

70/21370

पावती

Original/Duplicate

Saturday, December 06, 2025

नोंदणी क्र.: 39M

5:06 PM

Regn.: 39M

पावती क्र.: 24098

दिनांक: 06/12/2025

गावाचे नाव: अडिवळी ढोकळी

दस्तऐवजाचा अनुक्रमांक: कलन1-21370-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कविता अविनाश पाटील

नोंदणी फी

रु. 28400.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 62

एकूण:

रु. 30880.00

cashmug
सह. दुय्यम विभाग - २,

कल्याण क्र. १

बाजार मुल्य: रु. 1408000/-

मोबदला रु. 2831900/-

भरलेले मुद्रांक शुल्क : रु. 198300/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 2480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1225065203485 दिनांक: 06/12/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 28400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012956277202526E दिनांक: 06/12/2025

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Kavita



06/12/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 1

दस्त क्रमांक : 21370/2025

नोदणी :

Regn:63m

गाव: अडिवळी ढोकळी तालुका: अंबरनाथ जिल्हा: ठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2831900
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मंजूर करावे)	1408000
(4) भू-मापन, पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मोजे अडिवळी ढोकळी येथील स न 36, हि न 22/ब, स न 36, हि न 14/2, स न 36, हि न 17 आणि स न 36, हि न 16 पैकी यावरील डावखर सेरेनो फेस 3 बी, बिल्डिंग न 2, ब्ल्यूबेल या बिल्डिंग मधील फ्लॅट न 111, 1 ला मजला क्षेत्र 32.26 चौ. मी. (कारपेट) आणि ई.व्ही.बी.टी. क्षेत्र 1.56 चौ. मी. सोबत एस.एफ.डी. क्षेत्र 5.66 चौ. मी. (Survey Number : 36 ;))
(5) क्षेत्रफळ	1) 39.48 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्द ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:-डावखर इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे डायरेक्टर संतोष सोपान डावखर यांचे कु. मु. धा. म्हणून राजेश सोपान डावखर यांनी निष्पादित केलेले आणि मे. डावखर इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे अधिकृत स्वाक्षरी म्हणून राजेश सोपान डावखर यांच्यावतीने कबुलीजबाब करिता म्हणून कु. मु. पत्र धारक म्हणून दीपक बापूराव यशवंतराव वय:-43; पता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: डावखर कॉर्पोरा, मलंग रोड, पिसवली, कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AADCD3567H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:-कविता अविनाश पाटील वय:-41; पता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाईपलाईन रोड, रुम न 26, स न 12, स्वामी संमर्थ कॉलनी, सावेडी रोड, अहमदनगर, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आ-ईव्ही/ाणागार. पिन कोड:-414003 पॅन नं:-FFNPP2769Q 2): नाव:-अविनाश अरुण पाटील वय:-45; पता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाईपलाईन रोड, रुम न 26, स न 12, स्वामी संमर्थ कॉलनी, सावेडी रोड, अहमदनगर, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आ-ईव्ही/ाणागार. पिन कोड:-414003 पॅन नं:-BAAPP9114P
(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2025
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2025
(11) अनुक्रमांक, खंड व पृष्ठ	21370/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	198300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28400
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक वर्ग-२,
कल्याण क्र. १

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2025120600634		06 December 2025, 03:36:29 PM		
कलन					
मूल्यांकनाचे वर्ष	2025				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	56/180-आडवेली-ढोकळी गावातील रहीवास विभागातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#36	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
4500	32400	37400	46000	37400	चौ, मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	43,428चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.27951/-
उद्देशाने सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	39.48चौ. मीटर
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.32400/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर			
		= ((32400-4500) * (100 / 100)) + 4500)			
		= Rs.32400/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 32400 * 43.428			
		= Rs.1407067.2/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेहोलाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य - बांदित वाहन तळचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदित बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1407067.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1407067/- = र चौदा लाख सात हजार सत्तुसष्ट /-			

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दस्तावेज 29300	२०२५
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CHALLAN
MTR Form Number-6



GRN	MH012956277202526E	BARCODE	06/12/2025-13:56:24		Form ID	25.2	
Department Inspector General Of Registration			Payer Details				
Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
Type of Payment			PAN No.(If Applicable)		AADCD3567H		
Office Name ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			Full Name		DAVAKHAR INFRASTRUCTURE PVT LTD		
Location THANE			Flat/Block No.		FLAT NO. 111 ON 1 ST FLOOR OF BUILDING		
Year 2025-2026 One Time			Premises/Building		NO. 2 BLUEBELL IN DAVAKHAR SERENO		
Account Head Details			Amount In Rs.		PHASE 3B		
0030046401 Stamp Duty			198300.00		Road/Street Malang Road Adivali Dhokali Ambarnath		
0030063301 Registration Fee			28400.00		Area/Locality THANE		
			Town/City/District				
			PIN		4 2 1 3 0 6		
			Remarks (If Any)				
			PAN2=FFNPP2769Q~SecondParty		कलन-१ AVINASH		
			PATIL-CA=2831900		29360 2024		
					2 82		
			Amount In		Two Lakh Twenty Six Thousand Seven Hundred Rupees		
Total			2,26,700.00		Words Only		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN		Ref. No. 0004572025120617716/CK00MKUXV2		
Cheque/DD No.			Bank Date		RBI Date 06/12/2025 13:24:58 Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 8652098777

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 1225065203485

Payment Date : 06/12/2025

Received from **JOINT SUB REGISTRAR**, Mobile number **9322003999**, an amount of Rs.2480/-, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **JDR Thane City** of the District **Thane**.

Payment Details

Bank Name : SBIN

Receipt Date : 06/12/2025

Bank CIN : 10029762025120603378

REF No. : 5015466545245

This is computer generated receipt, hence no signature is required.

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दस्तावेज क्र. 29360	2024
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DAVAKHAR
SERENO
LIVE BLISSFUL

Ward No.	:	
Village	:	Adivali-Dhokali
Apartment Area Sq.Meters (carpet)	:	32.26Sq.Mt.
Market Value	:	Rs.
Actual Value	:	Rs. 28,31,900.00
Stamp Duty Paid	:	Rs. 1,98,300.00

AGREEMENT FOR SALE

This Agreement made at **Kalyan**
on this 6TH day of DEC. 2025

BETWEEN

DAVAKHAR INFRASTRUCTURE PVT. LTD., a private limited Company, registered under the provisions of Companies Act, having its registered office at Davakhar Corpora, Malang Road, Pisavali, Kalyan (E), hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include successors and assigns) being the Party of the First Part.

AND

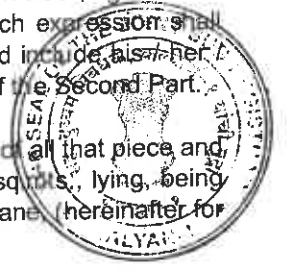
Mrs. Kavita Avinash Patil, aged about 41 years, **Mr. Avinash Arun Patil**, aged about 45 years hereinafter called and referred to as the **Allottee/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS Shri. Suresh Rajaram Pawashe and Others are owners of that piece and parcel of land bearing Survey no. 36, Hissa no. 22/B, adm. 3570 sqmts., lying, being and situate at Revenue Village Adivali-Dhokali, Tal. Kalyan, Dist Thane, hereinafter for the sake of brevity called and referred to as "the property no.1").

AND WHEREAS vide Development agreement dated 28th April 2023, registered in the office of Sub-Registrar of Assurances, Ulhasnagar – 3 at serial no. 5108/2023 on even date, Shri. Suresh Rajaram Pawashe and Others had granted development right in respect of property no. 1 unto M/s. Davakhar Infrastructure Pvt. Ltd on such terms, conditions and considerations mentioned therein.

AND WHEREAS in pursuant to the said Development agreement dated 28th April 2023, Shri. Suresh Rajaram Pawashe and Others have also executed Power of Attorney dated 28th April 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar – 3 at serial no. 5110/2023 on even date, in favour of partners of the M/s. Davakhar

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[Signature]

[Signature]

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DAVAKHAR
SERENO
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Infrastructure Pvt. Ltd to do all such acts, deeds and things set out therein.

WHEREAS Shri. Suresh Rajaram Pawashe and Others are owners of all that piece and parcel of land bearing Survey no. 36, Hissa no. 14/2, adm. 1400 sq.mts., lying, being and situate at Revenue Village Adivali-Dhokali, Tal. Kalyan, Dist Thane, (hereinafter for the sake of brevity called and referred to as "the property no.1").

AND WHEREAS vide Development agreement dated 28th April 2023, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 5108/2023 on even date, Shri. Suresh Rajaram Pawashe and Others had granted development right in respect of property no. 1 unto M/s. Davakhar Infrastructure Pvt. Ltd on such terms, conditions and considerations mentioned therein.

AND WHEREAS in pursuant to the said Development agreement dated 28th April 2023, Shri. Suresh Rajaram Pawashe and Others have also executed Power of Attorney dated 28th April 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 5110/2023 on even date, in favour of partners of the M/s. Davakhar Infrastructure Pvt. Ltd to do all such acts, deeds and things set out therein.

WHEREAS Shri. Suresh Rajaram Pawashe and Others are owners of all that piece and parcel of land bearing Survey no. 36, Hissa no. 17, adm. 10000 sq.mts., lying, being and situate at Revenue Village Adivali-Dhokali, Tal. Kalyan, Dist Thane, (hereinafter for the sake of brevity called and referred to as "the property no.1").

AND WHEREAS vide Development agreement dated 28th April 2023, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 5108/2023 on even date, Shri. Suresh Rajaram Pawashe and Others had granted development right in respect of property no. 1 unto M/s. Davakhar Infrastructure Pvt. Ltd on such terms, conditions and considerations mentioned therein.

AND WHEREAS in pursuant to the said Development agreement dated 28th April 2023, Shri. Suresh Rajaram Pawashe and Others have also executed Power of Attorney dated 28th April 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 5110/2023 on even date, in favour of partners of the M/s. Davakhar Infrastructure Pvt. Ltd to do all such acts, deeds and things set out therein.

WHEREAS Shri. Kusha Krishna Bhane is owner of all that piece and parcel of land bearing Survey no. 36, Hissa no. 16, adm. 2450 sq.mts., lying, being and situate at Revenue Village Adivali-Dhokali, Tal. Kalyan, Dist Thane, (hereinafter for the sake of brevity called and referred to as "the property no.1").

AND WHEREAS vide Agreement for Sale dated 10th September 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 11086/2024 on 11th September 2024, Shri. Kusha Krishna Bhane had sold area admeasuring 385 Sq. Mter in unto M/s. Davakhar Infrastructure Pvt. Ltd on such terms, conditions and

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considerations mentioned therein.

AND WHEREAS in pursuant to the said Agreement for Sale dated 10th September 2024, Shri. Kusha Krishna Bhane have also executed Power of Attorney dated 10th September 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3 at serial no. 11088/2024 on even date, in favour of partners of M/s. Davakhar Infrastructure Pvt. Ltd to do all such acts, deeds and things set out therein.

AND WHEREAS by and under Sale Deed dated 12th September 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3, at serial no. 11162/2024 on even date, Shri. Kusha Krishna Bhane has sold, transferred and conveyed the said property unto the Promoters herein for price, consideration and condition mentioned therein.

WHEREAS Shri. Devidas Bhiva Bhane & Others are owners of all that piece and parcel of land bearing Survey no. 36, Hissa no. 16, adm. 2450 sq.mts., lying, being and situate at Revenue Village Adivali-Dhokali, Tal. Kalyan, Dist Thane, (hereinafter for the sake of brevity called and referred to as "the property no.1").

AND WHEREAS vide Agreement for Sale dated 26th August 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 10407/2024 on even date, Shri. Devidas Bhiva Bhane & Others had sold area admeasuring 2450 Sq. Mtr in unto M/s. Davakhar Infrastructure Pvt. Ltd on such terms, conditions and considerations mentioned therein.

AND WHEREAS in pursuant to the said Agreement for Sale dated 26th August 2024, Shri. Devidas Bhiva Bhane & Others have also executed Power of Attorney dated 26th August 2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar - 3 at serial no. 10408/2024 on even date, in favour of the M/s. Davakhar Infrastructure Pvt. Ltd to do all such acts, deeds and things set out therein.

AND WHEREAS by and under Sale Deed dated 10th March 2025, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3, at serial no. 3429/2025 on even date, Shri. Kusha Krishna Bhane has sold, transferred and conveyed the said property unto the Promoters herein for price, consideration and condition mentioned therein.

AND WHEREAS the aforesaid property is now falling within the jurisdiction of the Kalyan Dombivli Municipal Corporation and the development control Rules and Building By laws of the Kalyan Dombivli Municipal Corporation is applicable to the said property.

AND WHEREAS the said property has potential of being developed by utilizing the entire FSI and carrying out the construction of the buildings thereon.

AND WHEREAS Kalyan Dombivli Municipal Corporation vide its letter bearing outward no. KDMC/TPD/BP/27Villages/2024-25/14/180 dated 27/02/2025 has granted building permission and approved plans for carrying out construction on the said property, more

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DAVAKHAR
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particularly described in Schedule hereunder, of an area adm. 17805 sq. mts. as per 7/12 extracts of an FSI of 25908.90 sq.mts., of building as under:

Building No 2:

Stilt, Ground Floor (P) plus 1st Floor to 15th Floor + 16th Floor Part to 24th Floor Part (Residential)

AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Buildings (hereinafter referred to as "the Said Plans").

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

AND WHEREAS the Promoters are in possession of the Said Property.

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as "Davakhar Sereno, Phase III B" (Said Project) as per the plans sanctioned by competent authority the Promoters are entitled to construct.

AND WHEREAS the Promoters have appointed Architect Shri John Vargese registered with the Council of Architects and the Promoters have appointed a structural engineer Associates Structural Engineers LLP for preparation of the structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.

AND WHEREAS the Promoters have undertaken to register/ registered the project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is P51700080045 annexed at Annexure F.

AND WHEREAS the Allottee has seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s which also includes the consumption and utilisation of the transfer of development rights also the future expansion buildings and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the Said Property as aforesaid including the number of buildings etc;

AND WHEREAS the Promoters have brought to the knowledge of the Allottee/s herein and the Allottee/s is/are aware that the Promoters during the course of construction and

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completion of the entire scheme of construction will acquire additional F.S.I. and/or any other incentives and increase in F.S.I. as per the rules and regulations of the Municipal Corporation on the above recited building and will further avail, use and consume additional floor space index thereby constructing additional floors, apartments and units in the said scheme of construction and will get the plans amended, revised, modified as the Promoters may deem fit.



AND WHEREAS by virtue of the aforesaid Conveyance Deed/Power of Attorney & other deeds the Promoters have sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof;

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

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

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

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

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

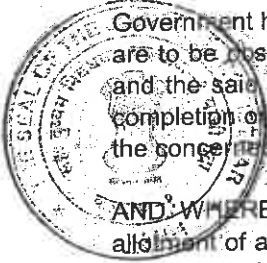
AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate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

AND WHEREAS while sanctioning the said plans concerned local authority and/or

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

AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. 111 on floor 1 in the building named as **Building No. 2 (BLUEBELL)**, being constructed in the said Complex known as "**Davakhar Sereno, Phase III B**".

AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number 111 on floor 1, (herein after referred to as the said "Apartment") in the Building named as **Building No. 2 (BLUEBELL)**, being constructed in the said Complex known as "Davakhar Sereno, Phase III B" (herein after referred to as the said "Building") being constructed by the Promoters.

AND WHEREAS the carpet area of the said Apartment is **32.26** square meters and EVBT area is 1.56 square meters along with S.F.D. area 5.66 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of **Rs. 2,86,022.00 (Rupees two lakh eighty six thousand twenty two Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908:

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the

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Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

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



1. Building No 2: Stilt, Ground Floor (P) plus 1st Floor to 15th Floor Part to 24th Floor Part (Residential), Area Admeasuring 3048 Sq. Mtr. Total Area admeasuring 15216.84 Sq. Mtr. on the said property, in accordance with the plans, designs and specifications as approved by the Kalyan Dombivli Municipal Corporation from time to time with only such variations and modifications as the Corporation may deem fit.

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

a. -

- i. The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. 111 of carpet area admeasuring 32.26 square meters and EVBT area is 1.56 square meters along with S.F.D. area 5.66 square meters on floor 1 in the the Building named as **Building No. 2 (BLUEBELL)**. being constructed in the said Complex known as "**Davakhar Sereno, Phase III B**" (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of **Rs. 28,31,900.00** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

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- ii. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, the 0() - car parking space at level -NA- car parking unit bearing no. -NA- having _____ ft. length x _____ ft. breadth (2W and 3W parking spaces will have different costs accordingly)

- b. The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus **Rs. 28,31,900.00**

- c. The Allottee has paid on or before execution of this agreement a sum of **Rs. 2,86,022.00 (Rupees two lakh eighty six thousand twenty two Only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters

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the balance amount against the total consideration amount in the manner as set out in **Annexure H**.

d. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of 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 Promoters) up to the date of handing over the possession of the Apartment.

The transaction covered by this contract at present attracts GST at the rate of 1%. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any tax/es and/or levies or by whatever named called, the Allottee along with the other Allottees of the building shall be liable to pay the same on demand. The Allottee in addition to the consideration of **Rs. 28,31,900.00** as mentioned in clause 4. 1.a (i) is liable to pay **Rs.28,319** towards GST.

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

f. The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ 1 % 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 Promoters.

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

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monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

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

2. -

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

- ii. Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. -

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

(Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.

In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

- ii. Without prejudice to the right of Promoters to charge interest in terms of

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sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement: Provided that, Promoters shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and / or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the 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 premises which may till then have been paid by the Allottee to the Promoter.

Provided further that upon termination of this Agreement as aforesaid, an amount shall not exceed the amount as mentioned in the table hereunder, along with statutory charges like GST, TDS or any other charges paid on behalf of customer by the Promoter shall be deducted and balance amount due and payable shall be refunded to the Allottee without interest within 45 days from the date of receipt of letter requesting to cancel the said booking :

Sr.No	If the letter requesting to cancel the booking is received	Amount to be deducted
1	Within 15 days from issuance of the allotment letter / booking application form	Nil
2	Within 16 to 30 days from issuance of the allotment letter / booking application form	1% of the cost of the said unit
3	Within 31 to 60 days from issuance of the allotment letter / booking application form	1.5% of the cost of the said unit
4	After 61 days from issuance of the allotment letter / booking application form	2% of the cost of the said unit

4. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.

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5. The Promoters shall give possession of the Apartment to the Allottee on or before 31/03/2030. If the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

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

(a) War, Civil Commotion or any Act of God.

(b) Any notice, order, rule, notification of Government and/or other public or competent authority/court.

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6. -

- i. Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.
- ii. The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy:
- iii. Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoters as per clause 7.i, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.i such Allottee shall continue to be liable to pay maintenance charges as applicable.
- iv. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall

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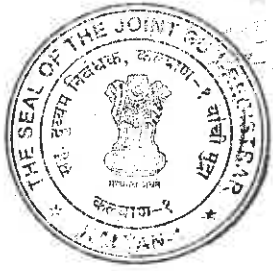
be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

7. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle
8. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the by-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters 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 by-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

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The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.

- ii. The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.
- iii. Within 15 days after notice in writing is given by the Promoters 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 said property and Building/s namely property 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 said property and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoters provisional monthly contribution of Rs. 1,300 per month towards the maintenance only. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance being executed



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for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society, as the case may be.

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

- i. **Rs.600/-** towards entrance fees and share capital (In case of individual) or **Rs.1100/-** towards entrance fees and share capital (in case of company)
- ii. requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- iii. **Rs.31,200/-** being the maintenance charges in advance for a period of twenty-four months.
- iv. **Rs.54,000/-** being the infrastructural charges for a period of sixty months.

The Allottee is aware that the maintenance charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5 to 10 per cent per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Allottee and the Promoter.

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

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS: The Promoters hereby represents and warrants to the Allottee as follows:

- i. The Promoters has clear and marketable title with respect to the said property; 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 Promoters 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;

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- iii. There are no encumbrances upon the said property or the Project;
- iv. The Developer shall indemnify and be liable to resolve any title-related encumbrances or claims arising from the date of possession of the flat and continuing until the expiry of 50 years or until the redevelopment of the property, whichever is earlier.
- v. There are no litigations pending before any Court of law with respect to the said property;
- vi. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings 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, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;

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- vii. The Promoters has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - viii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
 - ix. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
 - x. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
 - xi. The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
 - xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.
12. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoters as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and

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tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or by-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

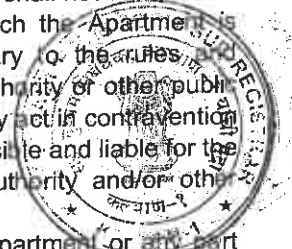
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules, regulations and by-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority

- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the

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same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

- vii. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

The Allottee shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and By-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

13. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
14. Nothing contained in this Agreement is intended to be nor shall be construed as

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a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

15. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoters executes this Agreement he shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law or rule or being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

16. BINDING EFFECT:

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

17. ENTIRE AGREEMENT

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

18. RIGHT TO AMEND

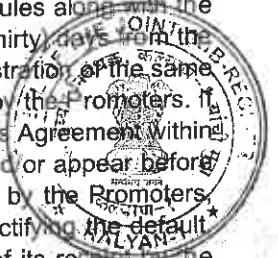
This Agreement may only be amended through written consent of the Parties.

19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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

20. SEVERABILITY

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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 Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

21. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

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

22. FURTHER ASSURANCES:

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

23. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters 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 Kalyan.

24. The Allottee and/or Promoters 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 Promoters will attend such office and admit execution thereof.

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

1a. (I) **Name of Purchaser: Mrs. Kavita Avinash Patil,**
(II) Aadhaar: 9672 6519 8498 (III) PAN: FFNPP2769Q

1b. (I) **Name of Purchaser: Mr. Avinash Arun Patil,**
(II) Aadhaar: 2759 0784 9873 (III) PAN: BAAPP9114P

2. **Correspondence Address:** Sonari Niwas, Gayatri Park, Opp. Gajraj

A. Patil

Kavita

Patil



Factory, Bhistabag Pipeline Road, Savedi, Ahilyanagar, Maharashtra - 414003

3. Notified E-mail ID:

4. Mobile Number: +919137960386

M/s Davakhar Infrastructure Pvt Ltd

Davakhar Corpora, Malang Road, Pisavali, Kalyan East, Thane – 421 306

Notified Email ID: info@davakharinfra.in

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

26. JOINT ALLOTTEES:

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

27. In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration / fees / charges for services / commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ allottee / both, as the case may be, in accordance with the agreed terms of payment

28. Stamp Duty and Registration: – The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

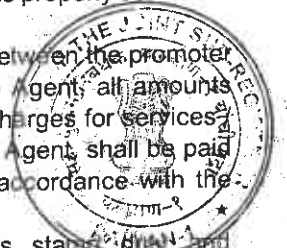
29. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maha Rera Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. GOVERNING LAW:

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

31. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

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FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey no. 36, Hissa no. 22b, Survey no. 36 Hissa no 14/2, Survey no. 36 Hissa 17 and Survey No 36 Hissa No. 16 part totally adm. 17805 sq. mts., as per 7/12 extracts of an FSI of 25908.90 sq.mts., lying, being and situate at Revenue Village Adivali-Dhokali, Tal. Ambarnath, Dist Thane and bounded as under:

On or towards East : 6 mtr Road
On or towards West : Property of Satish Nair
On or towards South : 6 mtr Road
On or towards North : Suresh Pawashe Property

SECOND SCHEDULE ABOVE REFERRED TO

Stilt parking, Lobby, Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Refugee Area, Common entrance and exit of buildings, Play areas, Open parking areas, Common terrace spaces, Accommodation for security guard offices, installation of central services i.e. electricity, water, sanitation, underground water tank, overhead water tank, etc.

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

SIGNED & DELIVERED
by the within named Promoters
DAVAKHAR INFRASTRUCTURE PVT. LTD





SIGNED & DELIVERED
by the within named
Allottee/s

Kavita

Mrs. Kavita Avinash Patil

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Arun

Mr. Avinash Arun Patil

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IN PRESENCE OF WITNESS:

1.Name: AKSHAY ARUN PATIL

2.Name: SEEMA SHEET SEEMA

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SCHEDULE A

All that premises of Apartment No. 111 of carpet area admeasuring 32.26 Sq. meters on floor 1 in the **Building No. 2 (BLUEBELL)** of complex known as **Davakhar Sereno, Phase III B.** constructed on property bearing Survey no. Survey no. 36, Hissa no. 22B, Survey no. 36 Hissa no 14/2, Survey no. 36 Hissa 17 and Survey No 36 Hissa No. 16 paiki of Vill. Adivali-Dhokali, Tal. Ambarnath

ANNEXURE A
(Title Certificate)

ANNEXURE B
(Authenticated copy of the Property card or 7/12 extracts)

ANNEXURE C-1
(Authenticated copy of the plans of the layout as approved by concerned local authority)

ANNEXURE C-2
(Authenticated copy of the plans of the layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE D
(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority)

ANNEXURE E
(Authenticated copy of Registration certificate of the Project granted by Real Estate Regulatory Authority)

ANNEXURE F
(Board Resolution)

ANNEXURE G
(Power of Attorney)

ANNEXURE H
(Payment Schedule)





RECEIPT

Received a sum of Rs.2,86,022 (Rupees two lakh eighty six thousand twenty two only) from time to time prior to execution of this agreement in the following manner;

Bank	Type	Date	Instrument ID	Amount
IDFC First Bank	UPI	28/09/2025	527113780537	1,00,000
IDFC First Bank	IMPS	11/10/2025	528409302150	1,86,022

from the purchaser/s herein as and by way of advance / part consideration subject to realisation.

I say received

Promoter's Signature

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Annexure 1

The Facilities / amenities provided in the building and / or provided in the common areas and / or in the layout as the case may be, shall be specifically listed / mentioned in the second Schedule at the model form of a agreement provided at Annexure 'A' under Rule No 10 of the Rules in the manner as enumerated hereunder:

Second Schedule Above Referred to

A) Description of Common Areas Provided:

	Type of facilities / amenities provided	Phase name/ Number	Proposed Date of Occupancy Certificate	Proposed Date of handover to the Society / common organization	Size/Area of the facilities / amenities	FSI Utilized or free of FSI
i	—	—	—	—	—	—
ii	—	—	—	—	—	—
iii	—	—	—	—	—	—

D) The size and the location of the following / amenities in form of open spaces (RG / PG etc.) provided / to be provided within the plot and / or within the layout.

	Type of open spaces (RG/PG) to be provided	Phase Name / Number	Size open spaces to be provided	Proposed Date of availability for use	Proposed Date of handing over to the common organization
i	—	—	—	—	—
ii	—	—	—	—	—
iii	—	—	—	—	—

E) Details and specifications of the lifts:

Type (passenger)	Lift /	Total no. of Lift provided	Number of passenger or	Speed (mts/ sec)
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	service / stretcher / good / fire evacuation / another		carrying capacity in weight (Kg)	
i	Passenger	3	884 KG	1.7500 Mtr/Sec
ii	Passenger	3	884 KG	1.7500 Mtr/Sec
iii	Passenger	3	884 KG	1.7500 Mtr/Sec
ii	Fire	1	1020 KG	1.7500 Mtr/Sec

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Annexure H

PAYMENT SCHEDULE

Payment Plan	Milestone	Date	% / Amount	Amount
Time Linked	Booking/Earnest Money	28/09/2025	4%	100000
Time Linked	Payable on or before	28/10/2025	6%	183190
Construction Linked	Within 10 days Execution of Agreement		10%	283190
Construction Linked	On Excavation		10%	283190
Construction Linked	Completion of Plinth		15%	424785
Construction Linked	Completion of 3rd Slab		5%	141595
Construction Linked	Completion of 6th Slab	कलन - १	5%	141595
Construction Linked	Completion of 9th Slab		5%	141595
Construction Linked	Completion of 12th Slab	१३००	5%	141595
Construction Linked	Completion of 15th Slab	२२६२	5%	141595
Construction Linked	Completion of 18th Slab		5%	141595
Construction Linked	Completion of 21st Slab		5%	141595
Construction Linked	Completion of 24th Slab		5%	141595
Construction Linked	On Completion Painting, Plumbing, Tiling works		10%	283190
Construction Linked	On Intimation of Possession		5%	141595
Total				2831900



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INTERNAL AMENITIES

FLOORING

- Branded Vitrified Tiles in Entire flat.
- Branded Anti-Skid Tiles for flooring in Balcony

Wall Finishing

- Internal Walls with GYPSUM Finish
- Plastic Emulsion Paint in Entire Flat – (Asian or equivalent)

DOORS

- Good Quality Wooden Frame with Oil Paint Finish
- Designer Flush Doors with both side Laminate & Decorative Fitting

WINDOW

- UPVC Sliding Windows
- Stone/Tile (Full Body Vitrified) Window Sill Jamb
- Glass Facade

ELECTRIFICATION

- Concealed Copper Wiring with Circuit Breakers
- Fans and Tube Lights in Entire Flat
- Cables TV Points in Living Room and Bedrooms

KITCHEN

- Parallel Kitchen Stone/Tile (Full Body Vitrified) Platform with SS Sink and Drain Board
- Railing Provided in Kitchen
- Designer Tile Dado above Platform up to 2 Feet
- Washing Machine Provision in Kitchen Balcony

BATHROOM

- C-PVC Concealed Piping
- Designer Tile Flooring
- Branded CP Fittings
- Branded Sanitary Ware
- Lights in all Bathrooms
- Wash Basin in all Bathrooms

EXTERNAL AMENITIES

LANDSCAPE

- Water Feature

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- Gazebo
- Open Green Lawn
- Senior Citizen
- Landscaping
- Kids Play Area
- Amphitheatre steps
- Acupressure walkway
- Zen garden
- Open gym
- Jogging track
- Landscaping with seating
- Skating area
- Temple
- Open projector theatre area
- Swimming pool

CLUBHOUSE

- Indoor Games (Chess, Carrom, Foosball)
- Pickleball court
- Food counter
- Bowling arcade
- 2 banquet halls
- Kids pool
- Outdoor seating
- Gym
- Toilets
- Yoga/Zumba room
- Music room
- Steam room
- Cafeteria
- Club room
- Library / Study Room

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સિદ્ધાન્ત : જલવાહનના વેગના વર્ગના સમપ્રમાણમાં વધતી જાય છે.

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નોંધ :- સરકારની બોલકી સીલગ્રહણ કીટ દ્વારા પરીક્ષા આપેલી ગણે

ई महाभूमि



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
Mob. : 9818474197, 7083604818, 9818888298

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Chems, Near Choral Telephone Exchange,
Thane (West), Maharashtra - 400 601. e-mail : akadam2014@rediffmail.com

To
MaharERA
Maharashtra

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No 36/22B Area situated 3570.00 Sq Mtr at Vill. Adivali-Dhokali, Tal. Ambemath, District. Thane (hereinafter referred as the said Plot). Total Area 4970.00 Sq Mtr.

I have investigated the title of the said plot on the request of M/s. Davakhar Infrastructure Pvt Ltd and following documents i.e.

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by dated 05/11/2023, mutation entry no. 286, 295, 388, 401, 649, 650, 651, 679, 793 & 1990.
- 4) Search report for 30 years from 1994 till 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Davakhar Infrastructure Pvt Ltd is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr. Suresh Rajaram Pawashe Survey No. 36/22B
- 2) Qualifying comments/ remarks if any

3/- The report reflecting the flow of the title of the M/s. Davakhar Infrastructure Pvt Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 20/09/2023

Advocate.

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
Mob. : 9818474197, 7083604818, 9818888298

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Chems, Near Choral Telephone Exchange,
Thane (West), Maharashtra - 400 601. e-mail : akadam2014@rediffmail.com

Ref. No. :

Date : 13 OCT 2023

CERTIFICATE OF TITLE AND SEARCH REPORT

- **Description of the Property** :- In respect of the immovable properties being Agricultural Land bearing S. No. 36 H. No. 22/B, Area (H-R-P) 0-31-3 + Pot Kharsba (H-R-P) 0-04-4; Totally admeasuring about (H-R-P) 0-35-7, i.e. aggregate area is admeasuring about 3570.00 Sq. mtrs. Assessment (Rs-Pa) 0-68; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dwaril and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar.

- **Name of the Owner** :- M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sonar Davakhar.

- **Report belongs to the property of M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sonar Davakhar**:- S. No. 36 H. No. 22/B, Area (H-R-P) 0-31-3 + Pot Kharsba (H-R-P) 0-04-4; Totally admeasuring about (H-R-P) 0-35-7, i.e. aggregate area is admeasuring about 3570.00 Sq. mtrs. Assessment (Rs-Pa) 0-68; (hereinafter referred to as the "Said Land")

TO WHOMSOEVER IT MAY CONCERN,

THIS IS TO CONFIRM THAT, I have investigated the title of the Owner on the basis of search taken with the office of Sub-Registrar of Assurance - Ambemath; perusal of Revenue Records, Mutation entries available at Talathi Saja Dwaril and documents submitted and declarations made and clarifications given, I have observed as under :-

1. The above mentioned Lands are in the possession of **M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sonar Davakhar**.
2. 7/12 extract of S. No. 36 H. No. 22/B, Area (H-R-P) 0-31-3 + Pot Kharsba (H-R-P) 0-04-4; Totally admeasuring about (H-R-P) 0-35-7, i.e. aggregate area is admeasuring about 3570.00 Sq. mtrs. Assessment (Rs-Pa) 0-68; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane.
3. List of Documents perused :-
 - Latest 7/12 Extracts
 - Mutation Entries No. 286, 295, 388, 401, 649, 650, 651, 679, 793, 1990.

Observation in respect of Search Report:-

1. Land bearing Survey No. 36 Hissa No. 22/B:

ADV ANAGHA SACHIN KADAM

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
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Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Chems, Near Choral Telephone Exchange,
Thane (West), Maharashtra - 400 601. e-mail : akadam2014@rediffmail.com

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 286, 295, 388, 401, 649, 650, 651, 679, 793 & 1990.
- 3) Search report for 30 years from 1994 till 2023 Taken from Sub-Registrar' office at Ambemath.
- 4) Any other relevant title.
- 5) Litigations if any. - No

Date: 20/09/2023

Advocate.

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT

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MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
Mob. : 9818474197, 7083604818, 9818888298

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Chems, Near Choral Telephone Exchange,
Thane (West), Maharashtra - 400 601. e-mail : akadam2014@rediffmail.com

Ref. No. :

On careful inspections of the title of the property, I have observed that the title of the property is clear, marketable and without any encumbrances. The title of the property is clear, marketable and without any encumbrances. The title of the property is clear, marketable and without any encumbrances.

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	TRANSACTION
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	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	NIL
2008	NIL	2023	Not Ready for Inspection

TRANSACTION FOR THE YEAR 2009:-

Registered Sale Deed executed on 09/12/2009 and registered on 09/12/2009 vide Doc. serial no. 3-4408-2009 at: Uthmanagar of Village Adivali Dhokali for S. No. 36 H. No. 22/B, Area (H-R-P) 0-31-3 + Pot Kharsba (H-R-P) 0-04-4; Totally admeasuring about (H-R-P) 0-35-7, i.e. aggregate area is admeasuring about 3570.00 Sq. mtrs. Assessment (Rs-Pa) 0-68; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane for the consideration amount Rs. 25,77,300/- Rupees Twenty Five Lacs Seventy Seven Thousand Three Hundred only by Datta Ajan Gavali, K. V. Satishkumar Naik and E. Govindas Kirti Nairali three of them as the POA holder of Sitabai Jayram Bham, Bhaskar Jayra Bham, Prabhatkar Jayram Bham, Hemabai Gunwath Solvi, Shaila Laxman Kadam, Subhadra Pandit Patil, Ambubai Sudam Bham, Gajanan Sudam Bham, Harishchandra Sudam Bham, Razala Sudam Bham, Gulab Sudam Bham, Vinabai Namdev Kadam, Marjibai Rama Thakur, Ramesh Datta Bhoir and Uttam Datta Bhoir in favour of Mr. Suresh Rajaram Pawashe and sale permission for agriculture use u/s 43 of Bombay Tenancy And Agricultural Lands Act, 1948 by Sub

ADV ANAGHA SACHIN KADAM

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT

Ref. No. : _____ Date : _____
Divisional Officer Bhiwandi, vide Order No. BD/KV/VP/SR/84/2009 dated 23/11/2009.

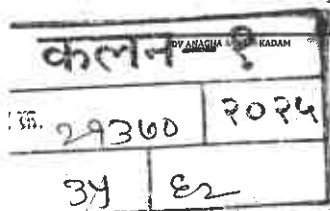
TRANSACTION FOR THE YEAR 2022:

Registered Development agreement vide Doc. No. 3-5108-2023 of Survey No. 36 Hissa No. 22B with area admeasuring (H-R-Sq.Mtrs) 0.3130 + Poi Kharaba (H-R-Sq.Mtrs) 0.0440; Totally admeasuring about (H-R-Sq.Mtrs) 0.3570. Assessment (Rs-Ps) 0-68, executed on 28/04/2023 for the consideration of Rs. 12,25,50,500/- between Suresh Rajaram Pavshke and M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sopan Davakhar and consent given by Vinod Suresh Pavshke, Mahesh Suresh Pavshke for the same transaction.

I have not found any other entry in the registers of encumbrances in respect of the above mentioned property.

For the years 2022 and 2023 index volume at Sub Registers of Assurances Uthasagar 1, are hand written record. Power of attorney is not included in search records. Till the year-June 2021, index Volume kept at Sub Register of Assurance Uthasagar - I, II, III, IV are incomplete for inspection. Hence above transaction is verified from copies provided by Client.

ANAGHA S. KADAM
(B.Com., LL.B.)
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Ref. No. : _____ Date : _____

Deputy Superintendent of Land Records, Marjinali Rama Thakur, Ambubai Bhoir dated 18/10/2005:- This entry indicates that Bhoir expired before 15 years, leaving behind Ramesh Dattu and Uttam Dattu Bhoir.

Mutation Entry No. 651 dated 28/10/2005:- This entry indicates that Bhoir expired before 15 years, leaving behind Ramesh Dattu and Uttam Dattu Bhoir.

Mutation Entry No. 679 dated 25/11/2007:- This entry indicates that Jayram Ramji Bhane expired on 12/07/2006, leaving behind Sitabai Jayram Bhane, Bhaskar Jayra Bhane, Prabhakar Jayram Bhane, Houshal Gurnath Salvi, Shaila Laxman Kadi, Subhadra Pandit Patil.

Mutation Entry No. 793 dated 10/12/2009:- This entry indicates registered Sale Deed executed on 09/12/2009 and registered on 09/12/2009 vide Doc. serial no. 3-4408-2009 at Uthasagar of Village Adivali Dhokali for S. No. 36 H. No. 22/B, Area (H-R-P) 0-31-3 + Poi Kharaba (H-R-P) 0-04-4; Totally admeasuring about (H-R-P) 0-35-5, i.e. aggregate area is admeasuring about 3550.00 Sq. mtrs. Assessment (Rs-Ps) 0-78; lying, being and situated at Village Adivali Dhokali, Tal. Ambemeth, Dist. Thane for the consideration amount Rs. 25,77,200/- (Rupees Twenty Five Lacs Seventy Seven Thousand Three Hundred only) by Datta Ajun Gavali, K. V. Satishkumar Nair and E. Govindan Kunti Naisall three of them as the POA holder of Sitabai Jayram Bhane, Bhaskar Jayra Bhane, Prabhakar Jayram Bhane, Houshal Gurnath Salvi, Shaila Laxman Kadi, Subhadra Pandit Patil, Ambubai Bhoir, Gajanan Sudam Bhane, Harishchandra Sudam Bhane, Renuka Sudam Bhane, Gulab Sudam Bhane, Vibhavi Nandev Kadi, Marjinali Rama Thakur, Ramesh Dattu Bhoir and Uttam Dattu Bhoir in favour of Mr. Suresh Rajaram Pavshke and sale permission for agriculture use u/s 43 of Bombay Tenancy And Agricultural Lands Act, 1948 by Sub Divisional Officer Bhiwandi, vide Order No. BD/KV/VP/SR/86/2009 dated 23/11/2009.

Mutation Entry No. 1990 dated 11/01/2023:- This mutation entry indicates that the order passed by Tahsildar- Ambemeth vide the order no. REV/R-2/T-4/KV-2175/2022 dated 03/01/2023, area correction as per the letter no. CORR-Akashphod/MOU-Adivali Dhokali/22 Ambemeth, dated 29/12/2022 vide Sr. No. 4611 and Hissa Form No. 11

Ref. No. : _____ Date : _____
Observation in respect of Revenue Records
1. Land bearing Survey No. 36 Hissa No. 22/B:

In respect of 7/12 Extract:

It appears from perusal of old 7/12 extract in the 1954-55, the said land was owned by Raghu Krishna Bhane and name of Laxman Vinayak Fadke as a simple tenant.

In respect of Mutation Entries:

Mutation Entry No. 286 dated 12/02/1964:- This entry is not applicable to the said land.

Mutation Entry No. 295 dated 01/02/63:- This entry indicates purchase of said land by Laxman Vinayak Fadke (tenant purchase) u/s 32 G of Bombay Tenancy And Agricultural Lands Act, 1948 as per Order No. 41 dated 22/11/1962 from Original owner Raghu Krishna Bhane. Therefore the original owner name was cancelled and deleted from the record and Tenant's name was inserted in Owners' column and burden of purchase price with interest amounted to Rs 928/- of original owner was inserted in other right column of 7/12 extract and the 7/12 extract was stamped u/s 43 of Bombay Tenancy And Agricultural Lands Act, 1948. (After checking the records, Raghu Krishna Bhane was found as tenant purchase.)

Mutation Entry No. 388 dated 03/01/1970:- This entry indicates that Laxman Vinayak Fadke expired in the year 1960 and his wife Sarawati Laxman Fadke expired in the year 1968, leaving behind their only daughter Jayashri Vinayak Kanhere. Her name was inserted in revenue records.

Mutation Entry No. 401 dated 25/01/71:- This entry indicates that the land area of the village has been recorded or proposed for converting it into decimal system under the Maharashtra Government's weights and Measures (Enforcement) Act, 1958 and Indian Coin Age Act 1957 by Special District Inspector Land Record had replaced the prevailing system of measurement of land record with the decimal system.

Mutation Entry No. 445 dated 18/02/2005:- This entry indicates that Raghu Krishna Bhane expired on 01/03/1932, leaving behind Jayram Ramji Bhane, Ambubai Sudam Bhane, Gajanan Sudam Bhane, Harishchandra Sudam Bhane, Renuka Sudam Bhane, Gulab Sudam Bhane.

Ref. No. : _____ Date : _____

& 12 given by Deputy Superintendent of Land Records, according to this order the old survey no. pertaining to the said land has closed down and new hissa no. has been created for the said land. The old Survey No. was 36/22B with area admeasuring (H-R-Sq.Mtrs) 0.3550 + Poi Kharaba (H-R-Sq.Mtrs) 0.0090; Totally admeasuring about (H-R-Sq.Mtrs) 0.3550. Assessment (Rs-Ps) 0-78; and New Survey No. 36 Hissa No. 22B with area admeasuring (H-R-Sq.Mtrs) 0.3130 + Poi Kharaba (H-R-Sq.Mtrs) 0.0440; Totally admeasuring about (H-R-Sq.Mtrs) 0.3570. Assessment (Rs-Ps) 0-68.

IN VIEW OF THE ABOVE, IN MY OPINION:

- As per the Index Volume Registers kept in office of Sub Registers of Assurances at Uthasagar, I observed that Development agreement vide Doc. No. 3-5108-2023 of Survey No. 36 Hissa No. 22B with area admeasuring (H-R-Sq.Mtrs) 0.3130 + Poi Kharaba (H-R-Sq.Mtrs) 0.0440; Totally admeasuring about (H-R-Sq.Mtrs) 0.3570. Assessment (Rs-Ps) 0-68, executed on 28/04/2023 for the consideration of Rs. 12,25,50,500/- between Suresh Rajaram Pavshke and M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sopan Davakhar and consent given by Vinod Suresh Pavshke, Mahesh Suresh Pavshke for the same transaction.
- The title of M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sopan Davakhar is clear and marketable, free from all encumbrances and reasonable doubts for sub lease of the said land; and
- This Report is generated as per the documents and information submitted by the client and the mutation entries available at Tahsildar- Sub. Divn. Taluka- Ambemeth, District- Thane. This report is based on the provisions of applicable laws prevailing at the present time and the facts of the matter as I understand them to be. My understanding is based upon and limited to the documents and information provided to me. Any variation of facts or of law may cause a corresponding change in this Title.

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT

12 OCT 2023



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9819474197, 7083804816, 9819888286

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Charat Telephone Exchange, Thane (West), Maharashtra - 400 601. • E-mail : aniksholun2014@rediffmail.com

To
MaharERA
Maharashtra

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No 36/14/2 Area situated 1400.00 Sq Mtr at Vill. Adivali-Dhokali, Tal. Ambernath, District. Thane (hereinafter referred as the said Plot). Total Area 4970.00 Sq Mtr.

I have investigated the title of the said plot on the request of M/s. Davakhar Infrastructure Pvt Ltd and following documents i.e.

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by dated 05/11/2023, mutation entry no. 1, 76, 83, 110, 572, 712, 713, 727, 874, 880, 1485, 1901 & 1992
- 4) Search report for 30 years from 1994 till 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Davakhar Infrastructure Pvt Ltd is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr. Suresh Rajaram Pawashe Survey No. 36/14/2
- 2) Qualifying comments/ remarks if any

3/- The report reflecting the flow of the title of the M/s. Davakhar Infrastructure Pvt Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

ANAGHA S. KADAM
(Sd/-) (Com., LL.B.)
ADVOCATE HIGH COURT

Date: 20/09/2023



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9819474197, 7083804816, 9819888286

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Charat Telephone Exchange, Thane (West), Maharashtra - 400 601. • E-mail : aniksholun2014@rediffmail.com

Ref. No. :

Date : 13 OCT 2023

CERTIFICATE OF TITLE AND SEARCH REPORT

- **Description of the Property** :- In respect of the immovable properties being Agricultural Land bearing Survey No. 36 Hissa No. 14/2 Area (H-R-P) 0-12-3 + Pot Kharaba (H-R-P) 0-01-7; Totally admeasuring about (H-R-P) 0-14-0, i.e. aggregate area is admeasuring about 1400.00 Sq. mtrs., Assessment (Ra-Pa) 0-22; lying, being and situated at Village Adivali Dhokali, Tal. Ambernath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Taluahi Saja - Dvarti and under the jurisdiction of Sub-Registrar of Assurances - Ulhasnagar.

- **Name of the Owner** :- M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Suresh Davakhar.

- **Report belongs to the property of M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Suresh Davakhar**:- Survey No. 36 Hissa No. 14/2 Area (H-R-P) 0-12-3 + Pot Kharaba (H-R-P) 0-01-7; Totally admeasuring about (H-R-P) 0-14-0, i.e. aggregate area is admeasuring about 1400.00 Sq. mtrs., Assessment (Ra-Pa) 0-22; (hereinafter referred to as the "Said Land")

TO WHOMSOEVER IT MAY CONCERN.

THIS IS TO CONFIRM THAT, I have investigated the title of the Owner on the basis of search taken with the office of Sub-Registrar of Assurances - Ambernath; perusal of Revenue Records, Mutation entries available at Taluahi Saja Dvarti and documents submitted and declarations made and clarifications given, I have observed as under:-

1. The above mentioned Lands are in the possession of M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Suresh Davakhar.
2. 7/12 extract of Survey No. 36 Hissa No. Hissa No. 14/2 Area (H-R-P) 0-12-3 + Pot Kharaba (H-R-P) 0-01-7; Totally admeasuring about (H-R-P) 0-14-0, i.e. aggregate area is admeasuring about 1400.00 Sq. mtrs., Assessment (Ra-Pa) 0-22.

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ADV ANAGHA SACHIN KADAM

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9819474197, 7083804816, 9819888286

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Charat Telephone Exchange, Thane (West), Maharashtra - 400 601. • E-mail : aniksholun2014@rediffmail.com

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

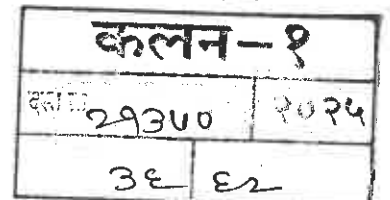
- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 1, 76, 83, 110, 572, 712, 713, 727, 874, 880, 1485, 1901 & 1992
- 3) Search report for 30 years from 1994 till 2023 Taken from Sub-Registrar' office at Ambernath.
- 4) Any other relevant title.
- 5) Litigations if any. - No

Date: 20/09/2023

Advocate.

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT

(Stamp)



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9819474197, 7083804816, 9819888286

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Charat Telephone Exchange, Thane (West), Maharashtra - 400 601. • E-mail : aniksholun2014@rediffmail.com

Ref. No. :

lying, being and situated at Village Adivali Dhokali, Tal. Ambernath, Dist. Thane.

3. List of Documents perused :-

• Latest 7/12 Extracts

• Mutation Entries No. 1, 76, 83, 110, 572, 712, 713, 727, 874, 880, 1485, 1901, 1992.

Observation in respect of Search Report:-

1. Land bearing Survey No. 36 Hissa No. 14/2:

On careful inspections of the Index Volume Registers kept in office of Sub Registers of Assurances at Ulhasnagar, In respect of the above mentioned property during the year 1994 to 13/10/2023 the following transactions are traced out.

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	NIL
1995	NIL	2010	TRANSACTION
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	TRANSACTION
2001	NIL	2016	TRANSACTION
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	TRANSACTION	2023	TRANSACTION

TRANSACTION FOR THE YEAR 2008:-

- Registered Released Deed executed on 25/06/2008 and registered on 25/06/2008 by Sonabai Kalu Kadu, Jannabai Dandya Patil, in favour of Tambai Shankar Joshi and Nirmala Vasudev Patil for herself and as a guardian of Sapna, Manita and Sajan. vide Doc. serial no. 3-3167-2008 at Sub Registers of Assurances

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ANAGHA S. KADAM
(B.Com., LL.B.)
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Ref. No. :

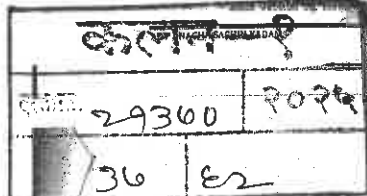
Date :

Uthnasagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, i.e. aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Ps) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane.

Registered Agreement for sale or Agreement for Development executed on 31/12/2007 and registered on 25/06/2008 by Sonubai Kalu Kadu, Jammabai Dumdya Patil, Tarabai Shankar Joshi and Nirmala Vasudev Patil for herself and as a guardian of Sapna, Mamta and Sajan (heirs of deceased Vasudev Dharma Patil) in favour of M/s. Shrikrupa Builders and Developers through its Partner Mr. K. V. Satishkumar vide Doc. serial no. 3-3165-2008 at Sub Registers of Assurances Uthnasagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, i.e. aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Ps) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane for the consideration amount Rs. 11,72,000/- (Rupees Eleven Lacs Seventy Two Thousand only).

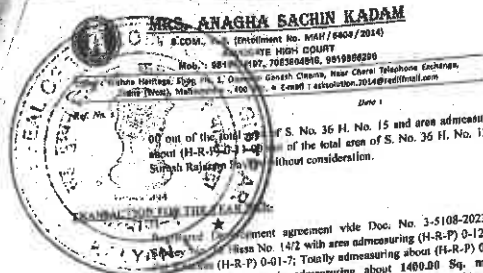
TRANSACTION FOR THE YEAR 2010:

Registered Sale Deed executed on 16/08/2010 and registered on 16/08/2010 vide Doc. serial no. 3-3292-2010 at Sub Registers of Assurances Uthnasagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, i.e. aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Ps) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane.



ANAGHA S. KADAM
(B.Com., U.B.)
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08 out of the total area of S. No. 36 H. No. 15 and area admeasuring about (H-R-P) 0-12-0 of the total area of S. No. 36 H. No. 13 of Sunesh Rajaram Patil without consideration.

Registered agreement vide Doc. No. 3-5108-2023 of S. No. 36 H. No. 14/2 with area admeasuring (H-R-P) 0-12-3 + Pot Kharaba (H-R-P) 0-01-7; Totally admeasuring about (H-R-P) 0-14-0, i.e. aggregate area is admeasuring about 1400.00 Sq. mtrs., Assessment (Rs-Ps) 0-22, executed on 28/04/2023 for the consideration of Rs. 12,25,50,500/- between Sunesh Rajaram Pavhe and M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Santosh Sopan Davakhar and consent given by Vinod Suresh Pavhe, Mahesh Suresh Pavhe for the same transaction.

I have not found any other entry in the registers of encumbrances in respect of the above mentioned property.

For the years 2022 and 2023 Index volume at Sub Registers of Assurances Uthnasagar, are hand written record. Power of attorney are not included in search records. Till the year June 2023, Index Volume kept at Sub Registrar of Assurances Uthnasagar - I, II, III, IV are incomplete for inspection. Hence above transaction is verified from copies provided by Client.

ANAGHA S. KADAM
(B.Com., U.B.)
ADVOCATE HIGH COURT

Ref. No. :

Date :

situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane for the consideration amount Rs. 11,72,000/- (Rupees Eleven Lacs Seventy Two Thousand only) by Sonubai Kalu Kadu, Jammabai Dumdya Patil, Tarabai Shankar Joshi and Nirmala Vasudev Patil for herself and as a guardian of Sapna, Mamta and Sajan in favour of Mr. K. V. Satishkumar.

TRANSACTION FOR THE YEAR 2015:

Registered Lis pendancy executed on 02/02/2015 and registered on 02/02/2015 vide Doc. serial no. 3-1118-2015 at Sub Registers of Assurances Uthnasagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, i.e. aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Ps) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. by Mr. K. V. Satishkumar.

TRANSACTION FOR THE YEAR 2016:

Registered Consent Deed executed on 16/12/2016 and registered on 16/12/2016 vide Doc. serial no. 3-12141-2016 at Sub Registers of Assurances Uthnasagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, i.e. aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Ps) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. by Nirmala Vasudev Patil for herself and as a guardian of Sapna, Mamta and Sajan, Vilas Pandharinath Joshi, Tarabai Shankar Joshi, Pandharinath Shinkar Joshi, Rupabai Pandharinath Joshi, Viky Pandharinath Joshi in favour of Mr. K. V. Satishkumar for the consideration of Rs. 106,800/-.

TRANSACTION FOR THE YEAR 2022:

Registered Exchange Deed executed on 11/07/2022 and registered on 11/07/2022 vide Doc. serial no. 2-11728-2022 at Sub Registers of Assurances Uthnasagar of Village Adivali Dhokali between Mr. K. V. Satishkumar and Suresh Rajaram Pavhe. The area admeasuring about (H-R-P) 0-14-00 out of the total area Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0 of S. No. 36 H. No. 14 of Mr. K. V. Satishkumar exchanged with the area admeasuring about (H-R-P) 0-03-

ADV ANAGHA SACHIN KADAM

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ANAGHA S. KADAM
(B.Com., U.B.)
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Ref. No. :

Date :

Observation in respect of Revenue Records

1. Land bearing Survey No. 36 Hissa No. 14/2:

In respect of 7/12 Extract:

It appears from perusal of old 7/12 extract in the 1954-55, the said land was owned by Parvati Dhanma Patil.

In respect of Mutation Entries:

Mutation Entry No. 1:- This entry is not available with revenue records.

Mutation Entry No. 76 dated 15/05/1937:- This entry is not applicable to the said land.

Mutation Entry No. 83 dated 15/05/1938:- This entry indicates that Pandu Goma Patil expired on 24/04/1938, leaving behind successors Rajaram Pandu, Laxman Pandu, Krishna Pandu, Shankar Pandu, Goma Pandu, Budhya Pandu and Shanivar Pandu Patil. The wife of Pandu Goma Patil has declared as the guardian for his sons. (As per the revenue records in old 7/12 Extract of year 1954-55 shows the name of Parvati Dharma Patil as the Owner of the said land.)

Mutation Entry No. 116 dated 29/06/1942:- This entry indicates that Dharma Chango Pa. expired on 08/11/1941, leaving behind successor i.e. his wife Parvati Dharma Patil accepted to the order of RTS 5472 dated 08/04/42.

Mutation Entry No. 572 dated 18/09/1992:- This entry indicates that Parvati Dharma Patil expired in July 1992, leaving behind successors Vasudev Dharma Patil, Sonubai Kalu Kadu, Jammabai Dumdya Patil, Tarabai Shankar Joshi.

Mutation Entry No. 712 dated 28/06/2008:- This entry indicates that registered Agreement for sale or Agreement for Development executed on 31/12/2007 and registered on 25/06/2008 vide Doc. serial no. 3-3165-2008 at Uthnasagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, i.e. aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Ps) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane for the

ADV ANAGHA SACHIN KADAM

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ANAGHA S. KADAM
(B.Com., U.B.)
ADVOCATE HIGH COURT



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Entitlement No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9919474187, 7089604816, 9816886296

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Chawl Telephone Exchange, Thane (West), Maharashtra - 400 601. E-mail : adkadam2014@gmail.com

Ref. No. :

Date :

consideration amount Rs. 11,72,000/- Rupees Eleven Lacs Seventy Two Thousand only by Sombai Kalu Kadu, Jannabai Dandya Patil, Tarabai Shankar Joshi and Nimmla Vasudev Patil for herself and as a guardian of Sapna, Mamta and Sajen (heirs of deceased Vasudev Dharma Patil) in favour of M/s. Shrikripa Builders and Developers through its Partner Mr. K. V. Satishkumar.

Mutation Entry No. 713 dated 12/07/2008:- This entry indicates that Vasudev Dharma Patil expired on 09/11/2006 leaving behind successors Nimmla Vasudev Patil, Sapna Vasudev Patil, Mamta Vasudev Patil and Sajen Vasudev Patil.

Mutation Entry No. 727 dated 25/09/2008:- This entry indicates that registered Released Deed executed on 25/06/2008 and registered on 25/06/2008 vide Doc. serial no. 3-3167-2008 at Ulhasnagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, is aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Pa) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane by Sombai Kalu Kadu, Jannabai Dandya Patil, in favour of Tarabai Shankar Joshi and Nimmla Vasudev Patil for herself and as a guardian of Sapna, Mamta and Sajen. Accordingly name of Sombai Kalu Kadu, Jannabai Dandya Patil deleted from the revenue records.

Mutation Entry No. 874 dated 30/07/2010:- This mutation entry indicates that the order passed by Additional Collector and Competent Authority, Ulhasnagar Urban Complex Thane vide the order no. ULCULN/ 6(1)/ SR 12+20+23/ Adivali Dhokali dated 30/07/2010, according to the S. 10(3) and 10 (5), the entry of Maharashtra Shanan and/or Additional Declared Area have deleted respectively from the owner's column and from the other rights column of S. No. 36 H. No. 14 for the area admeasuring about (H-R-P) 0-98-0.

Mutation Entry No. 880 dated 17/08/2010:- This entry indicates that registered Sale Deed executed on 16/08/2010 and registered on 16/08/2010 vide Doc. serial no. 3-3292-2010 at Ulhasnagar of Village Adivali Dhokali for S. No. 36 H. No. 14, Area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, is aggregate area is admeasuring about 9800.00 Sq. mtrs., Assessment (Rs-Pa) 1-06; lying, being and situated at Village Adivali Dhokali, Tal. Ambemath, Dist. Thane for the consideration amount Rs. 11,73,000/- Rupees Eleven Lacs Seventy Three Thousand only by Sombai Kalu Kadu, Jannabai Dandya Patil, Tarabai Shankar Joshi and Nimmla Vasudev Patil for herself and as a guardian of Sapna, Mamta and Sajen

ADV ANAGHA SACHIN KADAM

ANAGHA SACHIN KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Entitlement No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9919474187, 7089604816, 9816886296

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Chawl Telephone Exchange, Thane (West), Maharashtra - 400 601. E-mail : adkadam2014@gmail.com

Ref. No. :

Date :

IN VIEW OF THE ABOVE, IN MY OPINION :

- As per the Index Volume Register kept in office of Sub Registrar of Assurances at Ulhasnagar, I observed that Development agreement vide Doc. No. 3-5108-2003 of Survey No. 36 Hissa No. 142 with area admeasuring (H-R-P) 0-12-3 + Pot Kharaba (H-R-P) 0-81-2; Totally admeasuring about (H-R-P) 0-14-0, is aggregate area is admeasuring about 1400.00 Sq. mtrs., Assessment (Rs-Pa) 0-22, executed on 28/04/2003 for the consideration of Rs. 12,25,50,50/- between Suresh Rajaram Pawase and M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Suresh Pawase, Mahesh Suresh Pawase for the same transactions.
- Further I found that there is Consent is given by the parties to the Lia pendancy Doc. serial no. 3-1118-2015 but it is to be cancelled and
- Agreement for sale vide Doc. serial no. 3-2163-2008 at Sub Registrar of Assurances Ulhasnagar of Village Adivali Dhokali which is also needs to be cancelled before any further transactions.
- The title of M/s. Davakhar Infrastructure Pvt. Ltd. through its Director Mr. Suresh Pawase, Mahesh Suresh Pawase is clear and marketable free from all encumbrances and reasonable doubts for sale lease of the said Land;
- This Report is prepared as per the documents and information given by the client and the mutation entries available at Talukda, Sale, Dakh, Talukda, Ambemath, District Thane. This report is based on the provisions of applicable law prevailing at the present time and the facts of the matter. As I understood them to be. My understanding is based upon and limited to the documents and information provided to me. Any variation of facts or of law may cause a corresponding change in this Title.

ANAGHA SACHIN KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT

ADV ANAGHA SACHIN KADAM

13 OCT 2023

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MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Entitlement No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9919474187, 7089604816, 9816886296

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Chawl Telephone Exchange, Thane (West), Maharashtra - 400 601. E-mail : adkadam2014@gmail.com

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Date :

in favour of Mr. K. V. Satishkumar. (As per the mutual understanding between Mr. K. V. Satishkumar and M/s. Shrikripa Builders and Developers, both decided to purchase the land in favour of Mr. K. V. Satishkumar.)

Mutation Entry No. 1485 dated 14/02/2018 :- This entry indicates B - Mutation entry and correction entry of the said land for corrections in 7/12 extract.

Mutation Entry No. 1981 dated 18/07/2022:- This entry indicates that registered Exchange Deed executed on 11/07/2022 and registered on 11/07/2022 vide Doc. serial no. 2-11728-2022 at Ulhasnagar of Village Adivali Dhokali between Mr. K. V. Satishkumar and Suresh Rajaram Pawase. The area admeasuring about (H-R-P) 0-14-00 out of the total area (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0 of S. No. 36 H. No. 14 of Mr. K. V. Satishkumar exchanged with the area admeasuring about (H-R-P) 0-03-00 out of the total area of S. No. 36 H. No. 15 and area admeasuring about (H-R-P) 0-1-40 out of the total area of S. No. 36 H. No. 13 of Suresh Rajaram Pawase without consideration.

Mutation Entry No. 1992 dated 11/01/2023:- This mutation entry indicates that the order passed by Talukdar, Ambemath vide the order no. REVR/2/T-4/KV-1968/2022 dated 03/01/2023, area correction as per the letter no. CORR-Askarphod/MOU-Adivali Dhokali/22 Ambemath, dated 24/11/2022 given by Deputy Superintendent of Land Records and Hissa Form No. 11 & 12, according to this order the old survey no. pertaining to the said land has closed down and new hissa no. has been created for the said land. The old Survey No. was 36/14 with area admeasuring (H-R-P) 0-86-0 + Pot Kharaba (H-R-P) 0-12-0; Totally admeasuring about (H-R-P) 0-98-0, and First New Survey No. 36 Hissa No. 14/1 with area admeasuring (H-R-P) 0-73-7 + Pot Kharaba (H-R-P) 0-10-3; Totally admeasuring about (H-R-P) 0-84-0 and Second New Survey No. 36 Hissa No. 14/2 with area admeasuring (H-R-P) 0-12-3 + Pot Kharaba (H-R-P) 0-01-7; Totally admeasuring about (H-R-P) 0-14-0.

ANAGHA SACHIN KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT

ADV ANAGHA SACHIN KADAM

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MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Entitlement No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9919474187, 7089604816, 9816886296

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Chawl Telephone Exchange, Thane (West), Maharashtra - 400 601. E-mail : adkadam2014@gmail.com

MaharERA
Maharashtra

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No 36/1 situated 10000.00 Sq Mtr at Vill. Adivali Dhokali, Tal. Ambemath, District. Thane (hereinafter referred to as the said Plot) total 17805.00 Sq Mtr.

I have investigated the title of the said plot on the request of M/s. Davakhar Infrastructure Pvt Ltd and following documents i.e.

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by dated 01/03/2024, mutation entry no. 173, 401, 422, 594, 595, 599, 629, 672, 696 & 974.
- 4) Search report for 30 years from 1995 till 2025.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Davakhar Infrastructure Pvt Ltd is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr. Suresh Rajaram Pawase Survey No. 36/17
- 2) Qualifying comments/ remarks if any

3/- The report reflecting the flow of the title of the M/s. Davakhar Infrastructure Pvt Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure.

ANAGHA SACHIN KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT
(Stamp)

Date: 12/03/2025

**MRS. ANAGHA SACHIN KADAM**

B.Com., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Mob. : 9819474197, 703504019, 9819886296

Office : Kishor Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Choral Telephone Exchange, Thane (West), Maharashtra - 400 001. e-mail : anagha.sachin1988@gmail.com

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 173, 401, 422, 594, 595, 599, 629, 672, 696 & 974.
- 3) Search report for 30 years from 1995 till 2025 Taken from Sub-Registrar' office at Ambarnath.
- 4) Any other relevant title.
- 5) Litigations if any. - No

Date: 12/03/2025

Advocate

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT
(Stamp)

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...ing and situated at Village Adivali Dhokali, Tal. Ambarnath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dvaril and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar.

2. The said land is in the possession of **M/s. Davkhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davkhar through his POA Praveen Mahadeo Norgun**

1. Observation in respect of Search Report:-

1. Land bearing Survey No. 36 Hissa No. 17:
2. On careful inspections of the Index Volume Registers kept in office of Sub Registers of Assurances at Karjal, In respect of the above mentioned property during the year 1995 to 21/09/2024 the following transactions are traced out.

YEAR	TRANSACTION	YEAR	TRANSACTION
1995	NIL	2010	NIL
1996	NIL	2011	TRANSACTION
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	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	NIL
2008	TRANSACTION	2023	Not Ready for Inspection
2009	NIL	2024	Not Ready for Inspection

Adv. Anagha S. Kadam
(B.Com., LL.B.)
ADVOCATE HIGH COURT

ADV ANAGHA SACHIN KADAM

MRS. ANAGHA SACHIN KADAM.

B.Com., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. : 9819886296

Office: Shop No. 4, Ishwar Praga Building, Opp. Ganesh Cinema, Ganesh Cinema Hall, Near MTHL building, Choral, Thane (West), Maharashtra - 400001, Email Id:- anagha.sachin1988@gmail.com

Ref. No.:

CERTIFICATE OF TITLE AND SEARCH REPORT

- Description of the Property :-** In respect of the immovable properties being Agricultural Land bearing Survey No. 36 Hissa No. 17 Area (H-R-P) 0-94-0 + Pot Kharaba (H-R-P) 0-06-0; Totally admeasuring about (H-R-P) 1-00-0, ie. aggregate area is admeasuring about 10000.00 Sq. mtrs., Assessment (Rs-Ps) 1-75; lying, being and situated at Village Adivali Dhokali, Tal. Ambarnath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dvaril and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar.
- Name of the Owner :-** M/s. Davkhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davkhar through his POA Praveen Mahadeo Norgun
- Report belongs to the property of M/s. Davkhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davkhar through his POA Praveen Mahadeo Norgun :-** Survey No. 36 Hissa No. 17 Area (H-R-P) 0-94-0 + Pot Kharaba (H-R-P) 0-06-0; Totally admeasuring about (H-R-P) 1-00-0, ie. aggregate area is admeasuring about 10000.00 Sq. mtrs., Assessment (Rs-Ps) 1-75; lying, being and situated at Village Adivali Dhokali, Tal. Ambarnath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dvaril and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar.; (hereinafter referred to as the "Said Land")

TO WHOMSOEVER IT MAY CONCERN.

THIS IS TO CONFIRM THAT, I have investigated the title of the Owner on the basis of search taken with the office of Sub-Registrar of Assurance - Ambarnath; perusal of Revenue Records, Mutation entries available at Talathi Saja Dvaril and documents submitted and declarations made and clarifications given, I have observed as under:-

1. 7/12 extract of Survey No. 36 Hissa No. 17 Area (H-R-P) 0-94-0 + Pot Kharaba (H-R-P) 0-06-0; Totally admeasuring about (H-R-P) 1-00-0, ie. aggregate area is admeasuring about 10000.00 Sq. mtrs., Assessment (Rs-Ps)

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
(B.Com., LL.B.)
ADVOCATE HIGH COURT

Page 1

MRS. ANAGHA SACHIN KADAM.

B.Com., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. : 9819886296

Office: Shop No. 4, Ishwar Praga Building, Opp. Ganesh Cinema, Ganesh Cinema Hall, Near MTHL building, Choral, Thane (West), Maharashtra - 400001, Email Id:- anagha.sachin1988@gmail.com

Ref. No.:

TRANSACTION FOR THE YEAR 2008:-

1. Registered Sale Deed of the Said Land by Vendors (1) Munvar Ismail Phalke, (2) Farhana Rafique Khatib, (3) Javid Mh. Ismail Phalke, (4) Tanvir Mh. Ismail Phalke, (5) Musdik Mh. Ismail Phalke, (6) Saeed Mh. Ismail Phalke, (7) Farjana Annesad Shaikh, (8) Seema Safwan Kohari, (9) Yasmin Vahab Bashe, (10) Assad Mh. Ismail Phalke, (11) Rubina Asif Davaque, (12) Nahid Rijwan Dhoke, (13) Seheen Vaddu Dhoke, (14) Mh. Aatiq Mahmudniya Falke, (15) Athar Mahmudniya Phalke, (16) Nurunissa Abdul Rajjaque Farid, (17) Sharifunnisa Ikbal Bute through their POA holder Vinod Suresh Pawashe in favour of (1) Ramnik Jivraj Khador, (2) Arvindkumar Ganajibhai Bora, (3) Suresh Rajaram Pawashe, (4) Pandit Gokul Bramhankar, vide Doc No. UHN-3-1113/2008. Released Deed executed on 20/02/2008 and registered on 27/02/2008 for the consideration of Rs. 400,000/- and ULCULN/6(1) SR 5/Advail- Dhokali and POA 4051 dated 01/11/07.

TRANSACTION FOR THE YEAR 2011:-

1. Registered Released Deed of the Said Land by (1) Ramnik Jivraj Khador, (2) Arvindkumar Ganajibhai Bora, (3) Pandit Gokul Bramhankar, in favour of Suresh Ramaram Pawashe vide Doc No. UHN-2- 3548/2011. Released Deed executed on 01/07/2011 and registered on 01/07/2011.

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
(B.Com., LL.B.)
ADVOCATE HIGH COURT

MRS. ANAGHA SACHIN KADAM.

B.Com., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Ishwar Krupa Building, Opp. Ganesh Nilas, Ganesh Cinema hall, Near MTNL building, Choral, Thane (West), Maharashtra-400001, Email Id:- anagha.kadam1988@gmail.com

Ref. No. :

TRANSACTION FOR THE YEAR 2023:-

1. Registered Development Agreement executed and registered on 28/04/2023 vide Doc. serial no. UHN-3-5108-2023 at Ulhasnagar, by the Vendor Suresh Ramaram Pawashe and consent given by Vinod Suresh Pawashe and Mahesh Suresh Pawashe in favour of M/s. Davakhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davahar through his POA holder Praveen Mahadev Nirgun for the Said Land.

2. Registered Power of Attorney executed and registered on 28/04/2023 vide Doc. serial no. 3-5110-2023 at Ulhasnagar, where Suresh Ramaram Pawashe, Vinod Suresh Pawashe, Mahesh Suresh Pawashe have given their power to M/s. Davakhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davahar through his POA holder Praveen Mahadev Nirgun for the said land.

I have not found any other entry in the registers of encumbrances in respect of the above mentioned property.

For the years 2019 and 2020 Index volume at Sub Registers of Assurances Ulhasnagar I, are hand written record. Power of attorney are not included in search records. Till the year October 2023, Index Volume kept at Sub Registrar of Assurance Ulhasnagar - I, II, III, IV are incomplete for inspection. Hence above transaction is verified from copies provided by Client.

Adv. Anagha S. Kadam
B.Com., LL.B. (High Court)

ADV ANAGHA SACHIN KADAM

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MRS. ANAGHA SACHIN KADAM.

B.Com., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Ishwar Krupa Building, Opp. Ganesh Nilas, Ganesh Cinema hall, Near MTNL building, Choral, Thane (West), Maharashtra-400001, Email Id:- anagha.kadam1988@gmail.com

Ref. No. :

31 page number 10- 1/93. According to the sale permission for agriculture use u/s 43 of Bombay Tenancy And Agricultural Lands Act, 1948 by Sub Divisional Officer Ulhasnagar, the name of original owner Mohamad Ismah Mohamad Ajji Phalke was deleted from Owners column. The burden of his name was inserted in other rights column of 7/12 Extract.

Mutation Entry No. 595 dated 05/01/1996:- This mutation entry indicates that the name of Datta Budhaji Patil as a possession holder of the said land. The said land was transferred to the cousin brother of Datta Budhaji Patil ie, Dandu Tukaram Bhane alias Patil as the possession of the said land with Dandu Tukaram Bhane alias Patil. Accordingly the name of Datta Budhaji Patil was deleted from the revenue records of the said land.

Mutation Entry No. 599 dated 02/03/1996:- This mutation entry indicates the burden amounted to Rs. 2090-90/- of Original owner Mohamad Ismah Mohamad Ajji Phalke which was paid with interest, u/s 32 M of Bombay Tenancy And Agricultural Lands Act, 1948. Therefore the original owner name is cancelled and deleted from the record and burden of purchase price of original owner is cancelled.

Mutation Entry No. 629 dated 28/12/2001:- This entry indicates as per the mutation entry number 594 the name of the Datta Budhaji Patil was inserted u/s 32 G of Bombay Tenancy And Agricultural Lands Act, 1948. But the effect of ME 594 and other ME passed in accordance with ME 594 have cancelled by Sub Divisional Officer Ulhasnagar by Order number RTS/ Revision/ 1997 dated 24/12/2010. That order was reviewed in the Court of Tehsildar Ambarnath and order was passed vide order number Case Number/70B/Advali/Dokali dated 21/20/2001. According to that order for deletion of the names of protected tenants (ie. Datta Budhaji Patil, Dhondu Tukaram Bhane and Keshav Saylaram Bhane) from the revenue records.

Mutation Entry No. 672 dated 01/09/2007:- This entry indicates succession entry of (1) Munvar Ismail Phalke, (2) Farhana Rafique Khatib, (3) Javid Ismail Phalke, (4) Tanvir Ismail Phalke, (5) Musdik Ismail Phalke, (6) Saeed Ismail Phalke, (7) Farjana Annesad Shaikh, (8) Seema Saifan Kohari, (9) Yasmin Vahab Bashir, (10) Aash Ismail Phalke, (11) Rubina Anis Damaque were as legal heirs of deceased Mohamad Ismah Mohamad Ajji Phalke (expired on 04/07/1999). Also the succession entry of (1) Nahid Ismail Phalke, (2) Sahreen

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
B.Com., LL.B. (High Court)
Enrollment No. MAH/6404/2014

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MRS. ANAGHA SACHIN KADAM.

B.Com., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Ishwar Krupa Building, Opp. Ganesh Nilas, Ganesh Cinema hall, Near MTNL building, Choral, Thane (West), Maharashtra-400001, Email Id:- anagha.kadam1988@gmail.com

Ref. No. :

Observation in respect of Revenue Records

1. Land bearing Survey No. 36 Hissa No. 17:
2. List of Documents perused :-
 - i. Latest 7/12 Extracts
 - ii. Mutation Entries No.173, 401, 422, 594, 595, 599, 629, 672, 696, 974.

In respect of Mutation Entries:

Mutation Entry No. 173 dated 28/09/53:- This entry indicates that Mohamad Ajji Samsuddin Phalke was a holder of the said land, however said land was being cultivated by Mr. Rajaram Pandu. Therefore his name was entered in the other rights column of 7/12 extract as a protected tenant. (Note : As per the old 7/12 and pikhani record of the said 7/12, the Mr. Rajaram Pandu was not on revenue records. Instead of his name record found the name of Padu Nana Patil.)

Mutation Entry No. 401 dated 56/01/71:- This entry indicates that the land area of the village has been recorded or proposed for converting it into decimal system under the Maharashtra Government's weights and Measures (Enforcement) Act, 1958 and Indian Coin Age Act 1955 by Special District Inspector Land Record had replaced the prevailing system of maintenance of land record with the decimal system. (This ME is applicable for the S. No. 1 to 60).

Mutation Entry No. 422 dated 19/01/74:- This entry indicates u/s 32 G of Bombay Tenancy And Agricultural Lands Act, 1948 and as per Order No. ALT-101 dated 3/4/71, the name of said protected tenant has been deleted and the name of Padu Nana Patil (tenant purchaser) has entered in the revenue records where Original owner was Ajji Samsuddin Phalke and Others.

Mutation Entry No. 594 dated 20/11/1995:- This entry indicates the burden amounted to Rs. 2090-90/- of Original owner Mohamad Ismah Mohamad Ajji Phalke which was to be paid till 30/11/94. The same burden was to be paid with interest by was Datta Budhaji Patil the owner of the said Land, u/s 32 G of Bombay Tenancy And Agricultural Lands Act, 1948 as per Order Number IPL-

ADV ANAGHA SACHIN KADAM

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Adv. Anagha S. Kadam B.Com., LL.B. (High Court) Enrollment No. MAH/6404/2014	
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**MRS. ANAGHA SACHIN KADAM.**

B.COM., LL.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Ishwar Krupa Building, Opp. Ganesh Nilas, Ganesh Cinema hall, Near MTNL building, Choral, Thane (West), Maharashtra-400001, Email Id:- anagha.kadam1988@gmail.com

Maharashtra

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of Survey No 36 Hissa No. 17, Area situated 2835.00 Sq Mtr at Advali-Dokali, Tal. Ambarnath District, Thane (hereinafter referred to as the said Plot).
17805.00 Sq Mtr.

I have investigated the title of the said plot on the Infrastructure Pvt Ltd and following documents i.e.

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by dated 01/03/2024, mutation entry no. 76, 149, 390, 401, 537, 585, 622, 628, 655, 656, 669, 670, 671, 673, 674, 691, 693, 694, 695, 937, 1039, 1343, 1366, 1412, 1467, 1863 and 1881
- 4) Search report for 30 years from 1995 till 2025.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Davakhar Infrastructure Pvt Ltd is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr. Devidas Bhiva Bhane, Mr. Dilip Bhiva Bhane and Mr. Jitendra Bhiva Bhane Survey No. 36/16 part
- 2) Qualifying comments/ remarks if any

3/- The report reflecting the flow of the title of the M/s. Davakhar Infrastructure Pvt Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 12/03/2025

ANAGHA SACHIN KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT
(Stamp)



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
Mob. : 9819474197, 7083404818, 9818886296

Office : Krishna Heritage, Shop No. 1, Opposite Ganesh Cinema, Near Choral Telephone Exchange,
Thane (West), Maharashtra - 400 601. * E-mail : askadamsolution2014@gmail.com

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND.

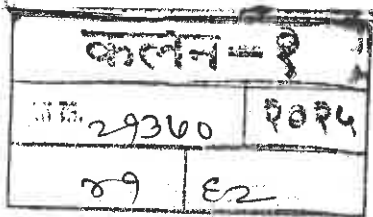
Sr. No.

- 7/12 extract / P.R. Card as on date of application for registration.
- Mutation Entry No. 76, 149, 390, 401, 537, 585, 622, 628, 655, 656, 669, 670, 671, 673, 674, 691, 693, 694, 695, 937, 1039, 1343, 1366, 1412, 1467, 1863 and 1881.
- Search report for 30 years from 1995 till 2025 Taken from Sub-Registrar's office at Ambernath.
- Any other relevant title.
- Litigations if any. - No

Date: 12/03/2025

Advocate

ANAGHA S. KADAM
(B.Com., LL.B.)
ADVOCATE HIGH COURT
(Stamp)



MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
Contact No. : 9619886296

Office: Shop No. 4, Ishwar Krupa Building, Opp. Ganesh Cinema, Ganesh Cinema Hall, Near MTNL Building, Choral, Thane (West), Maharashtra - 400601, Email Id: anagha.kadam1980@gmail.com

Ref. No. :

1. Description of the Property :- In respect of the immovable properties being Agricultural Land bearing Survey No. 36 Hissa No. 16 Area (H-R-P) 0-44-0 + Pot Khamba (H-R-P) 0-03-0; Totally admeasuring about (H-R-P) 0-47-0, ie. aggregate area is admeasuring about 4708.00 Sq. mtrs., Assessment (Rs-Ps) 0-77; lying, being and situated at Village Adivali Dhokali, Tal. Ambernath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dvarli and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar.

2. Name of the Owner :- M/s. Davkhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davkhar through its POA Praveen Mahadeo Norgun and Kushya Krishna Bhane

3. Report belongs to the property of M/s. Davkhar Infrastructure Pvt. Ltd. Through its Director Santosh Sopan Davkhar through its POA Praveen Mahadeo Norgun :- Survey No. 36 Hissa No. 16 Area (H-R-P) 0-24-5 + (H-R-P) 0-03-85; Totally admeasuring about (H-R-P) 0-28-35, ie. aggregate area is admeasuring about 2835.00 Sq. mtrs., lying, being and situated at Village Adivali Dhokali, Tal. Ambernath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dvarli and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar; (hereinafter referred to as the "Said Land")

4. TO WHOMSOEVER IT MAY CONCERN.

THIS IS TO CONFIRM THAT, I have investigated the title of the Owner on the basis of search taken with the office of Sub-Registrar of Assurance - Ambernath; perusal of Revenue Records, Mutation entries available at Talathi Saja Dvarli and documents submitted and declarations made and clarifications given, I have observed as under: -

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
B.Com., LL.B. High Court
Enrollment No. MAH/6404/2014

MRS. ANAGHA SACHIN KADAM

B.COM., LL.B. (Enrollment No. MAH/6404/2014)
ADVOCATE HIGH COURT
Contact No. : 9619886296

Office: Shop No. 4, Ishwar Krupa Building, Opp. Ganesh Cinema, Ganesh Cinema Hall, Near MTNL Building, Choral, Thane (West), Maharashtra - 400601, Email Id: anagha.kadam1980@gmail.com

Ref. No. :

TRANSACTION FOR THE YEAR 2025:-

- Registered Released Deed of the Said Land by Rakhmabai Pandit Karbhari and Suman Rohidas Patil in favour of (1) Janardan Lahu Bhane, (2) Ramakant Lahu Bhane, (3) Mainabai Chundrakant Bhane, (4) Sachin Chundrakant Bhane, (5) Prashant Chundrakant Bhane vide Doc No.UHN-2-730/2008. Released Deed executed and registered on 6/02/2008.
- Registered Released Deed of the Said Land by (1) Tarabai Janardan Bhoir, (2) Nasimbai Janardan Bhoir, (3) Kusum Harishchandra Mhatre, (4) Jaywanti Balaram Mhatre, (5) Surekha Ananta Minmine in favour of (1) Ganesh Raghunath Bhane vide Doc No.UHN-2-733/2008. Released Deed executed and registered on 6/02/2008.
- Registered Released Deed of the Said Land by (1) Married daughter Shewanta Datta Patil, (2) Married daughter Mrs Nanda Suresh Bhoir, (3) Married daughter Shrimati Manda Baban Mhatre, (4) Married daughter Kunda Ganpat Kulose, (5) Married daughter Mrs Chnada Uttam Tare in favour of (1) Ganpat Shivram Bhane, (2) Vishnu Shivram Bhane, (3) Suryakant Shivram Bhane, (4) Pralhad Shivram Bhane vide Doc No.UHN-2-734/2008. Released Deed executed and registered on 6/02/2008.
- Registered Released Deed of the Said Land by (1) Sarika Ravindra Bhoir, (2) Sarika Ankush Madhavi in favour of (1) Mainabai Chundrakant Bhane (wife), (2) Sachin Chundrakant Bhane, (3) Prashant Chundrakant Bhane, vide Doc No.UHN-2-731/2008. Released Deed executed and registered on 6/02/2008.

Adv. Anagha S. Kadam
B.Com., LL.B. High Court
Enrollment No. MAH/6404/2014

ADV ANAGHA SACHIN KADAM

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ADV ANAGHA SACHIN KADAM

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Adv. Anagha S. Kadam
B.Com., LL.B. High Court
Enrollment No. MAH/6404/2014

YEAR	TRANSACTION	YEAR	TRANSACTION
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	NIL
2001	NIL	2016	TRANSACTION
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	TRANSACTION	2023	NIL
2009	NIL	2024	NIL
2010	NIL	2025	Not Ready for Inspection

MRS. ANAGHA SACHIN KADAM.

B.Com., L.L.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Jhaver Krupa Building, Opp. Ganesh Niwas, Ganesh Chakra Hall, Near MTNL Building, Choral, Thane
(West), Maharashtra-400601, Email Id:- anagha.kadam1986@gmail.com.

Ref. No.:

5. Registered Released Deed of the Said Land by (1) Banubai Rama Madhavi, (2) Venubai Vinayak Patil, (3) Subhadra Pandit Gaikwad in favour of (1) Gurunath Ankush Bhane, (2) Namdev Ankush Bhane, (3) Tukaram Ankush Bhane, vide Doc No.UHN-2- 732/2008. Released Deed executed and registered on 6/02/2008.

TRANSACTION FOR THE YEAR 2016:-

1. Registered Partition Deed of the whole land is divided in between heirs of Krishna Vitlu Bhane (Patil). The area admeasuring about (1) 2450 sq. mtr. Out of 4700 sq. mtrs. of the said land was transferred in favour of Bhiva Krishna Bhane and (2) 2250 sq. mtr. Out of 4700 sq. mtrs. of the said land was transferred in favour of Kushta Krishna Bhane, vide Doc No.UHN-3-3699/2016. Released Deed executed 31/3/2016 and registered on 2/04/2016.

TRANSACTION FOR THE YEAR 2022:-

1. Registered Released Deed of the Said Land by (1) Vajjayanti Janardan Patil, (2) Asha Harishchandra Patil, (3) Usha Balaram Jadhav, in favour of (1) Devidas Bhiva Bhane, (2) Dilip Bhiva Bhane, (3) Jitendra Bhiva Bhane, vide Doc No. UHN-2- 4911/2022. Released Deed executed on 21/03/2022 and registered on 8/04/2022.
2. Registered Confirmation Deed regarding Released Deed Doc No. UHN-2-4911/2022 dated 21/03/2022, confirmation given by (1) Kiran Janardan Patil, (2) Chitra Mahesh Badekar, (3) Shubhangi Sukhdev Patil, (4) Sainath Janardan Patil, (5) Yatin Harishchandra Patil, (6) Chetan Harishchandra Patil, (7) Bhagyashri Nitin Patil, (8) Nisha Vinod Bhoir, (9) Nilesh

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
B.Com., L.L.B. (High Court)
Enrollment No. MAH/6404/2014 Page 4**MRS. ANAGHA SACHIN KADAM.**

B.Com., L.L.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Jhaver Krupa Building, Opp. Ganesh Niwas, Ganesh Chakra Hall, Near MTNL Building, Choral, Thane
(West), Maharashtra-400601, Email Id:- anagha.kadam1986@gmail.com.

Ref. No.:

• Observation in respect of Revenue Records

1. Land bearing Survey No. 36 Hissa No. 16:
2. List of Documents perused :-
- Latest 7/12 Extracts
 - Mutation Entries No.76, 149, 390, 401, 537, 585, 622, 628, 655, 656, 669, 670, 671, 673, 674, 691, 693, 694, 695, 695, 937, 1039, 1343, 1366, 1412, 1467, 1863, 1881.

In respect of Mutation Entries:

Mutation Entry No. 76 dated 15/05/1937:- This entry indicates succession entry of Krishna Vitlu Patil was as legal heir of deceased Nagi Vitlu (Govind) Patil (expired on 02/03/1937).

Mutation Entry No. 149 dated 13/08/1952:- This entry indicates the Standard area for land in Taluka Kalyan has followed as per the Mumbai Sarkar Resolution No. 50369 dated 17/6/50. Accordingly Tukada of the land has declared in Taluka Kalyan. This document indicated that the said land for the area admeasuring about 1 Acre 3 gunthas; Assessment (Rs-Ps) 12-3 belongs Krishna Vitlu Patil.

Mutation Entry No. 390 dated 28/06/1970:- This mutation entry is not applicable for the said land. This ME is applicable for S. No. 45/19.

Mutation Entry No. 401 dated 06/01/71:- This entry indicates that the land area of the village has been recorded or proposed for converting it into decimal system under the Maharashtra Government's weights and Measures (Enforcement) Act, 1958 and Indian Coin Age Act 1955 by Special District Inspector Land Record had replaced the prevailing system of maintenance of land record with the decimal system. (This ME is applicable for the S. No. 1 to 60).

Mutation Entry No. 537 dated 25/08/1985:- This entry indicates succession entry of (1) Lahu Krishna Bhane, (2) Ankush Krishna Bhane, (3) Kushta Krishna Bhane, (4) Raghunath Krishna Bhane, (5) Atmaram Krishna Bhane, (6) Bhava Krishna Bhane, (7) Arjun Krishna Bhane, (8) Shivram Krishna

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
B.Com., L.L.B. (High Court)
Enrollment No. MAH/6404/2014 Page 7**MRS. ANAGHA SACHIN KADAM.**

B.Com., L.L.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Jhaver Krupa Building, Opp. Ganesh Niwas, Ganesh Chakra Hall, Near MTNL Building, Choral, Thane
(West), Maharashtra-400601, Email Id:- anagha.kadam1986@gmail.com.

Ref. No.:

Balaram Jadhav, (10) Anni Balaram Jadhav, (11) Ganesh Balaram Jadhav to (1) Devidas Bhiva Bhane, (2) Dilip Bhiva Bhane, (3) Jitendra Bhiva Bhane, vide Doc No.UHN-2- 4914/2022. Released Deed executed on 21/03/2022 and registered on 21/03/2022.

TRANSACTION FOR THE YEAR 2024:-

1. Registered Agreement for Sale executed and registered on 26/08/2024 vide Doc. serial no. 3-10407-2024 at Ulhasnagar, by Devidas Bhiva Bhane, Gopal Krishna Bhiva Bhane, Nandu Bhiva Bhane, Navin Bhiva Bhane, Dilip Bhiva Bhane, Dipika Dilip Bhane alias Dipika Umesh Patil, Megha Dilip Bhane alias Megha Sainath Patil, Gauri Dilip Bhane alias Gauri Kailash Pavashe, Shrimati Pooja Dilip Bhane, Anul Dilip Bhane, Maina Dilip Bhane, Jitendra Bhiva Bhane, Mrs. Varsha Jitendra Bhane, Raj Jitendra Bhane, Sonu Jitendra Bhane aliada Sonu Omkar Sangade, Monu Jitendra Bhane have in favour of M/s. Davakar Infrastructure Pvt. Ltd. Through Santosh Sopan Davakar for the area admeasuring about (H-R-P) 0-21-5 + PK (H-R-P) 0-03-0, Total Area admeasuring (H-R-P) 0-24-5 ie. 2450 sq. mtrs for consideration of 4900000/- and Development area 12474 sq. Fts and Non refundable amount 46630500/-.)

2. Registered Power of Attorney executed and registered on 26/08/2024 vide Doc. serial no. 3-10408-2024 at Ulhasnagar, where Devidas Bhiva Bhane, Gopal Krishna Bhiva Bhane, Nandu Bhiva Bhane, Navin Bhiva Bhane, Dilip Bhiva Bhane, Dipika Dilip Bhane alias Dipika Umesh Patil, Megha Dilip Bhane alias Megha Sainath Patil, Gauri Dilip Bhane alias Gauri Kailash Pavashe, Shrimati Pooja Dilip Bhane, Anul Dilip Bhane, Maina Dilip Bhane, Jitendra Bhiva Bhane, Mrs. Varsha Jitendra Bhane, Raj

ADV ANAGHA SACHIN KADAM

कलन-१	
दि. २९/०८/२०२४	२०२४
४२	४२

MRS. ANAGHA SACHIN KADAM.

B.Com., L.L.B. (Enrollment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office:- Shop No. 4, Jhaver Krupa Building, Opp. Ganesh Niwas, Ganesh Chakra Hall, Near MTNL Building, Choral, Thane
(West), Maharashtra-400601, Email Id:- anagha.kadam1986@gmail.com.

Ref. No.:

Bhane, (9) Balaram Krishna Bhane, (10) Varsha Krishna Bhane, (11) Daughter Chandubai Nana Mhatre, (12) Varsha Nana Mhatre, (13) Ram Nana Mhatre, (14) Jayram Nana Mhatre, (15) Dhanraj Nana Mhatre, (16) Haisabai, (17) Sitabai Kundalik Thakur as legal heirs of deceased Krishna Vitlu Bhane (Patil) (expired before 15 to 20 years).

Mutation Entry No. 585 dated 25/03/1985:- This entry indicates succession entry of (1) Janardan Lahu Bhane, (2) Chandubai Lahu Bhane, (3) Ramakant Lahu Bhane, (4) Married Daughter Rakhmabai Pandit Karbhari, (5) Married Daughter Shrimati Suran Rohidas Patil were as legal heirs of deceased Lahu Krishna Bhane (expired 31/07/87).

Mutation Entry No. 622 dated 04/02/1998:- This entry indicates succession entry of (1) Ganpat Shivram Bhane, (2) Banubai Shivram Bhane, (3) Vishnu Shivram Bhane, (4) Suryakant Shivram Bhane, (5) Married daughter Shewanta Datta Patil, (6) Pralhad Shivram Bhane, (7) Married daughter Mrs Nanda Suresh Bhoir, (8) Married daughter Shrimati Manda Baban Mhatre, (9) Married daughter Kunda Ganpat Kulose, (10) Married daughter Mrs Chanda Uttam Tare were as legal heirs of deceased Shivram Krishna Bhane (expired on 26/03/96).

Mutation Entry No. 628 dated 26/03/2001:- This mutation entry is not applicable for the said land. This ME is applicable for S. No. 53/1, 55/P, 52/P, 54/3P.

Mutation Entry No. 655 dated 25/03/2006:- This entry indicates succession entry of (1) (wife) Shantabai Raghunath Bhane, (2) Ganesh Raghunath Bhane, (3) Tarabai Janardan Bhoir, (4) Nasimbi Janardan Bhoir, (5) Kusum Harishchandra Mhatre, (6) Jaywanti Balaram Mhatre, (7) Suresha Ananta Mhatre were as legal heirs of deceased Raghunath Krishna Bhane (expired on 12/08/2005).

Mutation Entry No. 656 dated 25/03/2006:- This entry indicates succession entry of (1) (Deceased wife) Gangubai Ankush Bhane (expired on 24/08/2004), (2) Gurunath Ankush Bhane, (3) Namdev Ankush Bhane, (4) Tukaram Ankush Bhane, (5) Banubai Rama Madhavi, (6) Venubai Vinayak Patil, (7) Subhadra Pandit Gaikwad were as legal heirs of deceased Ankush Krishna Bhane (expired on 23/01/2005).

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
B.Com., L.L.B. (High Court)
Enrollment No. MAH/6404/2014 Page 8

MRS. ANAGHA SACHIN KADAM.

B.Com., L.L.B. (Enrolment No. MAH/6404/2014)

ADVOCATE HIGH COURT

Contact No. :- 9619886296

Office: Shop No. 4, Shivraj Krupa Building, Opp. Ganesh Niwas, Ganesh Cinema Hall, Near MTNL Building, Choral, Thane (West), Maharashtra-400601, Email Id:- anagha.kadam1980@rediffmail.com.

Ref. No.:

Mutation Entry No. 669 dated 10/08/2007:- This entry indicates succession entry of (1) Ganpat Shivram Bhane, (2) Married daughter Mrs Chnada Uttam Tare, (3) Vishnu Shivram Bhane, (4) Suryakant Shivram Bhane, (5) Married daughter Shevanti Datta Patil, (6) Pralhad Shivram Bhane, (7) Married daughter Mrs Nanda Suresh Bhoir, (8) Married daughter Shrimati Manda Baban Mhatre, (9) Married daughter Kunda Ganpat Kulose were as legal heirs of deceased Banubai Shivram Bhane (expired on 15/11/2002) (Heirs As per ME 622).

Mutation Entry No. 670 dated 11/08/2007:- This entry indicates succession entry of (1) Mainabai Chandrakant Bhane (wife), (2) Sachin Chandrakant Bhane, (3) Prashant Chandrakant Bhane, (4) Sarika Ravindra Bhoir, (5) Sarita Ankush Madhavi were as legal heirs of deceased Chandrakant Lahu Bhane (expired on 06/09/2000).

Mutation Entry No. 671 dated 10/08/2007:- This entry indicates succession entry of (1) Ganesh Raghunath Bhane, (2) Surekha Ananta Minmine (3) Tarabai Janardan Bhoir, (4) Nasimbai Janardan Bhoir, (5) Kusum Harishchandra Mhatre, (6) Jayvanti Balaram Mhatre, were as legal heirs of deceased Chandrakant Lahu Bhane (expired on 29/04/2006). (Heirs as per ME 655).

Mutation Entry No. 673 dated 20/09/2007:- This entry indicates succession entry of (1) Suresh Sakharam Bhoir was as legal heir of deceased Hausabai Sakharam Bhoir (expired on 16/11/2006).

Mutation Entry No. 674 dated 20/09/2007:- This entry indicates succession entry of (1) Vanita Jayram Mhatre (wife), (2) Sajay Jayram Mhatre, (3) Sunil Jayram Mhatre, (4) Sunita Jayram Mhatre were as legal heirs of deceased Jayram Nanan Mhatre (expired on 4/09/2004).

Mutation Entry No. 691 dated 15/03/2008:- This entry indicates the Released Deed of the Said Land by Rakhsabai Pandit Karbhari and Suman Rohidas Patil in favour of (1) Janardan Lahu Bhane, (2) Ramakant Lahu Bhane, (3) Mainabai Chandrakant Bhane, (4) Sachin Chandrakant Bhane, (5) Prashant Chandrakant Bhane vide Doc No.UHN-2- 730/2008. Released Deed executed

Adv. Anagha S. Kadam

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MRS. ANAGHA SACHIN KADAM.

B.Com., L.L.B. (Enrolment No. MAH/6404/2014)

ADVOCATE HIGH COURT

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Office: Shop No. 4, Shivraj Krupa Building, Opp. Ganesh Niwas, Ganesh Cinema Hall, Near MTNL Building, Choral, Thane (West), Maharashtra-400601, Email Id:- anagha.kadam1980@rediffmail.com.

Ref. No.:

Mutation Entry No. 692 dated 15/03/2008:- This entry indicates the Released Deed of the Said Land by (1) Tarabai Janardan Bhoir, (2) Nasimbai Janardan Bhoir, (3) Kusum Harishchandra Mhatre, (4) Jayvanti Balaram Mhatre, (5) Surekha Ananta Minmine in favour of (1) Ganesh Raghunath Bhane vide Doc No.UHN-2- 733/2008. Released Deed executed and registered on 6/02/2008.

Mutation Entry No. 693 dated 15/03/2008:- This entry indicates the Released Deed of the Said Land by (1) Married daughter Shewanti Datta Patil, (2) Married daughter Mrs Nanda Suresh Bhoir, (3) Married daughter Shrimati Manda Baban Mhatre, (4) Married daughter Kunda Ganpat Kulose, (5) Married daughter Mrs Chnada Uttam Tare in favour of (1) Ganpat Shivram Bhane, (2) Vishnu Shivram Bhane, (3) Suryakant Shivram Bhane, (4) Pralhad Shivram Bhane vide Doc No.UHN-2- 734/2008. Released Deed executed and registered on 6/02/2008.

Mutation Entry No. 694 dated 15/03/2008:- This entry indicates the Released Deed of the Said Land by (1) Sarika Ravindra Bhoir, (2) Sarita Ankush Madhavi in favour of (1) Mainabai Chandrakant Bhane (wife), (2) Sachin Chandrakant Bhane, (3) Prashant Chandrakant Bhane, vide Doc No.UHN-2- 731/2008. Released Deed executed and registered on 6/02/2008.

Mutation Entry No. 695 dated 15/03/2008:- This entry indicates the Released Deed of the Said Land by (1) Barnabai Ramo Madhavi, (2) Venubai Vinayak Patil, (3) Subhadra Pandit Gaikwad in favour of (1) Gurnath Ankush Bhane, (2) Namdev Ankush Bhane, (3) Tukaram Ankush Bhane, vide Doc No.UHN-2- 732/2008. Released Deed executed and registered on 6/02/2008.

Mutation Entry No. 937 dated 11/4/2011:- This mutation entry is not applicable for the said land. This ME is applicable for S. No. 32/2, 32/3, 32/15, 45/9A).

Mutation Entry No. 1039 dated 04/07/2012:- This entry indicates succession entry of (1) Prema Namdev Bhane (wife), (2) Moreshwar Namdev Bhane, (3) Dikshita Namdev Bhane were as legal heirs of deceased Namdev Ankush Bhane (expired on 02/06/2009). (Heirs as per ME 755).

Mutation Entry No. 1343 dated 22/11/2015:- This entry indicates succession entry of (1) Tarabai Tukaram Bhane (wife), (2) Mohan Tukaram

ADV ANAGHA SACHIN KADAM

Adv. Anagha S. Kadam
B.Com., L.L.B. (High Court)
Enrolment No. MAH/6404/2014

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MRS. ANAGHA SACHIN KADAM.

B.Com., L.L.B. (Enrolment No. MAH/6404/2014)

ADVOCATE HIGH COURT

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Office: Shop No. 4, Shivraj Krupa Building, Opp. Ganesh Niwas, Ganesh Cinema Hall, Near MTNL Building, Choral, Thane (West), Maharashtra-400601, Email Id:- anagha.kadam1980@rediffmail.com.

Ref. No.:

- As per the Index Volume Registers kept in office of Sub Registers of Assurances at Ulhasnagar, I found that there is a construction of building name Shri Sankul Apartment in Survey No. 36 Hissa No. 16 Area (H-R-P) 0-24-5 + (H-R-P) 0-03-85. Totally admeasuring about (H-R-P) 0-28-35. i.e. aggregate area is admeasuring about 2835.00 Sq. mtrs. lying being and situated at Village Adivali Dhokali, Tal. Ambernath, Dist. Thane. They are within the local limits of Revenue Village Adivali Dhokali, Talathi Saja - Dvarti and under the jurisdiction of Sub-Registrar of Assurance - Ulhasnagar is belongs to M/s. Davakhar Infrastructure Pvt. Ltd. Through Santosh Sopan Davahar.

- The title of M/s. Davakhar Infrastructure Pvt. Ltd. Through Santosh Sopan Davahar is clear and marketable free from all encumbrances and reasonable doubts for sub lease of the Said Land and

- This Report is generated as per the documents and information given by the client and the mutation entries available at Talathi Saja Dvarti, Taluka Ambernath, District Thane. This report is based on the provisions of applicable laws prevailing at the present time and the facts of the matter as I understand them to be. My understanding is based upon and limited to the documents and information provided to me. Any variation of facts or of law may cause a corresponding change in this Title.

Adv. Anagha S. Kadam
B.Com., L.L.B. (High Court)
Enrolment No. MAH/6404/2014

21 SEP 2024

ADV ANAGHA SACHIN KADAM

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IN VIEW OF THE ABOVE, IN MY OPINION:

Adv. Anagha S. Kadam
B.Com., L.L.B. (High Court)

ADV ANAGHA SACHIN KADAM

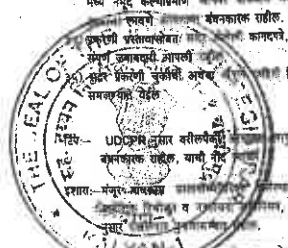
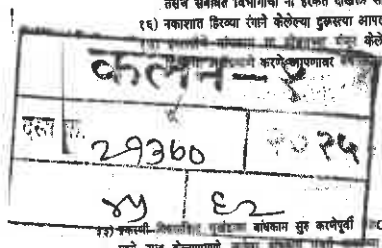
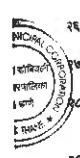
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अटी व शर्ती :-

- एकविकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमुद a to h बाबत शासनान्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणावर बंधनकारक राहिल.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- UDCPR मधील Appendix-F नुसार बांधकाम व जोल्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्ण परवानगी घेतायानिश्चय करू नये, तसे केलेल्याने आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- सदर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो अग्नि-सुरक्षा विभाग, (क.डॉ.म.ग.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुविधतेदी (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल. याची नोंद घ्यावी.
- पूडळकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. सुधारित बांधकाम प्रमाणपत्र निवेदित असल्याप्रमाणे दिले असल्यास त्या तत्वाचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्रवाहाप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-यापासून मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- बांधकामाचे साहित्य रस्त्यावर टाकण्याचे हक्कान्वय महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणी रक्कम (टॅड हॉल्टायस त्यासह रक्कम) भरवी लागेल तसेच निष्पक्षी सार्वजनिक महापालिका संपेल त्या ठिकाणी स्वच्छपणे वाटून टाकणे आपणावर बंधनकारक राहिल.
- बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, अग्नि-सुरक्षा विभाग व अग्नि-सुरक्षा विभाग, आग्नि-सुरक्षा विभाग, यांची पुरवठा विभाग, उच्च विभाग, क.डॉ.म.ग. यांचेकडील ना-इस्तक दाखला बांधकाम नकारासादर सादर करणे आपणावर बंधनकारक राहिल.
- बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी करपास होईल महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीवर सौरऊर्जा उपकरणे असताना विद्युत विभागाकडील ना इस्तक दाखला सादर करणे बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.३ नुसार पूडळकरील इमारतीत तेर दोड हॉबेडिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा. विस्त्राधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.४ नुसार ने-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना इस्तक दाखला सादर करणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.५ नुसार फक्तचय व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना इस्तक दाखला सादर करणे आपणावर बंधनकारक राहिल.
- नकारात दिल्या रकमे केलेल्या दुष्प्रभाव आपणावर बंधनकारक राहिल.

१३) इमारतीचे बांधकाम ना इस्तक दाखला घेणेपूर्वी केलेल्या नकाराप्रमाणे आणि वरीलप्रमाणे घातून

- पूडळकच्या ७/१२ उतान्यावरील सर्व जमीनमालक हवात असलेबाबत तसेच जागेच्या मालकी हक्काबाबत कोडी काद असल्यास अन्ना निर्माण झाल्यास त्याचे संपूर्ण निष्कारण करण्याची जबाबदारी आपली राहिल. याबाबत आपण इतरीर सादर केले आहे.
- प्रकल्पी पूडळकच्या मोडक रस्त्याबाबत पविष्यात कोणताही काद निर्माण झाल्यास त्याचे निष्कारण करणेची संपूर्ण जबाबदारी आपली राहिल.
- प्रत्यक्ष जागेवर निर्माण होणाऱ्या पुढीलच निर्वक्ष निर्वक्षिकेकामी बांधकाम व विकास कामांच्या बाबीबाबती किमान व सोय उंचीपर्यंत घड्याचे कपाळड बोल उभारणे आपणावर बंधनकारक राहिल.
- प्रकल्पी इमारत विकसित करताना वातावरणातील धुळीचे प्रमाण कमी करण्यासाठी निषिधितये बांधकाम साहित्यावर (हद. रती, खडी इ.) निषिधितये पाण्याचा शिडकावा करणडी यंत्रण कार्यान्वित करणे आपणावर बंधनकारक राहिल.
- केंडीय प्रदूषक निर्वक्षण मेडल, उच्च शासन व इन्डुस्ट्री महानगरपालिका पत्नी दिलेच्या निर्देशानुसार बांधकामाकडील लागणस सर्व साहित्याचा साळ आच्छादीत करून देवणे आपणावर बंधनकारक राहिल.
- प्रकल्पी बांधकाम नकारात दर्शविलेले Architectural Projection (AP) हे UDCPR मधील नियम क्र. १.३० नुसार Non habitable ठेवणेत यावे. याबाबत आपण इतरीर सादर केले आहे.
- प्रकल्पी कोडा पूर्णत्वाचा दाखला घेणेपूर्वी मोडे जाडीवरील भोक्की, घन. ३५/१५ या पूडळकच्या कुळुळारणारणतुसार प्राव होण्यास २५५.०० चौ.मी. क्षेत्राच्या अनुषंगाने पूडळकची नोटीसका मोक्की करून अंतिम मोक्की नक्कास व त्यानुषंगी सर्वेडी ७/१२ उतार सादर करणे आपणावर बंधनकारक राहिल.
- प्रकल्पी विषाविकृत पूडळकच्या माली सोडागरील जाणाऱ्या पोडक रस्त्याबाबत पविष्यात कोप्परीडी तडार झाल्यास त्याचे निष्कारण करणेची संपूर्ण जबाबदारी आपली राहिल.
- प्रकल्पी बांधकाम नकाराप्रमाणे To be demolished दर्शविलेले बांधकाम प्रकल्पी निषिधितय करणे आपणावर बंधनकारक राहिल.
- प्रकल्पी बांधकाम नकाराप्रमाणे दर्शविलेले Inclusive Housing ये बांधकाम प्रकल्पाने पूर्ण करून सदरचे बांधकाम घाडस इस्तकीय करून बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी संबंधित विभागाकडील ना इस्तक दाखला सादर करणे आपणावर बंधनकारक राहिल.
- प्रकल्पी जागेवर बांधकाम सुरु करणेपूर्वी Environment Clearance Certificate सादर करणे आपणावर बंधनकारक राहिल. तसेच सुविधत बांधकाम परवानगीचे अनुषंगीय जागेवर बांधकाम सुरु करू नये, याची नोंद घ्यावी.
- प्रकल्पी कोडा पूर्णत्वाचा दाखला घेणेपूर्वी २५.०० मी. रुंद रस्ता व ६.०० मी. अस्तित्वातील रस्ता जागेवर खडपविकृत विकसित करून सदर रस्त्याने बाडील क्षेत्राची ठावा घावडी व ७/१२ उतार महानगरपालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तसेच सदर बाबीत क्षेत्राचे घडविले घावडा वेगार नाई.
- प्रकल्पी दि. ०५/०९/२०२४ रेजीच्या कौ फादुसार आपण स्टेट बँक ऑफ इंडिया, ठाणे शाखा येथील दुवण्या टप्प्यातील रु. १५,११,३५९/- बाबत घनादेश क्र. ९०१६०२, दि. ०५/०९/२०२५ व तिष्ठ्या टप्प्यातील रु. १२,५५,६५१/- बाबत घनादेश क्र. ९०१६०३, दि. ०५/०९/२०२५ अन्वये Post dated Cheque सादर केलेले आहे. सदर रकमेचा विडीत वेडेड घनादेशासह भरणा करणे आपणावर बंधनकारक राहिल.
- प्रकल्पी दि. ०५/११/२०२४ रेजीच्या कौ फादुसार आपण स्टेट बँक ऑफ इंडिया, ठाणे शाखा येथील दुवण्या टप्प्यातील रु. ३२,५५,१५४/- बाबत घनादेश क्र. ६८५११५, दि. ०५/११/२०२५ व तिष्ठ्या टप्प्यातील रु. ३०,५०,५१६/- बाबत घनादेश क्र. ६८५११६, दि. ०५/११/२०२५ अन्वये Post dated Cheque सादर केलेले आहे. सदर रकमेचा विडीत वेडेड घनादेशासह भरणा करणे आपणावर बंधनकारक राहिल.



अ.क्र.	लेखणी	रक्कम (रुपिया टप्पा)	घावडी क्र.	दिनांक	मागणीचा दडून भरण राविक	सोय
१	ARI 020101	8,07,886/-	AC40454	25/02/2025		
२	ARI 020103	89,325/-	AC40454	25/02/2025		
३	ARI 020104	11,41,278/-	AC40454	25/02/2025		
४	ARI 020105					
५	ARI 020110	5,32,386/-	AC40454	25/02/2025		
६	ASI 010513	21,38,331/-	AC40454	25/02/2025		
७	ASI 010504	40,463/-	AC40453	25/02/2025		
८	ASI 010515	18,19,845/-	AC40452	25/02/2025		
९	ASI 010519	5,32,386/-	AC40454	25/02/2025		
	TOTAL	85,92,666/-				



- कार्यालय व सोडक कौ म.ग.पा.क्याण.
- प्रमाण क्षेत्र अधिकरी जाय. कपाय बे.

Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

This registration is granted under section 5 of the Act to the following project under project registration number : P51706086045
Project: DAVAKHAR SERENO PHASE III Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 36/22/B, SURVEY NO 36/14/2 AND SURVEY NO 36/15 (P) AND 36/17 at Advail Dhokali, Ambarneth, Thane, 421306;

- Davakhar Infrastructure Private Limited having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421306.
- 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 (f) of sub-section (2) of section 4 read with Rule 5; OR
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 21/04/2025 and ending with 31/03/2036 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
- 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
Prakash Ramam Sate
(Secretary, MahaRERA)
Date: 12/04/2025 4:55:21 PM

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

Dated: 21/04/2025
Place: Mumbai

(अमित पुरी)
तहसिलदार अंबरनाथ

Print Date 03-01-2025 04:18:37Print Date 01-01-2025 04:19:02

कलन-१	
सं. क्र.	२३७०
४८	२०२५



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, M/s. Davakhar Infrastructure Pvt. Ltd., having their registered office at 7th Floor, Davakhar Corpora, Malang Road, Pisavi, Kalyan (E) - 421 306, through its Director Mr. Santosh Sopan Davakhar in pursuance to the resolution passed in the Board Meeting held on 30/12/2024 DO HEREBY SEND GREETINGS.

WHEREAS we have undertaken the development / construction work of the properties in the name and style as M/s. Davakhar Infrastructure Pvt. Ltd. at village Advall-Dhokali in the name and Style as "Davakhar Suresh" at Malang Road, Kalyan (E) and with a view to sell the flats / Shops / offices / units in the said scheme of construction to the intending purchaser and

AND WHEREAS it is necessary and expedient for us to lodge the agreement for sale and other incidental writings in respect of sale of flats the buildings constructed / to be constructed in the said scheme of construction undertaken for development by our company and to do and matters to effectuate the legal and perfect registration of the documents thereto.

AND WHEREAS we are desirous of appointing:-
Mr. Rajesh Sopan Davakhar, age 36 yrs., residing at 502, Lodha Kolshet, Plot A, Tower K, B Wing, Thane West Pin : 400 601

In whom we have full faith and trust to only sign the agreements and incidental documents signed and executed by our Company before the Sub-Registrar of Assurances and admit the execution thereof.

Now know ye al men and these presents witness that we M/s. Davakhar Infrastructure Pvt. Ltd., do hereby nominate, constitute and appoint:

Mr. Rajesh Sopan Davakhar, age 36 yrs., residing at 502, Lodha Kolshet, Plot A, Tower K, B Wing, Thane West Pin : 400 601

As the true and lawful attorney to do the following acts, deeds, things and matters viz.

1. To sign the agreement for sale, supplementary agreements, Deed of Correction, Rectification Deed, Deed of cancellation and/or and other documents and incidental documents before the appropriate Sub-Registrar of Assurances and to admit the execution of the said documents in the name of the Company.

2. To comply with all the requisitions and formalities required to effectuate legal and perfect registration of the agreements and documents and all the procedure under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act in name of the Company and on behalf of the Company is true and lawful attorney and to represent the interest of the before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of justification under the provisions of law.

3. To purchase the stamp papers, (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act.

4. Generally to do all the acts, deeds and things to effectuate the legal and perfect registration of the documents as executed and intended by the Company.

We agree and assure to ratify and confirm the above acts, deeds, things and matters done or performed by our constituted attorney.

IN WITNESS WHEREOF we have set and subscribed our signature to this writing on this 03rd Day of January 2025.

SIGNED & DELIVERED

By the within named

M/s. Davakhar Infrastructure Pvt. Ltd.

In pursuance to the resolution Passed in the Board Meeting

Held on 30/12/2024

Through its Directors

Mr. Santosh Sopan Davakhar



कलन-१

स.स. २९३०० २०२५

४८ ६२

POWER OF ATTORNEY



कलन-५

स.स. ९८५ २०२५

७ १२



संयोजकता का प्रमाण

स.स. ९८५ २०२५

७ १२

आयकर विभाग

INCOME TAX DEPARTMENT

SANTOSH SOPAN DAYAKHAR

SOPAN GOPAL DAYAKHAR

३०४ (१०६)

Partnership Business Number

ALMPD18073

कलन-५

स.स. ९८५ २०२५

७ १२



Receipt (यदि)

339/1102
Wednesday, January 22, 2025
3:11 PM

पावली

Original/Duplicate
नॉन्सॉफ्टी-399
Regn.-39M

पावली सं.: 1271 दिनांक: 22/01/2025

पावली नाम: मंडिवली रोपडी
पावली नामा सनुकरण: 339-1102-2025
पावली नामा प्रकार: कुलसुधार/पत्र
पावली नामा नाम: मंडिवली रोपडी

नॉन्सॉफ्टी की
रकम: 100.00
रकम: 200.00
रकम: 300.00

नॉन्सॉफ्टी रकम, नॉन्सॉफ्टी-399-1102-2025
3:25 PM मंडिवली रोपडी

नॉन्सॉफ्टी रकम: 300.00
नॉन्सॉफ्टी रकम: 300.00

1) नॉन्सॉफ्टी रकम: 300.00
नॉन्सॉफ्टी रकम: 300.00
नॉन्सॉफ्टी रकम: 300.00
नॉन्सॉफ्टी रकम: 300.00
नॉन्सॉफ्टी रकम: 300.00

नॉन्सॉफ्टी रकम: 300.00
नॉन्सॉफ्टी रकम: 300.00

4/1

CHALLAN
NTR Form Number-8

QRN	MH014789217202425E	BARCODE	0125222708075	Date	22/01/2025 14:04:39	Form ID	460
Department	Inspector General of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	UJIO, ULHASNAGAR 3, JT SUB REGISTRAR	PAN No. (If Applicable)	AURPD700A				
Location	THANE	Full Name	RAJESH GOPAN DAVASHAR				
Year	2024-2025 One Time	Flat/Block No.	AS PER DOCUMENT				
Account Head Details	Amount In Rs.	Premises/Building	BHALANG ROAD				
0030049401 Stamp Duty	600.00	Road/Street	THANE				
0030053501 Registration Fee	100.00	Area/Locality	THANE				
		Town/City/District	4 2 1 3 0 0				
		Remarks (If Any)	PAN/2-AS2PYN4901-SecondPartyName-Deepak B Yashwantrao-				
		Amount In	600.00 Words				
		Ex. Hundred Rupees Only					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
	Cheque/DD Details						
Cheque/DD No.		Bank CN	Ref. No.	00040672025012254099		1020007933	
Name of Bank		Bank Date	Ref. Date	22/01/2025 14:04:39		Not Verified with RBI	
Name of Branch		Bank Branch	STATE BANK OF INDIA				
		Branch No., Date	Not Verified with Branch				

Challan Defect Details

Sl. No.	Remarks	Defect/Amount No.	Defect/Amount Date	Usr/Id	Defect/Amount
1	10/250-108	000140091200425	22/01/2025-14:11:31	IGR190	100.00
2	10/250-1102	000140091200425	22/01/2025-14:11:31	IGR190	600.00
Total Defect					600.00



Print Date 22-01-2025 05:15:44
339-1102-2025
300.00



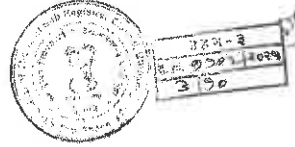
CHALLAN
NTR Form Number-8

QRN	MH014789217202425E	BARCODE	0125222708075	Date	22/01/2025 14:04:39	Form ID	460
Department	Inspector General of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	UJIO, ULHASNAGAR 3, JT SUB REGISTRAR	PAN No. (If Applicable)	AURPD700A				
Location	THANE	Full Name	RAJESH GOPAN DAVASHAR				
Year	2024-2025 One Time	Flat/Block No.	AS PER DOCUMENT				
Account Head Details	Amount In Rs.	Premises/Building	BHALANG ROAD				
0030049401 Stamp Duty	600.00	Road/Street	THANE				
0030053501 Registration Fee	100.00	Area/Locality	THANE				
		Town/City/District	4 2 1 3 0 0				
		Remarks (If Any)	PAN/2-AS2PYN4901-SecondPartyName-Deepak B Yashwantrao-				
		Amount In	600.00 Words				
		Ex. Hundred Rupees Only					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
	Cheque/DD Details						
Cheque/DD No.		Bank CN	Ref. No.	00040672025012254099		1020007933	
Name of Bank		Bank Date	Ref. Date	22/01/2025 14:04:39		Not Verified with RBI	
Name of Branch		Bank Branch	STATE BANK OF INDIA				
		Branch No., Date	Not Verified with Branch				

22/01/2025
339-1102-2025
300.00

29300 2026
40 82

D H C	
Inspector General of Registration & Stamp	
Receipt of Document Handling Charge	
PRN	0125222708075
Received from Rajesh Sopen Davashar, an amount of Rs. 200/- towards Document Handling Charge for the Document to be registered as Document No. 1102 dated 22/01/2025 at the Sub Registrar's office Joint S.R. Uthasneager 3 of the District Thane.	
Payment Details	
Bank Name	SBI
Bank CN	10004152025012207575
Bank Date	22/01/2025
Defect No	01252227080750
Defect Date	22/01/2025
This is computer generated receipt, hence no signature is required.	



**SPECIFIC POWER OF ATTORNEY
TO ALL WHOM THESE PRESENTS SHALL**

Mr. Rajesh Sapan Davaikhar, (Pan No. AURPD7090A) Age 35 Years Occupation: Business, Office Add: Heart Beat Sankul, Opp. Esar Petrol Pump, Malang Road, Pissavali, Kalyan East do hereby SEND GREETING.

WHEREAS I am carrying on business of purchasing, selling of properties, including lands and Godowns and development of land in the vicinity of Vill Dwari, Bhal, Vesar, Advash-Dhokali, Mandivali, Manore and other villages lying, being and situated within the limits of Tal. Anbernathi, Dist Thane and within the Sub-Registration district Ulhasnagar and at Village Barve, Kalyan, Netivli & others villages lying, being and situated within the limits of Tal. Kalyan, Dist Thane and within the Sub-Registration district Kalyan and at Villages Pimples, Barodi, Bhirar, Gorsi, Anjar, Dive-Anjar, Mankoli, Sural, Surang, Dhanangam, Barodi, Vehale lying being and situated within the limits of Tal. Bhiwandi dist. Thane and within the Sub-Registration Dist Bhiwandi and also within the Sub-Registration dist Thane and in the said process I as individual, partner, director am required to execute different documents such as Agreement for Sale, Conveyance Deeds, Declaration, Confirmation, Mortgage, Development Agreements etc with different persons.

AND WHEREAS due to my other business commitments it is not possible for me at all material time to lodge and register agreements, Development Agreement, Agreements for sale, Deed of cancellation, Deed of correction, confirmation, conveyance deed, etc executed by us and submit the execution of the same before the sub registrar of Assurance, Kalyan and therefore I am desirous of appointing:

Mr. Deepak B Yashwantrao, age 30 yrs., residing at Post Majgaon, Tal. Marol, Thane, Maharashtra 421 401. (Pan No. ABZPY9403P)

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT I Mr. Rajesh Sapan Davaikhar, (Pan No. AURPD7090A) Age 35 Years Occupation: Business, Office Add: Heart Beat Sankul, Opp. Esar Petrol Pump, Malang Road, Pissavali, Kalyan East do, hereby appoint Mr. Deepak B Yashwantrao, age 30 yrs., residing at Post Majgaon, Tal. Marol, Thane, Maharashtra 421 401. (Pan No. ABZPY9403P) to be my true and lawful attorney to myself and jointly or severally or any one of them to do or cause to be done all or any of the following things and on my behalf to do or cause to be done all or any of the following things:

1. To present and lodge in the Sub-Registration office of Kalyan, Ulhasnagar, Bhiwandi and other districts and to submit the execution of the Agreement for sale, Development Agreement,

Deed of Cancellation, Deed of Correction/ Rectification, Confirmation deed, Mortgage deeds and other relevant documents in respect of said Deeds executed by me, in my individual, capacity or as a partner of any partnership firm or in any other entity, before the sub - registrar of assurance, at Kalyan, Ulhasnagar, Bhiwandi and Thane in respect of property situated at village Vill Dwari, Bhal, Vesar, Advash-Dhokali, Mandivali, Manore and other villages lying, being and situated within the limits of Tal. Anbernathi, Dist Thane and within the Sub-Registration district Ulhasnagar and at Village Barve, Kalyan, Netivli & others villages lying, being and situated within the limits of Tal. Kalyan, Dist Thane and within the Sub-Registration district Kalyan and at Villages Pimples, Bhirar, Gorsi, Anjar, Dive-Anjar, Mankoli, Sural, Surang, Dhanangam, Barodi, Vehale lying being and situated within the limits of Tal. Bhiwandi dist. Thane and within the Sub-Registration Dist Bhiwandi and also within the Sub-Registration dist Thane, and further to do all acts and deeds which may be necessary for effectively registering and transferring the properties, such as land, Plot, shops, etc. in all respects as I would do as if I was personally present.

2. To pay registration charges, fees and other charges to the concerned sub-registrar.

3. To enter into correspondence with the sub - registrar of assurance and represent before me before the sub registrar or any other officers in the office if sub - registrar in respects of the registration of the said agreements/documents lodged for registration.

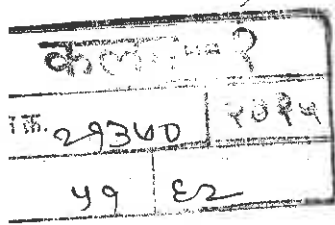
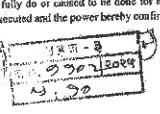
4. To make application for Index - II in respects of the agreements documents lodged for registration.

5. And generally to do all other acts, deeds, matter and things whatever in or about affairs herein other particularly or generally described as effectually to all intents and purpose and as I could do myself if these presents had not been made.

6. This Power of Attorney is restricted to only admit the execution before the sub - registrar of Assurance. This Power of Attorney is not for the execution of the agreement for sale, Conveyance deed, development agreement, deed of correction/rectification, etc.

7. And we hereby agree to ratify all lawful acts things done and executed by the said attorney pursuant to the powers.

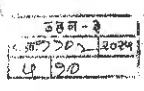
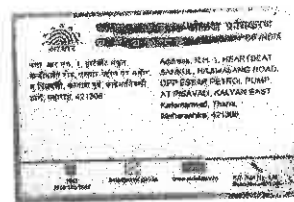
And I hereby ratify and confirm and agree to ratify and confirm whatever my said attorney lawfully do or caused to be done for me by virtue of this power of Attorney hereby executed and the power hereby confirmed.



Executants herein have herunto set my hands on this 29th January 2025 at A...



Mr. Deepak B Yashwantrao

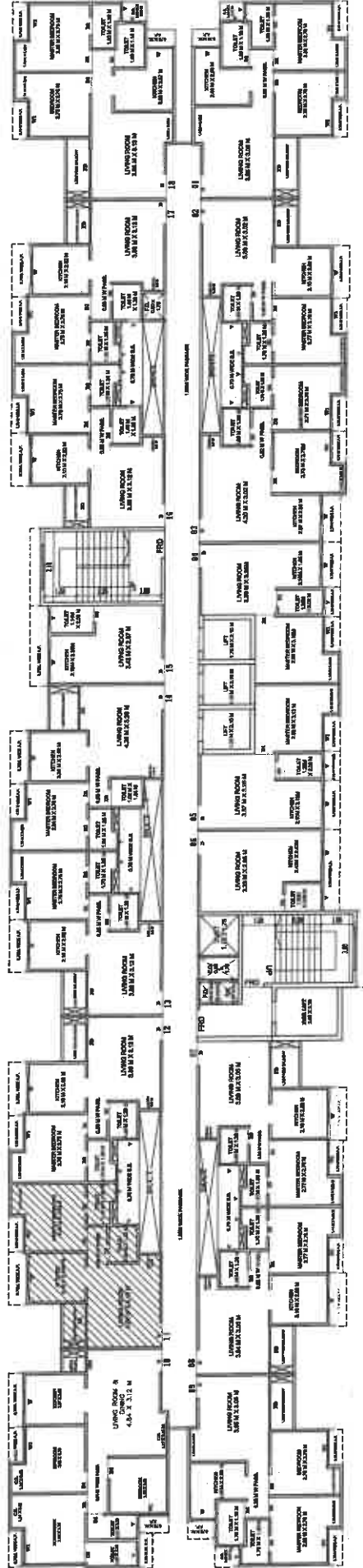


कलक-१	
दस्ता क्र. 29360	2024
43 / 82	



कालान-१	
वर्तन क्र.	२०२५





BUILDING NO. - 02
TYPICAL FLOOR PLAN
SCALE - 1:100

Promoter's Signature

Purchaser's Signature

कलन - २	
29360	2024
५५	६२

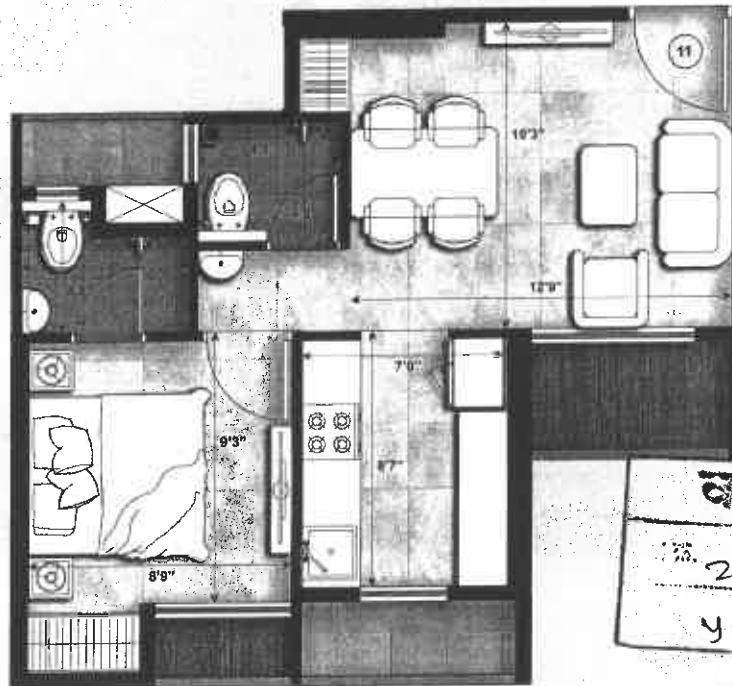
Building Name : BLUEBEL
 Building No : 02
 Flat No : 11/
 RERA Carpet : 32.26 Sq. m.

कलम - १	
दस्त क्र.	२०२५



3B BLUEBELL

Flat No:.....11.....



कलन-१	
29300	2024
YE	ER

Flat No : 11

Promoter's Signature



Keyholder

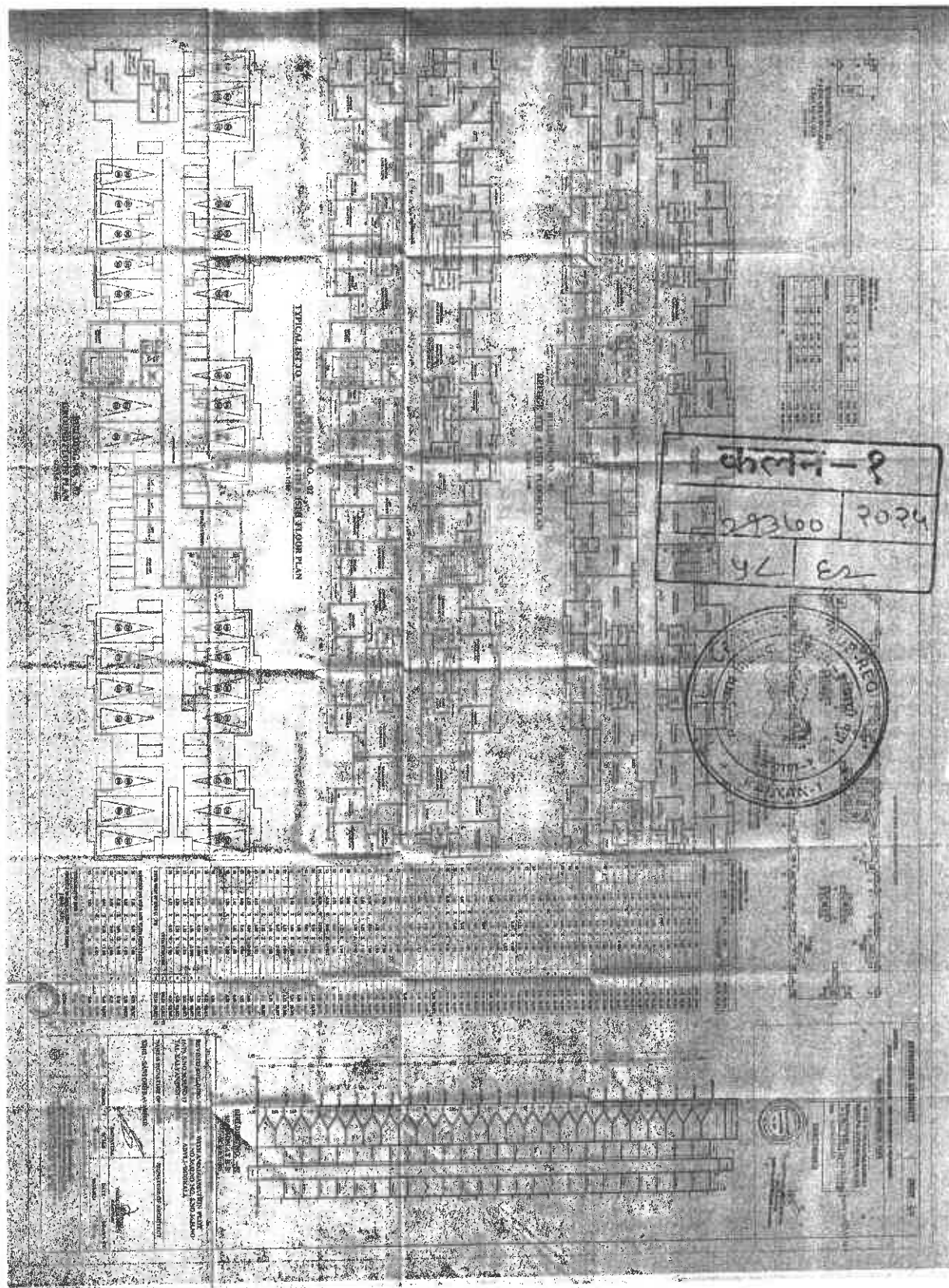
Allottee's Signature



DAYAKAR
sereno
LIVE BLISSFUL

कालन-१	
स्त क्र. 29300	२०२५
५६	६२





कलन-१	
स.क्र.	२०२५
५६६२	





Arjun



Kanishk
कलन-१

दस्तावेज क्र.	29300	२०२५
<i>ge es</i>		



seema.

$$\frac{d[\text{P}]}{dt} = k_p [\text{M}] [\text{P}^*] - k_t [\text{P}^*]^2$$

P^*

70/21370

शनिवार, 06 डिसेंबर 2025 5:06 म.नं.

दस्त गोषवारा भाग-1

कालन 1

60/82

दस्त क्रमांक: 21370/2025

दस्त क्रमांक: कालन 1, 21370/2025

बाजार मूल्य: रु. 14,08,000/-

मोबदला: रु. 28,31,900/-

भरलेले मुद्रांक शुल्क: रु. 1,98,300/-

नॉदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada traming) code added for keeping tack of adjusted fee

दु. नि. सह. दु. नि. कलन। यांचे कार्यालयात

पावती: 24098

पावती दिनांक: 06/12/2025

अ. क्र. 21370 वर दि. 06-12-2025

सादरकरणाचे नाव: कविता अविनाश पाटील

रोजी 4:05 म.नं. वा. हजर केला.

नॉदणी फी

रु. 28400.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 62

Kavita

दस्त हजर करणाऱ्याची सही.

एकुण 30880.00

पु. चंद्रकला राधो भांगरे

सह दु. नि. कल्याण 1

सह. दुय्यम निबंधक वर्ग-२,

कल्याण क्र. १

दस्ताची प्रकृति: कसरीनामा

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

शिक्का क्र. 1 06 / 12 / 2025 04 : 05 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 12 / 2025 04 : 06 : 38 PM ची वेळ: (फी)

पु. चंद्रकला राधो भांगरे

सह दु. नि. कल्याण 1

सह. दुय्यम निबंधक वर्ग-२,

कल्याण क्र. १



प्रतिज्ञा पत्र

सदर दस्तऐवज नॉदणी क्रमांक १९०८ नियम १९६१ अंतर्गत तत्तुदीनुसार नॉदणीस दाखल केला आहे. दस्तामधील संदर्भित पत्राच्या निष्पादक व्यक्ती साक्षीदार व शोधन जोडलेले कागदपत्रे दस्तऐवज वाचता, वैधता कायदेशीर बाबीसाठी खतनीय निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामधील राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रकांचा उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही

Kavita

J. A. S.





06/12/2025 5 05:55 PM

दस्त गोपवारा भान-2

कलन।

E9/Er

दस्त क्रमांक:21370/2025

दस्त क्रमांक :कलन1/21370/2025

दस्तावा प्रकार :-करारनामा

अनु.क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:डावखर इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे डायरेक्टर संतोष सोपान डावखर यांचे कु. मु. धा. म्हणून राजेश सोपान डावखर यांनी निष्पादित केलेले आणि मे. डावखर इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे अधिकृत स्वाक्षरी म्हणून राजेश सोपान डावखर यांच्यावतीने कबुलीजबाब करिता म्हणून कु. मु. पत्र धारक म्हणून दीपक बापूराव यशवंतराव पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: डावखर कॉर्पोरा, मलंग रोड, पितवली, कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AADCD3567H	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:कविता अविनाश पाटील पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाईपलाईन रोड, रुम न 26, स न 12, स्वामी समर्थ कॉलनी, सावेडी रोड, अहमदनगर, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आ:ईळीणागाव. पॅन नंबर:FFNPP2769Q	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:अविनाश अरुण पाटील पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाईपलाईन रोड, रुम न 26, स न 12, स्वामी समर्थ कॉलनी, सावेडी रोड, अहमदनगर, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आ:ईळीणागाव. पॅन नंबर:BAAPP9114P	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथ्याकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:06 / 12 / 2025 05 : 04 : 26 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-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 कविता अविनाश पाटील	06/12/2025 05:05:09 PM	कविता अविनाश पाटील F 1312335039469015040
2	लिहून घेणार अविनाश अरुण पाटील	06/12/2025 05:05:41 PM	अविनाश अरुण पाटील M 1446827462479138816
3	लिहून देणार डावखर इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे डायरेक्टर संतोष सोपान डावखर यांचे कु. मु. धा. म्हणून राजेश सोपान डावखर यांनी निष्पादित केलेले आणि मे. डावखर इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे अधिकृत स्वाक्षरी म्हणून राजेश सोपान डावखर यांच्यावतीने कबुलीजबाब करिता म्हणून कु. मु. पत्र धारक म्हणून दीपक बापूराव यशवंतराव	06/12/2025 05:04:48 PM	दीपक बापूराव यशवंतराव M 1313279310493732864

शिवका क्र.4 ची वेळ:06 / 12 / 2025 05 : 05 : 42 PM



सह उपस्थित निबंधक वर्ग-२,
सह दु. नि. कल्याण-१
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Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DAVAKHAR INFRASTRUCTURE PVT LTD	eChallan	00040572025120617716	MH012956277202526E	198300.00	SD	0007361575202526	06/12/2025
2	DAVAKHAR INFRASTRUCTURE PVT LTD	DHC		1225065203485	2480	RF	1225065203485D	06/12/2025
	DAVAKHAR INFRASTRUCTURE PVT LTD	eChallan		MH012956277202526E	28400	RF	0007361575202526	06/12/2025

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

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