



SHREE ASHTAVINAYAK INFRA

Regd. Office: 14, UMA CHS LTD, NR NAVARE NAGAR, MORVALI, AMBERNATH (E) 421 501.

Date: 10 MAR 2025

To:
The Assistant General Manager
State Bank of India

Dear Sir,

I/We, Partner of M/S. SHREE ASHTAVINAYK INFRA. Project name is "SHREE NALINI CHS LTD." and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to "MR. VAIBHAV SAYAJI SALUNKHE & MS. TEJASWINI BHAGWAN SHINDE AFTER MARRIAGE MRS. TEJASWINI VAIBHAV SALUNKHE" herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the ~~Allotment Letter~~/Sale Agreement dated 07/03/2025, Registration No. UHN/4-3213/2025.

Description of the property	
Flat No./ House No.	402, 4 th Floor
Building No./Name	SHREE NALINI CHS LTD.
Plot No	Survey No. 43 A, Hissa No. 1 E, CTS No.8774
Locality	Near Bhakti Shakti chowk
Area Name	Vadavali Section
City Name	Ambarnath (East)
Pin Code	421501



SHREE ASHTAVINAYAK INFRA

Regd. Office: 14, UMA CHS LTD, NR NAVARE NAGAR, MORIVALI, AMBERNATH (E) 421501

2. That the total consideration for this transaction is Rs. 24,00,000/-
(Rupees Twenty Four Lakhs Only) towards sale document and Rs.-----
(Rs.) towards -----.(name any other agreement, if any)

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

4. I/We confirm that I/we have no objection whatsoever to the said
purchasers, at their own costs, charges, risks and consequences
mortgaging the said property to STATE BANK OF INDIA (herein after
referred to as "the Bank") as security for the amount advanced by the
Bank to them subject to the due and proper performance and
compliances of all the terms and conditions of the sale document by the
said purchasers.

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

6. After creation of proper charge/mortgage and after receipt of the
copies there of and after receipt of proper nomination in favour of the
Bank, from the said purchasers, we are
Agreeable to accept State Bank of India as a nominee of the above named
purchaser for the property described above and once the nomination

Gen S.Rane
99706 72776



Narendra M. Rane
90860 07743

SHREE ASHTAVINAYAK INFRA

Regd Office - 14, UMA CHS LTD, NR NAVARE NAGAR, MORIVALI, AMBERNATH (E) 421 501

favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

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

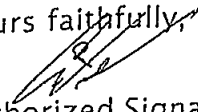
8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring Please draw the cheque in the favouring of

"M/S. SHREE ASHTAVINAYK INFRA." A/C NO: 0457102000021395, IDBI BANK, Ambernath Branch, IFSC CODE: - IBKL0000457

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank A/C MR. VAIBHAV SAYAJI SALUNKHE, (name of the purchaser)", and forward the same to you directly.

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

Yours faithfully,


Authorized Signatory.

Name - Mr. Praveen Shriram Rane

Designation - PARTNERS

Place - Ambernath (E)

Date - 10/03/2025







Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700055539

Project **SHREE NALINI C.H.S LIMITED**, Plot Bearing / CTS / Survey / Final Plot No..Plot No 43A/H.No .1E/CTS NO.8774 at Ambarnath, Thane, 421501,

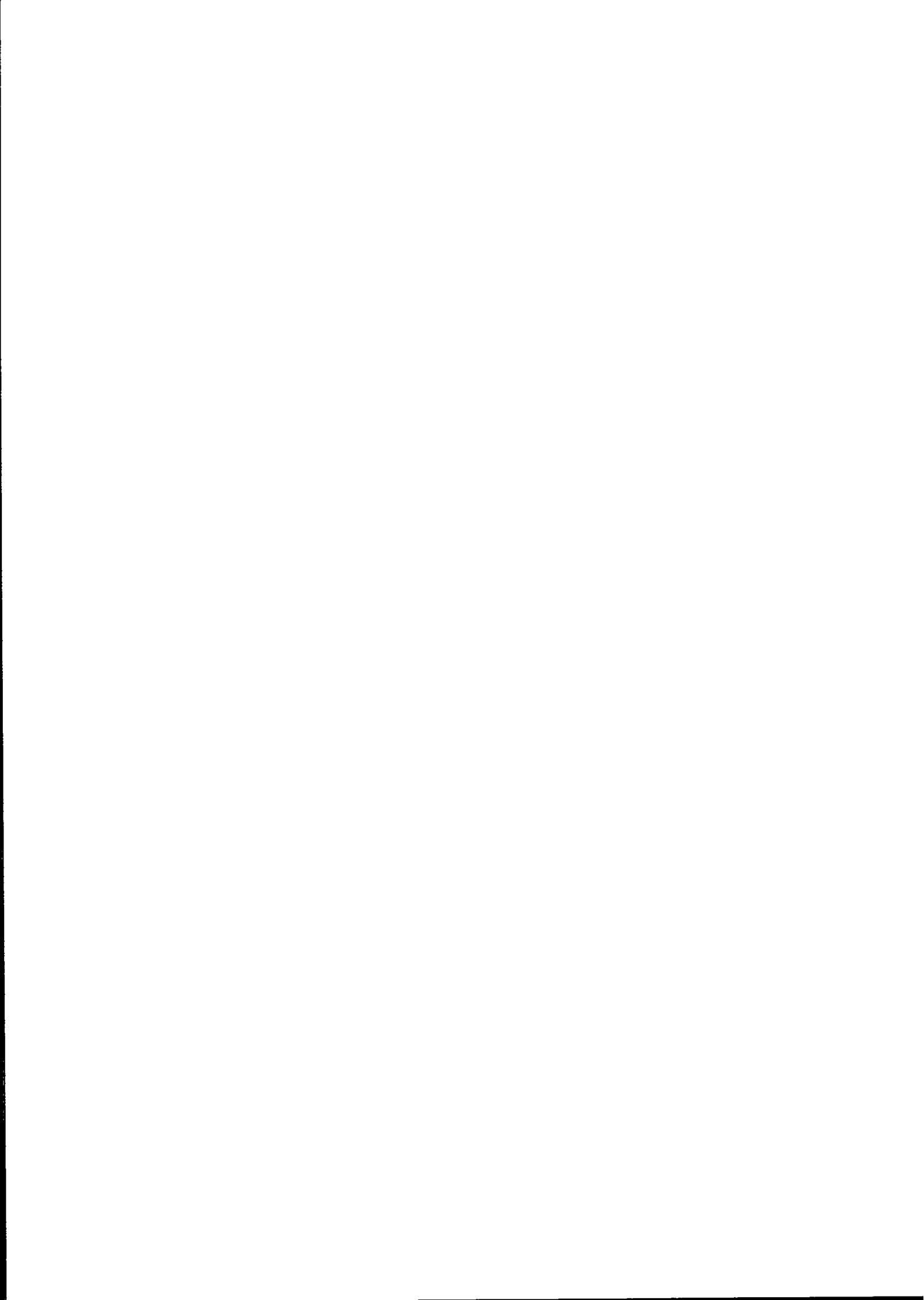
- 1 Shree Ashtavinayak Infra having its registered office / principal place of business at Tehsil Ambarnath, District Thane, Pin 421501
- 2 This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees,
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5,
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
 - The Registration shall be valid for a period commencing from 02/04/2024 and ending with 13/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
 - That the promoter shall take all the pending approvals from the competent authorities
- 3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date.02-04-2024 10:58 38

Dated 02/04/2024
Place Mumbai

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





SHREE ASHTAVINAYAK INFRA

Regd. Office : 14, UMA CHS LTD, NR NAVARE NAGAR, MORIVALI, AMBERNATH (E) 421 501.

COST SHEET

To,

Mr Vaibhav Sayaji Salunkhe

Tejaswini Bhagwan Shinde,

2/8, Pooja Colony, Samarth Nagar, Kalyan East,

Kalyan, PO: Katemanivali, Distt. Thane

Date: 25 Feb. 2025

Sub . Regarding Cost Sheet.

Dear Sir,

Cost Sheet of "Flat No. 402, on 4th Floor", "Carpet Area 250 & 255 Open Terrace", in the proposed new building of "Shree Nalini Co-operative Housing Society Limited", situated at survey no 43 A, Hissa No 1 E, CTS No.8774 , Vadavali Section , Ambernath (E)

Agreement Value	: 24,00,000/- (Twenty Four Lakhs Only)
Stamp Duty	: 1,68,000/- (One Lakh Sixty Eight Thousand Only)
Registration Charges	: 24,000/- (Twenty Four Thousand Only)
GST Charges	: 24,000/- (Twenty Four Thousand Only)
Total	: 26,16,000/- (Twenty Six Lakh Sixteen Thousand Only)

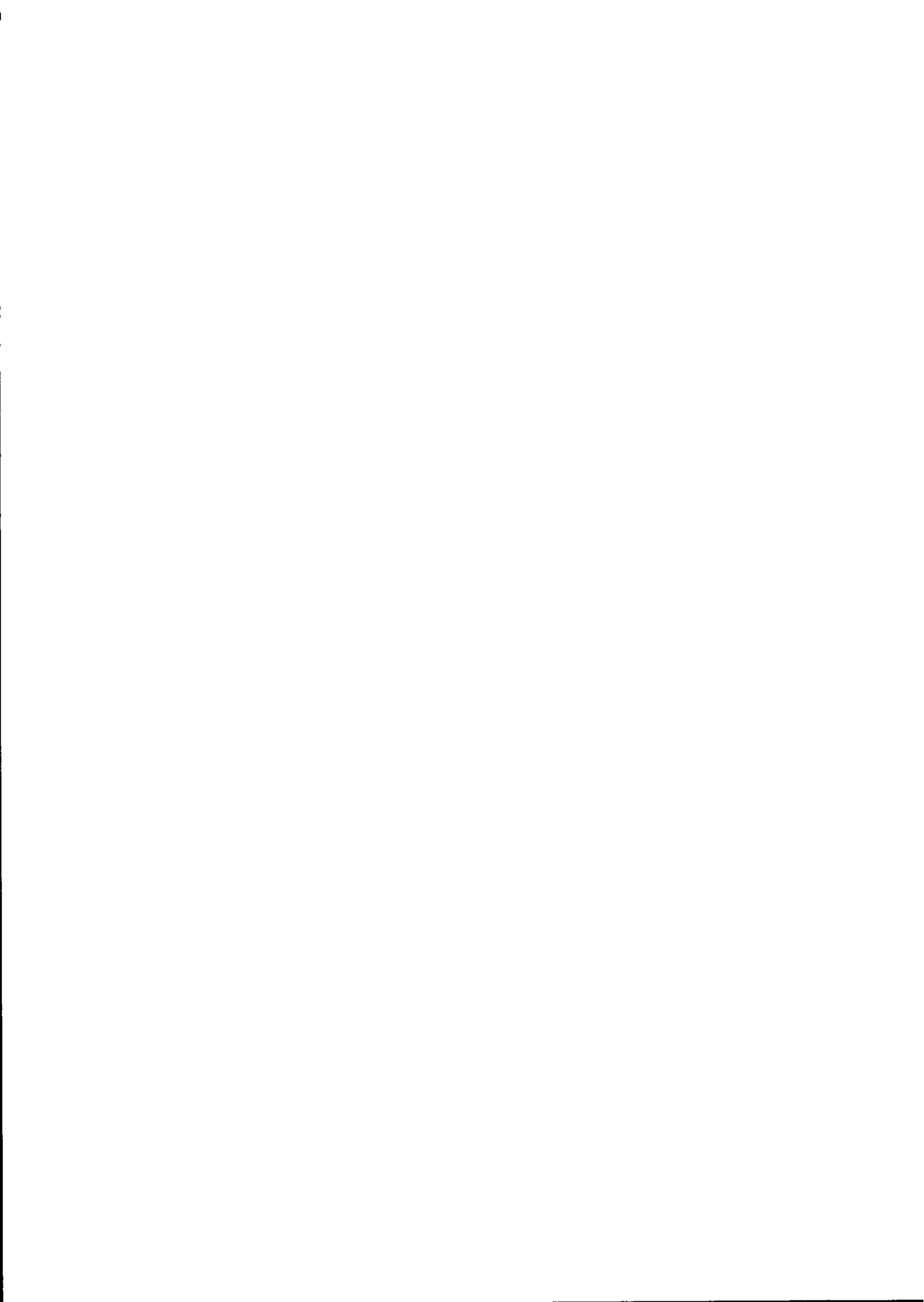
Thanking you

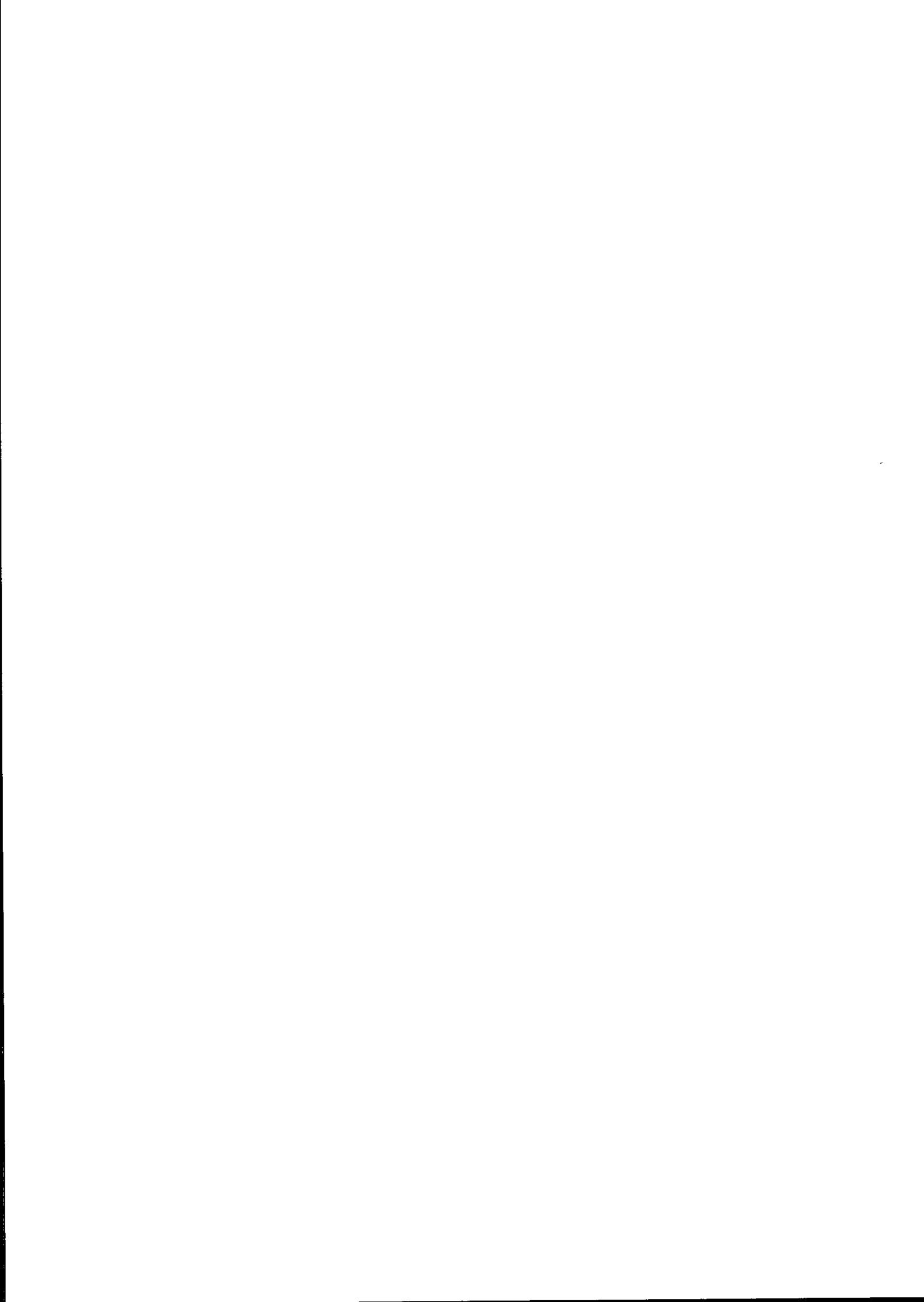
Yours faithfully,

M/S Shree Ashtavinayak Infra Through its Partner

Praveen Shriram Rane









SHREE ASHTAVINAYAK INFRA

Regd Office: 14, UMA CHS LTD, NR NAVARE NAGAR, MORIVALI, AMBERNATH (E) 421 501

ALLOTMENT LETTER

Date 25 Feb 2025

To,
Mr Vaibhav Sayaji Salukhe &
Mrs. Tejaswini Bhagwan Shinde,
2/8 Pooja Colony, Samarth Nagar, Kalyan East

Sub : Allotment of "Flat No. 402", on "4th floor", in the proposed new building of "Shree Nalini Co-operative Housing Society Limited", situated at survey no 43 A, Hissa No 1 E, CTS No 8774 , Vadavali Section , Ambernath (E)

Season's greeting to you and your family

We are pleased to inform you that the plan submitted to Ambernath Municipal Council for the construction of a new building in place of the old building of "Shree Nalini Co-Operative Housing Society Limited", based on the Registered Redevelopment Agreement Number ULH2-11658-2023 Dated 24/08/2023 signed between M/s Shree Ashtavinayak Infra and Shree Nalini Co-Operative Housing Society Limited has been approved by Ambernath Municipal Council bearing outward Number AMC/TPD/2023-2024/1207 Dated 13 Dec 2023 (The work for the new building will commence shortly)

Praveen S.Rane
99706 72776



Narendra M. Rane
90860 07743

SHREE ASHTAVINAYAK INFRA

Regd. Office - 14, UMA CHS LTD, NR NAVARE NAGAR, MORVALI, AMBERNATH (E) 421 501

We hereby allot you "Flat Number 402" (01 Rk + OT) Usable "Carpet 250 Sqft + 255 OT" on 4th floor in proposed new building of "Shree Nalini Co-Operative Housing Society Limited".

Please be informed that the construction of new building of "Shree Nalini Co-Operative Housing Society Limited", and giving possession of the flat in the building will be in compliance with the terms and conditions of the Redevelopment as referred herein above.

Thanking You,



M/s. Shree Ashtavinayak Infra. Through its partner

(Mr. Praveen Shreeram Rane)





SHREE ASHTAVINAYAK INFRA

Regd. Office: 14, UMA CHS LTD, NR NAVARE NAGAR, MORIVALI, AMBERNATH (E), 421501

Date: 06/03/2025

To,
State Bank Of India,
Kalyan Branch

Sub: Payment Consideration in respect of "Flat no. 402, 4th Floor" of "Shree Nalini Chs Ltd.", situated at Vadavali section, CTS no.8774, Near Bhakti - Shakti chowk, Ambernath (E), Tal - Ambernath-421501, Dist. Thane

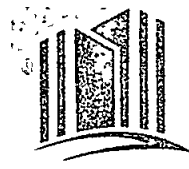
Dear Sir / Madam,

With reference to the above mention subject we have to state as under ...

That "Mr. Vaibhav Sayaji Salunkhe / Ms. Tejaswini Bhagwan Shinde" has purchased the aforesaid flat for consideration of Rs 24,00,000 /- (Rupees Twenty Four Lakh only)

The Construction of work of said project has been 85 % completed Enclosed Architect Report dated 22/11/2024 & Structure Engineer report Dated 22/11/24.

Value of Flat	: 2400000 /- (Rupees Twenty Four Lakh only)
Received Amount	: 200000 /- (Rupees Two Lakhs only)
Balance Amount	: 2200000 /- (Rupees Ten Lakhs only)
Amount due to based on work completion	:1870000 /- (Rupees Eighteen Lakh Seventy Thousand only)

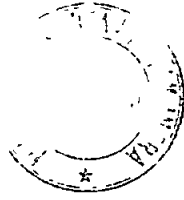


SHREE ASHTAVINAYAK INFRA

Regd. Office: 14, UMA CHS LTD, NR NAVARE NAGAR, MORIVALI, AMBERNATH (E) 421 501

We therefore request you kindly release our payment of Rs. 18,70,000 /- (Rupees Eighteen Lakh Seventy Thousand only) at the earliest to our bank account favoring "M/s "Shree Ashtavinayak Infra.".

BANK : IDBI BANK LIMITED, AMBERNATH BRANCH
C / A NO : 0457102000021395
IFSC CODE : IBKL0000457



Thanking you

Yours faithfully,

M/S Shree Ashtavinayak Infra Through its Partner

Praveen Shriram Rane

541/3213
Friday, March 07, 2025
10.04 AM

पावती

Original/Duplicate
नोदणी क्र. .39म
Regn .39M

पावती क्र. 3449 दिनांक 07/03/2025

गावाचे नाव: वडवली
दस्तऐवजाचा अनुक्रमांक उहून4-3213-2025
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: वैभव सयाजी सुळुखे

नोदणी फी	₹. 24000.00
दस्त हाताळणी फी	₹. 1200.00
पृथांची संख्या: 60	
एकूण:	₹. 25200 00

आपणास मूळ दस्त, यवनेल.प्रिट, सूची-२ अंदाजे
10.24 AM ह्या वेळेस मिळेल.

Joint S. B. R. Ulhasnagar 4

वाजार मुल्य: ₹ 1477000 /-
मोबइला: ₹ 2400000/-
भरलेले मुद्रांक शुल्क ₹ 144000/-

सह दुय्यम दिव्यवक्र खणे-2
उ हासनगर ४

- 1) देयकाला प्रकार DHC रकम: ₹. 1200/-
डीडी/घनादेश/पे. ऑर्डर क्रमांक: 0325065519784 दिनांक: 07/03/2025
विक्रेचे नाव व पत्ता
- 2) देयकाचा प्रकार eChallan रकम: ₹. 24000/-
डीडी/घनादेश/पे. ऑर्डर क्रमांक: MH017342026202425E दिनांक: 07/03/2025
विक्रेचे नाव व पत्ता



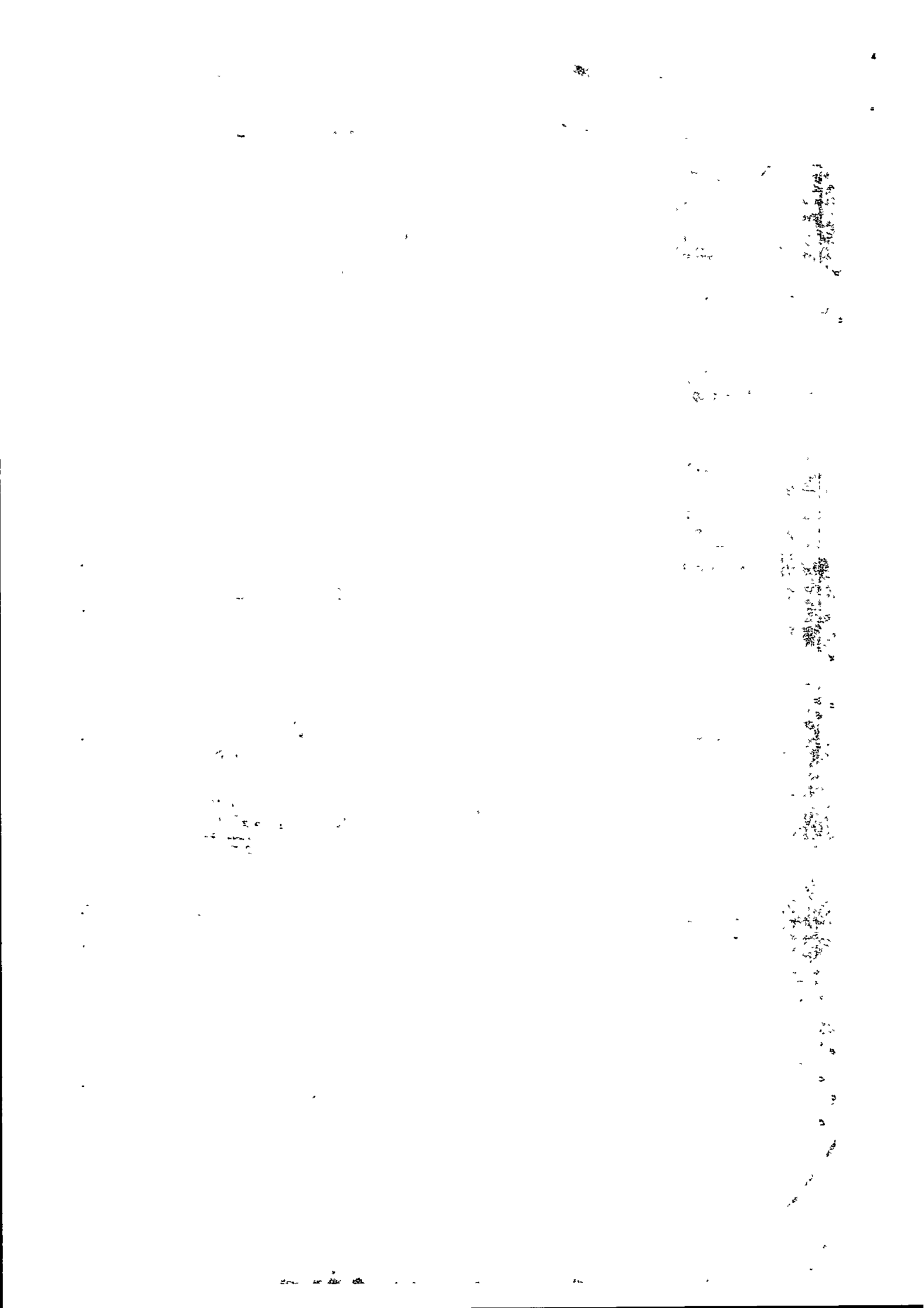
मूल्यांकन पत्रक (शहरी क्षेत्र बांधीव)						
Valuation ID	202503068954			06 March 2025, 04 51 17 PM		
मूल्यांकनाचे वर्ष	2024					
खिल्हा	ठोणे					
मूल्य विभाग	तापुका - अबरनाथ					
अपमूल्य विभाग	3/11-सी - 7) वडवली					
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर/न भू क्रमांक	सि.टी एस नंबर#8774			
वार्षिक मूल्य दर प्रक्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
11800	49000	53300	67300	53300		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्देशाने सुविधा	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार
	22,913 चौ मीटर	1-आर सी सी	आहे	मिळकतीचे वय - मजला -	0 10 2व्या 1st To 4th Floor	बांधकामाचा दर - बांधीव Rs.25289/-
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs 49000/-						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((49000-11800) * (100 / 100)) + 11800 = Rs 49000/-						
A) मुखा मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 49000 * 22.913 = Rs 1122737/-						
B) लागतच्या गच्चीचे/खुली बाळकणी क्षेत्र लागतच्या गच्चीचे/खुली बाळकणी मूल्य = 18 03 चौ मीटर = 18 03 * (49000 * 40/100) = Rs 353388/-						
Applicable Rules = 3, 9, 18, 19, 14						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेसेनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाळकणी) + वरील गच्चीचे मूल्य + वदित्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वदित्त बाळकणी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1122737 + 0 + 0 + 0 + 0 + 0 + 353388 + 0 + 0 + 0 + 0 = Rs.1476125/- = २ चौदा लाख याह्यात्तर हजार एक शे पंचवीस /-						

Home Print

सहस्रमुख निलंबक बर्ग-2
उल्हासनगर क्र. 4



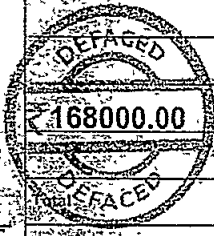
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स. क्र. 3293
पाने 9 | 80



CHALLAN
MTR Form Number-6



GRN	MH017342026202425E	BARCODE	Date		06/03/2025-19.11 43	Form ID	25 2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	ULH4_ULHASNAG4.BADLAPUR JT SUB REG		Full Name	VAIBHAV SAYAJI SALUNKHE			
Location	THANE		Flat/Block No.	FLAT NO 402,SHREE NALINI CHS			
Year	2024-2025 One Time		Premises/Building				
Account Head Details		Amount in Rs.	Road/Street	VADAVALI			
003004640 Stamp Duty		144000.00	Area/Locality	AMBERNATH			
003006330 Registration Fee		24000.00	Town/City/District				
			PIN	4	2	1	5 0 1
			Remarks (If Any)	SecondPartyName=SHREE ASHTAVINAYAK INFRA-			
			Amount In Words	One Lakh Sixty Eight Thousand Rupees Only			
		1,68,000.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No	69103332025030621268	2918430664		
Cheque/DD No		Bank Date	RBI Date	06/03/2025-19.12 54	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID: 0000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: चालन फॉर्म दस्तावेज निलंबित कार्यालयात नोंदणी करायच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करता याचालन दस्तावेजांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(IS)-541-3213	000960877520242E	07/03/2025-10 04 37	IGR129	24000 00
2	(IS)-541-3213	000960877520242E	07/03/2025-10-04.37	IGR129	144000 00
Total Defacement Amount					1,68,000.00



उपन - ४
 प. क्र. 3293
 पाने 2 | ६०

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CHALLAN
MTR Form Number-6

GRN: MH017342026202425E	BARCODE	Date: 06/03/2025-19 11 43	Form ID: 25 2
Department: Inspector General Of Registration	Payer Details		
Type of Payment: Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)		
Office Name: ULH4 ULHASNAGA BADLAPUR UT SUB REG	PAN No. (If Applicable)		
Location: THANE	Full Name	VAIBHAV SAYAJI SALUNKHE	
Year: 2024-2025, One Time	Flat/Block No.	FLAT NO 402 SHREE NALINI CHS	
Account Head Details	Premises/Building		
0030046401 - Stamp Duty	Road/Street	VADAVALI	
0030063301 - Registration Fee	Area/Locality	AMBERNATH	
Amount In Rs: 14000.00	Town/City/District		
Amount In Rs: 24000.00	PIN	24 2 1 5 0 1	
Total: 1,68,000.00	Remarks (If Any)	Second Party Name = SHREE ASHTAVINAYAK INFRA	
Payment Details: IDBI BANK	Amount In Words	One Lakh Sixty Eight Thousand Rupees Only	
Cheque/DD Details	FOR USE IN RECEIVING BANK		
Cheque/DD No	Bank CIN	Ref. No	69103332026030621268 2916430664
Name of Bank	Bank Date	RBI Date	06/03/2025-19 12 54 Not Verified with RBI
Name of Branch	Bank Branch	IDBI BANK	
	Scroll No	Date	Not Verified with Scroll

Department ID: Mobile No: 0000000000

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन फेडर दख्यन नियमक कार्यालयत मोदणी करपायाच्या दस्ताखली लागू आहे. मोदणी न करपायाच्या दस्ताखली सधर चलन लागू नाही.



उह न - ४
 र. क्र 3293
 र. २०२५
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN : 0325065519784	Date : 06/03/2025
Received from SHREE ASTAVINAYK INFRA, Mobile number 9999999999, an amount of Rs.1200/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S/R, Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name : IBKL	Date : 05/03/2025
Bank CIN : 10004152025030618862	REF No. : 2959804090
This is computer generated receipt, hence no signature is required	



उत्तर	
क्र. 3293	२०२५
पान ४	६०

THIS AGREEMENT FOR SALE

MADE AT AMBERNATH, TAL. AMBERNATH

ON THIS 7th DAY OF MARCH, 2025

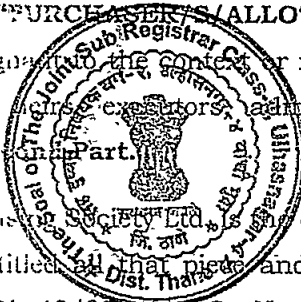
BETWEEN

M/S. SHREE ASHTAVINAYAK INFRA (PAN NO. AEYFS5386K), a Partnership Firm constituted under the Indian Partnership Act, 1932, having their office at: Flat No.14, Uma Chs, Navare Nagar, Morivali, Ambarnath (East) - 421 501, through its Partner MR. PRAVEEN SHRIRAM RANE, age 46 years, hereinafter called and referred to as the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include executors, administrators and assigns) being the party of the first part.

AND

1) MR. VAIBHAV SAYAJI SALUNKHE, aged about 31 Years, PAN NO. DVSPS1274J 2) MS. TEJASWANI BHAGWAN SHINDE after marriage MRS. TEJASWANI VAIBHAV SALUNKHE, aged about 25 years, PAN NO. JAJPS4216L both residing at 2/8, Pooja Colony, Samarth Nagar, Kalyan (E), Kalyan, Po. Katemanjoli - 421 306 hereinafter collectively called and referred to as the "PURCHASERS/ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their executors, administrators and assigns) being the Party of the Second Part.

WHEREAS Shree Nalini Co Op Housing Society Ltd. is the owner of and/or otherwise well and sufficiently entitled to that piece and parcel of land lying, being and situate at S. No.43/25 (Old S. No.43/A, H. No.1) corresponding City S. No.8774, area measuring about 570 Sq.mtr., at Village: Vadavali, Ambarnath, Taluka Ambarnath, District Thane, within the limits of the Ambarnath Municipal Council and more particularly described in the FIRST SCHEDULE hereunder written hereinafter for the sake of brevity and convenience called and referred to as the 'said Property'.

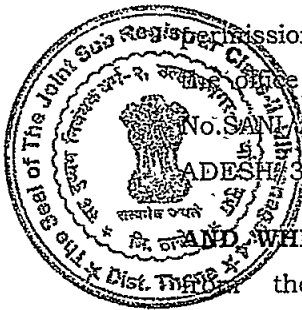


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AND WHEREAS By Deemed Conveyance dated 10/03/2022 duly registered under no.UHN2-4215/2022 the SandhyaArunTakar, Sushmita Suhas Chandekar, Anand Suhas Chandekar, Asha Suhas Chandekar as the land owners through District Deputy Registrar of Thane of the one part and M/s. Annapurna Construction Company through its partners Ashok Pawar & Sunil Choudhary through District Deputy Registrar of Thane as the Confirming party/Builder/Developer had conveyed, transferred all the rights of ownership of the said property alongwith structure standing thereon having 12 flats in favour of Shree Nalini Co Op Housing Society Ltd., through Chairman, Mr. Vilas DhananjayShetye, Secretary Mr.Rajendra Ramchandra Puranik, Treasurer Mr. Liladhar Gopaldas Lad. And thereafter, the said society have followed necessary procedure and mutated their name in the revenue records and started enjoying **the said property** as absolute owners thereof.

AND WHEREAS that the construction of the building was dilapidated condition and requires huge repairs and therefore, the society members have passed resolution for re-development of the said property alongwith the building standing thereon and the owners of bungalows by re-development agreement dated 24/08/2023 duly registered under no.UHN2-11658/2023 & Power of Attorney bearing registration no.UHN2-11659/2023 whereby all the members of Shree Nalini Co Op Housing Society Ltd., have granted re-development rights of said property unto M/S. SHREE ASHTAVINAYAK INFRA through its Partners Mr. Praveen Shriram Rane, & Mr.Narendrakumar Madhukar Rane. And necessary



permission for re-development of the said property has been obtained from Office of Assistant Registrar, Co-operative society, Ambernath under No.SAN/AMBERNATH/B-2/SHREE NALINI/PUNARVIKAS/PARVANGI ADESH/343/27/2023 dated 27/04/2023.

AND WHEREAS the Promoters have obtained Construction permission the AMBERNATH MUNICIPAL COUNCIL vide their letter no.AMC/TPD/2023-2024/1207 dtd.13/12/2023.And whereas as per approved plan the proposed construction on said property

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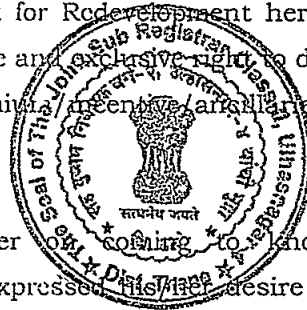
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AND WHEREAS in pursuance to the sanctioned plan and permission and subject to the terms, conditions, stipulations and compliances laid down by the said local authority which is to be performed by the builders/Promoters, the builders herein have become entitled to commence work of construction of the said project/building as shown on the plan annexed hereto.

AND WHEREAS By virtue of the Agreement of Re-development dated 24/08/2023 hereinbefore recited, Promoter has full right to get the plans re-sanctioned, amended, revised, or revalidated till the completion of building and the expenses for such amendments or revalidation shall be borne by the Promoters. This condition is binding with old owners as well as new purchasers.

AND WHEREAS the Promoters have offered to sell the various Flats/Shops/Offices in the said proposed building that is now under construction as per terms and condition agreed in redevelopment agreement executed between Shree Nalini Co Op Housing Society Ltd., and present Promoter.

By virtue of the said Agreement for Redevelopment hereinbefore recited, the Promoters alone have the sole and exclusive right to develop the "entire land" and use F.S.I./TDR/Premia/Incentive/arrangements etc. related to the said property.



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AND WHEREAS the purchaser of this/These Flat/Flats know that various Flats/units are offered for sale expressed his/their desire to purchase and applied to the Promoters for allotment/or acquire on ownership basis Flat bearing No.402 on the Fourth Floor in Building with all the amenities fittings as mentioned and more particularly described in the **SECOND SCHEDULE** (Amenities and Specifications) herein under written.

AND WHEREAS the carpet area of the said Flat is 19.16 square meters and "carpet area" means the net usable floor area of Flat/Shop/Commercial Space excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flats/unit for exclusive use of the Purchaser or verandah area and

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exclusive open terrace area appurtenant to the said Flats/Shop/Office for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flats/unit.

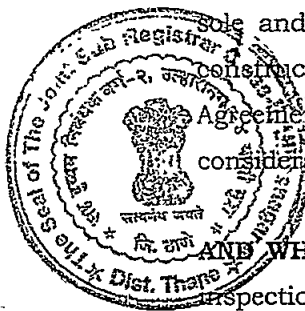
AND WHEREAS the promoter is in possession of the project land; entitled to and enjoy upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Purchaser is offered a Flat bearing number 402 on the Fourth floor, (herein after referred to as the said "Flat") in the building (herein after referred to as the said "Building") being constructed in the said project, by the promoter;

AND WHEREAS the promoter has registered the project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing No.P51700055539 dtd.02/04/2024 (Authenticated copy is Annexed herewith and marked as Annexure 'E');

AND WHEREAS the promoter has appointed a structural Engineer for the preparation of the structural design and drawing of the buildings and the promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS by virtue of the Re-Development Agreement/Power of Attorney & Development Agreement/Power of Attorney the promoter has sole and exclusive right to sell the Flat/unit in the said building to be constructed by the promoter on the project land and to enter into Agreement/s with the purchaser/s of the Flat/unit to receive the sale consideration in respect thereof;



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AND WHEREAS on demand from the purchaser, the promoter has given inspection to the purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the promoter's Architects Thorat Mathew & Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

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AND WHEREAS the authenticated copies of certificate of Title issued by the attorney at law or advocate of the promoter, authenticated copies of property card or any other relevant record showing the nature of the title of the promoter to the project land on which the Flats/Unit constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A'** and **'B'**, respectively.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Unit agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure "C"**.

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

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

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

AND WHEREAS Promoter has annexed hereto copies of following necessary documents:



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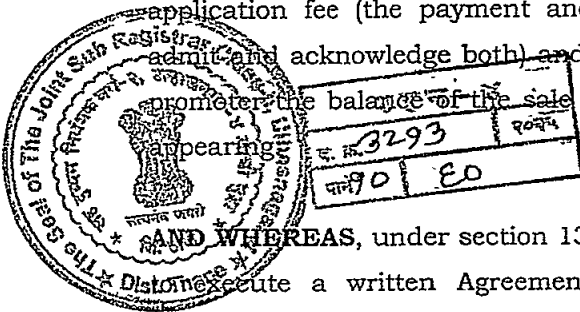
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Sr. No.	Particulars	Annexure
1.	Property card and Title Certificate	A & B
2.	Floor plan of the said Flat/Shop	C
3.	Appendix D-1 (Commencement Certificate)	D
4.	Authenticated copy of Registration Certificate issued by MahaRERA for the property.	E

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

AND WHEREAS, prior to the execution of these presents the purchaser has paid to the promoter a sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** being part payment of the sale consideration of the Flat/Unit agreed to be sold by the promoter to the purchaser as advance payment or application fee (the payment and receipt whereof the promoter hereby admit and acknowledge both) and the purchaser has agreed to pay to the promoter the balance of the sale consideration in the manner hereinafter appearing



AND WHEREAS, under section 13 of the said Act the promoter is required to execute a written Agreement for sale of said Flats/Unit with the purchaser, being in fact these presents and also to register said agreement under the registration Act, 1908.

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

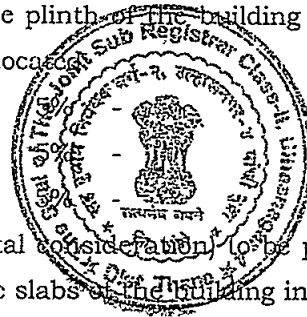
NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The promoter shall construct the said building on the project land in accordance with the plans, designs and specification as approved by the concerned local authority time to time, in the name of **SHREE NALINI CO-OPERATIVE HOUSING SOCIETY LIMITED.**

1(a) (i) The purchaser hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the purchaser **Flat No.402** of carpet area admeasuring **19.16 sq.mtr** on **Fourth Floor** in the building (hereinafter referred to as "the Flat") as shown in the floor plan thereof hereto annexed for the consideration of **Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)** of the premises.

1(b) (i) The purchaser has paid on or before execution of this agreement a sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of **Rs.22,00,000/- (Rupees Twenty Two Lakhs Only)** in the following manner :-

- i. (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of this agreement.
- ii. (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 Flats/Shop is located
 - a. On Excavation
 - b. On Footing
 - c. On completion of plinth
- iii. (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs of the building in which the said Flats/Shop is located.
 - a. Ground Floor 10%
 - b. On 1st Floor to 5th Floor 15%
- iv. (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, flooring, doors and windows of the said Flats/Unit.



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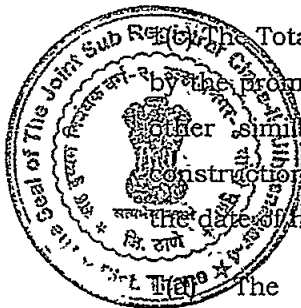
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- v. (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flats/Unit.
- vi. (not exceeding 85% of the total consideration) 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 Flats/Unit is locked.
- vii. (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale of the building or wing in which the said Flats/Shop is located.
- viii. Balance amount at the time of handing over of the possession of the Flats/Unit to the purchaser on or after receipt of occupancy certificate or completion certificate.

iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos... Situated at ... Basement and/or stilt and /or. podium being constructed in the layout for the consideration of Rs.... /-NA.



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 the project payable by the Promoter) up to the date of handing over the possession of the (Apartment/Plot).

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

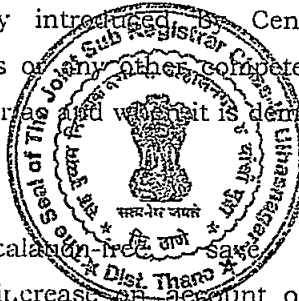
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being issued to the Allottee, which shall only be applicable on subsequent payments.

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

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

2. The Total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Goods & Service Tax (GST), 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), in effect as on date of this agreement. Any new Tax/levy introduced by Central or State Government or local authorities or any other competent authorities may be payable by the purchaser and what is demanded/due for payment.



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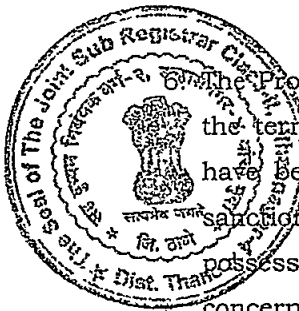
3. The total price is escalation free and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs 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 demand letter being issued to the purchaser, which shall only be applicable on subsequent payments.

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4. The Promoter shall confirm the final carpet area that has been allotted to the purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three per cent. The total price payable for any 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 purchaser within forty-five days with annual interest at the rate specified in the rules, from the date when such an excess amount was paid by the purchaser. If there is any increase in the carpet area allotted to purchaser, the Promoter shall demand additional amount from the purchaser as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in clause 1(a) of this Agreement.

5. The purchaser 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 purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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



The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulation and restriction 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 units/Flats to the purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flats/Unit.

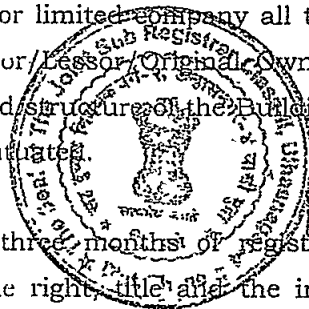
7. Time is essence for the Promoter as well as the purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the [Flats/Unit] to the purchaser and the common

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areas to the association of the purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(b) herein above. ("payment plan").

8. The allottee along with other allottee(s) of Apartment in the building shall join in forming and registering the society or association or a Limited Company to be known by such name as the 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 bye-laws of the proposed Society and duly fill in sign, and return to the promoter within seven days of the same being forwarded by the promoter to the allottee, so as to enable the promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and or/Articles of Association, as may be required by the Registrar of Co-operative societies or the Registrar of Companies, as the case may be or any other Competent Authority

- I. 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.
- II. The promoter shall, within three months of registration of 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.



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

The Promoter hereby declares that the floor space index available as on date in respect of the project land is **570 Square meters** only and Promoter has planned to utilize space index of **1013.08 Square meters** by availing of TDR or FSI or ancillaries available on payment of premiums or FSI available as incentive FSI etc. by implementing various schemes as mentioned in the Development Control Regulation of 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.



9. If the Promoter fails to abide by the time schedule for completing the project and handing over the [Flats/Unit] to the purchaser, the

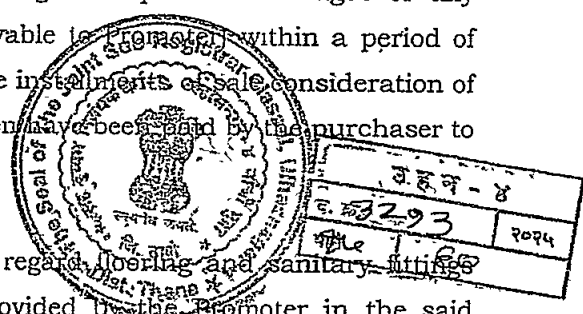
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Promoter agrees to the purchaser, who does not intend to withdraw from the project, interest as specified in the rule, on all the amounts paid by the purchaser, for every month of delay, till the handing over of the possession. The purchaser agrees to pay to the Promoter, interest as specified in the rule, on all the delayed payment which become due and payable by the purchaser to the Promoter under the terms of this agreement from the date the said amount is payable by the purchaser(s) to the Promoter.

- 10. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the purchaser to the Promoter under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this agreement.

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

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



- 11. The fixtures and fittings with regard to flooring and sanitary fittings and amenities like lift to be provided by the Promoter in the said building and the Flats/Unit as is set out in **SECOND SCHEDULE** of this Agreement.

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12. The Promoter shall give possession of the Flats to the purchaser on or before **13/12/2025**. If the Promoter fails or neglects to give possession of the Flats/Unit to the purchaser on account of reasons beyond his control and his agents by the aforesaid date then Promoter shall be liable on demand to refund to the purchaser the amounts already received by him in respect of the Flats/Unit 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 amounts and interest thereon is repaid.

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

- (i) War, civil commotion or act of God, pandemic situation;
- (ii) Any notice, order, rule, notification of the government and/or other public or competent authority/court.

13. **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate/completion certificate from the competent authority and the payment made by the purchaser as per the agreement shall offer in writing the possession of the Flats/Unit, to the purchaser 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 Flats/Unit to the purchaser. The Promoter agrees and undertakes to indemnify the purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The purchaser agree(s) to pay the maintenance charges determined by the Promoter or association of purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the purchaser in writing within 7 days of receiving the occupancy certificate/completion certificate of the project and or after completion of the building if local authorities fail to issue occupancy certificate/completion certificate within reasonable time due to circumstances which is not under the control of the Promoter, in such case Promoter can offer the possession of the said Flats/Unit to the purchaser.

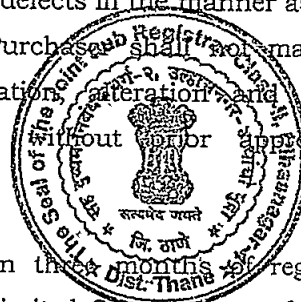


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14. **The purchaser shall take possession** of the Flats/Unit within 15 days of the written notice from the Promoter to the purchaser intimating that the said Flats/Unit is ready for use and occupancy.

15. **Failure of purchaser to take possession of Flats:** Upon receiving a written intimation from the Promoter as per clause 14, the purchaser shall take possession of the Flats/Unit 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 Flats/Unit to the purchaser. In case the purchaser fails to take possession within the time provided in clause 14 such purchaser shall continue to be liable to pay maintenance charges as applicable.

16. If within a period of five years from the date of handing over the Flats/Shop or from the date of Completion/ Occupancy Certificate issued by the Competent Authorities, whichever is earlier, the purchaser brings to the notice of the Promoter any structural defect in the Flats/Unit or the building in which the Flats/Units 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 purchaser shall be entitled to receive from the Promoter, compensation for such major defects in the manner as provided under the Act. In this case the Purchaser shall not make any kind of structural changes, modification, alteration and addition to the Flats/Unit/premises/building without prior approvals from the concerned local authorities.



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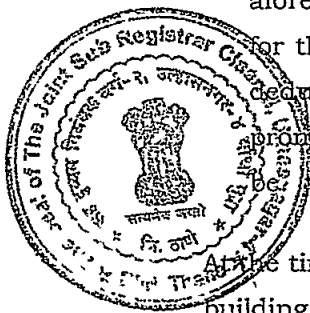
IV. The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or limited company all the right, title and the interest of the Vendor/Lessor/Original Owner/ Promoter and /or the owners in the said structure of the Building or wing in which the said Apartment is situated.

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V. The promoter shall, within three months of registration of 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.

VI. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e.in proportion to the carpet area of the Apartment) of outgoing in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the allottee shall pay to the promoter such proportionate share of outgoing 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 of Rs. __ per month towards the outgoing. 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



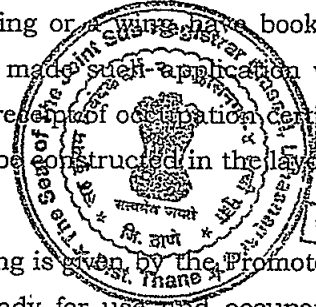
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At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said society or limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the

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said building/ wing of the building. At the time of registration of conveyance or lease of the project land, the allottee shall pay to the promoter, the allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

The purchaser along with other purchaser(s) of Flats/Unit in the building shall join in existing Society i.e. Shree Nalini Co-operative Housing Society, and for this purpose, from time to time sign and execution of application for membership and other papers for becoming a member, the bye-laws of existing society is binding on newly added members. The Promoter shall add the membership of new members in the existing society or association of allottees by whatever named called Co-operative Societies and/or Apex Society and/or limited company within a period of 3 months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project. And for that purpose the Promoter shall submit the 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 any other legal entity, within three months from the date or which fifty one per cent of the total number of allottees in such a building or flats have booked their apartment. That the Promoter shall make such application within a period of 3 months from the date of receipt of occupation certificate of the last of the building which was to be constructed in the layout.



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17. Within 15 days after notice in writing is given by the Promoter to the purchaser that the Flats/Unit is ready for use and occupancy, the purchaser shall be liable to bear and pay the proportionate share i.e. in proportion to the carpet area of the Flats/unit of outgoings in respect of the project land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repair and salaries of clerks, bill collector, watchman, sweepers and all other

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expenses necessary and incidental to the management and maintenance of the project land and building. It is agreed between the parties to this agreement that the purchaser shall pay partly lumpsum amount and monthly society maintenance to the Promoter at the time of possession or after obtaining the completion certificate whichever is earlier.

- **Monthly Maintenance Amount:** - the purchaser shall pay Rs./- (excluding GST) on monthly basis towards the society maintenance to the Promoter for two years at the time of possession or after obtaining the completion certificate whichever is earlier. This amount will be increase or decrease time to time as per the mutual understanding of the society and the Promoter. After completion of two years of handing over of the developed project to the society which ever is earlier society will solely maintain the building of it's own terms and conditions as per rules and regulation of the co-operative society act.
- It is specifically agreed between the parties to this agreement that after handing over the charge of new constructed building to the society, the builder/promoter will not be liable for the payment of any maintenance charges/any other charges for unsold units in the said redeveloped building. It is further agreed that member /society can claim maintenance amount from new purchasers becomes member of the society from the period of the new purchaser can become member of society.

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

Rs. ... for share money, application entrance fee of the society or limited company/federation/Apex body.

Rs. ... for formation and registration of the society or limited company/federation/Apex body.

Rs. ...For deposit towards provisional monthly contribution towards outgoings of the society or limited company/federation/Apex body

iv. Rs. ...For deposit towards water, electric, and other utility and service connection charges and



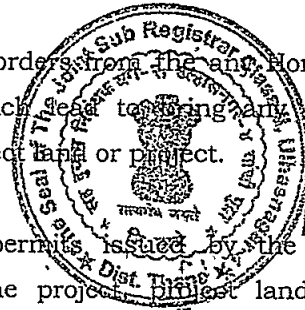
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- v. Rs. ...for deposit of electrical receiving and sub-station provided in layout.
- vi. The purchaser shall pay to the Promoter, a sum of Rs... for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law/advocates of the Promoter.

19. REPRESENTATION AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the purchaser 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 such litigations, orders from the any Hon. Court or any government authority which lead to forming any obstacle to construction activity of the project land or project.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project land, and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals licenses and permits to be issued by the competent authorities with respect to the project, project land and said building 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



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relation to the project, project land and said building and common areas;

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

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the project and the said Flats/Unit which will, in any manner, affect the rights of purchaser under this agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flats/Unit to the purchaser in the manner contemplated in this agreement;

ix. 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;

x. 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



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the purchaser/s or himself/themse.ves with intention to bring all person into whosoever hands the Flats/Unit may come, hereby covenants with the Promoter as follows -

i. To maintain the Flats/Unit at the purchaser's own cost in good and tenantable repair and cordition from the date that of possession of the Flats/ Unit is taken and shall not do or suffer

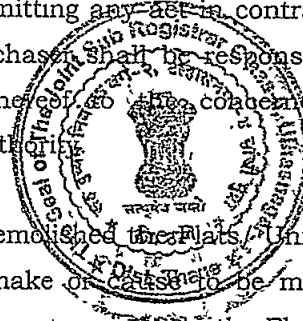
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to be done anything in or to the building in which the Flats/Unit is situated which may be against the rules, regulation or bye-laws or change/alter or make addition in or to the building in which the Flats/ Unit is situated and the Flats/ Unit itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Flats/ Unit 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 Flats/ Unit 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 staircase, common passages or any other structure of the building in which the Flats/Unit is situated, including entrances of the building in which the Flats/ Unit is situated and in case any damage is caused to the building in which the Flats/ Unit is situated or the Flats/Unit on account of negligence or default of the purchaser in this behalf, the purchaser shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Flats/ Unit and maintain the Flats/ Unit in the same condition, state and order in which it was delivered by the Promoter to the purchaser and shall not do or suffer to be done anything in or to the building in which the Flats/ Unit is situated or the Flats/ Unit which may be contrary to the rules and regulation and bye-laws of the concerned local authority or other public authority. In the event of the purchaser committing any act in contravention of the above provision, the purchaser 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 Flats, Unit 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 Flats/ Unit or any part thereof, nor any alteration in the elevation and



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outside colour scheme of the building in which the Flats/ Unit is situated and shall keep the portion, sewers, drains and pipes in the Flats/ Unit and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flats/ Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, piers or other structural members in the Flats/ Unit 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 Flats/ Units 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 Flats/Shop in the compound or any portion of the project land and the building in which the Flats/ Unit 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 Flats/ Unit is situated.



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 Flats/ Unit by the purchaser for any purpose other than for purpose for which it is sold.

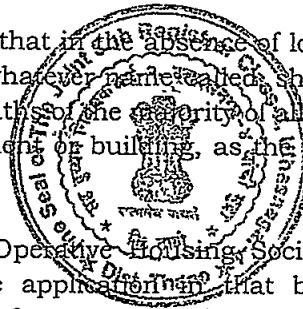
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- ix. The purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the Flats/ Unit until all the dues payable by the purchaser to the Promoter under this agreement are fully paid up.
- x. The purchaser shall observe and perform all the rules and regulation which the society may adopt at its inception and the addition, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats/ Unit therein and for the observance and performance of the building rules, regulation and bye-laws for the time being of the concerned local authority and of government and other public bodies. The purchaser shall also observe and perform all the stipulation and conditions laid down by the society regarding the occupancy and use of the Flats/ Unit in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this agreement.
- xi. Till a conveyance and till the last unit of the structure of the building in which the Flats/ Units situated is executed in favour of the Society, the purchaser 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.

Section 11 (4) (e) "Provided that in the absence of local laws, the association of allottees by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project.



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Rule 9(1) (i) Where a Co-Operative Housing Society the Promoter shall submit the application on behalf of the Registrar for registration of a Co-Operative Housing Society under the Maharashtra Co Operative Societies Act, 1960 or a company or any other legal entity, within three months from the

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date or which fifty one per cent of the total number of allottees in such a building or a wing have booked their apartment-NA.

Rule 9(1) (ii) Where a Promoter..... then the Promoter shall submit an application to the Registrar for registration of the Co Operative Society or the company application to the Registrar for Registration of the Co Operative society or the company to form and register an Apex Body in form of federation or Holding entity consisting of all such entities in the layout formed as per clause (i) of Sub-rule (1) of rule 9(1) (i) herein above. Such application shall be made within a period of three months from the date of the receipt of occupation certificate of the last of the building which was to be constructed in the layout-NA.

21. The Promoter shall maintain a separate book of account in respect of sums received by the Promoter from the purchaser 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 purpose for which they have been received.

22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats/ Unit and building or any part thereof. The purchaser shall have no claim save and except in respect of the Flats/ Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, common terraces, recreation spaces, will remain the property of the promoter until the project land is transferred to the SHREE NICHHS Ltd. as herein before mentioned.



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Parking - The Promoter shall not allot/sale parking area (Covered or Open) to the purchasers/allottees. The parking space will be common all the prospective purchaser/allotees. The Promoter shall not charge amount towards the parking (Open). It will be handed over to the society, at the time of the handing over the entire redevelop structure to the society.

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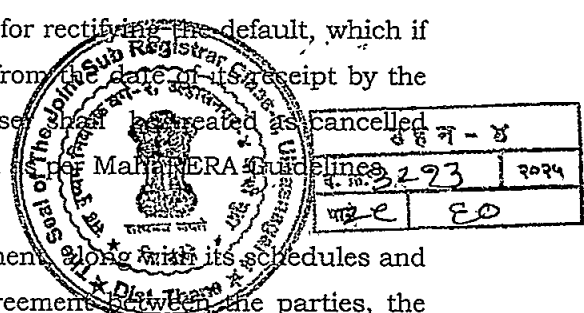
24. It is agreed between the parties that the society, society members and Promoters will not raise any objection towards the any commercial unit holder (old/new) in the new building, who hold the Government certificate/Government License to start/commence any kind of business activity in his respective new commercial unit.

25. PROMOTER SHALL NOT MORTGAGAGE OR CREATE A CHARGE

After the Promoter executes this agreement he shall not mortgage or create a charge on the Flats/ Unit 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 purchaser who has taken or agreed to take such Flats/ Unit.

26. BINDING EFFECT

Forwarding this agreement to the purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the purchaser until, firstly, the purchaser signs and delivers this agreement with all the schedules along with the payment due as stipulated in the payment plan within 30 (thirty) days from the date of receipt by the purchaser and secondly, appear for registration of the same before the concerned sub-registrar as and when intimated by the Promoter. If the purchaser(s) fails to execute and deliver to the Promoter this agreement within 30 (thirty) days from the date of its receipt by the purchaser 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 purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the purchaser, application of the purchase shall be created as cancelled and the cancellation will be processed per Maharashtra Guidelines.



27. **ENTIRE AGREEMENT:** This agreement along with its schedules and annexure, constitutes the entire agreement between the parties, the parties with respect to the subject matter hereof and supersedes

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any and the all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the said Flats/Unit, as the case may be.

28. **RIGHT TO AMEND:** This agreement may only be amended through written consent of the parties.

29. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS**

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligation arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent purchasers of the Flats/ Unit, in case of a transfer, as the said obligations go along with the Flats/ Unit for all intents and purpose.

30. **SEVERABILITY**

If any provision of this agreement shall be determined to be void or unenforceable under the act or the rules and regulations made there under 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 regulation made there under or the remaining provisions of this agreement shall remain valid and enforceable as applicable at the time of execution of this agreement.



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

Wherever in this agreement it is stipulated that the purchaser has to make any payment, in common with other purchaser(s) in project, the same shall be in proportion to the carpet area of the Flats/Unit to the total carpet area of all the Flats/Unit in the project, if applicable.

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32. FURTHER ASSURANCE

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instrument and actions specifically provided for herein, as may be 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.

33. 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 office, or at some other place, which may be mutually agreed between the Promoter and the purchaser, in after the agreement is duly executed by the purchaser 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 The Sub-Registrar Office.

34. **The purchaser** 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.

35. That all notice to be served on the purchaser and the Promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser or the Promoter by registered post A.D and notified Email ID/Under certificate of posting at their respective addresses specified below:

1) **MR. VAIBHAV SAYAJI SALUNKHE**

2) **MS. TEJASWINI BHAGWAN SHINDE**

MRS. TEJASWINI VAIBHAV SALUNKHE

(Name of purchasers)

Both residing at: 2/8, Pooja Colony,

Samarth Nagar, Kalyan (E),

Kalyan, Po. Katemanivali - 421 306 (Purchaser's address)



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Notified Email ID:

M/S. SHREE ASHTAVINAYAK INFRA

having office at: Flat No.14, Uma Chs,

Navare Nagar, Morivali,

Ambarnath (E) - 421 503

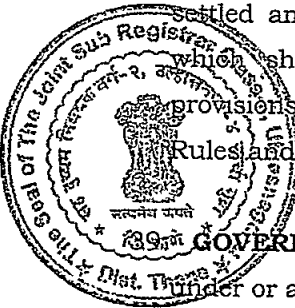
Notified Email ID:

It shall be the duty of the purchaser and the Promoter to inform each other of any changes in address subsequent to the execution of this agreement in the above address by registered post failing which all communication and letters posted at the above address shall be deemed to have been received by the Promoter or the purchaser, as the case may be.

36. **JOINT Purchasers** :That in case there are joint purchasers all communication shall be sent by the Promoter to the purchaser whose name appears first and at the address given by him/her which shall for all intents and purpose to consider as properly served on all the purchasers.

37. **STAMP DUTY AND REGISTRATION:** The charges towards stamp duty and registration of this agreement shall be borne by the Promoter.

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



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GOVERNING LAW: That all 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 courts will have the jurisdiction for this agreement.

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

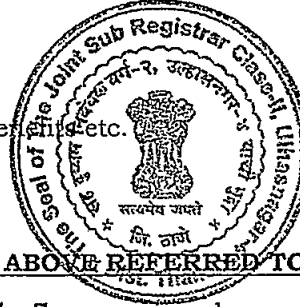
THE FIRST SCHEDULE ABOVE REFERRED TO:

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF N.A. LAND lying, being and situate at S. No.43/25 (Old S. No.43/A, H. No.1) corresponding City S. No.8774 area admeasuring about 570 Sq.mtr., at Village: Vadavali, Ambernath, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council, within the Sub registration district Ambernath, Registration district Thane and bounded as follows:

ON OR TOWARDS EAST :
 ON OR TOWARDS WEST : As per revenue records
 ON OR TOWARDS SOUTH :
 ON OR TOWARDS NORTH :

together with all easement rights and benefits etc.



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THE SECOND SCHEDULE ABOVE REFERRED TO:

FLAT being Flat No.402 on Fourth floor, area admeasuring 19.16 Sq.mtr. (carpet) + 1.67 Sq.mtr. Projection Area + 18.03 Sq.mtr., Natural Terrace, in the Building known as "SHREE NALINI CO OP HOUSING SOCIETY LTD." constructed on all that piece and parcel of land bearing S. No.43/25 (Old S. No.43/A, H. No.1) corresponding City S No. 8774, area admeasuring about 570 Sq.mtr., at Village: Vadavali, Ambernath, Taluka Ambernath, District Thane, within the limits of Ambernath Municipal Council.

SCHEDULE ABOVE REFERRED TO:

Proportionate right along with all purchasers of premises in the said building in limited common areas and facilities i.e. Staircase, Staircase landing, Compound, Lobbies and Passage

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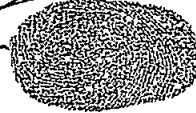
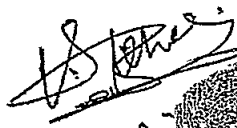
SIGNED & DELIVERED

by the within named **PROMOTERS**
M/S. SHREE ASHTAVINAYAK INFRA
Through its Partner
MR. PRAVEEN SHRIRAM RANE



SIGNED & DELIVERED

by the within named
PURCHASER/S/ ALLOTEE/S
1) **MR. VAIBHAV SAYAJI SALUNKHE**
PAN NO. DVSPS1274J



2) **MS. TEJASWINI BHAGWAN SHINDE after marriage**
MRS. TEJASWINI VAIBHAV SALUNKHE

PAN-NO. JAJPS4216L

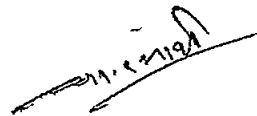


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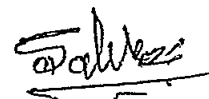


WITNESSES:

1. Name... Ashish Sudam Ranawade -



2 Name... Sayaji Namdev Salunkhe .



RECEIPT

RECEIVED of from the flat PURCHASER/S/ALLOTEE/S above named the sum of Rs.2,00,000/- (Rupees Two Lakhs Only) by Cheque/RTGS in the following manner:-

Date	Amount	Cheque No. / RTGS	Name of Bank
20/02/2025	25,000/-	UTR No. 998366182665	Bank Of India, Kalyan (E)
20/02/2025	1,75,000/-	UTR No. 505116108162	Bank Of India, Kalyan (E)
Total	2,00,000/-		

In Regarding Flat No.402 on Fourth Floor, area admeasuring 19.16 Sq.mtr. (Carpet), in the Building known as "SHREE NALINI CO OP HOUSING SOCIETY LTD." situated at Village Vadavali, Ambarnath being the sum of earnest part payment paid to us as within mentioned.

Rs.2,00,000/-

I say Received

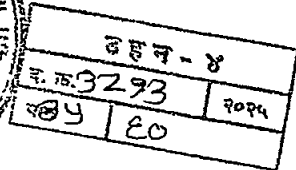
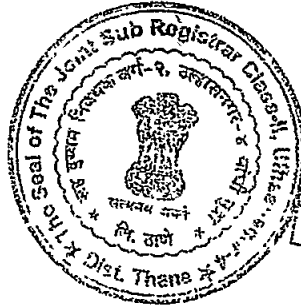
M/S. SHREE ASHTAVINAYAK INFRA

Through its partner



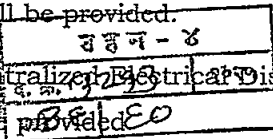
Mr. Praveen Shriram Rane

The Builders/Developers



MODERN AMENITIES FOR FLAT

- 01) Pine wood doors with both side laminated and one side designed flush doors with handles & locks.
- 02) WC & Bathroom doors will be with frame of granite and composite sheet fitted in Powder coated Aluminium frame.
- 03) Aluminium powder coated sliding windows with granite sills.
- 04) Provision of exhaust fan in kitchen.
- 05) Flooring will be provided of Premium quality 2X2 vitrified designer flooring Tiles in the entire flat, open terrace, passage & dry balcony.
- 06) Kitchen full tiling up to beam level and granite platform with Stainless steel sink.
- 07) Loft will be provided in Kitchen.
- 08) Toilets and W/C will be provided with full height tiles and designed matching highlighters. 2 BHK Flat with attached toilet & Bathroom and for that members will not pay any extra amount.
- 09) Provision for Syntax water tank will be provided over toilet and bathroom.
- 10) Jaguar Mixer & shower will be provided.
- 11) Wash basin, commode and flush will be provided in each flat.
- 12) Branded CPVC concealed fitting for entire flat will provided for drinking & Bore well water with sanitary fittings.
- 13) Concealed Polly cab copper wiring with sufficient points for maximum utility will be provided in each flat, for washing Machine, TV Kitchen Appliances, Geyser, Inverter, and Air Conditioner in Bed Rooms will be provided.
- 14) Centralized Electrical Distribution Box having ELCB / MCB for each flat will be provided.
- 15) All windows in flat will be provided with safety grill.
- 16) TV cable fitting will be provided up to the main door of the flat.



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COMMON AMENITIES

- 01) Earthquake Resistant Construction.
- 02) Decorative Entrance Lobby.
- 03) Compound wall with M.S. Gate.
- 04) LED Lights at all external corners of the building.
- 05) One light point each floor landing & for open terrace shall be provided.
- 06) CCTV having cameras on all sides of the building (Main entrance and as per the requirements.)
- 07) Bore well connection will be provided as per availability of underground water with water pump & pump house, electric connection.
- 08) Standard quality water pumps for Bore well water and drinking water will be provided as per the requirement
- 09) Drainage and Plumbing shall be as per Municipal rules & regulations and according to instruction of the Architect of the Project.
- 10) Lift with Power backup will be provided.
- 11) Arrangements for sufficient drinking and Bore well water in the newly constructed building.
- 12) Electric Meter for each and every flat in the building and separate meter for common amenities will be provided
- 13) Solar System for staircase and compound lights
- 14) Basement / Stilt for common Parking with sufficient light arrangements will be provided as per Sanctioned Plan for existing as well as new owners.
- 15) Society office with basic furniture in basement / Stilt with common toilets.
- 16) Terrace, Underground and Overhead water tank of the Building will be provided with proper water proofing treatment.
- 17) Common Terrace shed with G I Pipe 2.5" dia and light fitting
- 18) Rain water harvesting as per availability of place
- 19) Water distribution will be made in equal proportion to each flat and separate Tap will be provided on each floor.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P5170055639

Project SHREE NALINI C.H.S LIMITED, Plot Bearing / CTS / Survey / Final Plot No Plot No 43A/H.No .1E/CTS NO 8774 at Ambarnath, Thane, 421501,

1 Shree Ashtavinayak Infra having its registered office / principal place of business at Tehsil, Ambarnath, District Thane, Pin 421501

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 (j) 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 02/04/2024 and ending with 13/12/2025 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



Date: 02/04/2024
Place Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 02-04-2024 10:58:38

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



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Ambernath Municipal Council

APPENDIX 'D'

SANCTIONED BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name: [NAGIN APARTMENT]		Building Use: Mixed Use
Name of Building: [NAGIN APARTMENT]		
Floor Name: BASEMENT, PARKING FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, TERRACE FLOOR		
1. Road Width: 6.00 M.	2. Permitted Area: 1000 Sq. M.	3. Ancillary Area: 58512 Sq. M.
4. XDR Area: 0.00 Sq. M.	5. Gross Plot Area: 57000 Sq. M.	6. Existing Built-up Area: 900 Sq. M.
7. Proposed built-up Area: 1013.08 Sq. M.	8. Total built-up Area: 1013.08 Sq. M.	

To,
 SHREE NAGIN CHS LIMITED THROUGH ITS POX HOLDER
 SHREE ASHTANAYAK INFRA THROUGH ITS PARTNER SHRI
 PRAVEEN SHREEKAMRANE (Owner)
 FLAT NO. 14, UMA ANS LIMITED NEAR NAVARENAGAR,
 AMBERNATH EAST
 SARANG SETHORAJ (Licence Engineer)
 B1 swani, Darshan, swami samarth, chavk, ambarnath east

Sr.
 With reference to your application No. ABNMCB/1872022/034/AutoOCR V/P/No. ABNMCB/0014/TP/C/2023/AutoOCR, dated 09 November, 2022 for the grant of sanction of Building Permission Commencement Certificate under Section 18(4) of The Maharashtra Regional and Town Planning Act, Maharashtra, Regional and Town Planning Act, 1966 and under section 253, 254 of B.E.P.A.C. act 1949 to carry out development work of Building on Plot No. 28, NO. 14, H.N.D.I.E.C.T.S. 310, 8774, VADAVALI SECTION AMBERNATH EAST, Village, VADAVALI, CTS No. 1874, Survey No. 52033/56, H.O. 15, C.S. NO. 8774, VADAVALI SECTION AMBERNATH EAST the Commencement Certificate/Building Permits granted under Section 18(4) of the said Act, subject to the following conditions.

Outward No. (AMC/TPD/2023/2024)/207
 Date: 13 December, 2023
 Office Stamp: []

Yours faithfully,
 Chief Officer

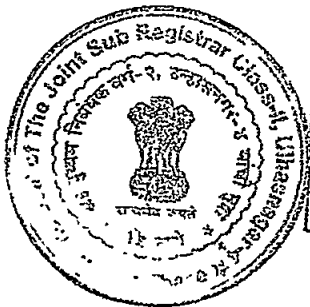
OFFICE OF THE Ambarnath Municipal Council
 Building Permit No.: ABNMCB/0014/TP/C/2023/AutoOCR
 Date: 14 December, 2023
 SANCTIONED
 Signature of the Authority

Seal of The Joint Sub Registrar Class. II, Dist. Thane

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Terms and Condition :

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 subsequent permission, as required from State and Central Govt. Departments/undertaking 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 until Occupation Certificate.
7. If in the development permission reserved land/under special road widening land is to be handed over to the authority in lieu of incentive F3, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.
8. All the provision mentioned in UOCPR, 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 effect shall be submitted along with the application form of occupancy.
10. LIR Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the authority. Also the certificate 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/lines 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 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. As per provision No B3 14 of the approved Integrated Development Control and Promotion Rules, submission of No Objection Certificate from Fire Department will be required.
15. We shall be bound to comply with the applicable orders contained in Ordinance No. 2 dated January 6, 2017 of the Revenue and Forest Department, Government of Maharashtra.
16. The social distance to the front rear and side from the planned construction as shown on the site map should actually be in place and the special order it should be maintained. If the safe tank is to be constructed with a social distance, the slab of the safe tank should be level with the surrounding flooring so that it is not obstructed. Care should be taken that any construction does not reduce the clearance of the ground floor.
17. This construction permit will be valid for one year from the date of issue of the Commencement Certificate, after which renewal of the permit for the next year will be required before the expiry date. The construction or plinth level must be completed within the valid period.
18. The said construction permission has been given on the basis of 7/12 extracts, amendment extracts, agreement, registration document, survey map, Power of attorney letter submitted along with the proposal and if it is found to be fake or misleading, this construction permission will be terminated.
19. Non-compliance as per the approved map as well as construction / use without obtaining necessary permits as per the prevailing Development Control Rules is a cognizable offence under Section 52 of the Maharashtra Regional and Town Planning Act. Therefore, it will be necessary to obtain a revised construction permit before carrying out construction contrary to the approved construction permit or before modifying the construction in accordance with the approved construction permit.
20. During the construction on the subject site, as per IS 10260:2009 Earthquake Resistant RCC Design, the piling of the building components must be done by a qualified registered structural engineer and their supervision will be binding upon the applicant/developer to complete the construction of the building planned below ground level.
21. The new building should have a septic tank as per the approved map and the sewerage pipe will need to be connected to the nearest sewerage pipe in future at own expense with the permission of the Municipal Engineer.
22. While developing on vacant land unnecessary changes should not be made in the topography of the site and if there is natural drainage of water from the said site, it should not be diverted or blocked without permission.
23. If any trees are affected due to the construction of the said building, the permission of the tree officer should be obtained in the prescribed manner and the construction should be taken up after cutting down the trees as per his order.
24. In order not to use the building without obtaining the certificate of completion of the construction, the map of the construction completed on the site should be submitted by the architect and architectural consultant in Appendix H of the Development Control Rules along with five copies of the completed construction and other necessary documents.
25. Architectural Projection/Composite Elevation Projection shown adjacent to the balcony/ outside the construction map window shall not under any circumstances be enclosed by masonry or parapet wall or be subjected to unfair use otherwise the said area shall be considered as construction area.
26. For drainage of sewage or rain water a paved sewer should be constructed to connect the municipal sewer and the road in front of the plot to be constructed with a paved sewer.
27. As suggested in Air Pollution Control Action Plan for Ambegaon Municipal Council area, keeping construction materials like sand and cement in good condition, in order to control the dust generated by trucks on the construction site, arranging water spraying at the entry and exit gates, arranging water spraying on the wheels of vehicles entering the construction site, etc are required. Non-compliance with these rules may lead to cancellation of building permission.



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Adv. RUCHA K. JOSHI
B.Com., LL.M.

Advocate- Bombay High Court

F-1, Sai Kuir Chis Ltd, First Floor Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 424 503, Dist. Thane
Mob.: 9922076799 + E-mail: rjoshi,k.rucha@gmail.com

Date, 28/08/2023

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Introduction:

Under the instructions from M/s. Shree Ashtavnayak Indra that I submit my Title Report.

Description of Property:

All that piece and parcel of N.A. land, lying, being and situate at revenue Village: Vadavali, Taluka: Ambernath District: Thane.

Bearing:

City Survey No.	Area (Sq.mtr)
C.S. No. 3774	570

Presently in the name/s of.

SHREE NALINI CO-OP HOUSING SOCIETY LTD.

(with all right, title and interest there in) hereinafter for brief referred to as "the said property".

Document perused:

- Copy of Property card dtd. 02/05/2023.
- Re-Development Agreement dated 24/08/2023 executed between Shree Nalini Co Op Housing Society Ltd. through its members as the owners of the one part and M/s. Shree Ashtavnayak Infra through its partners Mr Praveen Shriram Rane, Mr. Narendrakumar Madhukar Rane as the Developers of the second part & Shree Nalini Co Op Housing Society Ltd. through committee members Chairman Mr. Vilas Dhananjay Shetye, Secretary Mr. Rajendra Ramchandra Puranik & Treasurer Mr. Liladhar Gopaldas Lad as the confirming party alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-11658/2023 dated 24/08/2023.

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Adv. RUGHA K. JOSHI

B.Com., LL.M.

Advocate-- Bombay High Court

F-1, Sai Kufir-CHS Ltd. First Floor, Near Post Office, Sandikh Chowk, Kulgaoon, Badlapur (E) - 421 503, Dist. Thane
Mob. : 9922076789 • E-mail : joshi.rucha@gmail.com

iii. Irrevocable Power of Attorney dated 24/08/2023 executed by Shree Nalini Co Op Housing Society Ltd. through its members as the owners in favour of M/s. Shree Ashtavnayak Infra through its partners Mr. Praveen Shriram Rane, Mr. Narendrakumar Madhukar Rane as the Developers of the other part alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-11659/2023 dated 24/08/2023.

v. Copy of order issued by Assistant Registrar Co-operative Society, Ambernath bearing No.SANI/AMBERNATH/B-2/SHREE NALINI/PUNARVIKAS/PARVANGI ADESH/343/YEAR 2023 dated 27/04/2023.

vi) Search report given by searcher Satish A. Farad bearing- GRN no.MH007196049202324E dtd,28/08/2023

Period of Search:

From the year 1994 till 2023 (upto 28/08/2023)

Search was undertaken, by searcher in the records maintained at the Offices of Sub-Registrars of Assurances at Ulhasnagar-1, 2, & 4

Observations:

During the search in the records, my searcher has not come across any entry adverse to the title of the present owners and therefore the chain of title is complete.

By Deemed Conveyance dated 10/03/2022 Sandhya Arun Thakar, Susmita Suhas Chandekar, Anand Suhas Chandekar, Asha Suhas Chandekar as the owner through District Deputy Registrar of Collector of Thane of the one part and M/s. Annapurna Construction Company through its partner Ashok Pawar, Sunil Choudhary through District Deputy Registrar of Collector of Thane as the confirming party, have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 18 units in favour of Shree Nalini Co Op Housing Society Ltd. And thereafter, the said society have followed necessary procedure and mutated their names in the property card and started enjoying the said property as absolute owner thereof.



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Adv. RUCHA K. JOSHI

B.Com., L.L.M.

Advocate - Bombay High Court

F-1, Sai Kulkar CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kurla East, Badlapur (E), - 421 503, Dist. Thane
Mob. 9822076789 E-mail: joshi.rucha@gmail.com

That the construction of the building is in dilapidated condition and requires huge repairs and therefore, all the society members have collectively passed resolution for re-development of the said property alongwith the building standing thereon and by re-development agreement dated 24/08/2023 all the members of Shree Nalmi Co Op Housing Society Ltd. have granted re-development rights of said property unto M/s. Shree Ashtavinayak Infra. And necessary permission for re-development of the aforesaid property has been obtained from the office of Assistant Registrar, Co-operative society, Ambernath.

In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof, as well as in pursuance to terms and conditions of Re-Development Agreement, Power of Attorney referred to hereinabove, the said M/s. Shree Ashtavinayak Infra is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, units, shops being construed therein to prospective purchasers after allotment of flats/units to the members of the owner society as per re-development agreement.

Opinion:

After careful study of the revenue records, search undertaken in the records kept at the Sub-Register's Office/s and foregoing, observations, I have no hesitation, whatsoever, in certifying that the title to the said property is absolutely "CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES".

Hence this report is issued.

(Rucha Joshi)

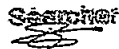
Advocate

Encl : Search Note.



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MH007196049202324E	Government of Maharashtra	Regn 39 M
Department of Registration and Stamps Searched		
25 Aug. 2023	Receipts	SATISH K. FARAD 1kas Smruti, Ward No 4, Vanashil
Name of the Applicant		SURHAD K. N. SURBANE
Details of property of which document has to be searched		Dist. Thane Village. Vedavali S.No/CTS No./G.No. : 6774
Period of search		From 2013 To 2023
Received Fee		300
The above mentioned Search fee has been credited to government vide GRN no MH007196049202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned GRAS Challan		
Payment of search fee through GRAS challan can be verified on gras.mahakosh.gov.in/challan/verify/mSearchChallanWithOutReg.php .		


SATISH K. FARAD
 1kas Smruti, Ward No 4, Vanashil
 S. Ambenagar, Dist. Thane



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Mobile No:- 9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vikas Smriti, Ward No. 4, Kalanagar, Vangani (E)
Tal.-Ambarnath, Dist.-Thane

Ref.

Date:- 28/08/2023

SEARCH REPORT

DESCRIPTION OF PROPERTY:-

C.T.S. No. 8774, Admeasuring Area 570 Sq. Mtrs Building Known as "SHREE NALINI CO. OP. HOU. SOC. LTD." Situated at -Mouje VADVALI Tal -Ambarnath Dist-Thane, Within local limit of Ambarnath Municipal Council & Sub-Registrar Ulhasnagar- 2 & 3

I have taken the Search in respect of above mentioned property and he has gone through available Index of Registered kept in the office of Sub-Registered Ulhasnagar 2 & 3 for the period of 30 years i.e. 1994 to 2023 (Up to 28/08/2023)

Search report as under:-

Year	Transaction	Year	Transaction
1994	Tom Condition	2009	Nil
1995	Tom Condition	2010	Nil
1996	Tom Condition	2011	Nil
1997	Tom Condition	2012	Nil
1998	Tom Condition	2013	Nil
1999	Tom Condition	2014	Nil
2000	Tom Condition	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil
2007	Nil	2022	Transaction
2008	Nil	2023	Transaction

1) Transaction For Year 2022 :-

Nature of Transaction : Convinces. Depd

Actual Value of Rs. 0.00/-

Market Value of Rs. 1.00/-

Description of Property C.T.S. No. 8774, Admeasuring Area 570 Sq. Mtrs Building Known as "SHREE NALINI CO. OP. HOU. SOC. LTD." Situated at -Mouje VADVALI Tal -Ambarnath Dist-Thane.

- 1) Smt Sandhya Arun Thakar
- 2) Smt Sushmita Suhas Chandekar
- 3) Shri. Anand Suhas Thakar
- 4) Smt. Asha Suhas Thakar

No. 1 to 4 Through R O A Holders

District Sub register Sahkari Sanstha Thane

District Deputy Register Shri. Kiran Sonavane

AND

Vendors



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M/s. Annpurna Construction Company Through
Partners Shri. Ashok Powar & Shri. Sunil Choudhary
No. 1 to 2 Through District Sub Registrar, Sahakar, Sahakar,
Thane District Deputy Registrar Shri. Kiran Senavane
A.N.D. Confirming Party

Shree Nalini Co. Op. Hou. Soc. Ltd Through
Chairman 1) Shri. Vilas Shettye
Secretary 2) Shri. Rajendra Puranik
Treasurer 3) Shri. Liladhar Lad Purchasers

Date of Execution :- 10/02/2022
Date of Registration:-10/03/2022
Register Document No.- 4215/2022 (Ulhasnagar-2)
Stamp Duty Paid of Rs.- 5,000/-
Register Charges of Rs. - 2,000/-

2) Transaction For Year 2023:-
Nature of Transaction; Development Agreement
Actual Value of Rs. 2,75,70,500/-
Market Value of Rs. 3,48,29,500/-

Description of Property CTS No 8774, Admeasuring Area 570 Sq. Mtrs
Building Known as "SHREE NALINI CO. OP. HOUS. SOC. LTD." Situated at
-Mouje VADVALI Tal -Ambarnath Dist-Thane.

Shree Nalini Co. Op. Hou. Soc Ltd Through
Member 1) Shri. Manjar Anil Karkhanish
Member 2) Shri. Liladhar Gopalidas Lad
Member 3) Smt. Madhuri Vilas Shettye
Member 4) Shri. Chandan Sambhaji Shinde
Member 5) Smt. Erutika Chandan Shinde
Member 6) Smt. Machuri Vilas Shettye
Member 7) Smt. Susmita Suhas Chandekar
Member 8) Shri. Vilas Dhanjay Shettye
Member 9) Smt. Asha Suhas Chandekar
Member 10) Shri. Arand Suhas Chandekar
Member 11) Shri. Rajaram Soma Bait
Member 12) Shri. Ramesh Ramchandra Puranik
Member 13) Shri. Govinda Kashiram Patil
Member 14) Smt. Asha Govinda Patil
Member 15) Shri. Suresh Raghu Thombare
Member 16) Shri. Sempal Nilkhanth Yerunkar
Member 17) Smt. Asha Suhas Chandekar
Member 18) Smt. Sandhya Arun Thakar
Member 19) Smt. Suman Upendra Pathak
Member 20) Shri. Vashant Baburao Sapkal
Member 21) Shri. Ganpat Tulshuram Jadhav
Member 22) Shri. Suryakumar Naydu Owners

A.N.D.
Shree Nalini Co. Op. Hou. Soc Ltd Through
Chairman 1) Shri. Vilas Dhanjay Shettye
Secretary 2) Shri. Rajendra Ramchandra Puranik
Treasurer 3) Shri. Liladhar Gopalidas Lad Confirming Party

A.N.D.
M/s Ashatvinayak Infra Through Partners
1) Shri. Pravin Shriram Fane
2) Shri. Narendrakumar Madhukar Rane Developers



पं. नं. 3293	२०२५
पं. नं. ६०	६०

Mobile No:- 9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At: Vilas Smruti, Ward No. 4, Kalamnagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref: 3. Date:- 28/08/2023

Date of Execution:- 24/08/2023
Date of Registration:- 24/08/2023
Register Document No:- 11658/2023 (Uhasnagar-2)
Stamp Duty Paid of Rs.:- 47,500/-
Register Charges of Rs.:- 30,000/-

3) Transaction For Year-2023 :-
Nature of Transaction: Power Of Attorney
Actual Value of Rs.0.00/-
Market Value of Rs.1.00/-

Description of Property: C.T.S No.8774, Admeasuring Area. 570 Sq. Mtrs
Building Known as "SHREE NALINI CO. OP. HOU. SOC. LTD." Situated at
Mopie VADVAHI Tal - Ambarnath Dist Thane

Shree Nalini Co. Op. Hou. Soc. Ltd Through
Member 1) Shri. Mandar Anil Larkhade
Member 2) Shri. Liladhar Gopaldas Lad
Member 3) Smt. Madhuri Vilas Shettye
Member 4) Shri. Chandan Sambhaji Shinde
Member 5) Smt. Hrushika Chandan Shettye
Member 6) Smt. Madhuri Vilas Shettye
Member 7) Smt. Sushmita Suhas Chandekar
Member 8) Shri. Vilas Dhanjay Shettye
Member 9) Smt. Asha Suhas Chandekar
Member 10) Shri. Anand Suhas Chandekar
Member 11) Shri. Rajaram Sonar Bag
Member 12) Shri. Rajendra Ramchandra Puranik
Member 13) Shri. Govinda Kashiram Patil
Member 14) Smt. Asha Govinda Patil
Member 15) Shri. Suresh Raju Thombare
Member 16) Shri. Sampat Nilkhatu, Pegunkar
Member 17) Smt. Asha Suhas Chandekar
Member 18) Smt. Sandhya Arun Thakar
Member 19) Smt. Sunan Upendra Pathak
Member 20) Shri. Vashant Baburao Sankal
Member 21) Shri. Ganpat Tulshiram Jachay
Member 22) Shri. Surykumar Naydu

Principals

AND
Shree Nalini Co. Op. Hou. Soc. Ltd Through
Chairman 1) Shri. Vilas Dhanjay Shettye
Secretary 2) Shri. Rajendra Ramchandra Puranik
Treasurer 3) Shri. Liladhar Gopaldas Lad

Confirming Party

AND
M/s. Ashatvinayak Jufra Through Partners
1) Shri. Pravin Shiram Rane
2) Shri. Narendrakumar Madhukar Rane

Power Of Attorney Holders

Date of Execution :- 24/08/2023
Date of Registration:- 24/08/2023
Register Document No:- 11659/2023 (Uhasnagar-2)
Stamp Duty Paid of Rs.:- 500/-
Register Charges of Rs.:- 100/-



उत्तर - ४	
र. नं. 3293	२०२५
४२	६०

Search GRN No. :- MII007196049202324E
Search Application No. - 00030072201/2023

CONTENT OF THIS SEARCH REPORT.

Date : 28/08/2023
Place : Bādlāpur

Searcher
SATISHA FARAD
1/ka: Shrihari Ward No.4, Vangani (E)
Tel: Ambernath, Dist. Thane

Notes:-

At the time of taking search it was found that

- a) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- b) No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- c) The Index II from 2002 to 2023 is not properly binded, hence the report is also subject to said condition, search is taken as per available record.
- d) This Property is developed and many flats are registered in Sub-registrar Office of Ulhasnagar, & during 2011 to 2023, entry of Flat Sale Agreement is not mentioned in this Search Report.



व.सं. - ४	
प.सं. 3293	२०२५
प.सं. ९	९०



महाराष्ट्र शासन
सहकार, पगन व वस्त्रोद्योग विभाग
सहाय्यक निबंधक, सहकारी संस्था, अंबरनाथ तालुका
याचे कार्यालय
ऑफिस क्र. १०३ व १०४, श्री साई वनाचे कॉ-ऑप. झोसिंग मोसायटी लि, एम्पायर कॉम्प्लेक्सच्या समोर,
सो-ग्रॅटिझ ब्र, कल्याण-व्दलापूर रोड, विखिलो, अंबरनाथ (पश्चिम), ता. अंबरनाथ, जि. ठाणे
दुरध्वनी क्र- ८८८०११२७४५
ईमेल ID - gca.rta.ambernath@gmll.gov

जा.क्र. सनि/अंबरनाथ/वी-२/श्री नलिनी/पुनर्विकासपरवानगी आदेश/ ३४३ /सन २०२३
दिनांक - २७/०४/२०२३

- वाचावे - १) सहकार, पगन व वस्त्रोद्योग विभाग महाराष्ट्र शासन जांचेकडील शासन निर्णय सगुजे
२०१८/प्र.क्र. ८५/१४-स, दि. ०४/०७/२०१९.
२) अध्यक्ष/सचिव, श्री नलिनी को-ऑपरेटिव्ह हौसिंग सोसायटी लि, अंबरनाथ (पूर्व),
ता अंबरनाथ, जि ठाणे या सस्येच दि ०३/०४/२०२३ रोजीचा प्रस्ताव
३) या कार्यालयाकडील जा.क्र.सनि/अंबरनाथ/वी-२/श्री नलिनी/प्रा अ/वि.स.स/२२/सन २०२३,
दि ०३/०४/२०२३ रोजीचे प्राधिकृत अधिकारी नियुक्त आदेश
सस्येने दि २६/०४/२०२३ रोजी या कार्यालय स सादर केलेला अहवाल.
प्राधिकृत अधिकारी यांचा दि २६/०४/२०२३ रोजीचा अहवाल



ज्याअर्थी, श्री नलिनी को-ऑप. झोसिंग सोसायटी लि., रूबे नं ४३, हिस्सा न १ (३), बडवली
सेक्शन, अंबरनाथ (पूर्व), ता. अंबरनाथ, जि ठाणे ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० व नियम
१९६१ नधील तरतुदीनुसार नोंदणीकृत सहकारी गृहनिर्माण संस्था असून तीचा नोंदणी क्रमांक टीएन/युएलआर/
एचएसजी/टीसी/१५३४६/२००४-०५/सन २००४, दिनांक २६/०७/२००४ अस आहे. सदर नोंदणीकृत सहकारी
गृहनिर्माण संस्था या कार्यालयाच्या अधिकार क्षेत्रात येत आहे आणि,

ज्याअर्थी, शासन निर्णय क्रमांक जा.क्र सगुजे २०१८/प्र.क्र.८५/१४-स, दिनांक ०४/०७/२०१९ नुसार
प्राप्त महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७२(अ) अन्वये निर्देशानुसार सहकारी गृहनिर्माण संस्थांच्या
इमारतीचा पुनर्विकास करणेसाठी विकासकाची निवड करण्याबाबत आर्जित करावयाच्या विशेष सर्वसाधारण सभेत
प्राधिकृत अधिकारी नियुक्त करण्याचे अधिकार तालुका निबंधकाना प्रदान केलेले आहेत. आणि,

ज्याअर्थी, विकासकाच्या नियुक्तीसाठी विशेष सर्वसाधारण सभा बोलावण्याकरिता प्राधिकृत
अधिकार्याची नियुक्ती करणेबाबत संस्थेने वाचावे क्र. २ अन्वये प्रस्ताव सादर केलेला आहे. त्यानुसार या
कार्यालयाकडील वाचावे क्र. ३ अन्वये सदर सभेत उपस्थित राहणेकरिता श्री. राचेंद्र विहल मरकड, सहकारी
अधिकारी (श्रेणी-१) यांची प्राधिकृत अधिकारी म्हणून नियुक्ती केलेली आहे. आणि,

ज्याअर्थी, सदर नियुक्ती आदेशास अनुषंगाने या संस्थेतील नियुक्त प्राधिकृत अधिकारी यांचे
उपस्थिततेत दि. २५/०४/२०२३ रोजी संस्थेची विशेष सर्वसाधारण सभा घेतली आहे. प्राधिकृत अधिकारी
यांचे दि. २६/०४/२०२३ रोजी सदर सभेत झालेले निर्णय संस्थेच्या कार्यालयास सादर केलेला आहे
तसेच संस्थेने सभेमध्ये विकासक निवड झाल्याबाबत मंडळाला लिहिल्या निवेदनाचे दिनांक २६/०४/२०२३
रोजी सादर केलेले आहे. आणि,

ज्याअर्थी, संस्थेने या कार्यालयास दि. २५/०४/२०२३ रोजी या संस्थेच्या विशेष सर्वसाधारण सभेत
अवलोकन केले असता सस्येच्या दि. २५/०४/२०२३ रोजी झालेल्या निर्णयानुसार विकासक निवडीच्या विशेष सर्वसाधारण सभेत
सस्येच्या एकूण १२ सभासदांपैकी ०९ सभासद उपस्थित आहेत पुनर्विक्रय सासटीच्या विशेष सर्वसाधारण सभेत
आवश्यक असलेली २/३ गणपूर्ती पूर्ण झालेली असल्यामुळे सभा घेण्यात आलेली आहे. सभेत उपस्थित सस्येच्या ०९
सभासदांनी ठरावाच्या बाजूने मतदान केलेले आहे. विकासक निवडीबाबतचा ठराव एकूण सभासदांच्या ५१% पेक्षा
अधिक सभासदांच्या बहुमताने संमत झाल्याचे दिसून येते सदर ठरावात विकासक मेसन श्री अष्टविनायक इन्फ्रा चें
भागीदार श्री. प्रवीण एस राणे व श्री. नॅन्ड एम. राणे, पत्ता- १४, उमा को-ऑप. झोसिंग सोसायटी लि., नवरं नगर
जवळ, मोरिवली, अंबरनाथ (पूर्व), ता. अंबरनाथ, जि ठाणे यांची निवड झालेली आहे. आणि,



उपपत्र - ४	
व. क्र. 32913	२०२५
३३०	६०

त्याअर्थी, उपरोक्त नमुद केल्याप्रमाणे सर्व प्रक्रियेचे अवलोकन केले असता व अवलविलेल्या पध्दतीचा विचार करता संस्थेच्या पुनर्विकासासाठी विकासक म्हणून मेसर्स श्री अष्टविनायक इन्फ्रा चे भागीदार श्री प्रवीण एस राणे व श्री नरेंद्र एम. राणे, पत्ता - १४, उमा को-ऑप हौसिंग सोसायटी लि, नवरे नगर जवळ, मोरिवली, अंबरनाथ (पूर्व), ता अंबरनाथ, जि ठाणे यांची निवड झालेली आहे सदर नियुक्तीस मान्यता देणे आवश्यक असल्याची भागीदारी झालेली आहे त्यामुळे मला प्राप्त अधिकारानुसार मी खालील प्रमाणे आदेश पारित करित आहे

-: आदेश :-

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९(अ) व सहायक पणन व वस्तुछांग विभाग, याचेकडील जा.क्र संख्या २०८/प्र.क्र ८५/१४-स, दिनांक ०४/०७/२०१९ चे शासन निर्देशान्वये प्राप्त अधिकारानुसार मी रामचंद्र लोखंडे, सहाय्यक निबंधक, सहकारी संस्था, अंबरनाथ तालुका, जि. ठाणे, श्री नरिनी को-ऑप हौसिंग सोसायटी लि, सखें नं ४३, हिस्सा नं १ (ई), वडवली सेक्शन, अंबरनाथ (पूर्व), ता अंबरनाथ, जि ठाणे या संस्थेच्या इमारतीच्या पुनर्विकास परवानगी देत असून विकासक म्हणून मेसर्स श्री अष्टविनायक इन्फ्रा चे भागीदार श्री प्रवीण एस. राणे व श्री नरेंद्र एम. राणे, पत्ता- १४, उमा को-ऑप. हौसिंग सोसायटी लि, नवरे नगर जवळ, मोरिवली, अंबरनाथ (पूर्व), ता. अंबरनाथ, जि ठाणे यांची निवड झालेली असल्याने सदर नियुक्तीस मी मान्यता देत आहे

सदर आदेश आज दिनांक २७/०४/२०२३ रोजी माझी सही व कार्यालयीन मुद्रेसह दिला असे

ठिकाण :- अंबरनाथ.
दिनांक :- २७/०४/२०२३



(४)

(रामचंद्र लोखंडे)
सहाय्यक निबंधक,
सहकारी संस्था, अंबरनाथ तालुका

प्रति,

- १) मा. मुख्याधिकारी, अंबरनाथ नगरपरिषद, अंबरनाथ (पश्चिम), ता. अंबरनाथ, जि ठाणे
 - २) चेअरमन/सेक्रेटरी, श्री नरिनी को-ऑप. हौसिंग सोसायटी लि, सखें नं ४३, हिस्सा नं १ (ई), वडवली सेक्शन अंबरनाथ (पूर्व), ता अंबरनाथ, जि ठाणे
- २/- याना व्रत देऊन कळविण्यात येते की, संस्थेच्या इमारतीच्या पुनर्विकासानंतर संस्थेतील वडील सदनिका/गाळ्यांना सनासदत्व देण्यापूर्वी संस्थेच्या अधिकृत भागमांडवलात वाढ करण्यासाठी या कार्यालय कडे भागमांडवल वाढीचा रिक्तसत प्रस्ताव दाखल केल्याने सुरवातीची घेण्यात यावी
- ३) मेसर्स श्री अष्टविनायक इन्फ्रा चे भागीदार श्री. प्रवीण एस राणे व श्री. नरेंद्र एम राणे, पत्ता - १४, उमा को-ऑप. हौसिंग सोसायटी लि, नवरे नगर जवळ, मोरिवली, अंबरनाथ (पूर्व), ता अंबरनाथ, जि. ठाणे
- २/- याना व्रत देऊन कळविण्यात येते की, संस्थेच्या इमारतीच्या पुनर्विकासानंतर संस्थेतील वडील सदनिका/गाळ्यांची विडकी केल्यानंतर तसे संस्थेस अवगत करून संस्थेपासून भागमांडवल वाढीचा प्रस्ताव या कार्यालयाने सादर करूया



वृत्त - २
र.क्र. ११९५८/१०११
५० ८०

(४)

सहाय्यक निबंधक,
सहकारी संस्था, अंबरनाथ तालुका



वृत्त - ४
र.क्र. ३२९३/२०२५
५९ ६०



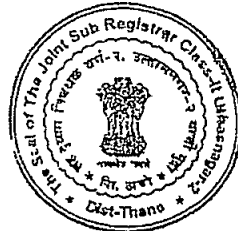
24/08/2023

सूची क्र 2

दुय्यम निबंधक सह दु नि, जल्हासनगर 2
दत्त क्रमांक 11658/2023
नोदणी
Regn.63m

गावाचे नाव वडवली

- | | |
|--|---|
| (1) किले जाभा प्रकाश | दिकानकररातावा |
| (2) मयलगा | 27570500 |
| (3) काजारभास(प्रॉटेपट्टयान्या
मजिरीअपट्टाचान आकारणी देतो मी
स्टेटान ने मुट्ट अराने) | 34829500 |
| (4) धू मारा पोट्टिक्का व
अरनाम(अरनाम) | 1) पाकिनेचे भाव अंकरनाम इतर धर्जन इतर माहिती नोले घडवली ना. अंकरनाम, जि. ठाणे येथील
सिटी स म 8774 शेप 570 चौ मी, अने अस्तित्ते क्षेत्र व ट्यावरीन श्री नलिनी को. ओप, ह्रीसिंग
सोसायटी लि. विन्डिअ/सोसायटी व रणमधील सर्व दमिना इतर तहभूट ह्रीसिंग ह्रीसिंग निवडणुकापट्टाने
(अग्निनिर्णय/ग.नं- 412/23/3661/2023, दिनांक- 24/07/2023 सह विन्हा निवडणुका वर्ग-1 तथा मुद्राद
दिल्लु(सिक्कारी ठाणे प्रागिय)((C.T S Number : 8774 .)) |
| (5) लथफट | 1) 570 चौ मीटर |
| (6) आकारणी किला जुडी देण्यात असत
उन्हा | |
| (7) दसपेवज करन देणा-या/सिद्धन देवणा-
या पंक्तकराचे नाव किया दियार्णी
न्यायालयचा हुकुमनामा किल्ला भादेश
अनन्याय प्रतिवादिचे नाव व पत्ता. | 1) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद मदार अनित कारखानीस वय-38,
पत्ता-प्लॉट नं - , माळा नं - , इमारतीचे नाव 001, तळमजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु,
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
2) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद विलास गोपालदास साठ वय-67,
पत्ता-प्लॉट नं - , माळा नं - , इमारतीचे नाव 002, तळमजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु,
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
3) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद माधुरी विलास शेठे वय-57, पत्ता -
प्लॉट नं - , माळा नं - , इमारतीचे नाव 003, तळमजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु,
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
4) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद विलास धनंजय शेठे वय-62, पत्ता -
प्लॉट नं - , माळा नं - , इमारतीचे नाव 003, तळमजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु,
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं -
5) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद चदन सभाजी शिंदे वय-58, पत्ता -
प्लॉट नं - , माळा नं - , इमारतीचे नाव 004, तळमजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं -
6) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद श्रुतिका चदन शिंदे वय-54, पत्ता-
प्लॉट नं - , माळा नं - , इमारतीचे नाव 004, तळमजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु,
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
7) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद माधुरी विलास शेठे वय-57, पत्ता -
प्लॉट नं - , माळा नं - , इमारतीचे नाव 101, पहिला मजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु,
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
8) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद सुमित्रा सुहास चांदेकर वय-23,
पत्ता-प्लॉट नं - , माळा नं - , इमारतीचे नाव 102, पहिला मजला, श्री नलिनी सोसायटी, घडवली,
अवरनाम पु, व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
9) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद वें संजय दिसा उर्फ
आशा सुहास चांदेकर वय-47, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव: 102, पहिला मजला, श्री
नलिनी सोसायटी, घडवली, अवरनाम पु, व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन
नं -
10) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद आनंद सुहास चांदेकर वय-28, पत्ता-
प्लॉट नं - , माळा नं - , इमारतीचे नाव 102, पहिला मजला, श्री नलिनी सोसायटी, घडवली, अवरनाम पु
व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
11) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद राजेंद्र रामचंद्र सोपा घाईत वय-72,
पत्ता-प्लॉट नं - , माळा नं - , इमारतीचे नाव 104, पहिला मजला, श्री नलिनी सोसायटी, घडवली,
अवरनाम पु, व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
12) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद राजेंद्र रामचंद्र पुराणिक वय-58,
पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव 201, दुसरा मजला, श्री नलिनी सोसायटी, घडवली,
अवरनाम पु, व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
13) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद गोविंद काशीराम पाटील वय-54
पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव: 202, दुसरा मजला, श्री नलिनी सोसायटी, घडवली,
अवरनाम पु, व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं -
14) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद अशा गोविंदा पाटील वय-53,
पत्ता-प्लॉट नं - , माळा नं - , इमारतीचे नाव: 202, दुसरा मजला, श्री नलिनी सोसायटी, घडवली,
अवरनाम पु, व्हॉक नं - , रोड नं - , महापट्ट, ठाणे, पिन कोड-421501 पॅन नं-
15) नाव-श्री नलिनी को. ओप ह्रीसिंग सोसायटी लि. तर्फे सभासद सूरस राधे वय-67, पत्ता- |



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द. क्र. 3293	२०२५
पाने ५२	६०

- 16) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 17) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 18) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 19) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 20) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 21) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 22) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 23) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 24) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-
- 25) नाथ श्री नलिनी को ओप हीसिंग सोसायटी लि तर्फे मभावाद संपत निळमळ येवणुक 74 पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव 204 दुसरा पत्रता, श्री नलिनी सोसायटी यडवली अवरनाथ पु, ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं-

(8) हस्ताक्षर केल्या गेलेल्या पक्षानासचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयात, प्रतिपादिते नाव व पत्र

- 1) नाथ श्री अष्टविनायक इन्फ्रा तर्फे मभावाद प्रयोग श्रीराम राधे थप -44, पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव सत्यनिका नं. 14, उमर सोसायटी, नवरे नगर, मोरिवली, अवरनाथ पु ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं - AEYFS5386K
- 2) नाथ श्री अष्टविनायक इन्फ्रा तर्फे मभावाद प्रयोग श्रीराम राधे थप -36, पत्ता -प्लॉट नं - माळा नं - इमारतीचे नाव सत्यनिका नं. 14, उमर सोसायटी, नवरे नगर, मोरिवली, अवरनाथ पु ब्लॉक नं - रोड नं - महाराष्ट्र, ठाणे पिन कोड-421501 पॅन नं - AEYFS5386K

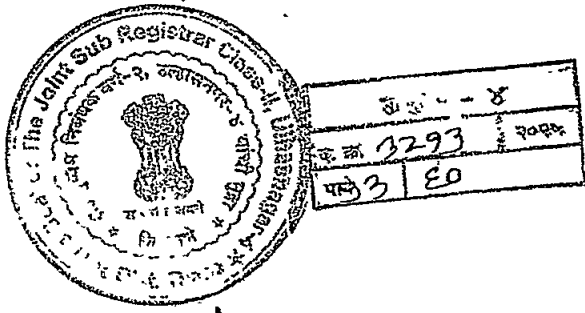
(9) दस्तावेज केल्या गेलेल्या दिनांक	24/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/08/2023
(11) अनुक्रमांक, उद व पृष्ठ	11658/2023
(12) वाक्या भावाप्रमाणे सुट्टाक शुल्क	1741500
(13) वाक्या भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

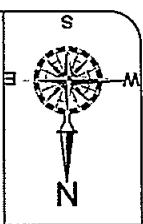
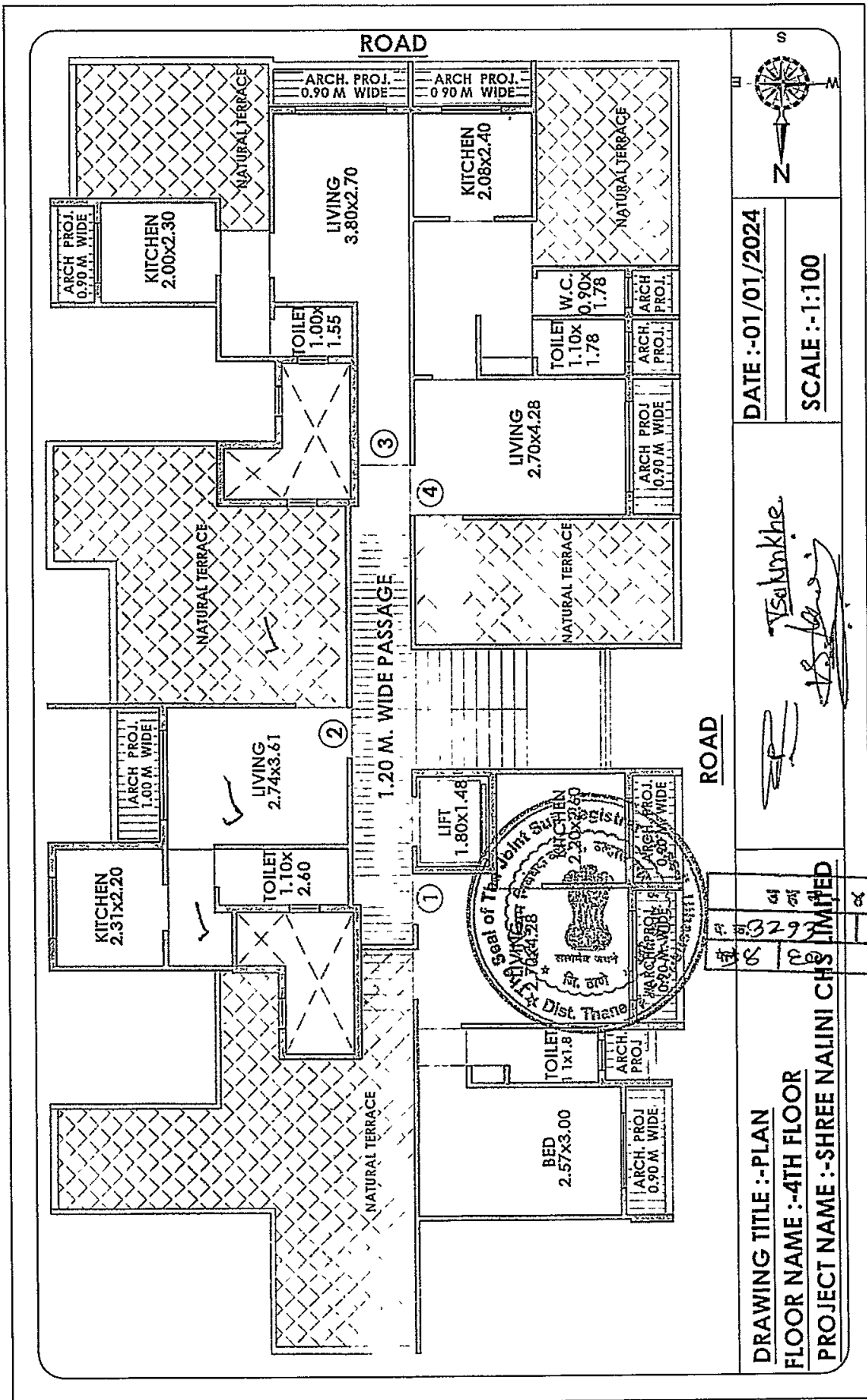


सह सुषम निबंधक वर्ग-२
उल्हासनगर-२

मुन्पाकनामची विचारात घेतलेला वगसोत -
मुद्रांक शुल्क अकारदान निवडलेला वटव्हेर -

मुन्पाकनाची आवश्यकता नसली कारण अभिनिर्णीत दस्त कारणाचा वगशील अभिनिर्णीत दस्त 412/2023
(u) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority, or any other Urban area not mentioned in sub clause (y) or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, '995





DATE :- 01/01/2024
SCALE :- 1:100

Y. Sakinikhe
[Signature]

1	2	3	4
1	2	3	4

DRAWING TITLE :- PLAN
FLOOR NAME :- 4TH FLOOR
PROJECT NAME :- SHREE NALINI CHS LIMITED

121
2
1300

121
2
1300

121
2
1300

121
2
1300

आयकर विभाग
INCOME TAX DEPARTMENT



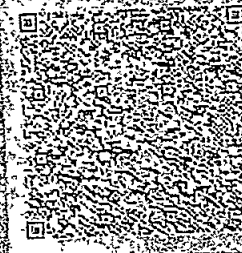
भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEYFS5386K

नाम/Name
SHREE ASHTAVINAYAK INFRA

रजिस्ट्रेशन / सट्टन की तारीख
Date of Incorporation/Formallon
18/03/2023



मेरा आधार, मेरी पहचान



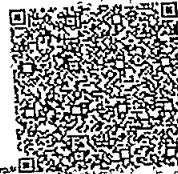
भारत सरकार

Government of India



प्रवीण श्रीराम राणे
Praveen Shriram Rane

जन्म तिथि / DOB : 20/11/1978
पुरुष / Male



4783 3201 7839

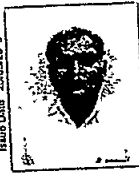
मेरा आधार, मेरी पहचान



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पृष्ठ 9	120



भारत सरकार
Government of India



सयाजी नामदेव साळुंके
Sayaji Namdev Salunkhe
जन्म तारीख / DOB 01/06/1961
पुरुष / Male



आधार पहचान का प्रमाण है नागरिकता का नहीं।
Aadhaar is a proof of identity not of citizenship.

3035 6274 1190

मेरा आधार, मेरी पहचान

Salunkhe



भारत सरकार
Government of India



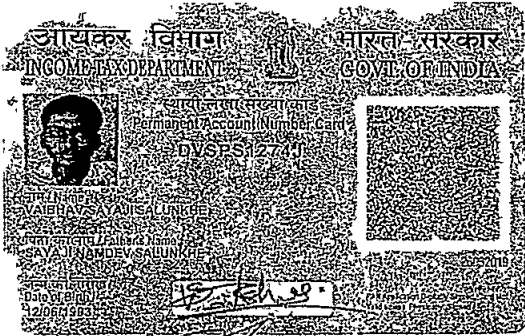
आशुष सुदान रानावडे
Ashush Sudam Ranawade
जन्म तारीख / DOB 21/02/1981
पुरुष / Male



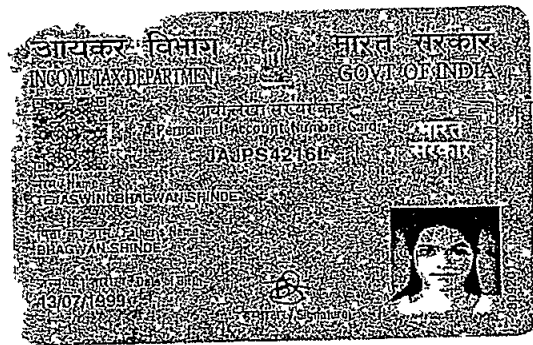
6152 0678 7428

आधार - सामान्य माणसाचा अधिकार

Salunkhe



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घोषणापत्र/ शपथपत्र

मी/आम्ही खालील सही करणारे मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे 30.11.2013 रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणी साठी सादाज केलेले दस्तऐवजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही दस्तातील लिहून देणार/ कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम घेऊन आलो आहे

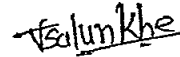
शहर नोंदणी दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक/ वारस हक्कदार/ कर्जेदार हितसंबंधीत व्यक्ती यांची मालकी (title) तसेच मिळकतीचे मालकाने नमूद दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यार अदयापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे, व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

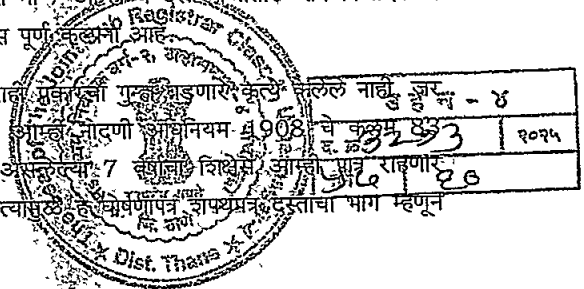
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही म. न्यायालय/ शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1908 चे नियम 44 व वेळोवेळी न्यायालयाने उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/ कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी याची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

त्यावर मिळकती विषय सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलिस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्णपणे जाणीव आहे.

त्यामुळे मी/ आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कुठे केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 82 नुसार व भारतीय दंड संहिता 1860 मधील नमुद असलेल्या 7 कक्षांनी शिक्षित आम्ही या राहणार आहोत याची मला/ आम्हाला पूर्णपणे जाणिव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत


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दस्त गोपवारा भाग-2

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दस्त क्रमांक 3213/2025

दस्त क्रमांक उहण 4/3213/2025
दस्ताचा प्रकार - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: वैभव सयाजी साळुखे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 2/8, पूजा कॉलनी, समर्थ नगर, कल्याण पु, कल्याण, पो काटेमानिवली, ब्लॉक नं - रोड नं - , महाराष्ट्र, ठाणे पिन नंबर DVSPS1274J	लिहून घेणार वय -31 स्वाक्षरी-		
2	नाव: तेजस्विनी भगवान शिंदे लग्नानंतरचे नाव तेजस्विनी वैभव साळुखे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव 2/8, पूजा कॉलनी, समर्थ नगर, कल्याण पु, कल्याण, पो काटेमानिवली, ब्लॉक नं - , रोड नं - , महाराष्ट्र, ठाणे पिन नंबर: JAJPS4216L	लिहून घेणार वय :-25 स्वाक्षरी:-		
3	नाव: मे श्री अश्विनायक इन्फ्रा तर्फे भागीदार प्रवीण श्रीराम राणे पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव सदनिका न 14, उमा सीएचएस, नवरे नगर, मोरिवली, अवरनाथ पु , ब्लॉक नं - , रोड नं - , महाराष्ट्र, ठाणे, पिन नंबर: AEYFS5386K	लिहून घेणार वय -46 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तयारकर्त्या करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्रा क्र.3 ची वेळ: 07/03/2025 10:06:08 AM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: सयाजी नामदेव साळुखे -- वय: 63 पत्ता: रा. काटेमानिवली, कल्याण पिन कोड: 421306		
2	नाव: आशिष सुदाम रानावडे - वय: 43 पत्ता: रा. शिवाजी नगर, अवरनाथ पिन कोड 421501		

दस्तऐवज निष्पादनाचा कदुलीजवाव देणाऱ्या अनु क्र 2, या पक्षकारांची ओळख गमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार तेजस्विनी भगवान शिंदे लग्नानंतरचे नाव तेजस्विनी वैभव साळुखे	07/03/2025 10:07 27 AM	तेजस्विनी भगवान शिंदे F 1208760131976192000

शिक्रा क्र.4 ची वेळ: 07 / 03 / 2025 10 : 14 : 18 AM

Join S. R. Uthasnanagar 4



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VAIBHAV SAYAJI SALUNKHE	eChallan	69103332025030621268	MH017342026202425E	144000.00	SD	0009608775202425	07/03/2025
2		DHC		0325065519784	1200	RF	0325065519784D	07/03/2025
3	VAIBHAV SAYAJI SALUNKHE	eChallan		MH017342026202425E	24000	RF	0009608775202425	07/03/2025

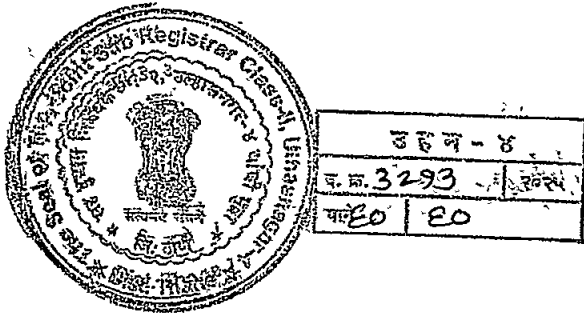
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3213 /2025

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प्रमाणित करण्यात येते की सदर दस्त
 ३२९३ च. क्र. १० पाने आहे
 पुस्तक क्रमांक १ चर नोंदला
 दिनांक ०७-०३-२०२५

सह. दुय्यम (वि.प.वर्ग-२, दह्यातनगर-४०)



07/03/2025

सूची क्र.2

दुय्यम निवर्धक सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 3213/2025

नोंदणी .

Regn.63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोंवदलः	2400000
(3) बाजारभाव (भाडेपट्ट्याच्या वास्तुतः पट्ट्याकार आकारणी-देतोः की पट्टेदार ते नमुद करावे)	1477000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: अवरनाथ इतर वर्णन : इतर माहिती: मौजे वडवली अवरनाथ, ता. अवरनाथ, जि ठाणे येथील न.नं. 43/25 (नुना स न 43/ए, हिस्सा नं 1/ड) व मिटी स न. 8774 क्षेत्र 570 चौ.मी. यावरील श्री नलिनी को ऑप हौसिंग सोसायटी लि. मधील सदनिका न 402, चौथा मजला, क्षेत्र 19.16 चौ.मी. कारपेट + 1.67 चौ मी प्रोजेक्शन एरिया + 18 03 चौ.मी. नॅचरल टेरस ((Survey Number 43/25, C.T.S. No.8774 .))
(5) क्षेत्रफळ	1) 38.86 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- मे.श्री अष्टविनायक इन्फ्रा लॅफ. आर्गिडार प्रवीण श्रीराम राणे वय -46, पत्ता -प्लॉट नः 0, भाळा न 0, इमारतीचे नाव: सदनिका न.14, उमा सीएस, नवरे नगर, मोरिवली, अवरनाथ पु, ब्लॉक नः -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421501 पॅन नं:- AEYFS5386K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वैभव सयाजी साळुखे वय:-31, पत्ता:-प्लॉट नं: 0, भाळा नं: 0, इमारतीचे नाव: 2/8, पूजा कॉलनी, समर्थ नगर, कल्याण पु, कल्याण, पो. काटेमानिवली, ब्लॉक नं: -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421306 पॅन नं:- DVSPS1274J 2): नाव:- तेजस्विनी भगवान शिंदे सप्रानंतरचे नाव तेजस्विनी वैभव साळुखे वय:-25, पत्ता:-प्लॉट नं 0, भाळा नं 0, इमारतीचे नाव: 2/8, पूजा कॉलनी, समर्थ नगर, कल्याण पु, कल्याण, पो. काटेमानिवली, ब्लॉक नं: -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421306 पॅन नं:- JAJPS4216L
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2025
(10) दस्त मोंदणी केरपाचा दिनांक	07/03/2025
(11) अनुक्रमिक खंड व पृष्ठ	3213/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	144000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24000
(14) श्रेय	



सह दु.नि. उल्हासनगर वर्ग-2
उल्हासनगर क्र. 4

मुल्यांकनासाठी विचारात घेतलेला तपशील -

मुद्रांक शुल्क आकरताना निवडलेला अनुच्छेद -

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

Payment Details..

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VAIBHAV SAYAJI SALUNKHE	eChallan	69103332025030621268	MH017342026202425E	144000.00	SD	0009608775202425	07/03/2025
2		DHC		03250555*9784	1200	RF	0325055519784D	07/03/2025
3	VAIBHAV SAYAJI SALUNKHE	eChallan		MH017342026202425E	24000	RF	0009608775202425	07/03/2025

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