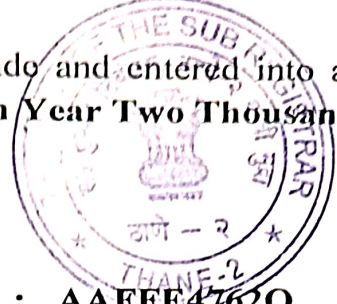


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**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Thane, on this 21<sup>st</sup> day of February in the Christian Year Two Thousand Twenty Five (2025).



**B E T W E E N**

**M/s. EKVEERA ENTERPRISES, PAN : AAFF4762Q, A PARTNERHSHIP FIRM** Through Its Partner and POA Holder **MR. NILKANTHA YADAV BHAGAT** Age : 48 Yrs. PAN NO. **AKKPB9337M**, having office at: Chandrangan Residency Phase – II B Wing Ground Floor Shop No. 1, Near G P Parsik Bank, (East) Tal & Dist-Thane 400612 hereinafter referred to as “**PROMOTERS / DEVELOPERS**” (which expression unless repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present partner/s, partner/s who may continue/s as the partner of the firm and person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partner/s heirs, executors, administrators, but does not include the partner/s who ceases to be the partner of the said firm and his heirs, executors, administrators etc.) **PARTY OF THE ONE PART.**

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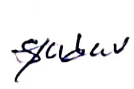
- 1) **MR. SATYENDRA SATYADEV YADAV, PAN NO. ACNPY5226B, Age : 47 years**
- 2) **MRS. PRANJALI SATYENDRA YADAV, PAN NO. AGMPY5209R, Age : 44 years,**

R/at: Indian Inhabitant/s, having address at : **NCH Colony, D-9, LBS Raod, Kanjurmarg (West), Mumbai, Maharashtra - 400078**, hereinafter referred to as the “**ALLOTEE/S**” (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS originally Smt. Subhadra Anant Kalan & Anrs. were the owner, seized and possessed of and/or otherwise well and sufficiently entitled to land property being Survey No. 67 Hissa No. 4 having total admeasuring area of 0H-08R-60 P equivalent to 860 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of

  
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Thane Municipal Corporation and Registration District Thane and  
Sub-Registration Office at Thane (hereinafter referred to as the  
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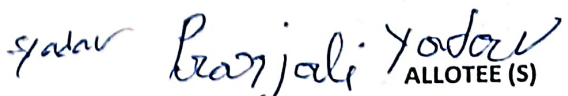
AND WHEREAS initially by and under the Development Agreement which is duly registered on 18.03.2010 in the Office of Sub-Registrar of Assurances, Thane - 5 at Serial No. 2792/2010 the said Smt. Subhadra Anant Kalan & Anrs. have assigned the development rights in respect of the First Property to and in favour of Mr. Nilesh Narayan Warekar & Anrs. i.e. Promoter/Developer herein, on the terms and conditions contained therein and simultaneously from that perspective the said Smt. Subhadra Anant Kalan & Anrs. have also executed a registered Power of Attorney on 18.03.2010 which was duly registered in the Office of Sub-Registrar of Assurances, Thane - 5 at Serial No. 258/2010 and thereby which have authorized the Promoter/Developer/s herein to do various acts relating to development of the First Property and sale of flat/shop/premises in the new building/s to be constructed on the First Property;

AND WHEREAS thereafter, before the development plan to be approved by the Thane Municipal Corporation over the First Property its original owners namely Smt. Subhadra Anant Kalan & Smt. Chaya Kashinath Porji got expired leaving behind Smt. Sumitra Anant Kalan & Anr. as to be their only legal and lawful heirs to survive and succeed to their immovable and moveable land properties and therefore, after the demise of Smt. Subhadra Anant Kalan & Smt. Chaya Kashinath Porji were duly came to be recorded vide Mutation Entry No. 1554 in the revenue record over the First Property and therefore, they altogether have acquired legal & lawful right, title, interest, possession, occupation and etc. over the **FIRST PROPERTY.**

AND WHEREAS, thereafter, as an area equivalent to 12.65 sq.mtrs out of the First Property was affected under 10 mtr. D. P road as per the development plan of Thane Municipal Corporation and therefore, the aforesaid Mr. Nilesh N. Warekar as to the POA Holder of the land owners of the First Property had surrendered and conveyed a Deed of Transfer which is duly registered on 26.04.2017 before the Sub-Registrar Thane-9 being Document No. 2818/2017 in favor of Thane Municipal Corporation.

AND WHEREAS, thereafter, the said Mr. Nilesh N Warekar & Anrs. due to the their personal as well financial difficulties could not able to act and fulfill the terms and conditions of the Development Agreement which is duly registered on 18.03.2010 in the Office of Sub-Registrar of Assurances, Thane - 5 at Serial No. 2792/2010 and therefore, the said Mr. Nilesh N. Warekar & Anrs. and existing land

  
PROMOTER(S)

  
[2] ALLOTTEE (S)

owners namely Smt. Sumitra Anant Kalan & Anr. being the legal heirs of deceased Smt. Subhadra Anant Kalan & Smt. Chaya Kashinath Porji by registered Deed of Cancellation which is duly registered on 21.04.2023 before the Sub-Registrar Thane – 9 being document No. 7085/2023 & Deed Cancellation which is also duly registered on 21.04.2023 before the Sub-Registrar Thane – 9 being document No. 7086/2023 have cancelled the Development Agreement which was duly registered on 18.03.2010 in the Office of Sub-Registrar of Assurances, Thane – 5 at Serial No. 2792/2010 & Power of Attorney which was duly registered on 18.03.2010 in the Office of Sub-Registrar of Assurances, Thane – 5 at Serial No. 258/2010 in respect of the First Property.

WHEREAS originally Shri. Shriram Sitaram Patil & Anrs. are the owner, seized and possessed of and/or otherwise well and sufficiently entitled to land property being Survey No. 67 Hissa No. 2 having total admeasuring area of 0H-24R-80 P equivalent to 2480 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane (hereinafter referred to as the **“SECOND PROPERTY”**)

AND WHEREAS by and under the another Development Agreement which is duly registered on 26.03.2021 in the Office of Sub-Registrar of Assurances, Thane – 9 at Serial No. 5595/2021 the said Shri. Shriram Sitaram Patil & Anrs. have assigned the development rights in respect of the Second Property to and in favour of **EKVEERA ENTERPRISES** i.e. Promoter/Developer herein, on the terms and conditions contained therein and simultaneously from that perspective the said Shri. Shriram Sitaram Patil & Anrs. have also executed a registered Power of Attorney on 26.03.2021 which was duly registered in the Office of Sub-Registrar of Assurances, Thane – 9 at Serial No. 5596/2021 and thereby which has authorized the Promoter/Developer/s herein to do various acts relating to development of the Second Property and sale of flat/shop/premises in the new building/s to be constructed on the Second Property;

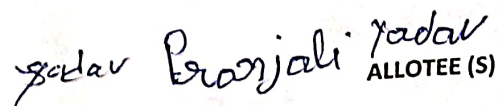
AND WHEREAS the First Property & Second Property are hereinafter collectively referred to as the **“SAID PROPERTY”**

AND WHEREAS the said Property in not falling under the ambit of the now repealed Urban Land (Ceiling & Regulation ) Act, 1976 since the area of the said property and individual property rights were within the ceiling limits and no orders have been passed thereunder.

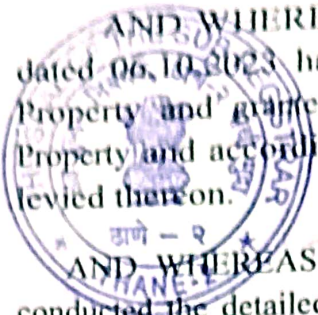
AND WHEREAS the land owners have surveyed the said property from the Office of T. I. L. R., Thane and accordingly the layout/Map (Gat

  
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ALLOTEE (S)

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Book Nakasha) of the said Property was duly sanctioned on 10714/22 Dated 11/05/2022 & 8262/16 Dated 12/05/2016 and which is annexed herewith.



AND WHEREAS the Collector Of Thane by and under Order dated 06.10.2023 had verified Non-Agricultural Tenure of the Said Property and granted permission for Non-Agricultural user of the Said Property and accordingly the Promoter have paid the Conversion Tax levied thereon.

AND WHEREAS Mrs. Kavita S. Shah, an Advocate from Kalyan, conducted the detailed search of the First Property since the year 1994 to 2023 and search of the Second Property since the year 1992 to 2023 accordingly by and under her Title Certificate dated 23.10.2023 & 15.10.2023 has certified the title and an authority of the Promoter to develop the Said Property;

AND WHEREAS thereafter by amalgamating the First Property and Second Property the Promoter initially has obtained from Thane Municipal Corporation (for short "TMC"), sanction plans for layout and building construction vide Commencement Certificate bearing V. P. No. TMCB/B/2023/APL/00778 Dated 12<sup>th</sup> July, 2023 read with Amended Commencement Certificate bearing to V. P. No. TMC/RB/2024/APL/00153 Dated 27<sup>th</sup> March, 2024 to construct the Residential Building to be known as "CHANDRANGAN RESIDENCY PHASE - IV" having a Residential Bungalow & Building as follows :

Sr. No.	Building No.	No. of Floors
1	Bungalow	Ground + First Floor & Second Floor (Residential)
2	Bldg. A	Ground Stilt + 1st Floor to 21st Floor (Residential).

(hereinafter referred to as the "SAID SANCTIONED PLAN") by consuming the available FSI of the Said Property.

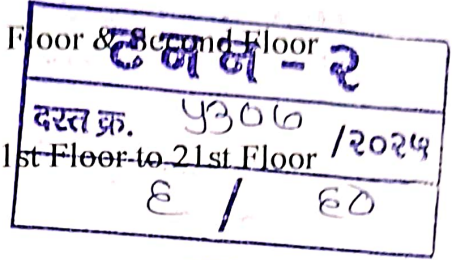
AND WHEREAS the Promoter herein being developer of the Said Property alone, has/have the sole and exclusive rights to construct building on the Said Property in accordance with the recitals hereinabove and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the Promoter may deem, fit and proper, the premises in the building/s to be constructed by the Promoter on the Said Property and to enter into Agreements with the Allotees of the premises and to receive the sale price in respect thereof;

PROMOTER(S)

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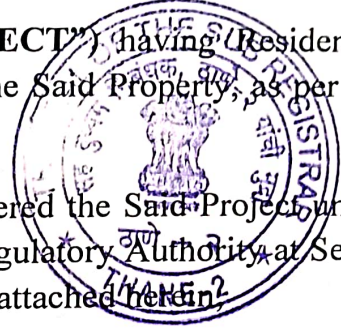
AND WHEREAS the Promoter has proposed to construct the Residential Building to be known as "CHANDRANGAN RESIDENCY PHASE - IV" having a Residential Bungalow & Building as follows :

Sr. No.	Building No.	No. of Floors
1	Bungalow	Ground + First Floor & Second Floor (Residential)
2	Bldg. A	Ground Stilt + 1st Floor to 21st Floor (Residential)



(hereinafter referred to as the "SAID PROJECT") having Residential premises, by using maximum potential FSI of the Said Property, as per the D.C. Rules of the Sanctioning Authority;

AND WHEREAS the Promoter has registered the Said Project under the provisions of the Act with the Real Estate Regulatory Authority at Serial No. **P51700056036** and the authenticated copy is attached ~~herein~~



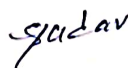
AND WHEREAS the Promoter herein has entered into standard agreement with Architect **Rakesh Deshware & Associates** (for short "SAID ARCHITECT") - an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of Said Property including preparation of the layout and construction plan of the building and further has entered into standard agreement with RCC Structural Consultant/ Engineer M/s **Ajay Mahale & Associates** (for short "SAID STRUCTURAL ENGINEER") for preparation of structural designs and has accepted the professional supervision of the said Architect and said Structural Engineer or such other Architect/Structural Engineer as the Promoter may appoint and/or substitute from time to time, till the completion of the Said Project;

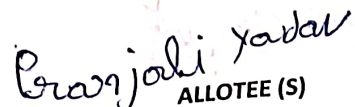
AND WHEREAS the Allotee/s is/are/has/have offered to purchase the Apartment Flat bearing No. 1708 lying on 17<sup>th</sup> Floor having admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the Building No. A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" (hereinafter referred to as the "SAID PREMISES") being constructed on the Said Property by the Promoter;

AND WHEREAS on demand from the Allotee/s, the Promoter has given inspection to the Allotee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Said Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

  
PROMOTER(S)

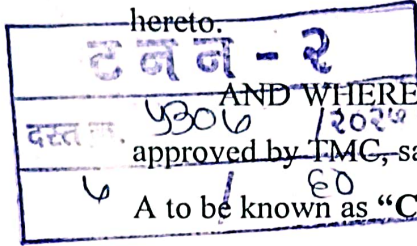
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AND WHEREAS the authenticated copies of Certificate of Title issued by Mrs. Kavita Shah, Advocate of the Promoter, authenticated copies of 7/12 Extract, Property Card showing the nature of the title of the said Smt. Sumitra Anant Kalan & Anrs. & Shri. Shriram Sitaram Patil & Anrs. over to the Said Property on which the said Building A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" to be constructed have been annexed hereto.

AND WHEREAS authenticated copies of Commencement Certificate bearing V. P. No. TMCB/B/2023/APL/00778 Dated 12<sup>th</sup> July, 2023 V. P. No. TMC/RB/2024/APL/00153 Dated 27<sup>th</sup> March, 2024 as approved by TMC, sanctioning the residential Bungalow & Building A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" has been annexed hereto.



AND WHEREAS the authenticated copies of the plan of the Layout as approved by TMC, sanctioning to construct residential Bungalow & Building A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" having a Residential Bungalow & Building as follows :



Sr. No.	Building No.	No. of Floors
२*	Bungalow	Ground + First Floor & Second Floor (Residential)
२*	Bldg. A	Ground Stilt + 1st Floor to 21st Floor (Residential)

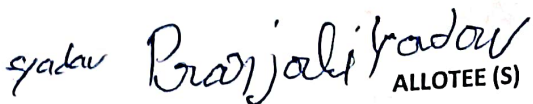
have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Said Premises agreed to be purchased by the Allotee/s, as sanctioned and approved by TMC, have been annexed.

AND WHEREAS the Promoter has got some of the approvals from TMC to the plans, the specifications, elevations, erections and of the aforesaid residential Bungalow & Building A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" and shall obtain sanction for aforesaid additional FSI from sanctioning authority from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Buildings;

AND WHEREAS while sanctioning the said plans TMC and/or Government has lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Said Project and the said Building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said buildings shall be granted by TMC;

  
PROMOTER(S)

[6]   
ALLOTEE (S)

AND WHEREAS the Promoter has accordingly commenced the construction of the aforesaid the residential Bungalow & Building A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" in accordance with the Said Sanctioned Plans;

AND WHEREAS the Allottee/s has/have purchase from the Promoter/s the Apartment Flat bearing No. 1708 lying on 17<sup>th</sup> Floor having admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the Building No. A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" being constructed on the Said Property;

AND WHEREAS the carpet area of the Said Premises is 29.89 square meters and "carpet area" means the net usable floor area of an 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/s or verandah area and exclusive open terrace area appurtenant to the Said Premises for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Said Premises;

And the Allottee/s has/have demanded from the Promoter/s and the Promoter/s have given inspection to the Allottee/s all the documents of title, certificates of title of advocate, 7/12 extract, building plans and specification approved by the TMC and other all requisite documents relating to the said property as are specified under the RERA Act, 2016 and rules made thereunder, which the Allottee/s doth hereby acknowledged and confirm to have received.

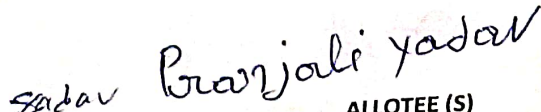
And WHEREAS the Promoters have represented to the Allottee that the Promoters shall be developing the said Property alongwith other adjoining land properties as per the plans approved by the TMC.

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 and are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoter a sum of **Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only)**, being part payment of the sale consideration of the Said Premises agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Allottee/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

  
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AND WHEREAS, under Section 13 Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Promoter is required to execute a written Agreement for Sale of Said Premises with the Allottee/s, 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/s hereby agree/s to purchase the Said Premises;

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

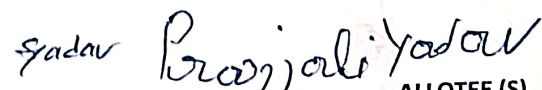
1. The Promoter shall proposed to construct the Building to be known as "CHANDRANGAN RESIDENCY PHASE - IV" consisting of a Residential Bungalow & Building as follows :

Sr. No.	Building No.	No. of Floors
1	Bungalow	Ground + First Floor & Second Floor (Residential)
2	Bldg. A	Ground Stilt + 1st Floor to 21st Floor (Residential)

on the Said Property in accordance with the plans, designs and specifications as to be approved by TMC from time to time and the promoter hereinafter shall have the absolute right and authority to make requisite variation and modifications as he/they considered necessary in accordance with the scheme of development of the said property or as may be required by any concern local authority/government authorities or due to change in law.

- 1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee the Apartment bearing No. 1708 lying on 17<sup>th</sup> Floor having admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the Building No. A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" being constructed on the Said Property (hereinafter referred to as "the Apartment") as shown in the Floor Plan thereof hereto annexed and marked herewith, for the lump-sum consideration of Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only)

  
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[8] ALLOTTEE (S)

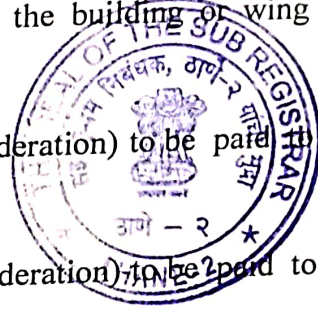


1(b) The total aggregate consideration amount for the Said Apartment excluding Parking Spaces is thus Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only).

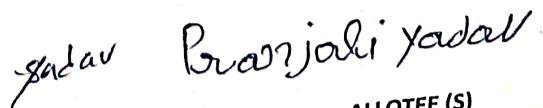
1(c) The Allotee has paid on or before execution of this agreement a sum of Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) in the following manner :-

- i. Amount (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii. Amount (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 Premises is located.
- iii. Amount (not exceeding 55% of the total consideration) to be paid to the Promoter on completion of 7<sup>th</sup> Slab
- iv. Amount (not exceeding 65% of the total consideration) to be paid to the Promoter on completion of 14<sup>th</sup> Slab
- v. Amount (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of 22<sup>nd</sup> Slab
- vi. Amount (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the on completion of the walls, internal plaster, floorings doors and windows of the Said Premises.
- vii. Amount (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 Premises.
- viii. Amount (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 Premises is located.
- ix. Amount (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

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PROMOTER(S)

  
ALLOTEE (S)

as may be prescribed in the Agreement of sale of the building or wing in which the Said Premises is located.

x. Balance Amount (100% of the total consideration) against and at the time of handing over of the possession of the Said Premises to the Purchaser/s on or after receipt of occupancy certificate or completion certificate.

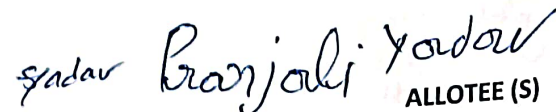
1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of 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 Allotee 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 Allotee, 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 instalments payable by the Allotee by discounting such early payments @ 18% 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 an Allotee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allotee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by

  
PROMOTER(S)

  
[10] ALLOTEE (S)

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.

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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. Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

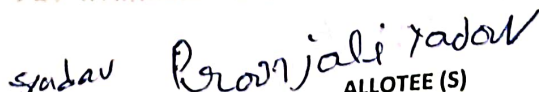
2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain 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 Allotees 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").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 13135.29 sq. mtrs. only and Promoter has planned to utilize Floor Space Index of 1.1 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by

  
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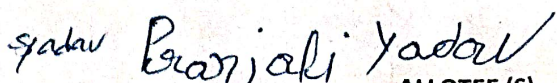
  
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implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1.1 as proposed to be utilized by him on the project land in the said Project and Allotee 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 Allotee, the Promoter agrees to pay to the Allotee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allotee, for every month of delay, till the handing over of the possession. The Allotee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allotee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allotee(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 Allotee committing default in payment on due date of any amount due and payable by the Allotee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allotee 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 Allotee, by Registered Post AD at the address provided by the Allotee and mail at the e-mail address provided by the Allotee, 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 Allotee 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. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allotee (subject to adjustment and

  
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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 Allotee to the Promoter.

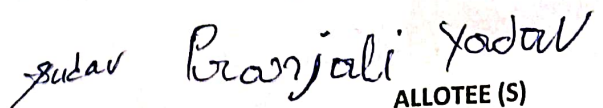
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allotee on or before 31<sup>st</sup> December, 2026. If the Promoter fails or neglects to give possession of the Apartment to the Allotee 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 Allotee 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 Allotee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allotee 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 Allotee. The Promoter agrees and undertakes to indemnify the Allotee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allotee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allotees, as the case may be.

  
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The Promoter on its behalf shall offer the possession to the Allotee in writing within 7 days of receiving the occupancy certificate of the Project.  
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- 7.2 The Allotee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allotee intimating that the said Apartments are ready for use and occupancy:
- 7.3 Failure of Allotee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allotee 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 Allotee. In case the Allotee fails to take possession within the time provided in clause 8.1 such Allotee 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 Allotee, the Allotee 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 Allotee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allotee 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 Promoter from the perspective of forming the Co-operative Housing Society or the company to form shall submit an application in that behalf to the Registrar for registration of a Co-Operative Housing Society under the Maharashtra Co-Operative Societies Act, 1960 or a company or other legal entity, within three months of the majority i.e (51 %) of the total number of Allotees in such a building or a wing to have booked their apartment. The Allotee along with other Allotee(s) of Apartments in the building shall join

  
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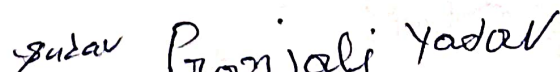
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informing and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other 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 Allotee, so as to enable the Promoter to register the common organization of Allotee. No objection shall be taken by the Allotee 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 maybe, 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.
- 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies 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 in 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 Allotee that the Apartment is ready for use and occupancy, the Allotee 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

  
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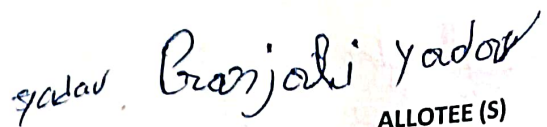
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formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution for 18 months starting from the date of Occupation Certificate amounting to Rs. -xxx-/- (Rupees ----- only) (excluding individual Property Tax, Electricity Bill & Water Tax). 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 Apartment keep deposited with the Promoter, the following amounts :-

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

  
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11. The Allottee shall pay to the Promoter a sum of Rs. -xxx- /- (Rupees \_\_\_\_\_ only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance 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 Allotees' 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 Allotees' 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 Promoter 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

  
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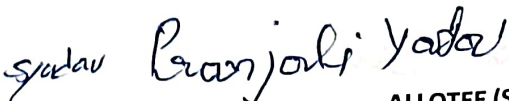
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and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following 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;

- vii. The Promoter has the right to enter into this Agreement and has not committed of omitted to perform any act or thing, whereby the right, title and interest of the Allotee created herein, may prejudicially be affected;
- viii. 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 Allotee under this Agreement;
- ix. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allotee in the manner contemplated in this Agreement;
- x. At the time of execution of the conveyance deed of the structure to the association of Allotees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allotees;
- xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xii. 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.

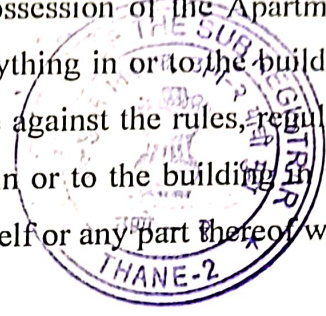
  
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14. The Allotee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come hereby covenants with the Promoter as follows :-

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i. To maintain the Apartment at the Allotee's own cost in good and tenable 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.

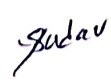
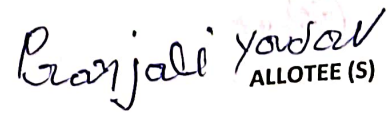


ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall 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 any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allotee in this behalf, the Allotee 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 Allotee 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 Allotee committing any act in contravention of the above provision, the Allotee 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

  
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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, 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 Allotee for any purposes other than for purpose for which it is sold.
- ix. The Allotee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allotee to the Promoter under this Agreement are fully paid up.
- x. The Allotee 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 Allotee 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 outgoings 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 Allotee 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 Allotee 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.

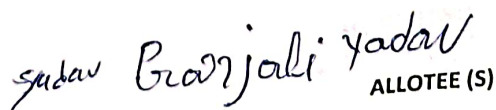
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allotee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall 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 Allotee 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



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until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

**17. 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].

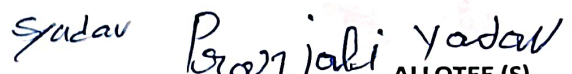
**18. BINDING EFFECT:**

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.

  
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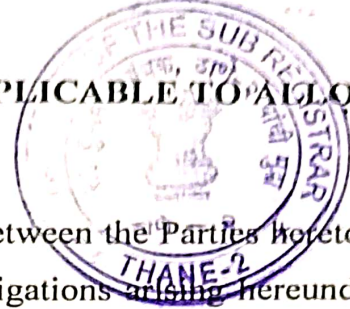
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20. **RIGHT TO AMEND:**

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

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTEE /SUBSEQUENT ALLOTEES**

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 Allotees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.



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 Allotee has to make any payment, in common with other Allotee(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

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reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. **PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the 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 Allotee, in ~~after~~ the Agreement is duly executed by the Allotee 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 Thane.

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

**1) MR. SATYENDRA SATYADEV YADAV**

**2) MRS. PRANJALI SATYENDRA YADAV**

Residing At: NCH Colony, D-9, LBS Raod, Kanjurmarg (West), Mumbai, Maharashtra - 400078

**Notified Email ID:** rahshekharyadav2004@gmail.com

**Promoter :**

**M/s. EKVEERA ENTERPRISES,**

**A PARTNERHSHIP FIRM**

Through Its Partner and POA Holder

**Mr. Nilkantha Yadav Bhagat**

Having office at: Chandrangan Residency Phase – II B Wing,

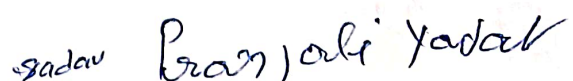
Ground Floor Shop No. 1, Near G P Parsik Bank,

Diva (East) Tal & Dist. Thane 400612 .

**Notified Email.Id.** ekveeraenterprises2500@gmail.com

  
PROMOTER(S)

[24]

  
ALLOTEE (S)



It shall be the duty of the Allotee 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 Allotee, as the case may be.

28. **JOINT ALLOTEES:**

That in case there are Joint Allotees all communications shall be sent by the Promoter to the Allotee 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 Allotees.

29. **STAMP DUTY AND REGISTRATION:**

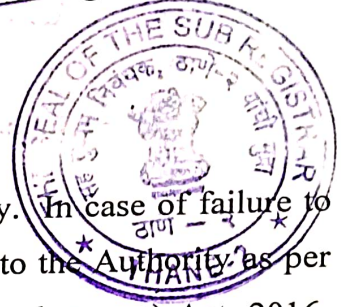
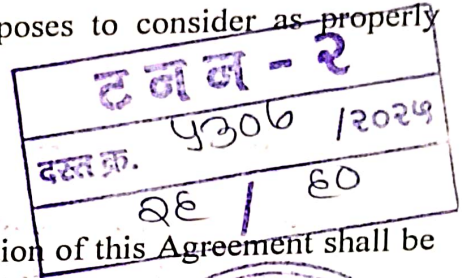
The charges towards stamp duty and Registration of this Agreement shall be borne by the Allotee.

30. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder and/or within the Jurisdiction Of Thane Court.

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 and the Thane courts will have the jurisdiction for this Agreement IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Thane (city/town name) in the presence of attesting witness, signing as such on the day first above written.



PROMOTER(S)

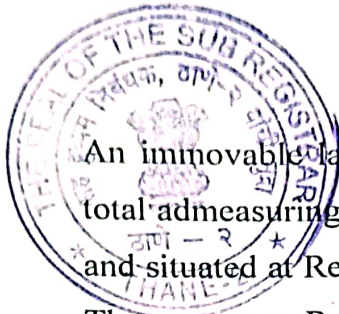
[25]

ALLOTEE (S)

<b>टन न - २</b>	
वज. क्र.	५३०७
	२६ / ८०

**FIRST SCHEDULE ABOVE REFERRED TO :**

**(SAID PROPERTY)**



**FIRST PROPERTY**

An immovable land property being Survey No. 67 Hissa No. 4 having total admeasuring area of 0H-08R-60 P equivalent to 860 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane.

**SECOND PROPERTY**

An immovable land property being Survey No. 67 Hissa No. 2 having total admeasuring area of 0H-24R-80 P equivalent to 2480 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane

**SECOND SCHEDULE ABOVE REFERRED TO :**

**(SAID PREMISES)**

ALL THAT premises being Residential Flat bearing No. 1708 lying on 17<sup>th</sup> Floor having admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the Building No. A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" being constructed on the Said Property and more particularly described in the First Schedule written hereinabove.

*[Signature]*

PROMOTER(S)

*[Signature]* Banjali Yadav

[26]

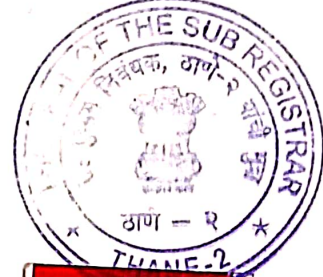
ALLOTEE (S)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND  
ON THE DAY AND YEAR WRITTEN HEREIN ABOVE - २

दस्तावेज क्र. ५३०७ / २०२५
२८ / १०

SIGNED AND DELIVERED by the  
withinnamed the "PROMOTER/S"  
M/s. EKVEERA ENTERPRISES  
A PARTNERHSHIP FIRM  
Through Its Partner and POA Holder  
MR. NILKANTHA YADAV BHAGAT

}  
}  
}  
}  
}



*[Handwritten signature]*

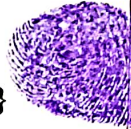


SIGNED AND DELIVERED by the  
withinnamed the "ALLOTEE/S"

}  
}

*Sadav*

1) MR. SATYENDRA SATYDEV YADAV }



*Pranjali Yadav*

2) MRS. PRANJALI SATYENDRA YADAV }



In the presence of ... .. }

1) *Amar Patel* - *[Signature]*

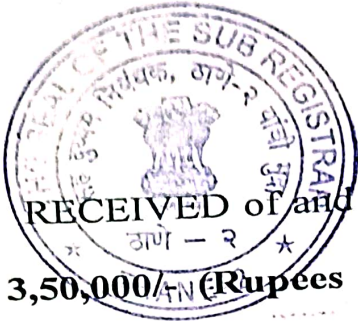
2) *Roshan Gaud* :- *[Signature]*

*[Handwritten signature]*

PROMOTER(S)

ALLOTEE (S)

ढनन - २
दररर ढर. ५३०० /२०२
२२ / २०



**RECEIPT**

RECEIVED of and from the withinnamed the ALLOTEE/S a sum of Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only), being the amount of part consideration to be paid by him/them to us as per these presents by Cheque.

**WE SAY RECEIVED Rs 3,50,000/-**  
(Subject to realization of instrument)  
**FOR M/s. EKVEERA ENTERPRISES**

  
(Authorised Signatory)  
**(PROMOTER)**

  
PROMOTER(S)

**SCHEDULE 'A'**

**DETAILS OF THE UNIT / FLAT / OFFICE :**

- a) Apartment / Flat : 1708  
b) Building No. A /Name: CHANDRANGAN RESIDENCY PHASE - IV  
c) Floor : 17<sup>th</sup>  
d) Name of Project : CHANDRANGAN RESIDENCY PHASE - IV  
e) Admeasuring Carpet Area : 29.89 sq. meter  
f) Enclosed Balcony : 0.00 sq. meter  
g) Adjacent Terrance Carpet Area : -----

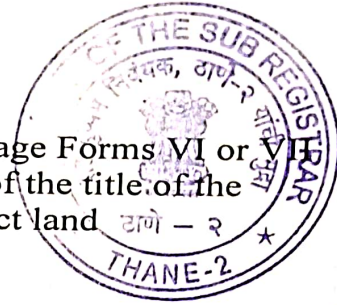
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दस्तावेज क्र.	५३०६ / २०२५
३०	/ ६०

**ANNEXURE - A**

Title Report

**ANNEXURE - B**

Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land



**ANNEXURE C-1**

Authenticated copies of the plans of the Layout as approved by the concerned Local Authority

**ANNEXURE C-2**

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.

**ANNEXURE D**

Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority

**ANNEXURE E**

Specification and Amenities

**ANNEXURE F**

Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority

PROMOTER(S)

[29]

ALLOTEE (S)

दस्तावेज - २
ANNEXURE - E
सं. ३७ / ६०
५३०६ / २०२५
LIST OF AMMENITIES

### LIVING ROOM -

- French window & Anodized Aluminium Slidings with Fly mesh.
- 2 x 2 vitrified tiles in all room, wall finished with Putty & Acrylic Paints in all rooms.
- T.V. point, Telephone point & Cable, Net point, A.C. Point in Living room & Bedroom.
- Electrical Anchor GM accessories in all rooms.
- Wooden Doors with laminate finishing.
- Intercom Facility (Video-Door Phones).
- False Ceiling Provided in Living Room.
- Ceiling Fan in Hall, Kitchen and Bedroom.
- Fire Sprinklers Provided.
- MCB (Miniature Circuit Breaker)

### KITCHEN -

- French window with Anodized Aluminium Slidings.
- Kitchen Platform with Granite & S.S. Sink with ISI mark.
- Kitchen Trolley Provided.
- 10 x 15 Full Height Glazed Tiles.
- Fridge Point, Mixer Point.

### W/C - BATH -

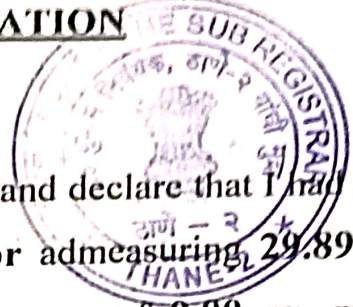
- Granite or Marble Frame Door.
- Full Height Glazed Tiles in all W/C & Bathroom (10 x15).
- Premium Quality Plumbing Jaguar S.S. Fitting.
- Gezer Point, Washing Machine Point.

### BED ROOM -

- French window & Anodized Aluminium Slidings with Fly mesh.
- Wooden Door with Cenmica

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३२ / ६०

**INDEMNITY CUM DECLARATION**



I M/S. EKVEERA ENTERPRISES, hereby state and declare that I have sold Residential Flat bearing No.1708, on 17<sup>th</sup> Floor admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the building to be known as "CHANDRANGAN RESIDENCY PHASE IV" which is under construction on Survey No. 67/2 & 67/4 of Village - Diva, Near GP Parsik Bank, Diva Shil Road, Diva East, Taluka and District Thane for total consideration of Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand Only)

I hereby state that I have not sold Parking Space alongwith the above said flat.

**M/s EKVEERA ENTERPRISES**

  
\_\_\_\_\_

**Promoter(s)**



**PROMOTER(S)**

# ANNEXURE - A

Kavita S. Shah  
B.Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel: 9323545900

Ref: October/2023

Date: 15/10/2023

FORMAT - A  
(Circular No.- 28/2011)

To  
MahaNERA  
Mumbai

## LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Survey No. 67 Hissa No. 2 admeasuring area 2480 sq. mtrs. situated at the Village Diva Taluka and Dist. Thane (hereinafter referred as the said Plot)

I have investigated the title of the said Plot on the request of the Developer M/s Ekveera Enterprises through Partner Mr. Anil Ganesh Bhagat

1) **DESCRIPTION OF THE PROPERTY** :- The land bearing Survey No 67/2 at the village Diva Taluka and Dist. Thane area admeasuring 0-21-50 in Hec. ar Prati and 0-03-30 in Hec. Ar Prati (Podharaba) Totally admeasuring 0-24-80 in Hec. Ar Prati (2480 sq mtrs) within the limits of Taluka and Registration District Thane

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT** :- The Development Agreement dated 26/03/2021 dully registered at the Registration No 5595/2021 (Thane-9) dated 26/03/2021 for area admeasuring 2480 sq. mtrs dully executed by and between Shriram Saram Patil and others as the Vendors and M/s Ekveera Enterprise through Anil Bhagat and with register General Power of Attorney dated 26/03/2021, under Reg. No. 5598/2021 (Thane-9)

3) 7/12 extracts of property card issued by Talathi on dated 20/02/2023, Relvent mutation Entries in revenue Form No. 6

4) Search Report for for 30 years 1992-2023.

KAVITA SUMIT SHAH  
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Date: 2023.10.23  
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P. 4  
1708

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Kavita S. Shah  
B.Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel: 9323545900

FORMAT - A  
(Circular No.- 28/2011)

2/ On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the Opinion that the title of the said Developers M/s. Ekveera Enterprises is clear marketable and without any encumbrances

### Owners of the Land

- |                                 |                           |
|---------------------------------|---------------------------|
| 1 - Shriram Sitaram Patil       | Survey No. 67 Hissa No. 2 |
| 2 - Yamuna Dattu Mhatre         | Survey No. 67 Hissa No. 2 |
| 3 - Shobhana Ashok Patil        | Survey No. 67 Hissa No. 2 |
| 4 - Gunabai Sitaram Patil       | Survey No. 67 Hissa No. 2 |
| 5 - Gulab Ashok Patil           | Survey No. 67 Hissa No. 2 |
| 6 - Vandana Ganesh Pawar        | Survey No. 67 Hissa No. 2 |
| 7 - Karuna Ramdas Patil         | Survey No. 67 Hissa No. 2 |
| 8 - Namdev Tukaram Patil        | Survey No. 67 Hissa No. 2 |
| 9 - Sopan Tukaram Patil         | Survey No. 67 Hissa No. 2 |
| 10 - Niruati Tukaram Patil      | Survey No. 67 Hissa No. 2 |
| 11 - Bholenath Eknath Patil     | Survey No. 67 Hissa No. 2 |
| 12 - Ramdas Eknath Patil        | Survey No. 67 Hissa No. 2 |
| 13 - Dinanath Eknath Patil      | Survey No. 67 Hissa No. 2 |
| 14 - Rupabai Chintaman Patil    | Survey No. 67 Hissa No. 2 |
| 15 - Radhabai Kisan Bhagat      | Survey No. 67 Hissa No. 2 |
| 16 - Arunabai Somnath Mhaskar   | Survey No. 67 Hissa No. 2 |
| 17 - Sumati Pandharinath Phadke | Survey No. 67 Hissa No. 2 |
| 18 - Meena Ashok Patil          | Survey No. 67 Hissa No. 2 |
| 19 - Maya Harishchandra Dingore | Survey No. 67 Hissa No. 2 |
| 20 - Sagar Laxman Bhoir         | Survey No. 67 Hissa No. 2 |

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Kavita S. Shah  
B.Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel: 9323545900

FORMAT - A  
(Circular No.- 28/2011)

- |                                  |                           |
|----------------------------------|---------------------------|
| 21 - Premnath Laxman Bhoir       | Survey No. 67 Hissa No. 2 |
| 22 - Dilip Laxman Bhoir          | Survey No. 67 Hissa No. 2 |
| 23 - Jagdish Laxman Bhoir        | Survey No. 67 Hissa No. 2 |
| 24 - Shakuntala Govardhan Mhatre | Survey No. 67 Hissa No. 2 |
| 25 - Gata Damodar Khone          | Survey No. 67 Hissa No. 2 |
| 26 - Meena Jeevan Patil          | Survey No. 67 Hissa No. 2 |
| 27 - Manisha Dilip Mhatre        | Survey No. 67 Hissa No. 2 |
| 28 - Kavita Kishore Kaskar       | Survey No. 67 Hissa No. 2 |
| 29 - Atmaram Shivram Patil       | Survey No. 67 Hissa No. 2 |
| 30 - Bajrang Shivram Patil       | Survey No. 67 Hissa No. 2 |
| 31 - Bramba Shivram Patil        | Survey No. 67 Hissa No. 2 |
| 32 - Vishnu Shivram Patil        | Survey No. 67 Hissa No. 2 |
| 33 - Santoshi Prabhakar Mhatre   | Survey No. 67 Hissa No. 2 |

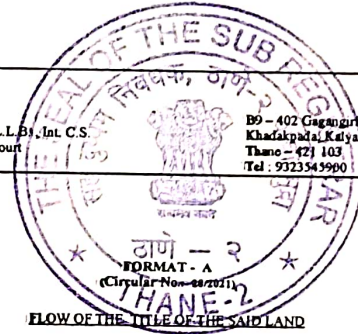
3/- The report reflecting the Flow of the title of the owners Shakuntala Balam Mhatre and others and M/s Ekveera Enterprises as the Developers on the said Land is enclosed herewith as annexure

Encl: Annexure  
Place: Kalyan  
Date: 15/10/2023

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Date: 2023.10.23  
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(Kavita Shah)  
Advocate

Kavita S. Shah  
B.Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel: 9323545900



### Sr. No.

- 7/12 extract / P. R. Card as on date of application for registration.
- Mutation Entry No. 384, 533, 770, 965, 1436 & 1491
- Search Report for 30 years i.e. from 1992 to 2023 taken from sub registrar office of assurance at thane.
- Any other relevant title: No
- Litigation of any: No

Place: Kalyan  
Date: 10/15/2023

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(Kavita Shah)  
Advocate



Kavita S. Shah  
B Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel : 9323545900

Ref: October/2023

Date: 15/10/2023

**FORMAT - A**  
(Circular No.: 28/2023)

To  
MahabERA  
Mumbai

**LEGAL TITLE REPORT**

Sub: Title Clearance Certificate with respect to Survey No. 67 Hissa No. 4 admeasuring area 860 sq. mtrs. situated at the Village Diva Taluka and Dist. Thane (hereinafter referred to as the said Plot)

I have investigated the title of the said Plot on the request of the Developer M/s Ekveera Enterprises through Partner Mr. Anil Ganesh Bhagat

- DESCRIPTION OF THE PROPERTY :-** The land bearing Survey No 67 Hissa No. 4 at the village Diva Taluka and Dist. Thane area admeasuring 0-07-60 in Hec ar Prati and 0-01-00 in Hec Ar Prati (Potkharaba) Totally admeasuring 0-08-60 in Hec Ar Prati (i.e. 860 sq. mtrs.), within the limits of Taluka and Registration District Thane.
- THE DOCUMENTS OF ALLOTMENT OF PLOT:** The Development Agreement dated 26/04/2023 duly registered at the Registration No 7685/2023 (Thane-9) duly executed by and between Shakuntala Balaram Mhatre and others and M/s. Ekveera Enterprises through Mr. Anil Ganesh Bhagat, read with register General Power of Attorney dated 06/02/2023, under Reg. No. 2042/2023 (Thane-9).
- 7/12 extracts or property card issued by Talathi on dated 20/02/2023, Relvent mutation Entries in revenue Form No. 6
- Search Report for for 30 years 1993-2023

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Kavita S. Shah  
B Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel : 9323545900

**FORMAT - A**  
(Circular No.: 28/2023)

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the Opinion that the title of the said Developers M/s. Ekveera Enterprises is clear marketable and without any encumbrances

**Owners of the Land**

- Shakuntala Balaram Mhatre : Survey No 67 Hissa No. 4
- Sharda Janardhan Mhatre : Survey No 67 Hissa No. 4
- Manda Dinesh Vaikhare : Survey No 67 Hissa No. 4
- Archana Girish Mhatre : Survey No 67 Hissa No. 4
- Sumitra Anant Kalan : Survey No 67 Hissa No. 4
- Nitesh Kashinath Porji : Survey No 67 Hissa No. 4
- Rupesh Kashinath Porji : Survey No 67 Hissa No. 4
- Tejas Kashinath Porji : Survey No 67 Hissa No. 4

3/. The report reflecting the Flow of the title of the owners Shakuntala Balaram Mhatre and others and M/s. Ekveera Enterprises as the Developers on the said Land is enclosed herewith as annexure

Encl : Annexure  
Place : Kalyan  
Date : 15/10/2023

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by KAVITA  
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Date: 2023.12.27  
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SHAH  
(Kavita Shah)  
Advocate

Kavita S. Shah  
B Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel : 9323545900

**FORMAT - A**  
(Circular No.: 28/2023)

**FLOW OF THE TITLE OF THE SAID LAND**

Sr. No.

- 7/12 extract / P. R. Card as on date of application for registration.
- Mutation Entry No. 130, 384, 770, 855, 899, 1391, 1549 & 1554.
- Search Report for 30 years i.e. from 1993 to 2023 taken from sub registrar office of assurance at Thane.
- Any other relevant title : No
- Litigation of any : No.

Place : Kalyan  
Date : 10/15/2023

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(Kavita Shah)  
Advocate

Kavita S. Shah  
B Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangiri Enclave  
Khadakpada, Kalyan  
Thane - 421 103  
Tel : 9323545900

**FORMAT - A**  
(Circular No.: 28/2023)

The land bearing Survey No 67/4 at the village Diva Taluka and Dist. Thane area admeasuring 0-07-60 in Hec ar Prati and 0-01-00 in Hec Ar Prati (Potkharaba) Totally admeasuring 0-08-60 in Hec Ar Prati (860 sq mtrs), was originally owned by one Late Jm Mangalya Mhatre . The said property shows the said revenue records respectively.

Further after his death his children were brought on record i.e. his legal heirs Vasudev Janu Mhatre (Son), Baliram Janu Mhatre (Son) and Parvatibai Gambir (Daughter)

Thereafter as per the Kabja Vahivat the said Property was transferred in the name of the Subhadrabai Anant Kalan, after her death and death of the other legal heirs, the present Owners are Shakuntala Balaram Mhatre, Sharda Janardhan Mhatre, Manda Dinesh Vaikhare, Archana Girish Mhatre, Sumitra Anant Kalan, Nitesh Kashinath Porji, Rupesh Kashinath Porji and Tejas Kashinath Porji became the owners as per the revenue records.

Further the said Shakuntala Balaram Mhatre, Sharda Janardhan Mhatre, Manda Dinesh Vaikhare, Archana Girish Mhatre, Sumitra Anant Kalan, Nitesh Kashinath Porji, Rupesh Kashinath Porji and Tejas Kashinath Porji have entered into Development Agreement for area admeasuring 860 sq mtrs., with the M/s. Ekveera Enterprises through Anil Ganesh Bhagat through registered Development Agreement dated 26/04/2023 duly registered at the Registration No 7685/2023 (Thane-9) and also executed Power of Attorney duly registered at the Registration No 7686/2023 (Thane-9)

I have obtained search Report for the period of 30 years i.e. from 1993 to 2023 (03/05/2023) search taken by me at the Sub registrar office of Assurances at Thane

Place : Kalyan

Date : 15/10/2023

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SHAH  
(Kavita Shah)  
Advocate

# ANNEXURE - B



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अमिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अमिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- दिवा (१४३८४५)

सातुका :- ठाणे

जिल्हा :- ठाणे



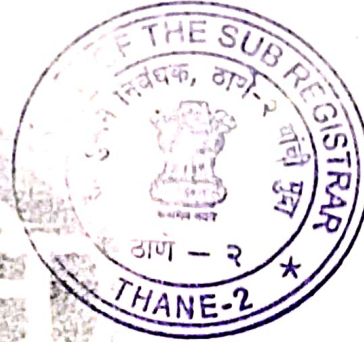
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सुभाषन क्रमांक व उपविभाग ६७/२

टनन - २
दस्त.क्र. ५३०६ /२०२५
३५ / ६०

ई महाभूमि



हा गाव नमुना क्रमांक ७ दिनांक २६/१०/२०२३ २४:२७:२७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०८/०६/२०२४ : १५:३९:३६ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2109100001186090 हा क्रमांक वापरावा.

पृष्ठ क्र. १/३





ट न न - २

दस्तावेज ५३०७ / २०२५

३७ / ६०



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्धा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७ ]

नाव :- दिवा (१४३८७५)

तालुका :- ठाणे

PJ-ID : 31770276651

भुमापन क्रमांक व उपविभाग ६७/४

जिल्हा ठाणे

31770276651

भुमापना पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर
क्षेत्राचे एकक हे.आर.घो.मी	२३६	[ मधुदाबाई अर्नत काळण शकुंतला बाळाराम म्हात्रे शारदा जनार्दन म्हात्रे मंदा दिनेश वैखारे अर्चना गिरीश म्हात्रे सुमित्रा अर्नत काळण नितेश काशिनाथ पोरजी रुपेश काशिनाथ पोरजी तेजस काशिनाथ पोरजी सामार्हिक क्षेत्र	०.०९.६०	१.३१	०.०१.००	(१५५४) (१५५४) (१५५४) (१५५४) (१५५४) (१५५४) (१५५४) (१५५४) (१५५४)	कुळाचे नाव व खंड भाग - २ इतर अधिकार तुकडा इतर इतर महाराष्ट्र जमीन महसुल संहिता १९६६ चे कलम ४२ अ व ४२ ब च्या तरतुदीनुसार रहिवास अकृषिक प्रयोजनासाठी वर्ग (१६७४)

पोटखराब क्षेत्र  
(लागवड अयोग्य)

वर्ग (अ) ०.०१.००

वर्ग (ब) -

एकुण

पो.ख.क्षेत्र ०.०१.००

एकुण क्षेत्र ०.०८.६०

(अ+ब)

आकारणी १.३१

जुडी किंवा विशेष

आकारणी

ई मता भूमि

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक : १६७४ व दिनांक :  
२६/१०/२०२३

जुने फेरफार क्र. : (१३०) (३८४) (४७०) (८५५) (८९९) (१३९९) (१४५५) (१५४९)

सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक २६/१०/२०२३ ०४:३०:२५ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर  
कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि. : ०८/०६/२०२४ : १५:४२:०६ PM. वैधता पडताळणीसाठी <https://dgitalsatbara.mahabhumi.gov.in/dsk/> या संकेत स्थळावर जाऊन 2109100001186091 हा क्रमांक  
वापरावा.

पृष्ठ क्र. १/२



गाव नमुना बारा ( पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तायार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २२ ]

गाव :- दिवा (९४३८७५)

तालुका :- ठाणे

जिल्हा :- ठाणे

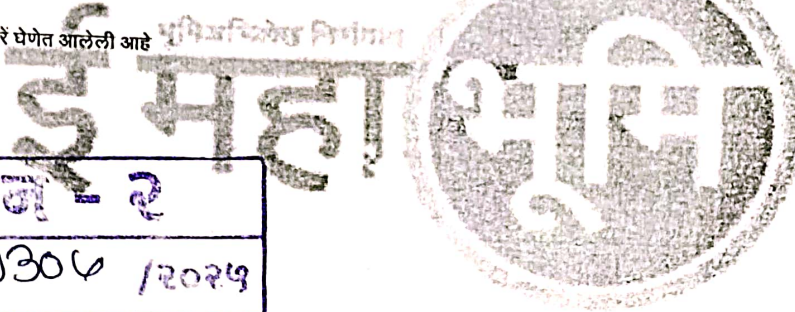
भूमापन क्रमांक व उपविभाग

६७/४

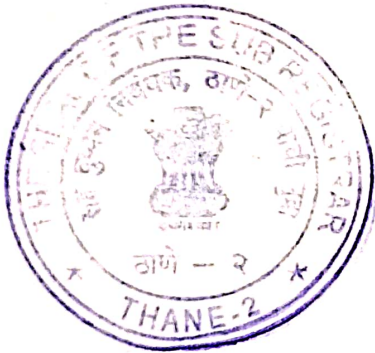
वर्ष	हंगाम	खाते क्रमांक	पिकाखातील क्षेत्राचा तपशील					हागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०१६-१७	संपूर्ण वर्ष							ओस	०.०७६०	
२०१७-१८	संपूर्ण वर्ष							ओस	०.०७६०	
२०१८-१९	संपूर्ण वर्ष							ओस	०.०७६०	
२०१९-२०	संपूर्ण वर्ष							चालू पड	०.०७६०	
२०२०-२१	संपूर्ण वर्ष							चालू पड	०.०७६०	
२०२१-२२	संपूर्ण वर्ष	२३६						चालू पड	०.०७६०	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

भूमिअधिकार विभाग



ट न न - २
दस्तावेज ५३०४ / २०२५
३८ / ६०



# ANNEXURE - C1

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Remarks
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**LEGENDS**

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**REMARKS**

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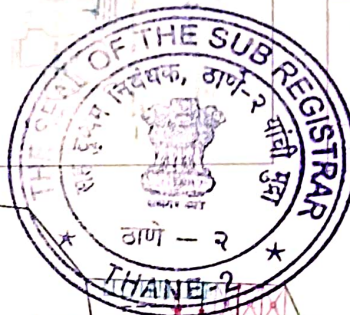
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**PLAN - 2**


दस्तावेज Y306 / 2024

अ / ६०



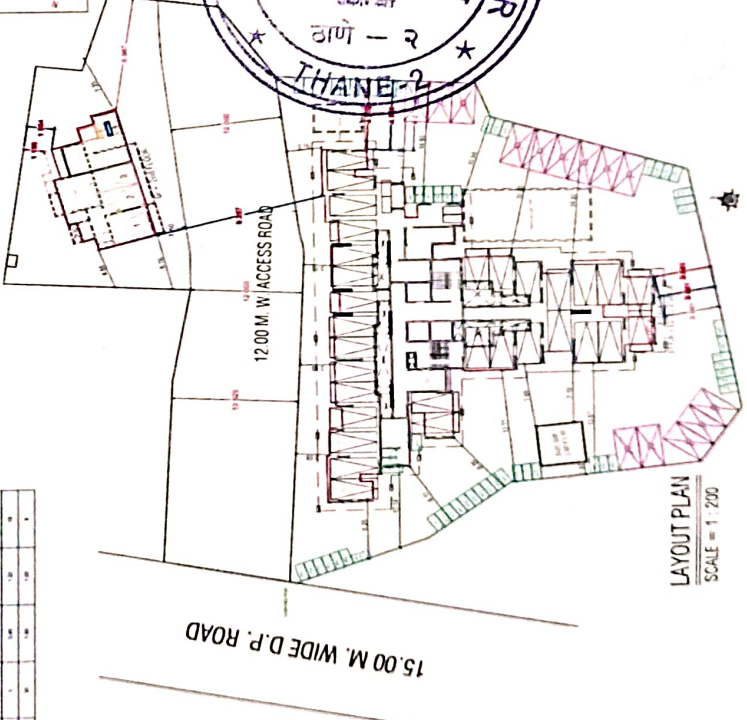
THE SEAL OF THE SUB REGISTRAR  
 SUB REGISTRAR, ठाणे-२  
 ठाणे - २  
 THANE-2

**LOCATION PLAN (Scale - NTS)**



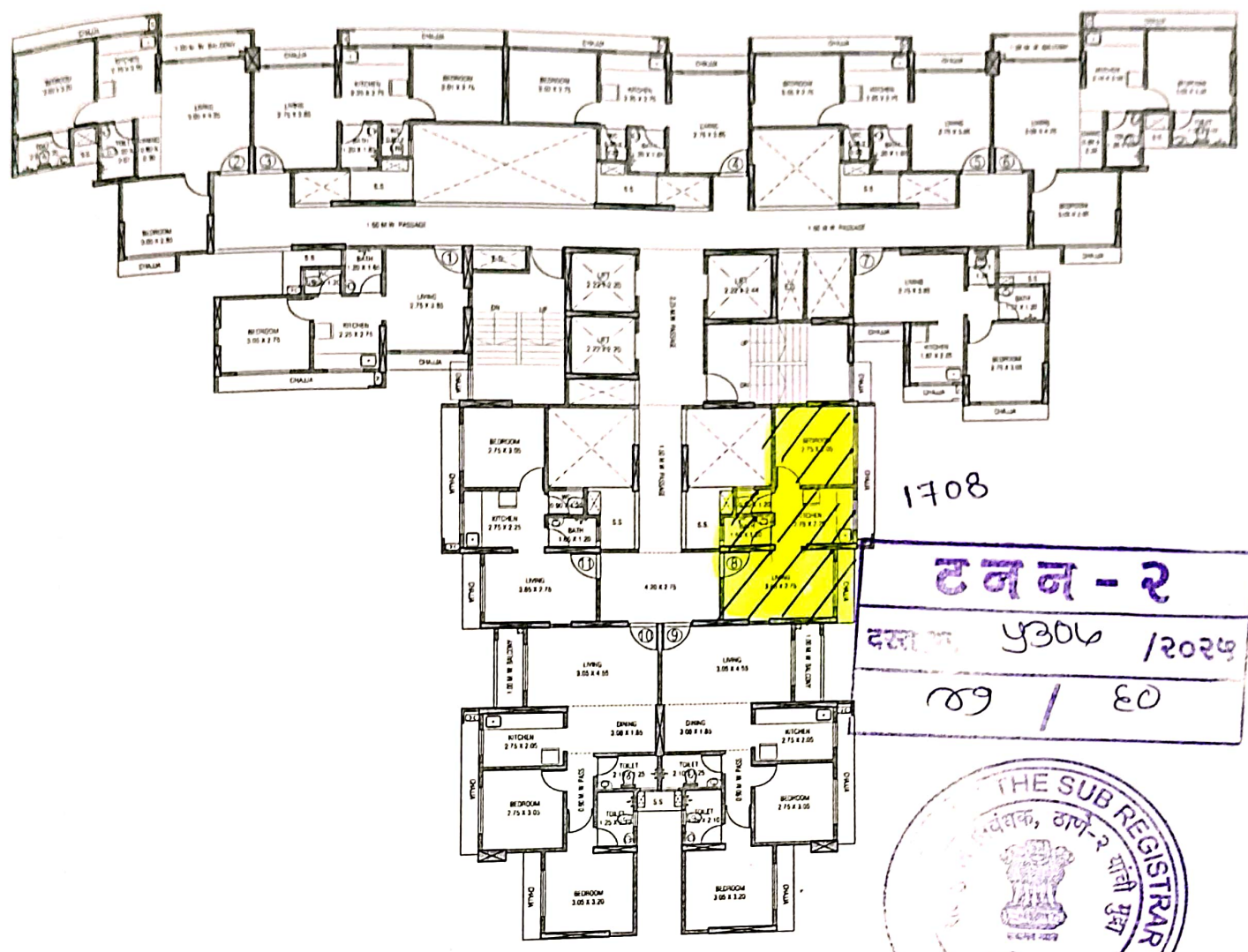
**LAYOUT PLAN**

SCALE = 1 : 200





# ANNEXURE - D

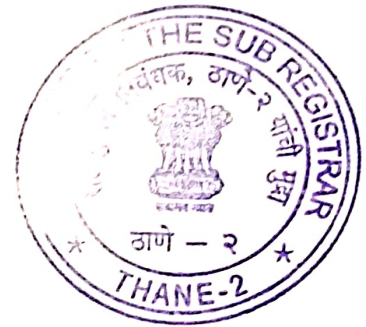


1708

टन न - २

दस्तावेज Y306 / 2024

०९ / ६०



TYPICAL FLOOR PLAN  
(3RD,5TH,7TH,9TH,11TH,15TH,17TH,19TH & 21ST)

PROJECT NAME- CHANDRANGAN RESIDENCY PHASE IV TYPICAL FLOOR PLAN (3RD,5TH,7TH,9TH,11TH,15TH,17TH,19TH & 21ST FLR.)  
 PROJECT DETAILS- PROPOSED BUILDING ON PLOT BEARING S.NO 67,H.NO. 2 & S.NO 67, H.NO.4  
 AT VILLAGE : - DIVA , TALUKA & DISTRICT : - THANE .



*[Handwritten signature]*

Sadav Pranjali Yadav





Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



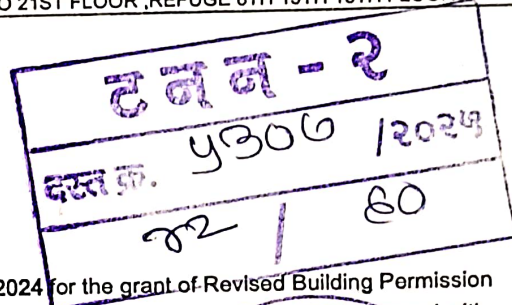
Revised Building Permit No - 252600  
Proposal Code : TMCB-23-44727

Permit No. : TMCB/RB/2024/APL/00153  
Date : 27/03/2024

Reference:- Building Permission No. : TMCB/B/2023/APL/00778  
Approval date : 05/07/2023

Building Name :	BUNGALOW(Residential)	Floors :	STILT GROUND FLOOR,FIRST FLOOR,SECOND FLOOR
Building Name :	BLDG A(Residential)	Floors :	GROUND AND STILT FLOOR,1ST FLOOR, TYPICAL 2ND TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 21ST FLOOR ,REFUGE 8TH 13TH 18TH FLOOR

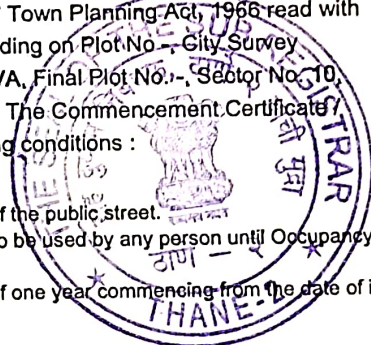
To,  
i)Ekveera Enterprises, Anil Ganesh Bhagat,  
S.NO.67/2 AND 67/4 AT DIVA THANE  
ii) Rakesh Deshaware (Architect)



Sir/Madam,

With reference to your application No RTMCB202400031, dated 20-03-2024 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No. City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO 67/2, DIVA,SNO. 67/4 DIVA, Final Plot No. Sector No. 10, Mouje DIVA situated at Road / Street 15.00 M, Society CHANDRANGAN PHASE 4. The Commencement Certificate Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable





Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 252600  
Proposal Code : TMCB-23-44727

Permit No. : TMCB/RB/2024/APL/00153  
Date : 27/03/2024

13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. Installing of mechanical ventilation system should be completed before applying for O.C.

Signature valid

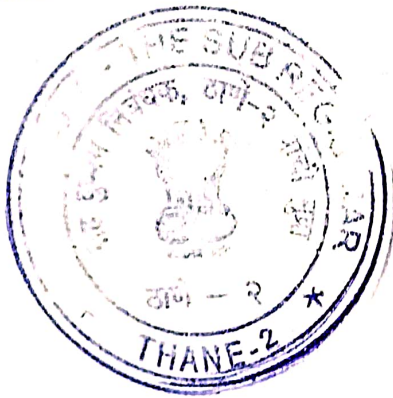
Digitally signed by SATISH P. MARINATH UGILE  
Date: 2024.03.27 16:27:49  
Reason: Approved Certificate  
Location: Thane Municipal Corporation  
Project Code : TMCB-23-44727  
Application Number : RB/2024/000031  
Proposal Number : 252600  
Certificate Number : TMCB/RB/2024/APL/00153



Scan QR code for verification of authenticity.

Assistant Director Town Planning,  
Thane Municipal Corporation,

252600 - 2	
4306	12024
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Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



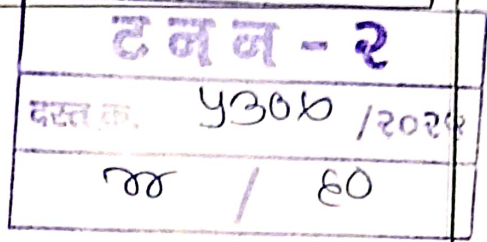
Building Permit No - 193494  
Proposal Code : TMCB-23-44727

Permit No. : TMCB/B/2023/APL/00778  
Date : 12/07/2023

Building Name :	BUNGALOW(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR
Building Name :	BLDG A(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR,TYPICAL FLOOR 2ND AND 3RD

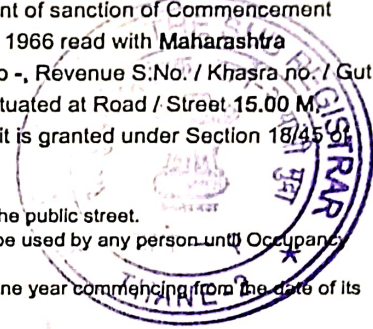
To,  
i) Ekveera Enterprises, Anil Ganesh Bhagat,  
S.NO.67/2 AND 67/4 AT DIVA THANE  
ii) Rakesh Deshaware (Architect)

Sir/Madam,



With reference to your application No TMCB202300226, dated 09-06-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No -, Révenue S.No: / Khasra no: / Gut no S.NO 67/2, DIVA, SNO. 67/4 DIVA, City Survey No -, Sector No. 10, Mouje DIVA situated at Road / Street 15.00 M Society CHANDRANGAN PHASE 4 . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UD CPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , It shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UD CPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. Electric Substation NOC from MSEB should be submitted before plinth intimation.



Validity unknown

Digitally signed by VINAYAK BABASAHEB YESUGADE  
Date: 2023.07.12 05:49:22 P  
Reason: Approved Certificate  
Location: Thane Municipal Corporation  
Project Code : TMCB-23-44727  
Application Number : TMCB202300226  
Proposal Number : 193494  
Certificate Number : TMCB/B/2023/APL/00778



Thane Municipal Corporation  
 APPENDIX D-1  
 SANCTION OF BUILDING PERMISSION  
 AND COMMENCEMENT CERTIFICATE



Building Permit No - 193494  
 Proposal Code : TMCB-23-44727

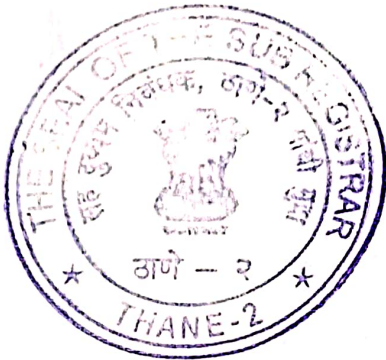
Permit No. : TMCB/B/2023/APL/00778  
 Date : 12/07/2023



Scan QR code for verification of authenticity.

Deputy City Engineer,  
 Thane Municipal Corporation,

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# ANNEXURE - F



## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

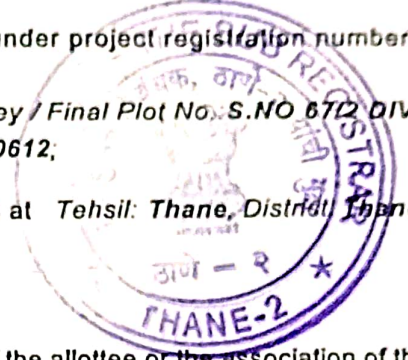
[See rule 6(a)]

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४६ / ६०

This registration is granted under section 5 of the Act to the following project under project registration number : P51700056036

Project: **CHANDRANGAN RESIDENCY PHASE-IV** Plot Bearing / CTS / Survey / Final Plot No. **S.NO 672 DIVA SNO 67/4 DIVA, Sector No 10, Mouje Diva at Thane (M Corp.), Thane, Thane, 400612;**

1. Ekveera Enterprises having its registered office / principal place of business at Tehsil: **Thane, District Thane, Pin: 400612.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **10/05/2024** and ending with **31/12/2026** 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. Vaasan Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 10-05-2024 15:37:59

Dated: 10/05/2024  
Place: Mumbai

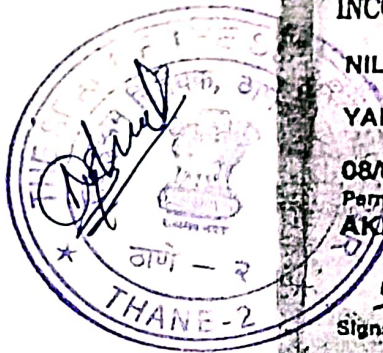
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

आयकर विभाग  
INCOME TAX DEPARTMENT  
EKVEERA ENTERPRISES

भारत सरकार  
GOVT. OF INDIA

09/10/2015  
Permanent Account Number  
AAFFE4782Q

दस्तावेज Y306  
86



आयकर विभाग  
INCOME TAX DEPARTMENT  
NILKANTHA YADAV BHAGAT  
YADAV VASANT BHAGAT

भारत सरकार  
GOVT. OF INDIA

08/06/1976  
Permanent Account Number  
AKKPB9337M

Signature

भारत सरकार  
GOVERNMENT OF INDIA

नीलकंठ यादव भगत  
Nilkantha Yadav Bhagat  
जन्म तारीख/ DOB: 08/06/1976  
पुरुष / MALE

4798 3277 5312

आधार-सामान्य माणसाचा अधिकार

*Handwritten signature*

आधार प्रमाणिकरण  
AUTHORITY OF INDIA

पत्ता:  
S/O: यादव भगत, बाबुराव भगत चाळ, मारुती चौक, जवळ, दिवा पश्चिम, ठाणे, महाराष्ट्र - 400612

Address:  
S/O: Yadav Bhagat, Baburao Bhagat Chawl, Near Maruti Temple, Diva, west, Thane, Thane, Maharashtra - 400612

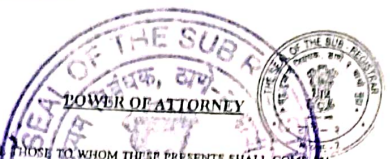
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Aadhaar-Aam Admi ka Adhikar



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४९ / ६०



POWER OF ATTORNEY

TO ALL THOSE TO WHOM THESE PRESENTS SHALL COME, I, **MR. EKVEERA ENTERPRISES**, PAN : AAJFE47620, a Partnership Firm, having its Office at Chandrangon Residency, Survey No. 616, Near Kalambur Jewellers, Diva - Shil Road, Diva (East), Taluka and District Thane - 400 612, THROUGH its Partner **MR. ANIL GANESH BHAGAT**, Age 42 Years, PAN : AKKP82474A, India, Inhabitant, having address at Plot Niwaz Bhander Ali, Near Jambhuni Temple, Diva (West) - 400612, do hereby **SEND** the following:

बिनासुवेकांत  
[Signature]

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AND WHEREAS I am desirous of appointing **MR. NIKANTH YADAV BHAGAT**, Age 47 years, PAN : AKKP89377A, Inhabitant, having address at Room No. 1, Baburao Bhagat Chawl, Maruti Mandir, Diva Road, Diva (West), Thane - 400612, Partner of **EKVEERA ENTERPRISES** as my true and lawful Attorney for the purpose of doing following acts, deeds and things

AND WHEREAS I am desirous of appointing **MR. NIKANTH YADAV BHAGAT**, Age 47 years, PAN : AKKP89377A, Inhabitant, having address at Room No. 1, Baburao Bhagat Chawl, Maruti Mandir, Diva Road, Diva (West), Thane - 400612, Partner of **EKVEERA ENTERPRISES** as my true and lawful Attorney for the purpose of doing following acts, deeds and things

KNOWINGLY AND VOLUNTARILY, I, **MR. EKVEERA ENTERPRISES** through its Partner **MR. ANIL GANESH BHAGAT**, hereby appoint, constitute and constitute to **MR. EKVEERA ENTERPRISES** through Partner **MR. NIKANTH YADAV BHAGAT**, as my true and lawful attorney to the following acts, deeds and things.

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[Signature]

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- 1) To enter, sign and execute Agreement for Sale, Supplementary Agreement, Allotment Agreement, Rectification Deed, Cancellation Deed or any other Agreements in respect of the said Premises on behalf of and as the partner of **M/s. EKVEERA ENTERPRISES**
- 2) To present for registration of Agreement for Sale, Supplementary Agreement, Allotment Agreement, Rectification Deed, Cancellation Deed or any other Agreements executed or to be executed in respect of the said Premises on behalf of and as the partner of **M/s. EKVEERA ENTERPRISES** and admit the execution thereof on behalf of and as the partner of **M/s. EKVEERA ENTERPRISES**
- 3) To appear before Sub-Registrar, Sign before Sub-Registrar and admit the execution of the above said Documents i.e. Agreement for Sale, Supplementary Agreement, Allotment Agreement, Rectification Deed, Cancellation Deed or any other Agreements executed or to be executed in respect of the said Premises on behalf of and as the partner of **M/s. EKVEERA ENTERPRISES**
- 4) This Power of Attorney is given to the holder without any monetary Consideration from the holder who is Partner of **M/s. EKVEERA ENTERPRISES**.
- 5) To do all acts, deeds and things for **M/s. EKVEERA ENTERPRISES** as the Partner and to make any application or submissions in writing for the purpose of effectively registering of Agreement for Sale, Supplementary Agreement, Allotment Agreement, Rectification Deed, Cancellation Deed or any other



बिनासुवेकांत  
[Signature]

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Agreements executed or to be executed in respect of the said Premises as said Attorney may deem fit and proper.

**:: SCHEDULE OF THE PREMISES ::**

All flats / shops / offices / residential premises / commercial premises car parking in the building to be known as "CHANDRANGAN RESIDENCY PHASE - IV", standing on the plot of land bearing Survey No. 672, 674, Village Diva, and also for all flats / shops / offices / residential premises / commercial premises / car parking in the Building A and B of the "CHANDRANGAN RESIDENCY PHASE - V" standing on the plot of land bearing Survey No. 695, 696, Village Diva lying, being and situated Near G P Parsik Bank, Diva Shil Road, Diva East, Tal & Dist. Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

बिनासुवेकांत









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6. Each partner shall maintain accurate and complete books, records, and accounts of the firm in accordance with the provisions of the Act.

7. The firm and partners in public places and in all cases give to each other partners full and truthful information and truthful explanation of all the business relating to affairs of the partnership or carrying the business for mutual advantages of all.

**10. COVENANTS**

10.1 Partners shall without the previous consent of the other partners in writing be entitled to have authority:

- a) To contract or subcontract any claim or debts to the firm either wholly or in part.
- b) To admit liability or withdrawal from or become non-entitled or suffer in any way to any extent or in any manner to and such legal or other proceedings against the firm against any of them in that behalf.
- c) To enter into any partnership or joint venture on behalf of the firm.
- d) To take subscription or assign, transfer or release his/her share/interest in the partnership in any way except to the other partners.
- e) To mortgage, charge, assign or otherwise dispose off or deal with the assets of the firm or his/her share, right, title and interest of firm.
- f) To lend any of the moneys or deliver upon credit any of the party's goods and assets to any person or persons.
- g) To draw accept or endorse any bills, promissory notes or bill of exchange for and on account of the firm except in the ordinary course of the partnership business.
- h) To borrow any money or property on account of the firm or charge or encumber any of its assets and property of the firm.
- i) To enter into any bond or bill or become surety so that the firm or its credit or any of its partners and likely endangered.
- j) To do any act whereby the partnership business is disturbed to the detriment of the other partners.
- k) Any of the retiring or outgoing partners will not be entitled to use the trade name or trade mark of the existing firm name.
- l) To invest in or acquire any assets of the firm in his/her individual name unless authorized by all the partners unanimously.

**11. SUCCESSION**

In case of death of a partner or partners, a nominated nominee, the legal representative may be admitted as partner or partners, at the option of the remaining surviving partner or partners. NO. 112240

Confirmed True Copy  
For HEMANT BHETTY & CO.  
CHARTERED ACCOUNTANTS  
HEMANT BHETTY & CO.  
CHARTERED ACCOUNTANTS  
HEMANT BHETTY & CO.  
CHARTERED ACCOUNTANTS



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**12. ABREVIATION**

In case of any reference or dispute arising between partners or in the legal proceedings of either of them regarding the terms of the Partnership Agreement or concerning any matter arising in connection with the business before or after the termination of the firm the partner shall be referred to the original instrument or instrument appended by it to the partner or to the provisions of the Partnership Agreement or to the provisions of the Act and the provisions of the Partnership Agreement shall be construed in accordance with the provisions of the Act and the provisions of the Partnership Agreement.

**13. ALTERATION OR ADDITION OF ANY CLAUSE IN THE PARTNERSHIP AGREEMENT**

Notwithstanding anything stated or provided herein the partner shall have full power and absolute discretion to modify, alter, amend or vary any of the terms and conditions of this Partnership Deed in any manner whatsoever as they think fit by mutual consent which shall be reduced into writing and shall become appendage and part of this deed.

**14. WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereunto mentioned.

- 1. SIGNED SEALED AND DELIVERED BY THE PARTNER with name of Mr. ANIL GANESH BHAGAT (1st PART) in the presence of...
- 2. SIGNED SEALED AND DELIVERED BY the within named Mr. NILESH YADAV BHAGAT (2nd PART) in the presence of...
- 3. SIGNED SEALED AND DELIVERED BY the within named Mr. DINESH GANESH BHAGAT (3rd PART) in the presence of...
- 4. SIGNED SEALED AND DELIVERED BY the within named Mr. NILESH YADAV BHAGAT (4th PART) in the presence of...
- 5. SIGNED SEALED AND DELIVERED BY the within named Mr. ABHISHEKH GANESH BHAGAT (5th PART) in the presence of...



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दिनांक १३/०४/२०२४  
१५/४



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दिनांक १३/०४/२०२४  
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4798 3277 5312  
मोबा. : सामान्य मागसाठी अधिकार

THE SEAL OF THE SUB-REGISTRAR  
THE SUB-REGISTRAR  
484 4247 7790  
मोबा. : सामान्य मागसाठी अधिकार

भारत सरकार  
GOVT. OF INDIA  
ANIL GANESH BHAGAT  
GANESH GOVARDHANE BHAGAT  
84061981  
PAN/REGISTRATION NUMBER  
AKKP88174A  
पुणे, २०/०४/२०२४

भारत सरकार  
GOVT. OF INDIA  
ANIL GANESH BHAGAT  
GANESH GOVARDHANE BHAGAT  
84061981  
PAN/REGISTRATION NUMBER  
AKKP88174A  
पुणे, २०/०४/२०२४



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५४ / ६०

## कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री. निळकंठ यादव भगत या व्दारे घोषित करतो की, दुय्यम निबंधक ठाणे, यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मी. एकवीरा एन्टरप्रायजेस तर्फे भागिदार अनिल गणेश भगत व इतर यांनी दिनांक ०८/०५/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- ठाणे

सही/-

दिनांक :- २१/०२/२०२५

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH04 28144448 DOB: 17-07-2014  
 Valid Till: 18-07-2028 (MT)

AUTHORIZATION TO DRIVE VEHICLES IN CLASS OF VEHICLES: 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

COV: LCV  
 M/WG: 17-07-2014  
 L/WG: 17-07-2014

DOB: 05-12-1982 BG

Name: AMAR PATIL  
 S/DAY of V.A.S. PATIL  
 Add: AZAD NGR NR INDOFIL COMPANY KOLSHET RD  
 PO-SANDOLUZ BAUG AZAD NGR THANE

PIN: 400607  
 Signature & ID of Issuing Authority: *Jale D...* MH04 2814448

*(A)*

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दस्त क्र. Y306 / 2024
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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**ROSHAN MANGAL GOUD**  
**MANGAL SUKHILAL GOUD**  
 17/10/1982  
 Permanent Account Number  
**BHBPG6777M**

**भारत सरकार**  
**GOVT. OF INDIA**

Signature: *[Signature]*

THE SUB REGISTRAR  
 THANE-2

*[Signature]*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**YADAV PRANJALI SATYENDRA**  
**CHINTAMANI RAJPAT YADAV**  
 04/01/1981  
 Permanent Account Number  
**AGMPY5209R**

**भारत सरकार**  
**GOVT. OF INDIA**

Signature: *Pranjali yadav*

*Pranjali yadav*

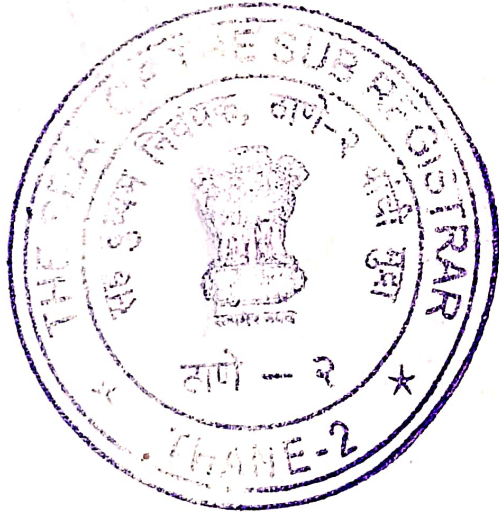
**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SATYENDRA SATYADEV YADAV**  
**SATYADEV YADAV**  
 02/01/1978  
 Permanent Account Number  
**ACNPY5226B**

**भारत सरकार**  
**GOVT. OF INDIA**

Signature: *[Signature]*

*Sudav*

ट न न - २	
दस्तावेज क्र.	५३०६ / २०२५
	५६ / ६०



मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	ता.मु.का : ठाणे
उप मूल्य विभाग	35/126/1-21 अ) दिवा गावठाण व्यतिरीक्त इतर सर्व मिळकती सर्वे नंबर
क्षेत्राचे नांव	Thane Municipal Corporation
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सर्व्हे नंबर /न. भू. क्रमांक :

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
2400	46800	53800	58600	53800	चौ. मीटर

बांधीव क्षेत्राची माहिती	32.879चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	29.89चौ. मीटर
उद्भवान सुविधा -					

Sale Type - First Sale  
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.50310/-  
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
= (( (50310-9400) \* (100 / 100) ) + 9400 )  
= Rs.50310/-

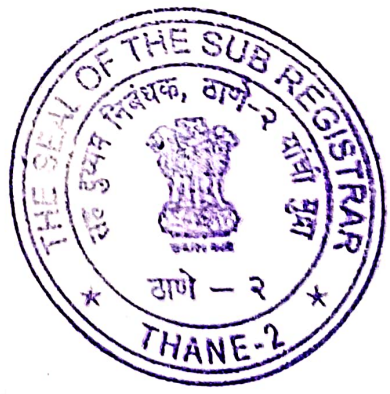
मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 50310 \* 32.879  
= Rs.1654142.49/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 1654142.49 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.1654142/-  
= ₹ सोळा लाख चोपन्न हजार एक शे वेचाळीस /-

Home Print

**ट न न - २**  
दस्त क्र. ५३०६ / २०२५  
५६ / ६०





5307  
वार, 21 फेब्रुवारी 2025 10:10 म.पू.

दस्त गोपवारा भाग-1

दनन2

यु.ए. 60  
दस्त क्रमांक: 5307/2025

दस्त क्रमांक: दनन2 /5307/2025

गजार मुल्य: रु. 16,54,142/-

मोबदला: रु. 38,50,000/-

रलेले मुद्रांक शुल्क: रु.2,69,500/-

नि. सह. दु. नि. दनन2 यांचे कार्यालयात

क्र. 5307 वर दि.21-02-2025

जी 10:09 म.पू. वा. हजर केला.

पावती:6016

पावती दिनांक: 21/02/2025

सादरकरणाचे नाव: सत्येंद्र सत्यदेव यादव .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण: 31200.00

स हजर करणाऱ्याची सही:

Sadav

Joint Sub Registrar Thane 2

Sadav

Joint Sub Registrar Thane 2

स्ताचा प्रकार: करारनामा

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

शेका क्र. 1 21 / 02 / 2025 10 : 09 : 34 AM ची वेळ: (सादरीकरण)

शेका क्र. 2 21 / 02 / 2025 10 : 10 : 11 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत  
तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण  
मजकूर निष्पादक व्यक्ती, साक्षीदार व सोपत जोडलेले कागदपत्रे  
दस्तावी सत्यता कर्मदेशीर याची साठी खातोल निष्पादक व्यक्ती  
संपुर्णपणे जबाबदार आहेत. सर्वोच्च न्यायालय हातांतरण दस्तांमुळे  
राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक  
यांचे उल्लंघन होत नाही.

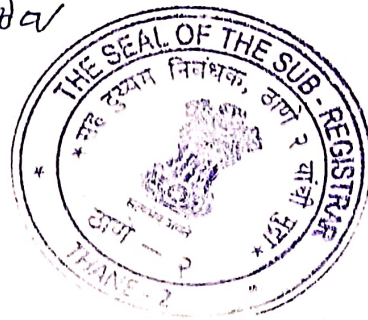
सिद्ध देणार सही

सिद्ध देणार सही

Sadav

Sadav

Pawanjahi Yadav



02/2025 10 27:58 AM  
 दिनांक: 02/2025 10 27:58 AM  
 तक्रार प्रकार: करारनामा

पक्षकाराचे नाव व पत्ता

1 नाव: भो. एकवीरा एन्टरप्रायजेस तर्फे भागिदार व कुलमुखत्यार म्हणून  
 निळकंठ यादव भगन,  
 पत्ता: प्लॉट नं: शीप नं. 1, माळा नं: तळ गजला, बी - विंग, इमारतीचे  
 नाव: चंद्रांगण रेसिडेन्सी फेज - 2, ब्लॉक नं: जी पी पारसिक वेंक जवळ,  
 रोड नं: दिवा पूर्व, ता. व जि. ठाणे, महाराष्ट्र, ठाणे.  
 पिन नंबर: AAFEE4762Q

पक्षकाराचा प्रकार

निहून घेणार  
 वय :-48  
 स्वाक्षरी:-

*[Signature]*

छायाचित्र



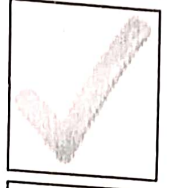
ठसा प्रमाणित



2 नाव: मल्येंद्र मल्येंद्र यादव,  
 पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: एनसीएच  
 कॉलनी, डी-9, एनवीएम रोड, कांजूरमार्ग प., मुंबई, रोड नं: , महाराष्ट्र,  
 मुंबई.  
 पिन नंबर: ACNPY5226B

निहून घेणार  
 वय :-47  
 स्वाक्षरी:-

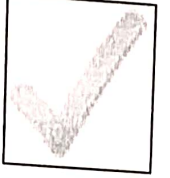
*[Signature]*



3 नाव: प्रांजली मल्येंद्र यादव,  
 पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: एनसीएच  
 कॉलनी, डी-9, एनवीएम रोड, कांजूरमार्ग प., मुंबई, रोड नं: , महाराष्ट्र,  
 मुंबई.  
 पिन नंबर: AGMPY5209R

निहून घेणार  
 वय :-44  
 स्वाक्षरी:-

*[Signature]*



दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
 दिनांक: 02/2025 10 26 : 38 AM

टिप:-

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
 दिनांक: 02/2025 10 26 : 38 AM

पक्षकाराचे नाव व पत्ता

1 नाव: अमर पाटील . .  
 वय: 32  
 पत्ता: आझादनगर, ठाणे प  
 पिन कोड: 400607

*[Signature]*  
 स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



2 नाव: रोशन गौड . .  
 वय: 42  
 पत्ता: खोपट, ठाणे प  
 पिन कोड: 400601

*[Signature]*  
 स्वाक्षरी



दिनांक: 02/2025 10 27 : 32 AM

दिनांक: 02/2025 10 27 : 47 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

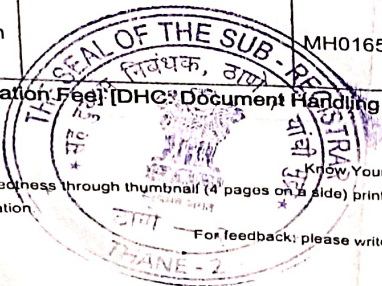
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATYENDRA SATYADEV YADAV	eChallan	69103332025022021940	MH016514309202425E	269500.00	SD	0009131729202425	21/02/2025
2		DHC		0225216600401	1200	RF	0225216600401D	21/02/2025
3	SATYENDRA SATYADEV YADAV	eChallan		MH016514309202425E	30000	RF	0009131729202425	21/02/2025

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

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
 2. Get print immediately after registration.

5307 /2025

For feedback, please write to us at feedback.isarita@gmail.com



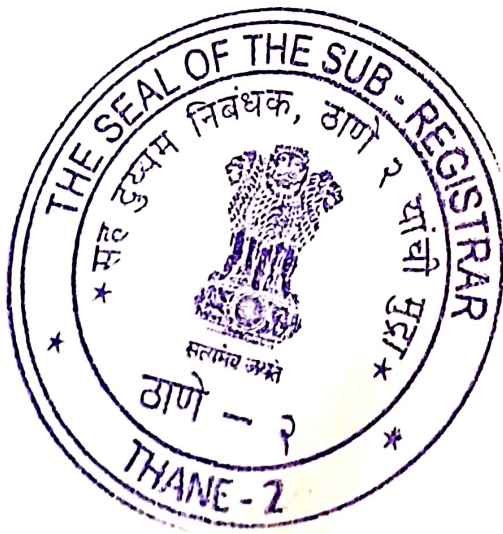
ट न न - २	
दस्त क्र.	५३०७ / २०२५
६०	६०

प्रमाणित करण्यात येते कि सदर  
दस्त क्रं...५३०७ मध्ये.....६०  
पाने आहेत.

पहीले नंबराचे बुकात अ. न.....  
.....५३०७ वर नोंदला

*महाराष्ट्र*

सह. दुय्यम निबंधक ठाणे क्र. २  
दि.....२९.१.०२.../२०२५





21/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

यस्त क्रमांक : 5307/2025

नोदणी :

Regn:63m

## गावाचे नाव : दिवा

(1) विनेखाचा प्रकार	करारनामा
(2) भोवदला	3850000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1654142.49
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1708, माळा नं: 17वा मजला,विन्डींग नं. ए. इमारतीचे नाव: चंद्रांगण रेसिडेन्सी फेज - IV, ब्लॉक नं: दिवा शिळ रोड,दिवा पूर्व, रोड नं: ता. व जि. ठाणे - 400612, इतर माहिती: सदनिकेचे क्षेत्रफळ 29.89 चौ. मी. कारपेट,झोन नं. 35/126/1-21अ( ( Survey Number : 67/2 & 67/4 ; ) )
(5) क्षेत्रफळ	1) 29.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एकवीरा एन्टरप्रायजेस तर्फे भागिदार व कुलमुखत्यार म्हणून निळकंठ यादव भगत . वय:-48; पत्ता:-प्लॉट नं: शॉप नं. 1, माळा नं: तळ मजला, वी - विंग, इमारतीचे नाव: चंद्रांगण रेसिडेन्सी फेज - 2, ब्लॉक नं: जी पी पारमिक वॉक जवळ, रोड नं: दिवा पूर्व, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAFFE4762Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सत्येंद्र सत्यदेव यादव . वय:-47; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: एनसीएच कॉलनी, डी-9, एलवीएस रोड, कांजूरमार्ग प., मुंबई, रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ACNPHY5226B 2): नाव:-प्रांजली सत्येंद्र यादव . वय:-44; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: एनसीएच कॉलनी, डी-9, एलवीएस रोड, कांजूरमार्ग प., मुंबई, रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AGMPY5209R
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2025
(11) अनुक्रमांक,खंड व पृष्ठ	5307/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	269500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

