



14/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

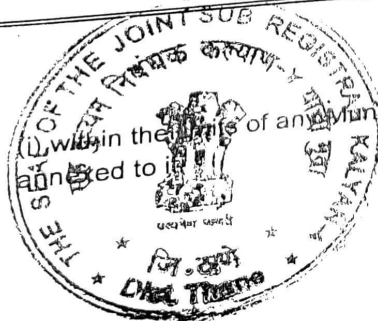
दस्त क्रमांक : 692/2020

नोंदणी :

Regn:63m

गावाचे नाव : दावडी

(1)त्रिलेखाचा प्रकार	करारनामा
(2)मोबदला	4289300
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद्र करावे)	2121000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 54/172,मौजे दावडी स.नं. 101/3अ,3ब,3क,3ड,47/1,44/2,48,49/1,49/2,50/1,50/2,50/4,50/5,51/2अ,51/4,52/2,54/1,97 वरील रिजन्सी अनंतम प्रोजेक्ट मधील बिल्डिंग नं. 19,पेपिरस बिल्डिंग,सदनिका नं. 1806,अठरावा मजला,क्षेत्रफळ 430.55 चौ. फु.(40.00 चौ. मी.)कार्पेट + बाल्कनी 96.85 चौ. फु.(9.00 चौ. मी.)कार्पेट ( ( Survey Number : 101/3अ,3ब,3क,3ड,47/1,44/2,48 व इतर ; ) )
(5) क्षेत्रफळ	1) 40.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा- या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रधारक म्हणून अनिलकुमार तुलस्यान यांनी निष्पादित केलेले आणि मेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कबुलीजवाब करिता म्हणून कु. मु. पत्रधारक म्हणून अक्षय अहिरे वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं: -, रोड नं: अमन सिनेमा रोड, विष्णु दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साहिल दिलीप मोरे -- वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिमूर्ती सदन, चाळ नं. 1 , ब्लॉक नं: रूम नं. 3 , रोड नं: उमेश नगर, रेतीबंदर रोड, नीलकमल बंगलो जवळ, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CMHPM9276K 2): नाव:-दिप्ती दिलीप मोरे -- वय:-50; पत्ता:-, त्रिमूर्ती सदन, चाळ नं. 1, रूम नं. 3 , उमेश नगर, रेतीबंदर रोड, नीलकमल बंगलो जवळ, डोंबिवली पश्चिम, विष्णुनगर, MAHARASHTRA, THANE, Non-Government. पिन कोड: 421202 पॅन नं:-BIXPM6564R
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/01/2020
(10)दस्त नोंदणी केल्याचा दिनांक	14/01/2020
(11)अनुक्रमांक,खंड व पृष्ठ	692/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	257400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-:मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :

सह-दुय्यम निबंधक कल्याण ४

कलन - ४
दस्त क्र. ६२ / २०
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THE FIRST SCHEDULE ABOVE REFERRED TO

**A. (Description of the Entire Property)** All that portion of land **105822.72 sq. metres** forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq.metres)
49	2	680
50	2	1440
101	3/A	25450
101	3/B	25050
51	2/A	4390
52	2	2380
49	1	840
101	3/D	25600
47	1	530
44	2	2830
101	3/C	20200
50	5	1590
97	—	1210
54	1	8170
50	4	3650
50	1	1420
51	4	820
48	—	3870
	Total à	130120

and collectively bounded as follows :

- On or towards East : Village Golvali – Gurcharan Land
- On or towards West : 24 meter wide DP Road
- On or towards North : Village Golvali – Survey No. 52
- On or towards South : Survey No.55 and 57 of Village Davdi

**B. Description of the Project Land**

All those buildings forming the part of Phase I viz.

- i. Bldg. No.11, 16 & 17 – Lower Ground+Stilt+Podium+1st to 23rd Floors
- ii. Bldg. No.12, 13, 14 & 15 – Stilt+Podium+1st to 23rd Floor forming part of Phase I
- iii. Commercial Building No.1

**C. Description of the Project Land**

All those buildings forming the part of Phase II viz.

- i. Bldg. No. 18 & 19 – Lower Ground + Stilt + Podium +1st to 23 Floor
- ii. Bldg. No. 6, 7, 8 & 10 – Stilt + Podium +1st to 23 Floor
- iii. Bldg. No. 9 – Stilt + Podium +1st to 23 Floor

SECOND SCHEDULE ABOVE REFERRED TO

Description of the nature, extent of common areas and facilities.

- Club House and Recreational Facilities
- Garden
- Podium Garden
- Organic Waste Converter
- Sewerage Treatment Plant



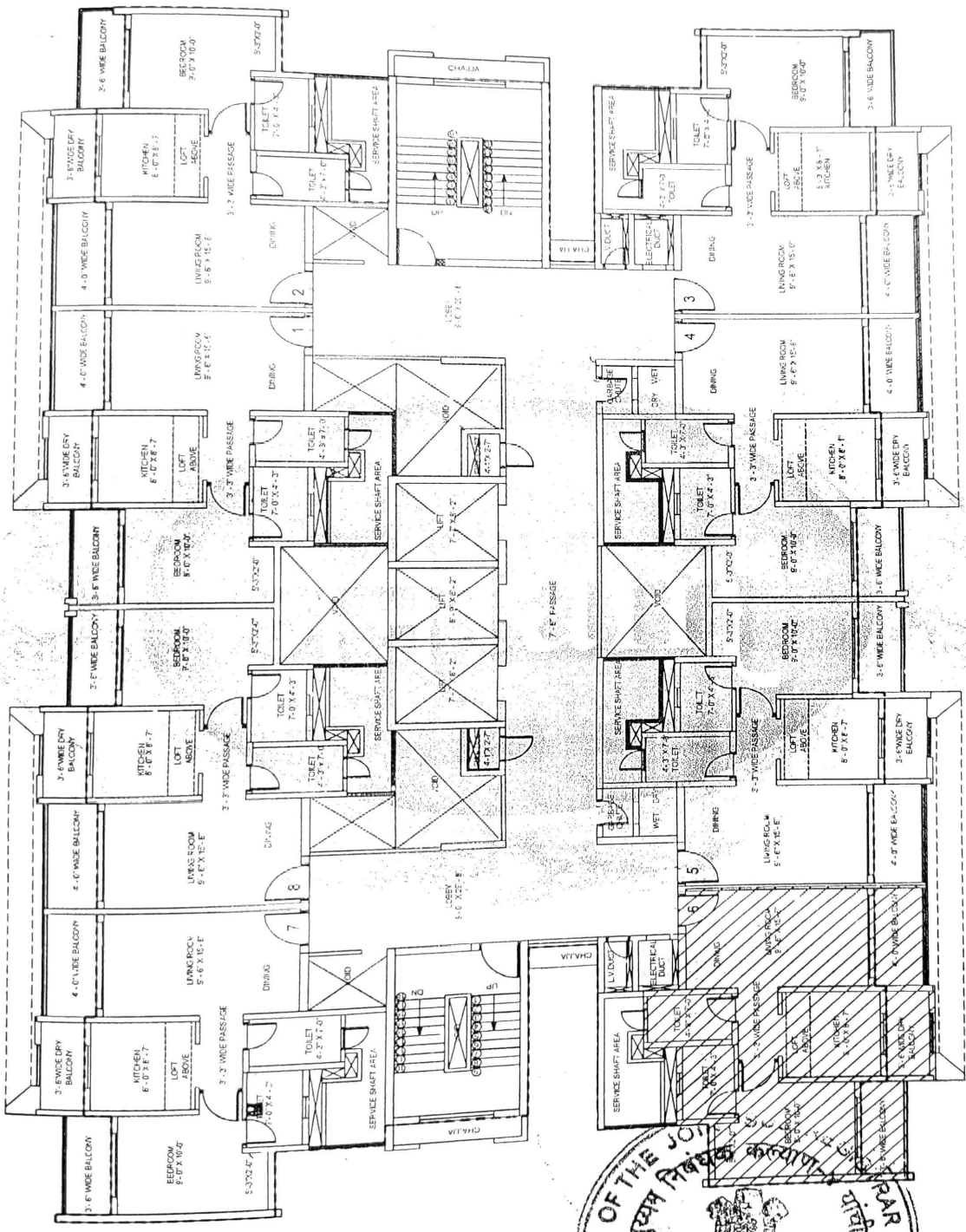
श्री. दिनेश दिनेश शर्मा

*(Signature)*

*(Signature)*

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४२/१०२

ANNEXTURE " D"



*Pravin*  
PROMOTER

BUILDING NO: 19  
BUILDING NAME: PAPPYAS  
FLAT NO: 1806  
RERA CARPET: 40.00 SQ.MTS  
EXCLUSIVE BALCONY: 9.60 SQ.MTS

*Dr. P. K. Singh*

*Dr. P. K. Singh*

PURCHASER





BEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 1806 carpet area admeasuring 40.00 sq. mt. equivalent to 430.55 sq. ft. along with exclusive balcony area of 9.00 sq. mt. equivalent to 96.85 sq ft. on 18 floor of the type 1 BHK in Building No.19 (PAPYRUS) of the scheme of construction known as "Regency Anantam" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs.4289300 (Rupees forty two lakh eighty nine thousand three hundred Only) which is exclusive of Goods & Services Tax and further including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The Promoters hereby agrees to allot to the Purchasers, 0() parking spaces being constructed in the layout.

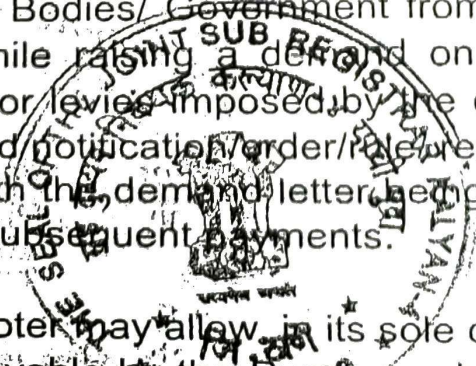
1(c) The total aggregate consideration amount for the said Premises including parking spaces is thus Rs.4289300 (Rupees forty two lakh eighty nine thousand three hundred only) which is exclusive of Goods & Services Tax.

1(d) The Purchaser has agreed and assured to pay the total aggregate consideration of Rs.4289300 (Rupees forty two lakh eighty nine thousand three hundred only) to the Promoter in the manner as set out in Annexure H.

1(e) The total consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of 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 except Goods & Services Tax) up to the date of handing over the possession of the said premises.

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

1(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum if such payments have been pre-poned. The discount to any





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1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

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

1(g) The Promoter may allow in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum for the period by which the respective installment has been pre-poned. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.

1(h) The Promoter shall confirm the final carpet area that has been allotted to the

*Dohil*

*Ana*

*श्री. प्रदीप देवता सिंह*

*Dohil*

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Village	: Davdi
Flat Area (Carpet)	: 40.00Sq.Mt.
Market Value	: Rs. 21,21,000/-
Actual Value	: Rs. 4289300/-
Stamp Duty Paid	: Rs. 257400/-
Registration. Fee	: Rs. 30,000/-

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Sahil

**AGREEMENT FOR SALE**

This Agreement made and entered into at Davdi, on this 14<sup>th</sup> Jan day of 2020

**BETWEEN**

M/s. **Regency Nirman Limited**, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the **First Part**;

**AND**

**Mr. Sahil Dilip More**, aged about 24 years, **Mrs. Dipti Dilip More**, aged about 50 years residing at Trimurti Sadan, Umesh Nagar, Chawl No. 1, Room No. 3, Retibandar Road, Near Nilkamal Bunglow, Dombivli - West, Thane, Maharashtra - 421202 hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the **Second Part**;

WHEREAS Shri Dhondu Rama Bhoir was the owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

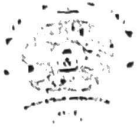
Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
49	2	0-06-8	0.94
50	2	0-14-4	1.31

hereinafter for the sake of brevity collectively called and referred to as the "**Property No.1**".

AND WHEREAS by and under an agreement dated 30.03.2008, the owner Dhondu Rama Bhoir and others granted the said property No. 1 to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3063/2008 and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3064/2008 and in furtherance thereto the said Dhondu Rama Bhoir and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4724/2016 and the said property No. 1 stands mutated in the name of the Promoter herein under mutation entry No. 1080;

Sahil

Nirman सौ. दिप्ती दिलीप मोरे



**KALYAN DOMBIVLI MUNICIPAL CORPORATION**  
**TOWNPLANNING DEPARTMENT**

**OCCUPANCY CERTIFICATE**  
**APPENDIX 'H'**

Outward No. KDMC/TPD/CC/27 Village | 164  
Date - 15/07/2021

To,  
Owner - M/s. Regency Nirman Ltd.  
Architect - Mr. Anil Nirgude, Kalyan  
Structural Engineer - M/s. J.W. Consultant through Achyut Vatave.

Ref. No. :- 1) Outword No. KDMC/TPD/BP/27-Village/2018-19/14/14, Dt. 26/03/2021  
2) Your application dated 09/04/2021.

The part development work on Revenue Survey No. 44/2, 47/1, 48, 49/1 & 2, 50/1, 2, 4 & 5, 51/2/A 52/2, 54/1, 97, 101/3A, 3B, 3C, 3D, Mauje Dawadi situated at Dombivli (E) completed under the supervision of Mr. Anil Nirgude, Kalyan, Architect License No - CA/81/6472 may be occupied on the following conditions.

Sr.No.	Building No.	Floor	Structure Details	Area (Sq.mt.)
1	6, 7, 8 & 10 (Typical Floor)	Stilt + Podium + First floor to Twenty Three Floor	736 Tenaments	7646.68 (19116.17 x 4)
2	9	Stilt + Podium + First floor to Twenty Three Floor	184 Tenaments	14038.23
3	18 & 19 (Typical Floor)	Lower Ground + Stilt + Podium + First floor to Twenty Three Floor	368 Tenaments	28163.10 (14081.55 x 2)
		Total	1288 Tenaments	1,18,666.01 Sq.mt.

1. In case of Road widening the Land within the marginal space have to surrendered to KDMC Free of cost.
2. The additional work if any found without permission will be demolished without prior intimation.
3. The affidavit submitted are binding on you and your legal heirs. A set of certified completion plans is returned herewith.
4. The conditions mentioned in the previous Part Completion and Building Permission no. KDMC/TPD/BP/ 27-Village/2018-19/14/14, Dt. 26/03/2021 will be binding upon you.
5. Developer should be handover possession receipt & 7/12 extract in name of corpoation of 18M & 24M wide road, Telephone Exchange (TE-1), Post Office (PO-1), Play Ground (PG-17) within two months.
6. Developer should be handover possession receipt & 7/12 extract in name of corpoation of Reservation No. G-23, 70% area i.e. 5720.92 Sq.mt. approved under accomodation reservation. Developer should fully develop reservation no. G-23 as per DPR.
7. Developer should complete the proposed under Inclusive Housing construction of building no. 1, 2 & 3, obtained the Occupation Certificate & handed over to MHADA before asking for Occupation Certificate of any building in layout.

Encl : As above

Office Stamp



Yours Faithfully,

for Assistant Director of Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.

CC to :-

- 1) Tax Assessor And Collector, K.D.M.C.
- 2) Ward Officer, 'I' Ward, K.D.M.C.





**REGENCY ANANTAM**  
**BUILDING NO. 19, PAPYRUS CO-OP. HSG. SOC. LTD.**

Reg. No. TNA/DOM/HSG(TC)/34828/2022 Date 23/05/2022  
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Davdi Vicco Naka, Kalyan Shil Road, Dombivli (E), Dist. Thane.

**SHARE CERTIFICATE**

Share Certificate No. 142 Member's Regn. No. 142 No. of Shares 10  
Authorised Share Capital Rs. 92000 Divided Into 1840 Shares Of Rs. 50/- Each

This is to certify that Mr./Mrs./ Ms./M/s. SAHIL DILIP MORE &  
MRS. DIPTI DILIP MORE

is the Registered Holder OF

10 Fully Paid Up Shares Of Rs. 50/- Each having Distinctive No.

1411 to 1420 both inclusive, in REGENCY ANANTAM Bldg No. 19, Papyrus Co-op Hsg. Soc. Ltd.

Plot No. 1806 Bldg. No. 19 Bldg. Name PAPYRUS

Subject To The Bye-laws Of The Said Society.

Seal of the said Society at REGENCY ANANTAM Bldg No. 19, Papyrus  
Co-op. Hsg. Soc. Ltd, Regency Anantam, Davdi Vicco Naka, Kalyan Shil Road, Dombivli (E), Dist. Thane.

26<sup>TH</sup> Day of FEBRUARY 2023



Sicit  
Secretary

SKaviraj  
Chairman

Authorized Member