355202122M, दि. 05/02/2022) व रु. ५००/- (चलन क्र. MH010866137202223E, दि. 19/11/2022) असे एकूण रु. २६,०००/- रकमेचा भरण भारतीय स्टेट बँक येथे चलनाने करण्यात आलेला आहे.
- २८) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतूद क्र. ६.३ तक्ता ६G टिप-१ नुसार Ancillary FSI अधिमूल्य @ १०% शुल्क रु. ४,६२,५००/- इतकी रकम परिगणित होत आहे अर्जदार यांनी चलन क्र. MH010867862202223M, दि. 19/11/2022 अन्वये सदर रकमेचा भरण भारतीय स्टेट बँकेमध्ये केला आहे.
- २९) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतूदीनुसार अतिरिक्त अधिमूल्य @ ३५% शुल्क रु. ५,६९,०००/- (चलन क्र. MH010867064202223E, दि. 19/11/2022) अन्वये सदरच्या रकमेचा भरण भारतीय स्टेट बँकेत चलनाने केलेला आहे.
- ३०) प्रस्तावासोबत अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे या कार्यालयाने अभिप्राय दिलेले आहेत. अर्जदाराने सादर प्रकरणी प्रस्तावासोबत सादर केलेली कागदपत्रे अथवा माहिती चुकीची किंवा दिशाभूल करणारी आढळल्यास, तसेच विधीग्राह्यता नसलेली कागदपत्रे आढळून आल्यास सदरची शिफारस रद्द समजण्यात यावी.
- ३१) उपरोक्त कोणतीही रकम अनावधानाने/गणितीय चुकीमुळे अर्जदार यांनी आवश्यकतेपेक्षा कमी अदा केलेली असल्यास उर्वरित रकमेचा भरण अर्जदार/जमीन मालक/विकासक यांनी करणे बंधनकारक आहे.



ब व ड - १	
द. क्र. २६४०	२०२५
पाने	१५३/७९

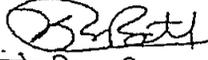
३२) 1994याकत रखाकन व बांधकाम नकाशाची छाननी प्रस्तावासोबत उपलब्ध असणा-शा कागदपत्रांच्या आधारे केलेली आहे. (उदा. ७/१२ उतारे, तुलामुख्यत्यार पत्र, रांमतीपत्र मोजणी नकाशा) या कागदपत्रांच्या अधिकृतदोबाबत व अध्यायत नोंदणीताबत महसूल स्तरावरून खात्री करणे आवश्यक राहिल. अर्जावर यांनी शावर केलेली माहिती अथवा कागदपत्रे खोटी अथवा विशागूल करणाारी आढळून आल्यारा रावर शिफारस रा रांमजण्यात यावी.

उचत प्रकरणी या कार्यालयाची तांत्रिक छाननी केवळ रेखांकन/बांधकाम नकाशे पचलित नियमावलीनुसार अरातेल्या गर्यादेत अर्जून वर य इतर सर्य अनुषंगिक मुद्दांची छाननी व पुर्तता आपलेकडून करणेत येऊन मंजुरीबाबत पुढील उचित कार्यवाही करणेत यावी.

उचत प्रकरणी आपणाकडून मंजुरी दिलेनंतर उचत आदेशासह साक्षांकित नकाशांचा एक संच किंवा मंजुरी नकारल्यास त्या पत्राची प्रत या कार्यालयाचे अभिलेखाथ पाठवावी.

सहपत्रे:- नकाशे- ३ संच.

आपला,



(किशोर भि. पाटील)

सहायक संचालक, नगर रचना,  
ठाणे.



ब. व. नं. - १	
र. नं. REYO	२०२५
पाने	५४/७



















## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
9590 [Section 2(a)]
(2) U)

This registration is granted under section 8 of the Act to the following project under project registration number :

P51700323

Project: BELMATHUR Plot Bearing / CTS / Survey / Final Plot No .SURVEY NO 95 HISSA NO 2 (PT),MAUJE BAPGAON,BHIWANDI at Bapgaon, Bhiwandi, Thane, 421302,

- 1 Mahadev Developers having its registered office / principal place of business at Tehsil. Kalyan, District Thane Pin- 421301.
- 2 This registration is granted subject to the following conditions, namely.-
  - The promoter shall enter into an agreement for sale with the allottees,
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 16/10/2023 and ending with 31/05/2026 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:16-10-2023 08 08 22

Dated 16/10/2023  
Place Mumbai

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

AMEN



खण्ड - १	
प. क्र. २६५०	२०२४
दि. १५/०५/२४	(६४/०)

### FLOORING

A Lavish Flooring of joint free marbonite tiles in the entire flat

### DOORS

Main door & internal door both side laminated finish with brass fittings Internal door both side laminate with MS fitting. Bakelite Door in Bath and W.C with green marble frame

### KITCHEN

Beautiful Black Granite Marble platform with stainless steel sink. R.C.C Loft provision. Dado upto window top level above platform

### BATHROOM

Designer Bathroom., Green Marble Doors Frames, Bakelite Doors. full height glazed tiles, R.C.C. Loft Concealed plumbing good quality sanitary & C.P. Fitting with cold and hot mixture point

### TOILET

Green marble door frames, Bakelite Doors full height glazed tiles, Concealed plumbing good quality sanitary & C.P. Fitting.

### WINDOWS

Elegant durable powder coated Aluminum sliding with green marble frame.

### ELECTRICAL

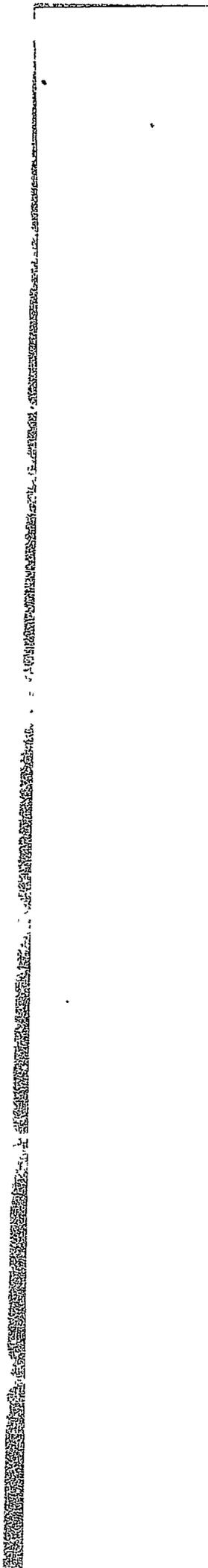
Concealed best quality copper wiring with sufficient points. Cable TV and Telephone points in Hall and AC & Refrigeration point in each flat.

### PAINT

Distemper paint in whole flat.  
Good quality paint in external side of building.

### INVERTER

Inverter back in building loby.



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240113

प्र. नं. २८६/२०१५/१०५५२३  
 विस्तारिका कायदा-१९६२  
 दिनांक १०/५/२०१३  
 २२ MAY 2013

**PROFORMA - 2**  
 PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING  
 PROPOSAL ON PLOT BEARING NEW BURNISH NO. 52  
 HISSA NO 2 (PT), VILLAGE - BAPGAON, TALUKA - BHIMAVADI  
 DIST. - THANE

STAMPS OF APPROVAL OF PLANS:  
 1. 22/05/2013  
 2. 22/05/2013  
 3. 22/05/2013

आवक्याचे मालक/अधिकारी/अधिकारी/अधिकारी  
 तालुका/जिल्हा/राज्य/देश

अधिकारी/अधिकारी/अधिकारी/अधिकारी  
 तालुका/जिल्हा/राज्य/देश

अधिकारी/अधिकारी/अधिकारी/अधिकारी  
 तालुका/जिल्हा/राज्य/देश

City of Thane  
 Joint Sub Registrar, C

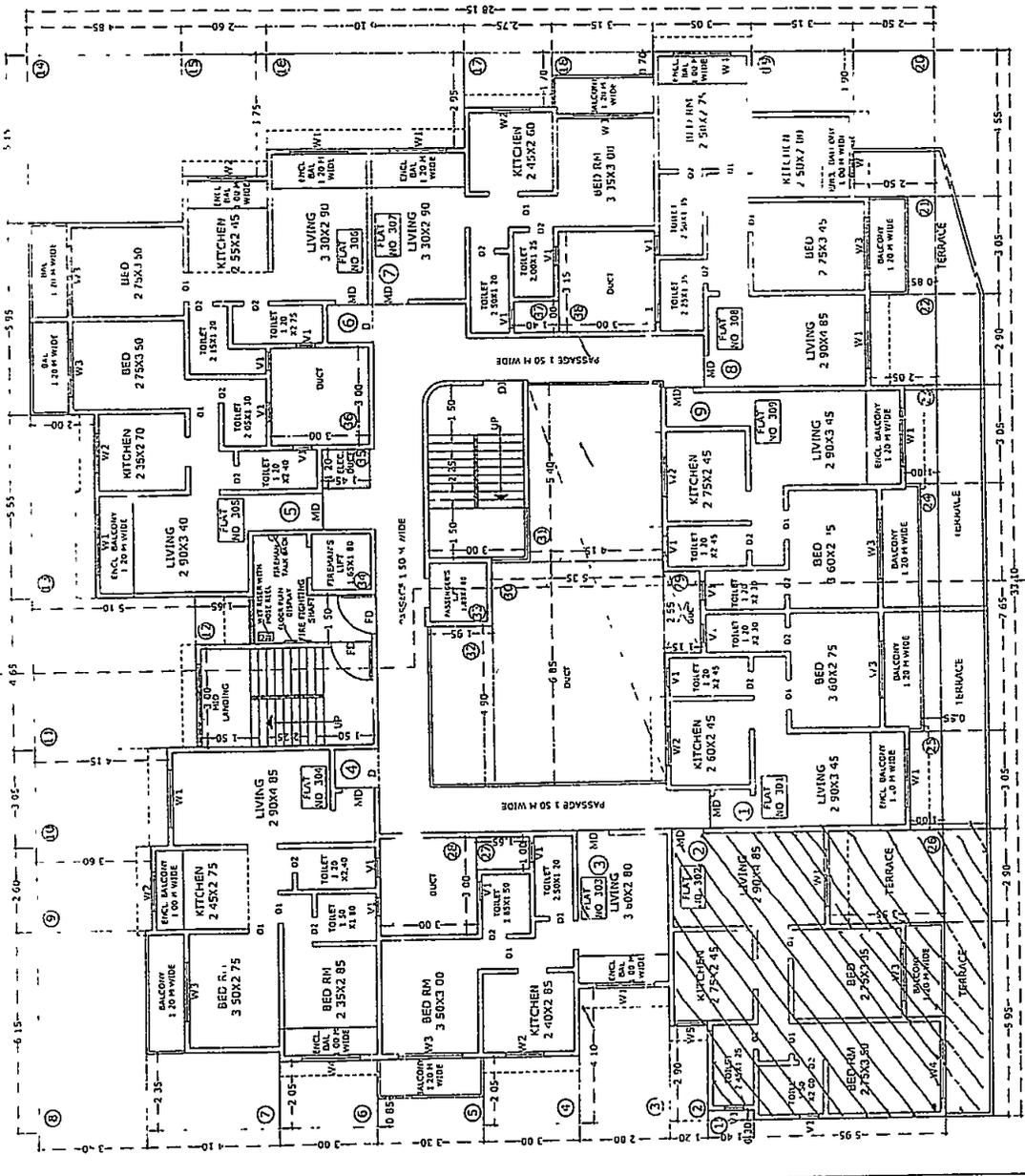
17, SHRI SOMNATHJI MARG, VILLAGE - BAPGAON, TALUKA - BHIMAVADI, DIST. - THANE

Scale: 1:1000

Geographical Coordinates: 72° 30' 00" E, 19° 00' 00" N

NAME OF PURCHASER - 1) Mr. D. Deepak R. Mahadev
2) Mrs. Anni D. Nagpure
FLAT NO 307 CARPET AREA 53.72
FLOOR 304 WING -
SIGN OF PURCHASER - 1) <i>[Signature]</i>
2) <i>[Signature]</i>
SIGN OF PROMOTER - <i>[Signature]</i>

MAHADEV DEVELOPERS



DESCRIPTION OF PLOT/AL & PROPERTY  
 PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING  
 PROPOSAL ON LAND BEARING SURVEY NO 55,  
 HISSA NO 2 AT VILLAGE - BAP GAON  
 TALUKA - BHIMAVADI DISTRICT THANE

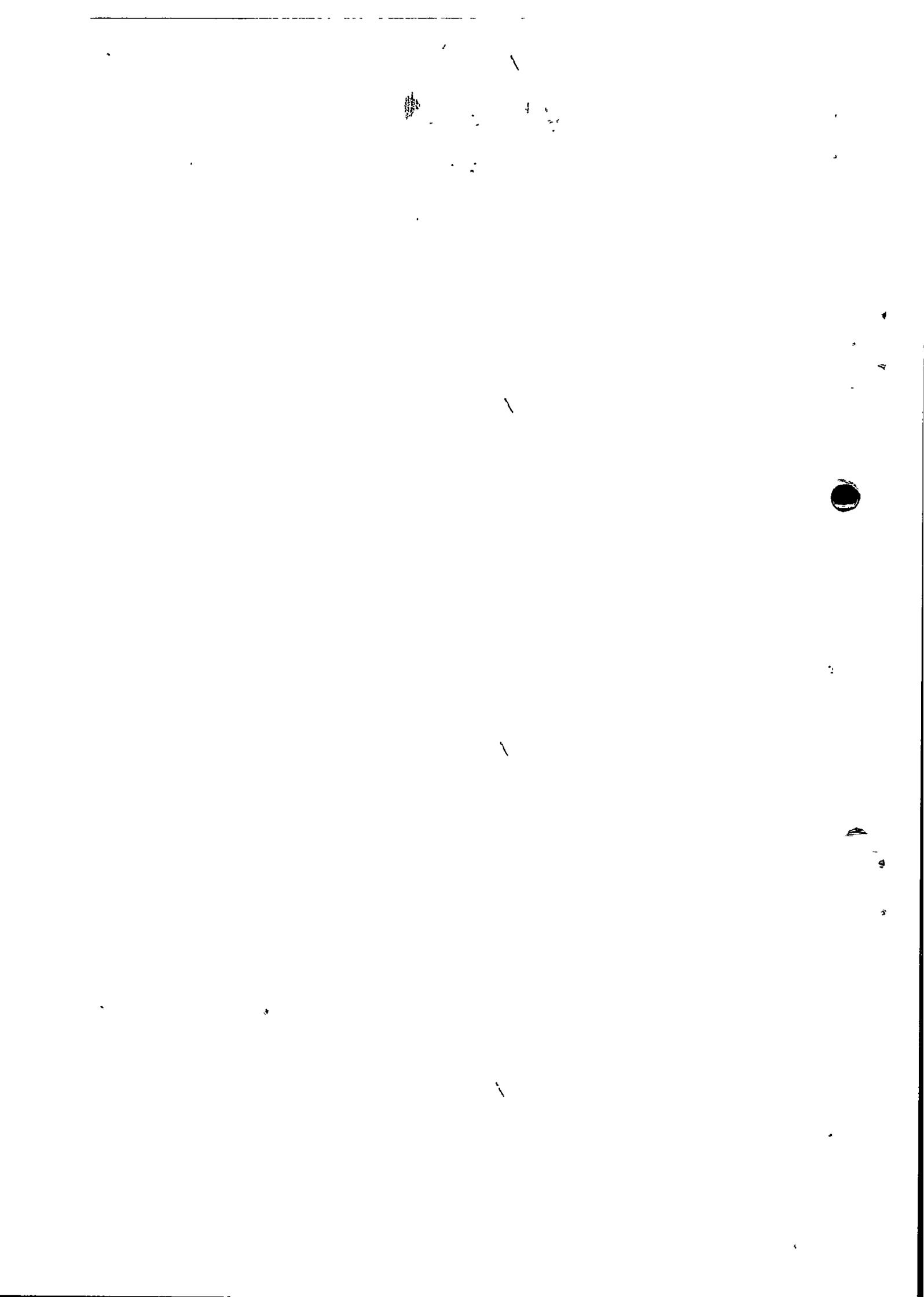
PROPOSED 3RD FLOOR PLAN  
 (SCALE 1:100)

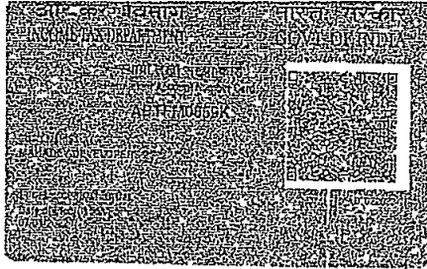
24.00 MT WIDE PROPOSED  
 MDR - 50

*[Handwritten signature]*

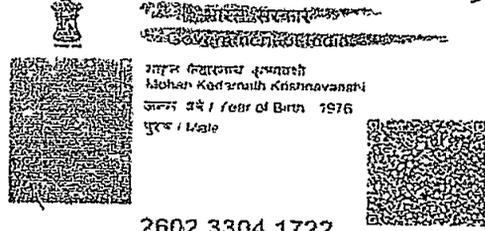
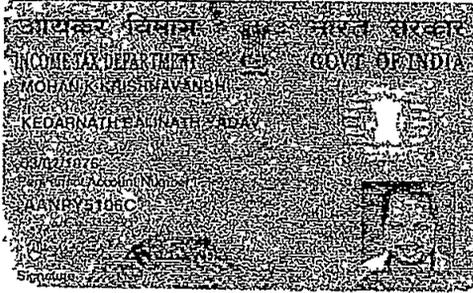








S. M. V.  
K. Manth

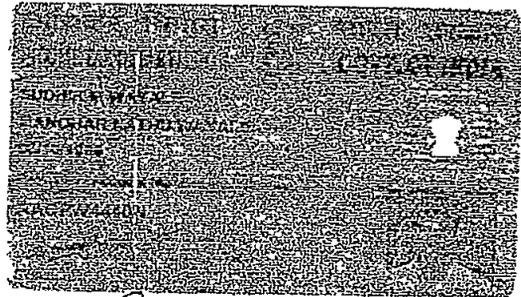
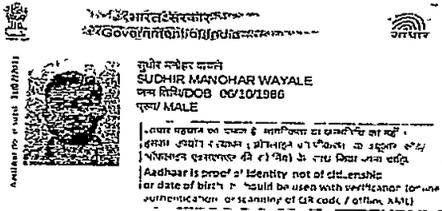


2602 3304 1722

आधार - सामान्य माणसाचा अधिकार

K. Manth

K. Manth



3422 0812 0386

मेरी आधार मेरी पहचान

S. M. V.

S. M. V.



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भारत सरकार  
Government of India

दीपक रामेश्वर नागपुरे  
Deepak Rameshwar Nagpure  
जन्म तिथि / DOB 29/06/1983  
पुरुष / MALE  
Mobile No.: 9373663280

Issue Date 10/12/2019

2227 1057 5168  
VID 9128 1671 8746 0432

मेरा आधार, मेरी पहचान

*Deepak*

आयकर विभाग  
Income Tax Department

दीपक रामेश्वर नागपुरे  
DEEPAK RAMESHWAR NAGPURE  
जन्म तिथि / DOB 29/06/1983  
पुरुष / MALE

*Deepak*

भारत सरकार  
Government of India

Aarti Dipak Nagpure  
Date of Birth/DOB 24/04/1992  
Female/ FEMALE

Issue Date 11/12/2019

7750 8211 1671 *Aarti D Nagpure*  
VID 9117 3680 9183 3033

मेरा आधार, मेरी पहचान

Shankar Ramkisan Kharat  
BUILDING NO 5 FLAT NO 702 RO/CE PARADISE,  
GANDHARI  
NEXT TO K. M. AGARWAL COLLEGE., KALYAN WEST,  
VTC Kalyan  
PO Kalyan D.C., Sub District Kalyan District Thane

आयकर विभाग  
Income Tax Department

शंकर रामकिसन खरत  
SHANKAR RAMKISAN KHARAT  
जन्म तिथि / DOB 02/07/1976  
पुरुष / MALE

Issue Date 11/12/2019

7413 6533 6839 *Shankar Ramkisan Kharat*

मेरा आधार मेरी पहचान

भारत सरकार  
Government of India

Ganesh Rameshwar Nagpure  
Date of Birth/DOB 08/12/1987  
Male/ MALE  
Mobile No 9096441332

Issue Date 16/11/2011

5313 8715 8704

मेरा आधार, मेरी पहचान

*G.R. Nagpure*

भारत सरकार  
Government of India

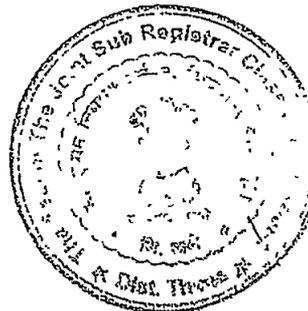
शंकर रामकिसन खरत  
Shankar Ramkisan Kharat  
DOB 02/07/1976  
Male

Issue Date 16/11/2011

7413 6533 6839

मेरा आधार, मेरी पहचान

*Shankar*



लखड - १	
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१६	१६/०१

1. The first part of the document is a list of names and addresses of the members of the committee.

2. The second part of the document is a list of names and addresses of the members of the committee.

3.

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मंगळवार, 11 फेब्रुवारी 2025 12 04 म न.

दस्त गोषवारा भाग-1

वड1

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दस्त क्रमांक: 2650/2025

दस्त क्रमांक वड1 /2650/2025

वाजार मूल्य रु 22,04,789/-

मोवदला रु 39,69,000/-

भरणेल मुद्राक शुल्क रु 2,38,200/-

३ नि मह दु नि वड1 याचे कार्यालयात

पावती 3170

पावती दिनांक 11/02/2025

अ क्र 2650 वर दि 11-02-2025

सादरकरणाचाचे नाव. दीपक रामेश्वर नागपुरे

गेजी 11 50 म प् वा हजर केला

नोंदणी फी

रु. 30000 00

दस्त होताळणी फी

रु. 1420.00

पृष्ठाची संख्या 71

एकूण 31420 00

दस्त हजर करणाऱ्याची मही

*[Signature]*

*[Signature]*  
Sub Registrar Bhivandi 1

*[Signature]*  
Sub Registrar Bhivandi 1

मनाचा प्रचार करणाना

मुद्राक शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा न्यायमन अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
विक्रय प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्राक (मालमनेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995  
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील ठराप्रमाण प्रभाव क्षेत्रात

दिनांक 11/02/2025 11 50 49 AM ची वेळ (मादरीकरण)

दिनांक 2 11/02/2025 11 52 35 AM ची वेळ (फी)

प्रतिज्ञा पत्र  
"जदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल  
केलेला आहे. " दस्तातील संपूर्ण मजकूर, नि दस्त व्यवती, साक्षीदार व सोबत जोडलेल्या  
कागदपत्रांची सत्यता तपासली आहे. दस्ताच, शक्यता, वैधता कायदेशीर कावेसाठी दस्त  
निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार ठरतील दस्तऐवजातील जोडलेले कागदपत्रे,  
कुळमुखत्यारपत्र, व्यवती इत्यादी वनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची  
राहिल.  
*[Signature]*  
लिहून देणारा *[Signature]*



खं. क्र. - १  
न. क्र.  
पाने

SECRET



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दस्त गोपवारा भाग-2

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दस्त क्रमांक 2650/2025

दस्त क्रमांक बचड1/2650/2025

दस्तावा प्रकार -कगनामा

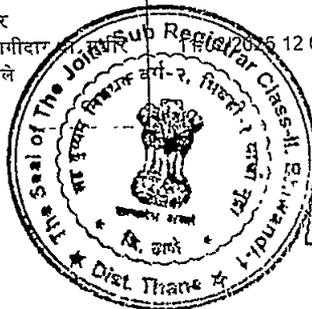
अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठप्पा प्रमाणित
1	नाव मान्यता देणार-मोहन केदारनाथ कृष्णवशी पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न ए4, पहिला मजला ओम रामचंद्र अपार्टमेंट रामवाग 2, कल्याण प , महागष्ट, ठाणे पॅन नंबर AANPY5106C	मान्यता देणार वय -47 स्वाक्षरी-		
2	नाव मान्यता देणार-सुधीर मनोहर वायले पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न श्री माई समर्थ बयलो न 7, खडकपाडा रोड, बायले नगर, कल्याण प, महागष्ट, ठाणे पॅन नंबर AAOPW4440N	मान्यता देणार वय -37 स्वाक्षरी-		
3	नाव मे महादेव डेव्हलपर्स तर्फे भागीदार श्री मोहन केदारनाथ कृष्णवशी पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न ए4, पहिला मजला ओम रामचंद्र अपार्टमेंट रामवाग 2, कल्याण प , महागष्ट, ठाणे पॅन नंबर ABTFM0859K	लिहून देणार वय -47 स्वाक्षरी -		
4	नाव मे महादेव डेव्हलपर्स तर्फे भागीदार श्री सुधीर मनोहर वायले पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न ए4, पहिला मजला ओम रामचंद्र अपार्टमेंट रामवाग 2, कल्याण प महागष्ट, ठाणे पॅन नंबर ABTFM0859K	लिहून देणार वय -37 स्वाक्षरी -		
5	नाव दीपक रामेश्वर नागपुरे पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न मदनिका क्र 104, पहिला मजला नारायणी धाम बापगाव ता भिवंडी, महागष्ट, ठाणे पॅन नंबर ALQPN4213K	लिहून देणार वय -41 स्वाक्षरी -		
6	नाव आरती दीपक नागपुरे पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न मदनिका क्र 104 पहिला मजला नागावणी धाम बापगाव ता भिवंडी, महागष्ट, ठाणे पॅन नंबर BTGPN0729P	लिहून देणार वय -32 स्वाक्षरी -		

बरीत दस्तोबज करून देणार तथाकथीत कगनामा चा दस्त ऐवज करून दिव्याचे कवुल करणात  
दिनांक 3 ची वेळ 11/02/2025 11 59 51 AM

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दस्तावाज निपादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकाराची ओळख नमनी-आधारित - आधार प्रणालीद्वारे पडनाळग्यान आनी आहे न्यायावन प्राप्त माहिती पुढीलप्रमाणे  
आहे.

Sr No	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मे महादेव डेव्हलपर्स तर्फे भागीदार श्री मोहन केदारनाथ कृष्णवशी	11/02/2025 12 01 24 PM	मोहन केदारनाथ कृष्णवशी M 1176486063856181248 
2	लिहून देणार मे महादेव डेव्हलपर्स तर्फे भागीदार श्री सुधीर मनोहर वायले	11/02/2025 12 02 05 PM	सुधीर मनोहर वायले M 1258011888065208320 



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3	मान्यता देणार मान्यता देणार-मोहन केदारनाथ कृष्णवशी	11/02/2025 12 01 35 PM	मोहन केदारनाथ कृष्णवशी M 1176486063856181248	
4	मान्यता देणार मान्यता देणार-मुधीर मनोहर बायले	11/02/2025 12 01 53 PM	मुधीर मनोहर बायले M 1258011888065208320	
5	लिहून घेणार दीपक रामेश्वर नागपुरे	11/02/2025 12 00 43 PM	दीपक रामेश्वर नागपुरे M 1298627105933316096	
6	लिहून घेणार आरती दीपक नागपुरे	11/02/2025 12 00 08 PM	आरती दीपक नागपुरे F 1338759450187091958	

शिक्का क्र 4 ची वेळ 11 / 02 / 2025 12 02 06 PM

प्रमाणित करण्यात येते की, सदर  
दस्त क्र. २६५० मध्ये  
एकूण १०० पृष्ठे आहेत  
पुस्तक क्रमांक पहिले वर नोंदला

सह दुय्यम निबंधक वर्ग-२  
मिठंडी-१

सह दुय्यम निबंधक वर्ग-२, मिठंडी-१  
दिनांक ११/०२/२०२५

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK RAMESHWAR NAGPURE	eChallan	03006172025J21000820	MH015896E47202425E	238200 00	SD	0008803291202425	11/02/2025
2		DHC		0225109221060	1440	RF	0225109221060D	11/02/2025
3	DEEPAK RAMESHWAR NAGPURE	eChallan		MH015896E47202425E	30000	RF	0008803291202425	11/02/2025

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

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2650 /2025

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व. क्र.	२६५०
पाने	१००



11/02/2025

सूची क्र.2

दुय्यम निबंधक दुनि भिवडी 1

दस्त क्रमांक . 2650/2025

नोदणी

Regn 63m

गावाचे नाव : वापगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3969000
(3) वाजारभाव(भाडेपट्टयाच्या थावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2204788 5
(4) भू-मापन पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव ठाणे इतर वर्णन , इतर माहिती मोजे वापगाव मन्हे न 95 हिस्सा न 2, यावरील बेलपत्र मदनिका क्र 302 तिसरा मजला क्षेत्र 53 72 चौ मीटर कारपेट + 26 28 चौ.मीटर युनेवेल ऐरिया , म्दिल्ट पाकींग न पी-16( ( Survey Number 95/2 , ) )
(5) अवफळ	1) 53 72 चौ मीटर
(6) शासकणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दम्नगवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - महादेव डेव्हलपर्स तर्फे भागीदार श्री मोहन केदारनाथ कृष्णवशी वय -47, पत्ता -प्लॉट न ., माळा न ., इमारतीचे नाव ., ब्लॉक न ., रोड न ९४, पहिला मजला ओम रामचंद्र अपार्टमेंट रामवाग 2, कल्याण प , महाराष्ट्र, ठाणे. पिन कोड -421301 पॅन न -AB1FM0859K 2) नाव - महादेव डेव्हलपर्स तर्फे भागीदार श्री सुधीर मनोहर बायले वय -37 पत्ता -प्लॉट न ., माळा न ., इमारतीचे नाव ., ब्लॉक न ., रोड न ९४, पहिला मजला ओम रामचंद्र अपार्टमेंट रामवाग 2, कल्याण प , महाराष्ट्र, ठाणे पिन कोड -421301 पॅन न -AB1FM0859K , 3) नाव -मान्यना देणार-मोहन केदारनाथ कृष्णवशी वय -47 पत्ता -प्लॉट न . माळा न - इमारतीचे नाव . ब्लॉक न ., रोड न ९४, पहिला मजला ओम रामचंद्र अपार्टमेंट रामवाग 2, कल्याण प , महाराष्ट्र, ठाणे पिन कोड -421301 पॅन न -AANPV5*06C 4) नाव -मान्यना देणार-सुधीर मनोहर बायले वय -37, पत्ता -प्लॉट न - माळा न - इमारतीचे नाव ., ब्लॉक न ., रोड न श्री साई समर्थ बंगला न 7, खडकपाडा रोड बायले नगर कल्याण प महाराष्ट्र, ठाणे पिन कोड -421301 पॅन न -AAOPW4440N
(8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -दीपक रामेश्वर नागपुरे वय -41, पत्ता -प्लॉट न ., माळा न ., इमारतीचे नाव ., ब्लॉक न ., रोड न सदतिका क्र 104, पहिला मजला नारायणी धाम वापगाव ता भिवडी, महाराष्ट्र, ठाणे पिन कोड -421302 पॅन न -ALQPN4213K 2) नाव -आरती दीपक नागपुरे वय -32 पत्ता -प्लॉट न - माळा न ., इमारतीचे नाव ., ब्लॉक न ., रोड न सदतिका क्र 104, पहिला मजला नारायणी धाम वापगाव ता भिवडी, महाराष्ट्र, ठाणे पिन कोड -421302 पॅन न -BTGPN0729P
(9) दम्नगवज करून दिल्याचा दिनांक	11/02/2025
(10) दम्न नोदणी केल्याचा दिनांक	11/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2650/2025
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	238200
(13) वाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) भंग	

*Govind*  
सह दुय्यम निबंधक वर्ग-२  
भिवडी-१

मल्याननासाठी विचारान घेतलेला नपशील -

मुद्राक शुल्क गावागना निवडलेला अनुच्छेद -

(ii) within the limits of any Municipal Council, Nagarpanchaya\* or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rule, 1995

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK RAMESHWAR NAGPURE	eChallan	03006172025021000820	MH015836847202425E	238200 00	SD	0008803291202425	11/02/2025
2		DHC		0225109221060	1440	RF	0225109221060D	11/02/2025
3	DEEPAK RAMESHWAR NAGPURE	eChallan		MH015836847202425E	30000	RF	0008803291202425	11/02/2025

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