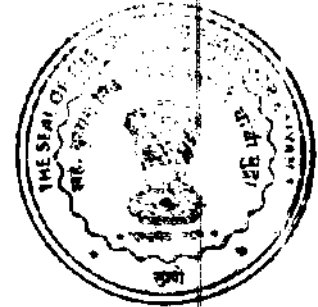


मूल्यांकन पत्रक (सहाई क्षेत्र - बांधीच)					
Valuation ID कलन 1	2026072208852			22 July 2026,04:48:32 PM	
मूल्यांकन वर्ष	2026				
विभाग	आले				
मूल्य विभाग	प्रस्ताव : कल्याण				
अन्य मूल्य विभाग	17/60 - विभाग, 5/8 नवने या गावातील सर्व भिन्नदा				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation			सर्वात नगर/व. भू. क्षेत्रांक :	अर्धे नगर# 26
आर्थिक मूल्य दर सारणीनुसार मूल्यांकन व.					
कुली नमी	निवासी घट्टनिवा	नगरपाल	कुलने	नैजोनीक	सोवनामनचे स्वरूप
24600	77900	89500	97400	89500	जे. बी.व
बांधीच क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	74,393ची. मीटर	मिळकतीचा वापर-	विवाही घट्टनिवा	मिळकतीचा प्रकार-	बांधीच
बांधकामाचे वर्गीकरण-	1-आर खे बी	मिळकतीचे मूल -	0 TO 2ची	बांधकामाचा दर-	Rs.27951/-
अवकाश सुविधा -	आले	मर्यादा -	21st and Above	कार्येक्ष क्षेत्र-	67.63ची. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मर्यादा निरुप पत्र/वर्ग = 110 / 100 Apply to Rate= Rs.85690/- पत्र-समुदाय मिळकतीचा प्रति बी. मीटर दुप्पट = ((मिळकती मूल्य - कुलन मिळकती) * 100) / (मर्यादा - कुलन मिळकती) * 100 = (((85690-24600) * (100 / 100)) / 1 + 24600) = Rs.85690/- A) मूल्य मिळकतीचे मूल = घट्टीत उभेले मूल्य दर * मिळकतीचे क्षेत्र = 85690 * 74.393 = Rs.6374736.17/- B) उपलब्ध नगरपालाचे क्षेत्र उपलब्ध नगरपालाचे मूल्य = 13.94 * (85690 * 15/100) = Rs.179177.79/-					
Applicable Rules = 3, 9, 18, 19, 15					
एकूण अंतिम मूल्य = मूल्य मिळकतीचे मूल + (कार्याचे मूल्य + मिळकती मूल्य दर * कुलन + मर्यादा मर्यादेचे मूल (कुलन मर्यादे) + घट्टीत उभेले मूल + घट्टीत उभेले मूल + कुलन मर्यादेचे मूल + कुलन मर्यादेचे मूल = A + B + C + D + E + F + G + H + I + J = 6374736.17 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 179177.79 = Rs.6553914/- = ₹ सारणीत सारणी नगर नगर नगर नगर					

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

कलन-१	
दल क्र. १४८६७	२०२६
१	२५





CHALLAN
MTR Form Number-6



GRN	MH006864762202827E	BARCODE			Date	22/07/2026-12:43:44		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)		BLTXXXXXL								
Office Name				KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name		ATISH BHOIR						
Location				THANE										
Year				2026-2027 One Time		Flat/Block No.		FLAT NO 2508, 25TH FLOOR, CELESTO						
Account Head Details			Amount In Rs.		Premises/Building									
0030046401 Stamp Duty			471370.00		Road/Street		THARWANI MAJESTIC TOWERS							
0030063301 Registration Fee			30000.00		Area/Locality		BARAVE KALYAN							
					Town/City/District									
					PIN				4	2	1	3	0	1
					Remarks (If Any)									
					PAN2=AAJPT5142R-SecondPartyName=THARWANI									
					REALTY-CA=6733837									
					Amount In		Five Lakh One Thousand Three Hundred Seventy Rupee							
Total			5,01,370.00		Words		s Only							
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN		Ref. No.		69103332026072212786		2997508524				
Cheque/DD No.				Bank Date		RBI Date		22/07/2026-12:44:56		Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK								
Name of Branch				Scroll No. , Date		Not Verified with Scroll								

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for 100% Registered document.

NOTE:- This document is valid for document to be registered in Sub-Registrar Office only. Not valid for any other purpose.

सादर यत्न केवल दूरदम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. गोंदणी नोंदणी करवावयाच्या दस्तासाठी सादर यत्न लागू नाही.

सप्त क्र.	१४९७	२०२६
	२	९५

Page 1/1

Print Date: 22-07-2026 12:45:08





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0726220405542

Payment Date : 22/07/2026

Received from **THARWANI REALTY**, Mobile number **8169650733**, an amount of Rs. **3800/-** towards **Document Handling Charges** for the **iSarita 1.9** in the Joint District Registrar office of the District **Thane**.

Payment Details

Bank Name : IBKL

Receipt Date : 22/07/2026

Bank CIN : 10029762026072205341

REF No. : 9913323529855

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

कलन-२

दल क्र. १४९६७ २०२६

३

९५



For PLOT I

VILLAGE :- AT Village Barave, Tal: Kalyan,
DIST :- THANE
WARD NO. :- 8 B (17/60)
Apartment carpet Area :- 62.43 Sq. Mtrs.
Usable Area :- 5.20 Sq. Mtrs.
Building is :- 4 Podium + 32 Floors
Market Value :- Rs. 6553914/-
Actual Value :- Rs. 67,33,837/-
Stamp :- Rs. 471370/-

कलन-१	
दल क्र. १४८६७	२०२६
४	८४

AGREEMENT FOR SALE

U/S 13 R/W SECTION 2 (C) OF THE REAL ESTATE REGULATION AND DEVELOPMENT ACT, 2016 AND RULE 10 OF THE 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

AND

U/S 4 OF THE MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT & TRANSFER) ACT, 1963

IN

Project known as "THARWANI MAJESTIC TOWERS APARTMENT CONDOMINIUM" bearing Maha RERA No. P51700023841- IN RESPECT WHEREOF DEED OF DECLARATION DATED 20.12.2019 AND REGISTERED AT SR. NO. 17363 OF 2019 IN THE OFFICE OF THE JT. SUB-REGISTRAR KALYAN-I AND AMENDED BY DEED OF AMENDMENT DATED 25.01.2022 REGISTERED AT SR. NO. 1915 of 2022 IN THE OFFICE OF THE JT. SUB-REGISTRAR KALYAN-I

This Agreement for Sale made at Village Barave, Tal: Kalyan, Dist. Thane on this 22 day of July, 2026.

Triso *Shair*

Shair

THIS AGREEMENT FOR SALE U/s. 4 of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management And Transfer) Act, 1963 and u/s 13 r/w Section 2 (c) of the Real Estate Regulation and Development Act, 2016 and Rule 10 of the 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 made and executed on this 22 day of July 2026.

कलन-१	
दल क.	१४९६७ २०२६
५	५

BETWEEN

M/S. THARWANI REALTY, a proprietorship firm through its proprietor **Shri. Anil Hardasmal Tharwani** (PAN NO. AAJPT5142R), age 50 years, Occupation: Business, through its Constituted Attorney **SHRI. ABHISHEK ANIL THARWANI**, adult, Occupation Business, vide Registered Power of Attorney, registered at Sr. No. 4025 of 2021 dated 24.02.2021 in the office of the Joint Sub-Registrar of Assurances Kalyan 2 at Kalyan, having its registered office at **THARWANI REALTY, Tharwani Majestic Towers, Godrej Hill, Khadakpada, Kalyan (W), Thane - 421 301**, hereinafter referred as **"THE LAND OWNER/ PROMOTER/ DEVELOPER"** (which expression shall, unless it be repugnant to the context or meaning thereof, include the successors-in-interest of the said Company and in case the said Company is converted into a Partnership firm in future, then all present partners for the time being constituting the said firm and the survivor or survivors of them and their heirs, executors and administrators of the last survivor or survivors and his or their assigns), being referred to as the **PARTY OF THE FIRST PART;**

AND

NAME: MR. ATISH CHANDRAKANT BHOIR & MRS. SUCHITA ATISH BHOIR
AGE: - 38 & 29 YEARS
PAN NO: - BLTPB8101L & CMFPB4271H
ADDRESS: - 381, DHAMANGAON, VTC: DHAMANGAON, PO: VADPE, BHIWANDI, THANE, MAHARASHTRA-421302
Notified Email ID: - aatishbhoir88@gmail.com

[Signature]

[Signature]

hereinafter called as the "PURCHASER/ ALLOTTEE " (which expression shall, unless it is repugnant to the context or meaning thereof, mean and include his/her/their heirs, legal representatives, executors, administrator and assigns) of the **PARTY OF THE SECOND PART**

DEFINITIONS: -

a) "MOFA, 1963" means Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management And Transfer) Act, 1963;

b) "MOFA Rules 1964" means Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management And Transfer) Rules, 1964;

c) "R.E. (R & D) Act, 2016" means Real Estate (Regulation & Development) Act, 2016;

d) "Rules" means the 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.

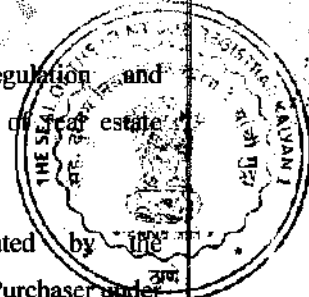
e) Agreement means an Agreement for Sale executed by the OWNER/DEVELOPER/ PROMOTER in favour of the Allottee / Purchaser under the provisions of Section 4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management And Transfer) Act, 1963 read with provisions of Rule 5 of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management And Transfer) Rules, 1964 and the Agreement within the meaning of Section 2 (c) the Real Estate (Regulation & Development) Act, 2016;

f) Allottee means the Allottee as defined in Section 2 (d) of R.E. (R&D) Act, 2016;

g) "CARPET AREA" shall mean the net usable floor area of the Unit. It excludes area covered by external walls, areas under services, shafts, exclusive balcony or verandah area and exclusive open terrace area but includes area covered by internal partitions walls of the Unit.

h) "BUILT UP AREA" shall mean carpet area of the Unit including projections, balconies, verandas as increased by the thickness of the wall (100% area under the walls which is not common with other Units and 50% of the area under the walls which is common with other Unit or Units)

कलन - १	
१४९६	२०२६
६	९५

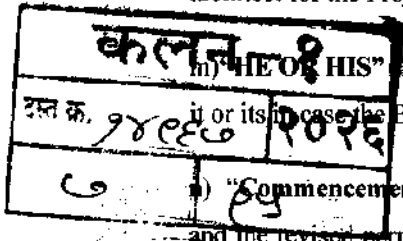


i) "UNIT / FLAT / APARTMENT" shall mean individual Apartment.

j) "BUILDING" shall mean the building/wing in the Complex where the Buyer has purchased his "Unit" and/or units.

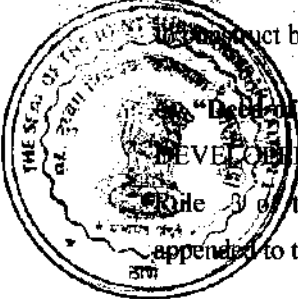
k) "THE BUILDING PLANS" shall mean the plans and designs of buildings to be constructed or constructed on "The Said Land" which has been duly approved by the authority in phases or in full including any variations therein which may subsequently be made by the Builder and/or Architect(s).

l) "ARCHITECT" shall mean DECON CONSULTANTS (MR. JOHN VARGHESE) and/or such other person or persons and/or firm or firms and/or company or companies whom the Developer may appoint from time to time as the architect for the Project.



m) "HIS" shall also mean either she or her in case the Buyer is a female or it or its in case the Buyer is a partnership firm or a limited company.

n) "Commencement Certificate" means building permission dated 14.3.2012 and the revised permissions granted by the Planning Authority from time to time to construct buildings on the project land.



o) "Deed of Declaration" means the Deed of Declaration to be executed by the DEVELOPER u/s 2 of the Maharashtra Apartment Ownership Act, 1970 read with Rule 3 of the Maharashtra Apartment Ownership Rules, 1972 in Form "A" appended to the said Rules;

p) "Planning Authority" means the Kalyan Dombivli Municipal Corporation.

q) "Tharwani Majestic Towers" means phase wise development of buildings consisting of Apartments for purpose of selling and includes the common areas, development works, all improvements and structures on land more particularly described in Schedule I hereunder written. Developer shall also have right to use maximum FSI and TDR permissible in respect of said lands. Developer may use said FSI and TDR on any part of project land/building.

r) "Project Land" means all piece and parcel of land described in Schedule I of this Agreement.

Provided, if adjoining lands are amalgamated with project land, then, such amalgamated lands shall collectively called as "project land".

s) "Phases of wise Development" means construction of buildings and General common areas in the manner hereunder provided -

Phase I-

Building "A" "CELESTO"- GROUND floor + 4 PODIUM floors +32 UPPER Floors (31 Residential Floors + 1 Recreational Floor) having 248 residential tenements (248- 2BHK) & 00 commercial tenements.

Phase II-

i. Building "B" "ESTRELLA" - GROUND floor + 4 PODIUM floors +32 UPPER Residential Floors having 221 residential tenements (221- 2BHK) & 28 commercial tenements.

The Developer shall have sole discretion to split said phases and/or to split phases to the project. In case of availability of additional FSI, the Developer shall construct additional floors in the said buildings. As per sanctioned plans the developer is authorised to construct 1 Recreational Floor on 32nd Floor of building A "CELESTO" and on top of that Swimming pool on terrace floor of building A "CELESTO". The said Recreational Floor and Swimming Pool shall be used as common amenity by the occupants of Building A "CELESTO" and Building B "ESTRELLA".

Note: The expression and terminologies not defined herein would derive their meaning from the Deed of Declaration. In case of any conflict between the meaning of any term or expression or any other aspect of this Agreement and the Deed of declaration, the terminology used or the meaning assigned in the Deed of Declaration will prevail;

WHEREAS developer is entitled to develop following lands;

- a. The Developer is the owner of land totally admeasuring 13510 Sq. Mtrs, as per 7/12 extracts (Area actually at site 13957 Sq. Mtrs) bearing New

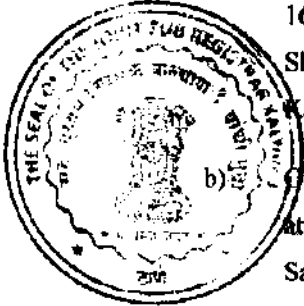
Survey No. 4A/1, 4A/2, 4A/3, 4A/4, 4A/5, 4B/1, 4B/2, 25A/1, 25A/2, 26A (Old Survey No.4/2 Pt., 4/4, 25/6 & 26/8) situated in Village Barave, Tal: Kalyan., Dist. Thane. The land admeasuring 7500 Sq. Mtrs is subject matter of development undertaken by the Developer. The Project named as "Tharwani Majestic" is proposed to be constructed on said land admeasuring 7500 Sq. Mtrs. Said land admeasuring 7500 Sq. Mtrs is shown as Plot No.1 in the sanctioned plans (Herein after referred as "Project Land"). Said land is more particularly described in Schedule I. Developer has acquired valid and legal title in respect of said lands. Details are as under;

I. SURVEY NOS. 4/2, 25/6 and 26/8.

- a) Land bearing Survey No.4/2(p) (2130 Sq. Mtrs), 25/6 (1800 Sq. Mtrs.) and 26/8 (350 Sq. Mtrs) totally admeasuring 4280 Sq. Mtrs. was owned by Smt. Chandrabai Vithhal Mitakite and ors. Vide registered

कलन-१	
इल क्र. १४८६७	२०२६
९	९५

Agreement to Sell dated 18.02.2010, said owners agreed to sale said lands to M/s. Krishna Sai Shelters, a partnership firm of Prakash Panthani and Jayram Nihlani. The possession was handed over. The said agreement was registered in the office Sub Registrar, Kalyan-2 at serial no. 1751/2010. A consequential Power of Attorney dated 16.2.2010 was also executed by Owners in favour of M/s. Krishna Sai Shelters. Said Power of Attorney was authenticated by Sub Registrar, Kalyan-2.



- b) On 20th April 2010, the said land owners, through their power of attorney holder executed registered Agreement for Development and Sale in favour of M/S Sai Enterprises, a sole proprietary firm of Mr. Hardasmal H. Tharwani and assigned all development rights in respect of said lands bearing Survey No.4/2(p) (2130 Sq. Mtrs), 25/6 (1800 Sq. Mtrs.) and 26/8 (350 Sq. Mtrs) totally admeasuring 4280 sq. mtrs. Said Agreement was registered in the office of sub registrar, Kalyan-2 at Sr. No. 3914/2010 on 21.04.2010.

- c) The land admeasuring 7920 Sq. Mtrs from out S. No. 4/2 was declared as surplus under ULC Act, 1976. Vide order dated 23.03.2010, the Dy. Collector and Competent Authority of Ulhasnagar Agglomeration was pleased to restore said land to the owners. Accordingly Mutation Entry No. 1135 was recorded and certified. Separate Agreement to sell was

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

executed by owners on 16.02.2010 in favour M/s. Krishna Sai Shelters in respect of said land admeasuring 7920 Sq. Mtrs. Thereafter said owners executed registered deed of declaration dated 18.11.2010 for confirmation of said agreement to sell dated 16.02.2010. The said deed was registered in the office Sub Registrar, Kalyan -2 at serial no. 10912/2010 on 18.11.2010. Execution and Validity of said Agreement and Deed of

Declaration was confirmed by the Owners by executing Confirmation Deed dated 06.01.2011, which was registered in the Office of Sub-Registrar, Kalyan at Sr. 187 /2011 on 21.01.2011.

- d) On 3rd December 2010 Owners of said lands, through their constituted attorney, executed Agreement for Development and Sale in favour of M/S Tharwani Realty, Sole Proprietary firm of Mr. Anil Tharwani, in respect of said land admeasuring 7920 Sq. Mtrs from lot S. No. 4/2. Said Agreement was registered in the office of Sub-Registrar, Kalyan -2 at Sr. No. 511/2011 on 17.01.2011.

कलन-१	
दस्तावेज क्र.	७४८९७
दिनांक	२०२६

- e) On 14.06.2011 heirs of Anil Patil (daughter of Kanho Mirkute) executed registered Release Deed in favour of Manoj Vithal Mirkute and Devidas Nagesh Mirkute and relinquished their right, title and interest in lands bearing S. Nos. 4/2, 25/6 and 26/8. Said release Deed is registered in the office of Sub-Registrar, Kalyan -2 at Sr. No. 6316/2011 on 16.06.2011.



- f) On 2.12.2012, original owner, through their constituted attorney executed Deed of Conveyance in favour of M/s Sai Enterprises in respect of lands bearing Survey Nos. 4/2 (part), 25/6 and 26/8 totally admeasuring 4280 Sq. mtrs. said Deed of Conveyance was registered in the office of Sub Registrar, Kalyan - 2, at Sr. No. 1136 of 2012 on 06.02.2012. Accordingly, the name of said M/s Sai Enterprises was recorded in the revenue record vide Mutation Entry No. 1230 dated 01.03.2012.

- g) On 02.12.2012, original owners, through their Constituted Attorney executed Deed of Conveyance in favour of M/s Tharwani Realty, in respect of land bearing Survey No. 4/2 (part) admeasuring 7920 Sq. mtrs. Said Deed of Conveyance was registered in the office of Sub

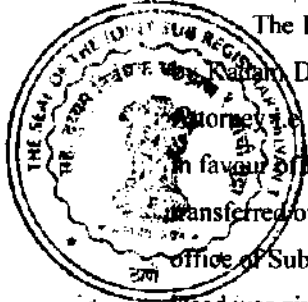
8/11/20

[Handwritten signature]

Registrar, Kalyan -2 at Sr. No. 1135/2012 on 6.12.2012. Name of M/s Tharwani Realty was recorded in 7/12 extract vide Mutation Entry No. 1229 dated 1.3.2012.

- h) On 14.05.2013, Mr. Hardasmal Tharwani, Proprietor of M/s Sai Enterprises, executed a registered Gift Deed in favour of Mr. Anil Hardasmal Tharwani, in respect of land bearing Survey No. 4/2 (part), 25/6 and 26/8, totally admeasuring 4280 Sq. mtrs. Said Gift Deed was registered in the office of Sub Registrar, Kalyan-1 at Sr. No. 3630/2013 on 14.05.2013. Vide Mutation Entry No. 1301 dated 6.8.2013, name of Anil Tharwani recorded in 7/12 extract of said land.

कलन-१	
दल क्र. १४९६८	२०१३
११	II. SURVEY NO. 4/4:-



The land bearing Survey No. 4/4 admeasuring 1310 Sq. mtrs. was owned by Kallam Dharma Dhone and others. The said owner, through their Constituted Attorney i.e. M/s Krishna Sai Shelters, executed a registered Deed of Conveyance in favour of M/s Tharwani realty, a proprietary firm of Mr. Anil Tharwani and transferred ownership of said land. Said Deed of Conveyance was registered in the office of Sub Registrar, Kalyan - 2 at Sr. No. 1961 of 2013. The effect of said Sale Deed was given in revenue record vide Mutation Entry No. 1285 dated 14.03.2013.

And Whereas, the Developer has obtained requisite permissions to develop the project land. Details regarding various permissions and sanctions are as under:

A. The owners of said land bearing Survey No. 4/2, 4/4, 25/6 and 26/8 had submitted a proposal in N.A. permission. Collector, Thane was pleased to grant said permission on 13.1.2013.

B. The owners of land bearing New Survey No. 4A/1, 4A/2, 4A/3, 4A/4, 4A/5, 4B/1, 4B/2, 25A/1, 25A/2, 26A (Old Survey No. 4/2, 4/4, 25/6 and 26/8) through their Constituted Attorney had submitted proposal dated 24.01.2012 under section 44 of Maharashtra Regional and Town Planning Act, 1966. The permission to develop plot of land admeasuring 13510 Sq. mtrs. bearing Survey No. 4/2, 4/4, 25/6 and 26/8. The Planning authority i.e. Kalyan Dombivali Municipal Corporation was pleased to grant the building permission dated 14.03.2012. As per the sanctioned plan, the above referred plot admeasuring 13510 Sq. mtrs was sub divided into three parts as under:

Plot 1 – 7500 Sq. mtrs.

Plot 2 – 700 Sq. mtrs.

Plot 3 – 150 Sq. mtrs.

Two buildings viz, "A" and "B" were to be constructed on plot 1.

One building viz., "C" was proposed to be constructed on plot No.2.

C. Thereafter, the Developer submitted a proposal seeking approval to the revised plan. Vide its approval dated 05.07.2016, the Planning authority was pleased to approve the revised plan submitted by the Developer. As per the said revised permission the developer was permitted to construct two buildings on plot No.1 and one building on plot No.2. The details of said building are as under.

I – Plot No.1.

Building Type: A – Stilt + Podium + 19 floors (Residential).

Building Type : B – Stilt + Podium + 26 floors (residential).

Building Type : Club House = Ground + 1st floor.

कलम - ?	
दस्ता क्र.	१४९६ २०२६
१२	९५

II. Plot No. 2 :

Building Type : C – Stilt + Ground + 7 floors (residential + Commercial)

D. After acquiring ownership of lands bearing New Survey No. 4A/3, 4A/4, 4A/5, 4B/1, 4B/2, 25A/1, 25A/2, 26A (Old Survey No. 42, 4/4, 25/6 and 26/8), the Developer had submitted an application for amalgamation and sub division of said land. The said application was processed and the plans were amalgamated. Thereafter, taking into consideration the D.P. reservation and the proposed construction, the amalgamated plot was sub divided. A Kami Jasta Patrak No. 1 of 2017 dated 08.12.2017 was prepared. On an application, of Developer, the N.A. measurement was carried out on 20.04.2017 and measurement map bearing 469/2017 was prepared by the office of Deputy Superintendent, Land Records, Kalyan. The details of sub divided Survey numbers are as under:



8/11/20
8/11/20

Sr. No	Total area			Orders of Hon. Collector as N.A.		Plot NO	As per calculation		
	S.No	H.No	Area in Sq.mt	Particulars	Area in sq.mt		S.No.	H.N o.	Area in Sq.mt.
1	2	3	4	5	6	7	8	9	10
1	26	8	350	Reserved for Garden	910	-	4	2 Part	910
	25	6	1800						
	4	4	1300						
	4	2	10050						
2				Recreation Ground	1125	-	25 4	6 Part 2 Part	1000 125
	Total								1125
				Road set back Area	4250	-	4 4	4 Part 2 Part	460 3790
	Total								4250
				Plot No.1	6375	1	26 25 4 4	8 Part 6 Part 2 Part 4 Part	350 800 4375 850
	Total								6375
5				Plot No. 2	700	2	4	2 Part	700
	Total								700

कलन-१		
दस्तावेज क्र.	१४९६०	२०२६
९३	९५	



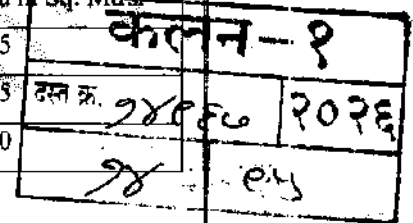
Handwritten signature/initials.

Handwritten signature/initials.

6				Plot No. 3	150	3	4	2	150
								Part	
								Total	150
							Total Area		13510

Note- As per sanctioned D.C. Rules 15% land is required to be shown as R.G. Therefore Developer has shown said R.G. separately in the sanctioned plan and the area admeasuring 1125 Sq. Mtrs (15% of 7500 Sq. Mtrs) is shown as R.G. of Plot No.1. Therefore net plot area of said Plot No.1 is to be considered as under;

Sr.	Particulars	Area in Sq. Mtrs.
1.	Land under construction	6375
2.	Recreation Ground	1125
	Total area	7500



E. The Developer has duly completed construction of building "Tharwani Miracle" on Plot No. 2 above, admeasuring 700 Sq. Mtrs. The Completion Certificate of said building is issued by the Planning Authority on 28.2.2018. As such project, proposed on said Plot No.2 is duly completed by the Developer. Said project or building (Tharwani Miracle) has no concern with present project or present project land.



F. Developer had submitted a proposal seeking revised permission in respect of the building proposed to be constructed on plot No.1. Vide its approval dated 05.04.2018, the Planning authority was pleased to grant said approval to the revised Plan. The details of the building are as under.

Plot No. 1:

Building Type : A – Stilt + 3 Podiums + 15 floors.

Building Type : B – Stilt + 3 Podiums + 17 floors.

Building Type : Club House – Ground floor + 1st floor.

G. Thereafter, Developer had submitted a proposal seeking revised permission in respect of the building proposed to be constructed on plot No.1, as per revised Commencement Certificate dated 15.12.2021, the Developer is permitted to construct following buildings on the project land.

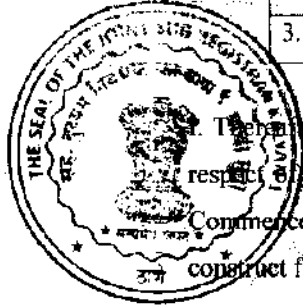
Handwritten signature/initials.

Handwritten signature/initials.

Sr.	Name of Building	Floors
1.	A	Ground Floor + 4 Podium Floors +31 Upper Residential Floors
2.	B	Ground Floor + 4 Podium Floors + 3 Upper Residential Floors
3.	Club House	on Podium 4

H. Thereafter, Developer had submitted a proposal seeking revised permission in respect of the building proposed to be constructed on plot No.1, as per revised Commencement Certificate dated 23/12/2022, the Developer is permitted to construct following buildings on the project land.

Sr.	Name of Building	Floors
1.	A	Ground Floor + 4 Podium Floors +32 Upper Floors (31 Residential Floors +1 Recreational Floor)
2.	B	Ground Floor + 4 Podium Floors +21 Upper Residential Floors
3.	Club House	on Podium 4



H. Thereafter, Developer had submitted a proposal seeking revised permission in respect of the building proposed to be constructed on plot No.1, as per revised Commencement Certificate dated 06/02/2025, the Developer is permitted to construct following buildings on the project land.

Sr.	Name of Building	Floors
1.	A	Ground Floor + 4 Podium Floors +32 Upper Floors (31 Residential Floors +1 Recreational Floor)
2.	B	Ground Floor + 4 Podium Floors +39 Upper Residential Floors
3.	Club House	on Podium 4

Handwritten signature/initials.

Handwritten signature/initials.

Handwritten signature/initials.

And Whereas Developer is entitled to and enjoined upon to construct buildings on project land in accordance with recitals hereinabove

And Whereas Developer is in possession of project land.

And Whereas, Developer has proposed to complete the project in phase wise manner; the details are as under;

Phase I-

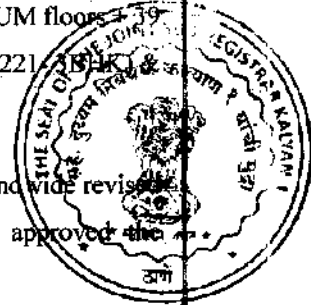
Building "A" "CELESTO"- GROUND floor + 4 PODIUM floors +32 UPPER Floors (31 residential floors + 1 Recreational Floor) having 248 residential tenements (248- 2BHK) & 00 commercial tenements

कलम-१	
दस्तावेज क्र.	१४९८०/२०२६
१६	९५

Phase II-

i. Building "B" "ESTRELLA" - GROUND floor + 4 PODIUM floors + 39 UPPER residential floors having 221 residential tenements (221- 2BHK) & 28 commercial tenements.

The Developer has applied for revised permission and wide revision CC dated 06/02/2025 and the planning Authority has approved the construction upto 39 upper residential floors.



ii. Club house; on Podium 4.

The Developer shall have sole discretion to split said phases and/or to add phases to the project. In case of availability of additional FSI, the Developer shall construct additional floors in the said buildings.

AND WHEREAS the Purchaser has offered an Apartment bearing number **2508** on the **25th** floor, (herein after referred to as the said "Apartment") in the **CELESTO** wing of the Building called **THARWANI MAJESTIC TOWERS** (herein after referred to as the said "Building") being constructed in the phase-I of the said project, by the Developer.

AND WHEREAS the Developer has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

Handwritten signature/initials.

Handwritten signature/initials.

AND WHEREAS the Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MAHA RERA no PS1700023841 authenticated copy is attached in Exhibit 'A';

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

AND WHEREAS by virtue of the Developer has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Developer on the project land and to enter into Agreement/s with the Purchaser(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Purchaser, the Developer has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Developer's Architects M/s. DMD Architects and of such other documents as are specified under the Real

Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Developer is annexed hereto and marked as

Exhibit B. Authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Developer to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Exhibit C.**

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the Planning Authority, in respect of project have been annexed hereto and marked as **Exhibit D.**

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Developer 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 **Exhibit E.**

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Exhibit - F.**

कलम - १	
दस्तावेज क्र. १४९६०	२०२६
१७	२५



५/४

१५/१०/२०२६

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

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

कलन - १	
क्र. १४९६०	२०२६
२६	०५

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

AND WHEREAS the Purchaser has applied to the Developer for allotment of an Apartment No. 2508 on 25th floor in wing CELESTO situated in the building No. A being constructed in the phase I of the said Project,



AND WHEREAS the carpet area of the said Apartment is 62.43 square meters and usable carpet area is 5.20 square meters including the area covered by the external walls, areas under services shafts and exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser, 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;

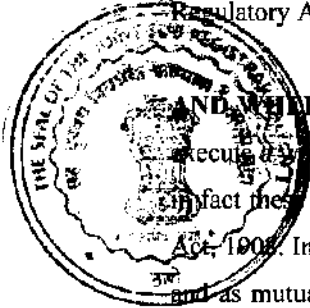
Cost of the tenement shall include club membership charges, infrastructure development charges towards construction of internal roads, landscaping, floor rise charges, charges towards construction and installation of electric substation/s, transformer/s, generator/s, water meter/s, sewage treatment plant/s, electricity meter/s charges, water connection/s charges including digging, laying and installation of pipelines and overhead tank/s, underground tank/s and bore well/s;

[Handwritten signatures and initials]

solar equipment charges, legal charges, charges towards construction of common amenities like club house, gym, swimming pool, children play area, etc. Amount does not include Service Tax, VAT, Goods and Service Tax (GST), any other Municipal Taxes or Levies, Cess etc. or any such statutory taxes /cess/duties etc. nor does it include the advance maintenance charges which would be required to be paid by the Purchaser at the time of handing over of the possession of the tenements by the Owner/Promoter/ Developer to the Purchaser., which are more particularly elaborated in Schedule. Advance maintenance charges shall be payable with effect from the date of handing over of possession or issuance of Occupation Certificate by Planning authority, whichever is early. Maintenance charges would be required to be paid by the Purchaser at the time of handing over of the possession of the tenements by the Owner/Promoter/ Developer to the Purchaser.

कलन-१	
दस्तावेज नं. १४९६७	२०२६
१९	९५

AND WHEREAS, the Developer has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority;



AND WHEREAS, under section 13 of the said Act the Developer is required to execute a Written Agreement for sale of said Apartment with the Purchaser, being in fact this 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 Developer hereby agrees to sell and the Purchaser hereby agrees to purchase the (Apartment)

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

1. The Developer shall construct the said building/ wing No. **CELESTO** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

(Signature)

(Signature)

1 (a) (i) The Developer agrees to sell and Purchaser hereby agrees to purchase Apartment No 2508 on the building Wing CELESTO on 25th floor having carpet area of 62.43 square meters area covered by the internal partition walls, but excluding external walls exclusive shafts/ Balcony/ Terrace area (if any) ,and usable area of 5.20 sq. mtrs including the areas Balconies appurtenant to the said apartment for exclusive use of the Purchaser, but includes the area covered by internal partition wall of the apartment for the price of Rs. 67,33,837/- (Rupees Sixty Seven Lakh Thirty Three Thousand Eight Hundred Thirty Seven Only).

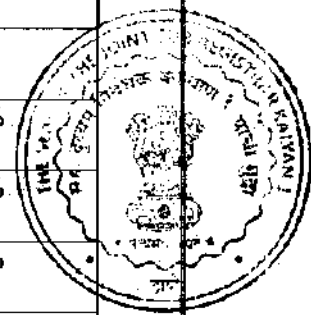
The price includes the proportionate price towards club membership charges, infrastructure development charges towards construction of internal roads, landscaping, floor rise charges, charges towards construction and installation of electric substation/s, transformer/s, generator/s, water meter/s, sewage treatment plant/s, electricity meter/s charges, water connection/s charges including digging, laying and installation of pipelines and overhead tank/s, underground tank/s and bore well/s; solar equipment charges, legal charges, charges towards construction of common amenities including but not limited to club house, gym, swimming pool, children play area, etc. being the common areas and facilities appurtenant to the premises, the nature extent and description of the common limited common areas and facilities/limited common areas and facilities which are more particularly described in the **Schedule III** hereunder written.

1(b) The Developer accordingly agrees to sell and the Purchaser agrees to purchase/acquire the said Apartments for the total sale consideration payable by the Allotee to the Developer/Promoter in respect of the said Apartment as per the following schedule;

MODE OF PAYMENT

SCHEDULE OF PAYMENT	% OF WORK
At the time of booking	9%
After Execution of agreement	20%
Completion of plinth work	15%
Completion of RCC Slab	25%
Completion of brick work	2%

कलन-१	
रकम रु. १४९६००	२०२६
२०	९५



Handwritten signatures and initials at the bottom of the page.

Completion of Inner Plaster, door frame, window frame	3%
Completion of internal Plumbing, external plaster, elevation, terraces with waterproofing	5%
Completion of Flooring, Tilling, Sanitary Fittings, Staircase, lift wells, lobbies	5%
Completion of Lift, water pump, electricity fittings, Mechanical and Environmental requirements, entrance lobby/s plinth protection, paving of areas appertain	10%
On Possession	6%

कलन नं. १	
कलन क्र. १४९६७	२०२६
२९	१९



1(c) The receipt thereof shall be issued as and when the cheque is honoured or the amount is otherwise received by the Developer. It is agreed between the parties that the time fixed for the payment of the instalments shall be the essence of this contract. The Instalment cheque /D.D./pay order shall be made in favour of **"THE RAVANI MAJESTIC TOWERS PHASE I" A/C No 34910200000472** " and shall be sent to the office of the Developer either by hand delivery or Registered Post A.D. or by courier.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Developer by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Developer) up to the date of handing over the possession of the [Apartment].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developer 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 Purchaser, which shall only be applicable on subsequent payments.

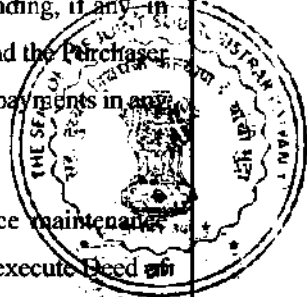
[Handwritten signature]

[Handwritten signature]

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

कलम - १	
दल रु. १४९६०	२०२६
२२	९५

1(g) The Purchaser authorizes the Developer 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 Developer may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Developer to adjust his payments in any manner.



1(h) Allottee shall pay the entire agreed consideration, advance maintenance charges, all other charges payable under this Agreement and shall execute Deed of Apartment. Upon receipt of above referred payments and execution of Deed of Apartment, necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, the Developer shall hand over physical possession of said apartment. In case the Apartment Purchaser delays in signing or executing Deed of Apartment before Registrar or non-payment of balance amount as per the schedule of the payments mentioned herewith and taking physical possession of Apartments then the Developer / Developer shall issue the notice through advocate as well as demand letters for the balance payments and to take the possession of Apartment and the Developer / Promoter shall not be responsible for any delay in possession for any default made by the Apartment Purchaser/s.

1(i) The Developer / Promoter has invested a substantial amount in the development of the said property since its acquisition. To elaborate the Developer/ Promoter has incurred costs towards getting requisite approvals from the Kalyan Dombivali Municipal Corporation; towards the development of the said land, towards construction of internal roads, electrification, towards supply of water and so on. Moreover, the Developer/Promoter has proposed to provide amenities such

Handwritten signatures and initials at the bottom right of the page.

as Club House amongst other amenities, which are more particularly prescribed in Schedule hereunder.

1(j) The Developer / Promoter has maintained a single account for all sums received towards the total consideration of the Apartment tenement. Therefore, the Developer/ Promoter shall be unable to give a separate account of this said amounts and it is clarified that the Developer/Promoter is not obliged to give accounts of moneys taken towards consideration of the said Apartments tenement under the provisions of the MOFA, 1963.

1 (k) The Purchaser undertakes to pay:-

A. Actual value or amount to be paid for GST charges for valuation report if required, any levies of Govt. or semi-govt. authorities, etc. if applicable.

कलन-१	
दस्तावेज क्र. ७४९६७	२०२६
२३	२३

B. The Purchaser undertakes to pay all legal expenses and document charges at the time of execution of this Agreement.

C. The Purchaser undertake to bear actual Property Tax from the date of applying For Occupancy Certificate as and when due.



D. The Purchaser undertakes to pay Rs. 5000/- (Rupees five thousand only) towards charges for formation of and membership of THARWANI MAJESTIC TOWER Apartment Condominium;

E. The Purchaser undertakes to pay in advance the Maintenance charges of 3 years @ Rs. 550/- per sq. ft. per month starting from date of issuance of Occupancy / Completion Certificate by the Planning Authority. The entire amount of maintenance charges shall be paid in advance on or before taking the possession of flat.

F. Developer/Promoter shall have discretion to modify/alter/revise the said maintenance charges. The said maintenance The Purchaser is also liable to pay GST, Service Tax on Maintenance amount. These maintenance charges shall be towards maintenance of common areas, lift, water charges, electricity charges, municipal and local taxes, revenue assessment as well as expenses towards professional services of Chartered Accountants and Advocates for Apartment Condominium. The Developer/Promoter shall maintain separate accounts for the said charges in accordance with its obligation under Section 5 of the MOFA, 1963. The Developer has collected maintenance and maintaining the Apartments as a

[Handwritten signature]

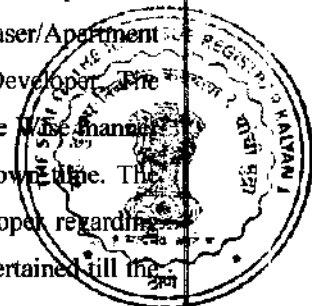
[Handwritten signature] *[Handwritten signature]*

Trustee till the handover to Association and for common areas till the handover of project. The Developer will be collecting the maintenance in separate bank account and all the expenses with relate to Apartment and common areas will be expended from that separate bank account. The Flat owners will be liable to make good any deficit in Maintenance account individually and/ or jointly.

1(1) The above referred charges are to be paid before or at the time of handling over the possession of Apartment. The developer hereby declares that the project will be completed in phase's wise manner and the amenities covered under that phase of project shall be handed over to the Apartment purchasers after completing last phase of the Project. The Apartment purchasers hereby declare and grant consent for the same and under no circumstance the amount paid towards the amenity charges shall be claimed by Apartment purchaser. It will be open for the developer to handover the amenities immediately after completion of construction of said amenities.

कलम - १	
78886	2026
28	९५

1 (m) The Developer has specifically informed to the Purchaser/Apartment Owner herein that the said building/Apartment sold to the Purchaser/Apartment Owner is part of the bigger project being developed by the Developer. The Developer is in the process of constructing more buildings in Phase Wise manner and therefore the completion of the entire project shall take its own time. The Purchaser/Apartment Owner shall not take any objection. Developer regarding delay in handing common facility. No such complaint shall be entertained till the entire project is declared as complete by us.



2.1 The Developer 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 Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Developer as well as the Purchaser. The Developer shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations

[Handwritten signatures and initials]

under the Agreement subject to the simultaneous completion of construction by the Developer as provided in clause 1 herein above. ("Payment Plan").

3. The Developer hereby declares that the details of permissible Built up area are provided in last sanctioned plan. The details of Built up area which is proposed to be utilized are also provided in last sanctioned plan. Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developer only.

3.1 The Flat Purchaser agrees to pay to the Promoter simple interest at 24 per cent per annum on all the amounts which becomes due and payable by the Flat Purchaser to the Promoter under the terms of this agreement from the date of the said amount is payable by the Purchaser to the Promoter.

कलन-३	
दस्तावेज क्र. १४८६०	३०२६
२५	६५

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



Provided, if the Developer fails to abide by the time schedule for completing the project and handing over the Apartment to the Purchaser, the Developer shall have additional option to terminate the agreement and to refund entire amount, excluding taxes, along with same rate of interest. If this option is exercised then the Purchaser shall not be entitled to claim any damages or compensation. Parties have agreed for this clause with complete knowledge of RERA provisions.

4.2 Without prejudice to the right of Developer to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned

AT

8/1/20 20/1/20

local authority and other outgoings) and on the Purchaser committing single default of payment of installments, the Developer shall at his own option, may terminate this Agreement: Provided that, Developer shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, Developer shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Developer shall forfeit 25% of sale consideration (as agreed liquidated damages). In addition to the above said 25% of sale Consideration, and thereafter shall refund the balance to the Purchaser within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Developer.

कलम-१	
२२	२०२६
२६	२५

If for any reason the present Agreement is cancelled /terminated, then the Allottee shall held liable to the amount of stamp duty paid on present Agreement. The developer shall be at liberty, in addition to above 25 % deduction, to deduct the said stamp duty amount from the consideration paid by the Allottee/ flat Purchaser.

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

6. Subject to payment of entire agreed consideration and other charges payable under this Agreement, the Developer shall give possession to the Purchaser of the Apartment, situated in Phase-I on or before 30.12.2025 Possession of Apartment situated in Phase II shall be given on or before 30.12.2026. The Construction of Club House shall be completed along with Phase II of the Project. If the Developer fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Developer shall be liable to pay compensation equivalent to interest amount as may mentioned in the clause 4.1 herein above from the date the Developer received the sum till the date the possession is handed over. Developer shall be entitled to have grace period of one year to complete construction of building and to hand over

Handwritten signatures and initials at the bottom right of the page.

possession. The obligation to pay compensation will commence only after completion of grace period. Though, under the RERA Act, 2016, the Purchaser is entitled to claim refund of paid amount, by consent, the Purchaser has waived said right.

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

- (i) war, civil commotion or act of God ;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Unavailability of labour
- (iv) Shortage of still, cement, sand and other construction material
- (v) Time taken by planning authority to grant sanction to the revised plans
- (vi) Stay order of competent court or authority

कलन-१	
दल नं. १४८६७	२०२६
२७	९५



7.1 Procedure for taking possession - Allottee shall pay the entire agreed consideration, advance maintenance charges, all other charges payable under this Agreement and shall execute Deed of Apartment. Upon receipt of above referred payments and execution of Deed of Apartment, necessary indemnities, undertakings and such other documentation as prescribed in this Agreement the Developer shall hand over physical possession of said apartment. The Purchaser agrees to pay the maintenance charges as determined by the Developer or association of Purchasers, as the case may be.

7.2 The Purchaser shall take possession of the Apartment within 15 days of the written notice from the promoter to the Purchaser intimating that the said Apartments are ready for use and occupancy:

7.3 Failure of Purchaser to take Possession of [Apartment]: Upon receiving a written intimation from the Developer as per clause 7.1, Allottee shall pay the entire agreed consideration, advance maintenance charges, all other charges payable under this Agreement and shall execute Deed of Apartment. Upon receipt of above

[Signature]

[Signature]

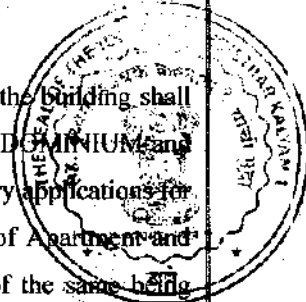
referred payments and execution of Deed of Apartment, necessary indemnities, undertakings and such other documentation as prescribed in this Agreement the Developer shall hand over physical possession of said apartment. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable with effect from date of Occupation certificate till settlement of accounts.

7.4 If within a period of five years from the date of handing over the Apartment to the Purchaser, the Purchaser brings to the notice of the Developer any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall receive from the Developer, compensation for such defect in the manner as provided under the Act.

कलम - १	
२४९८	२०२६
२८	२५

8. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence.

8.1. The Flat Purchaser along with other Purchasers of flats in the Building shall join as a member of THARWANI MAJESTIC TOWERS CONDOMINIUM and for this purpose also from time to time sign and execute necessary applications for membership and other papers and documents including Deed of Apartment and duly fill in, sign and return to the Promoter within 15 days of the same being forwarded by the Promoter to the Flat Purchaser, so as to enable Promoter to register the said deed of apartment. No objection shall be taken by the Flat Purchaser if any changes or modifications are made in the Deed of Declaration or bye laws.



9.1 The Developer has already executed Deed of Declaration under the provisions of Maharashtra Apartment Ownership Act, 1970. Therefore, there is no need to again execute any document for transfer of all the right, title and the interest of the Developer in the said structure of the Building or wing in which the said Apartment is situated.

9.2 Within 15 days after notice in writing is given by the Developer to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to

Handwritten signatures and initials at the bottom of the page.

bear and pay the proportionate share (i.e. maintenance charges) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until Apartment Association takes charge, the Purchaser shall pay to the Developer such proportionate share of outgoings as may be determined. The amounts so paid by the Purchaser to the Developer shall not carry any interest. On handing over of charge to Apartment Association the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developer to the said Association.

10. The Purchaser shall on or before delivery of possession of the said premises pay all outstanding amounts payable under this Agreement.

11. The Purchaser shall pay to the Developer legal fees for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developer in connection with formation of Apartment Association and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Deed of Declaration.

12. At the time of registration of this Agreement, Purchaser shall pay stamp duty and registration charges payable.

13. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

The Developer hereby represents and warrants to the Purchaser as follows:

कलन-३	
सल.क्र. १४९६७	२०२६
२९	९५

The Developer has clear and marketable title with respect to the project land; 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;



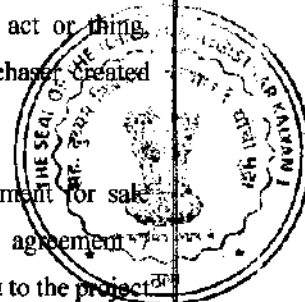
The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

[Signature]

[Signature]

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Developer has not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Apartment to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of handing over of charge to the association of Purchasers the Developer shall handover lawful, vacant, peaceful, physical possession of the common areas to the Association of the Purchasers;

कलम - १	
दस्तावेज क्र.	२०२६
३०	९५



- x. The Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developer in respect of the project land and/or the Project except those disclosed in the title report.

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

- i. To maintain the Apartment at the Purchaser's own cost in good and 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 the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

कलन-१	
दस्तावेज क्र.	१४९६७ २०२६
३१	९५



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 Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

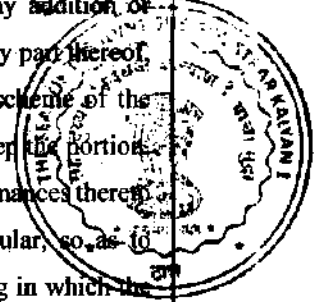
[Handwritten signature]

[Handwritten signature] *[Handwritten signature]*

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 Developer to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

कलम-३	
डल नं. १४९६	२०२६
३२	९५

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 thereof 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, Parris or other structural members in the Apartment without the prior written permission of the Developer and/or the Society or the Limited Company.



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

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

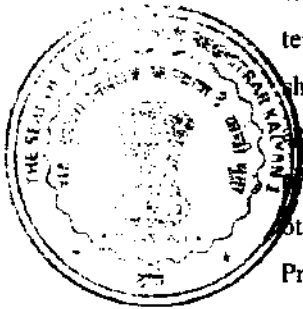
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

- vii. Pay to the Developer within fifteen days of demand by the Developer, 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 Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest

कलन-१	
98986	2098
33	03



- under this Agreement are fully paid up.
- Purchaser hereby covenants to keep said Apartment, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good, tenantable and repairable condition and in particular so as to support, shelter and protect the parts of the building other than the said Apartment. Purchaser further covenants not to chisel or in any other manner damage the columns, beams, slabs or RCC partition or walls or other structural members without the prior written permission of the Promoters, in the event of breach of any of these conditions, the Alottee apart from being liable to make good at his/her own costs, the damage caused because of breaches, shall also be responsible for the consequences thereof.
- xi. Promoter is providing Modular kitchen, chimney, Hob any other item/s in the said Apartment at its sole discretion. The Purchaser shall maintain the same at his own cost. Promoter shall not be responsible for break down or defects in the items. Promoter shall hand over warrant cards (if any provided by manufacturer). In case of problem, the Purchaser shall directly pursue the concerned manufacturer/agency for getting the same repaired/replaced.
- xii. Purchaser shall not fix any dish antenna outside the Apartment or change the position of A.C condenser installed in the Apartment or any

Handwritten signature/initials.

Handwritten signature/initials.

of their accessories, which has possibility to spoil the exterior elevation of the Apartment and the building. Purchaser can put additional AC condenser unit only after taking permission of Promoter.

xiii. Purchaser shall not put any grill outside the windows of the Said Apartment as well as shall not change the material, color, holes, windows, chajjas, railings etc. which has possibility of spoiling the exterior elevation of the Apartment and/or building.

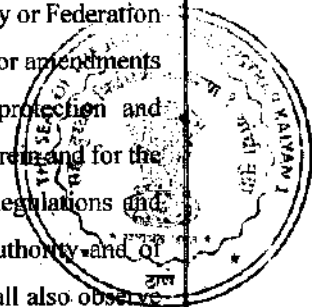
xiv. Purchaser shall not obstruct or prevent promoter in any manner from carrying out further construction of the buildings or structures in any manner as promoter may deem fit and proper, as per the sanctioned Plans.

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

xvi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Developer 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.

xvii. Till the time the tenements constructed in the Condominium building are sold by the Developer and till the time such unsold tenements are not occupied, the Builder/Developer, will not be made liable to pay any

कलम - १	
दस्तावेज क्र.	१४९६ २०२६
३४	९५



charges of the common expenditure of the Apartment condominium against maintenance of said unsold and unoccupied units.

xviii. Till handing over of charge of the project land on which the building in which Apartment is situated in favour of Association of Purchasers, the Purchaser shall permit the Developer 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.

xix. In the event of any portion of the said property being required for putting up an electric sub-station/watchman room/Generator/OWC/STP/Fire Fight Room the Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoters shall think fit.

कलन-९	
दस्तावेज नं.	१४९८७ २०२६
३५	९५

xx. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Flat Purchaser as advance towards maintenance and shall utilize the amounts only for the purpose for which they have been received.



xxi. The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer until the said structure of the building is handed over to association of Purchasers.

17. DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Developer executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created

Handwritten signature

Handwritten signature: 8/12/2020

then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Apartment.

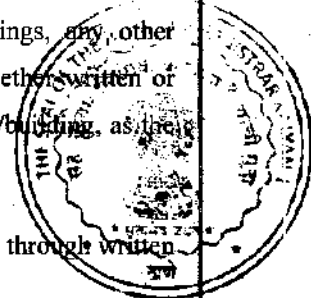
18. **BINDING EFFECT** Forwarding this Agreement to the Purchaser by the Developer does not create a binding obligation on the part of the Developer or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the Developer. If the Purchaser(s) fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser, after deducting 25% of total sale consideration shall be returned to the Purchaser without any interest or compensation whatsoever. If for any reason the present Agreement is cancelled /terminated, then the Allottee shall held liable to the amount of stamp duty paid on present Agreement. The developer shall be at liberty, in addition to above 25 % deduction, to deduct the said stamp duty amount from the consideration paid by the Allottee/ flat Purchaser.

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

20. **RIGHT TO AMEND** This Agreement may only be amended through written consent of the Parties.

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein

कलान-१	
दल क. १४९६०	२०२६
३२	९५



Handwritten signatures and initials:
A signature that appears to be "S. Bhatnagar" and another signature that appears to be "M. D. S." are present below the main text.

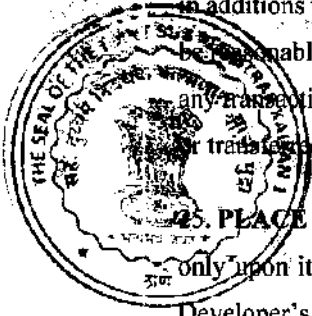
and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

कलन-४	
दस्तावेज नं. १४८६७	२०३६
३७	२४

24. **FURTHER ASSURANCES** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition 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.



25. **PLACE OF EXECUTION** The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's Office, or at some other place, which may be mutually agreed between the Developer and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Developer 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 on 1.

26. The Purchaser and/or Developer shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration

Handwritten signature/initials.

Handwritten signature/initials.

within the time limit prescribed by the Registration Act and the Developer will attend such office and admit execution thereof.

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

NAME: MR. ATISH CHANDRAKANT BHOIR & MRS. SUCHITA ATISH BHOIR

ADDRESS: - 381, DHAMANGAON, VTC: DHAMANGAON, PO: VADPE, BHIWANDI, THANE, MAHARASHTRA-421302

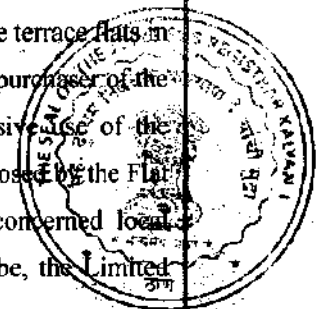
It shall be the duty of the Purchaser and the Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above

address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the Purchaser, as the case may be.

28. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES Hereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Flat Purchaser till the permission in writing is obtained from the concerned local authority and the Promoter or any society, or as the case may be, the Limited Company.

29. Notwithstanding what is contained herein to the contrary, it is expressly agreed between promoter and Purchaser that promoter shall be entitled to utilise and enjoy either personally or through any nominee all areas or areas forming party of said project land as may be available from time to time including areas reserved for public utilities including recreation etc., by utilising the same as promoter may deem fit and the promoter will be entitled inter alia to construct recreational centre, health club, club house, hotel etc. and carry on such other activity as promoter may deem fit and on professional and commercial basis and ownership of such construction and structures with right to transfer or assign benefits thereof and to recover and appropriate consideration received there from

कलम - १	
27/08/2023	2023
36	२५



[Handwritten signature]
8/1/30

[Handwritten mark]

including from the day to day business thereof shall be that of promoter alone exclusively and the purchaser shall have no right thereto either in his individual capacity or through organisation of Apartment owners. Purchaser do hereby declare and confirm for the sake of clarity that ownership of all such area or areas and construction by way of recreation centre, health club, library or club house or hotel etc., shall belong to promoter alone exclusively and purchaser shall have no right to the same in any manner whatsoever.

Purchaser hereby agree that wherever natural marble is used by promoter in the Apartment, there are going to be inherent imperfections which someone may view as "defect". These imperfections are inherent in natural marble.

30. **JOINT PURCHASERS** that in case there are Joint Purchasers all communications shall be sent by the Developer to the Purchaser 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 Purchasers.

कलन-३	
दल नं. १४८६७	२०२६
३९	२५

31. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

32. In the event of any dispute or differences between the parties hereto in relation to the interpretation of any terms or conditions of this Agreement for

contract entered into by the parties by this Agreement, all disputes and differences

between the parties would be referred to a Sole Arbitrator, being a practicing

Advocate, to be appointed by mutual consent of the parties hereto and in the

absence of such consent u/s 11 of the Arbitration & Conciliation Act, 1996 or any

statutory amendments, requirements/modifications thereof and the parties agree

that Civil Court will not have jurisdiction to try and entertain any such dispute. The

seat of the Arbitration will be at Mumbai, the arbitration will be conducted in

English and the Arbitrator will give reasons for the Award that will be binding upon

both the parties.

33. **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.

34. That the DEVELOPER/PROMOTER shall intimate to the Flat purchaser i.e. the PURCHASER, by a letter addressed to the PURCHASER, on his/her/their address given in this agreement and send it to him/her/them under certificate of

Handwritten signatures and initials at the bottom of the page.

posting; the date of completion of each stage of work mentioned for payment of installment in clause (3) hereinabove and the PURCHASER shall pay the installment falling due and payable within seven days of the date of aforesaid letter sent to him/her/them. If the PURCHASER fails and neglects to pay the installments demanded within the stipulated time; the DEVELOPER/PROMOTER shall be entitled to terminate this Agreement of Sale by issuing a written notice and in that event the DEVELOPER/PROMOTER shall return, within 1 month, the deposits made by him/her/them towards the sale price of the said Flat tenement without any interest, costs, stamp duty and registration charges refunds, service tax and VAT refunds etc. and the DEVELOPER/PROMOTER shall be entitled to dispose off or to sell the said Flat to any person; and the PURCHASER shall have no right, title, claim, demand on the said Flat tenement. If the DEVELOPER/PROMOTER chooses not to terminate the agreement, the DEVELOPER/PROMOTER shall be entitled to demand from the PURCHASER simple interest at 24 % per annum on each installment delayed, for the period of delay, and the PURCHASER shall be entitled to pay the said interest along with the payment of each delayed installment to the DEVELOPER/PROMOTER.

कालन - १	
दस्तावेज क्र.	१४८६६ २०२६
४०	८५

35. SPECIAL COVENANTS

(i) It is brought to the notice of the Purchaser that the electric meters of all the Unsold Apartment/ shop/office/commercial premises as well as the water meters will be in the name of the Developer herein and the Purchasers and / or Apartment association shall get the same transferred in their favour and the Developers herein will grant the no objection as and when required.

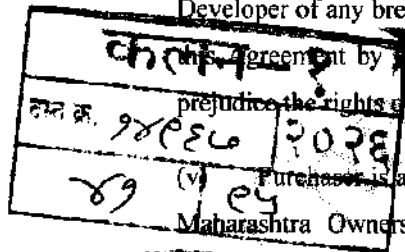
(ii) The Purchaser after taking possession of the said Apartment shall not be entitled to complain about the construction of the building or of the Apartment or the quality of the work or materials used and the amenities provided in the said building or Apartment/shop/office/commercial etc. The fittings, fixtures and amenities are being mentioned in "Schedule" hereunder written. Whereas the DEVELOPER in the event of non-availability of material etc. shall have right to replace the said amenities with the similar amenities.

[Signature]

[Signature] *[Signature]*

(iii) The purchaser requested the Promoter /Developer to allot Single Stack Car parking space. Since the parking spaces are available, the Promoter /Developer has accepted the request and has agreed to allot Single Stack car parking space on Second Podium Floor free of cost to the purchaser. The location and number of said car parking will be provided in allotment letter which will be issued after completion of construction. The "Car Parking Lots / Spaces" designated as "Four Wheeler Parking" which have been assigned to the purchaser space/s is assigned. However, purchaser will not have any right to erect any structure of whatsoever except with the prior written permission from the Local Authority, if the same is required and from the Condominium and the Promoter / Developer, till the Promoter / Developer do not complete the construction of the additional Buildings. The Purchaser can make provision for additional stack parking in the allotted car parking space. However it shall be at the expenses of the purchaser. Notwithstanding this, the Purchaser may request to purchase a additional car parking space at the time of possession. In such a case, the Purchaser shall not have the option to select a specific parking space and shall be allotted only a Sharing Stack Car Parking space

(iv) Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Apartment Purchaser by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Apartment Purchaser nor shall the same in any manner prejudice the rights of the Developer.



(v) Purchaser is aware about the provisions of Sub Section 2 of Section 10 of Maharashtra Ownership Flats (Regulation of Permission, Construction, Sale Management and Transfer) Act, 1963 which provides that after execution and registration of a Deed of declaration as contemplated by Section 2 of the Maharashtra Apartment Ownership Act, 1970 it is impermissible and it would be impermissible to form a Cooperative Housing Society. Deed of Declaration and Deed of Amendment is factually executed and registered by the Developer as indicated above and of which a true copy is delivered along with Index II to the Purchaser.

[Handwritten signatures and initials]

(vi) It is reiterated that the Developer/Promoter reserves his right to amalgamate adjoining parcels of land into the said larger plot of land such that the said layout may be developed in a better manner after optimum utilisation of the available FSI and TDR

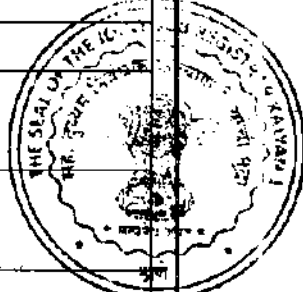
In Witness whereof parties herein above named have set their respective hands and signed this Agreement for sale in presence of attesting witness signing as such on the day first above written.

SCHEDULE-1 HEREIN ABOVE WRITTEN

ALL THAT piece and parcel of land admeasuring 7500 Sq. Mtrs, bearing following Survey Numbers, situated in village Barave, Tal- Kalyan, Dist- Thane

Sr. NO.	S. No.	Old S. No.	Area in Sq. Mtrs
1.	4A/1	4/2 (part)	4375
2.	4B/1	4/4 (part)	850
3.	25A/1	25/6 (part)	800
4.	26A	26/8 (part))	350
	Total		6375
5	4A/2	4/2 (Part)	125
6.	S. No. 25A/2	25/6 (Part)	1000
	Total Recreational area		1125
	Total		7500

कलम-१	
कलम क्र.	१४८८७/२०२६
४२	९५



Bounded as follows that is to say:

ON OR TOWARDS THE NORTH : Survey No - 26/7 and 26/13
ON OR TOWARDS THE SOUTH : Survey No - Road
ON OR TOWARDS THE EAST : Survey No - 4/3 and 4/5
ON OR TOWARDS THE WEST : Survey No - 4/1

[Handwritten signature]

[Handwritten signatures]

SCHEDULE II

One self-contained Flat bearing No **2508** on **25th** Floor in the "**CELESTO**" building "**THARWANI MAJESTIC TOWERS**" having an carpet area of **62.43 Sq. Mtrs.** as defined in R.E. (R& D) Act, 2016 and usable area of **5.20 Sq. Mtrs.** including balconies, cupboards and terraces to the Allottee/Purchaser. The Carpet Area mentioned above indicates the areas excludes the balconies and the cupboard areas wherever such balconies & cupboard areas are available within the Flat and includes the areas of columns/pillars which protrude inside the Flat provided that the actual area may differ to the extent of 3% of the agreed carpet area of the Flat.

कलन-१	
१४८६६	२०२३
४३	८५

SCHEDULE III

SPECIFICATIONS AND AMENITIES

SHALL BE PROVIDED in "THARWANI MAJESTIC TOWERS" Situated
at



GOBRE HILL, NEAR MARUTI MIDTOWN EMPIRE, SHIVPADA,
BARAVE VILLAGE KALYAN (W)

1. * Earthquake Resistant RCC design Structure with attractive elevation.
2. Elegant entrance lobby with Air-conditioner Lounge for Guests.
3. Landscape in accordance with naturopathy.
4. Swimming pool and a kid's pool too, to keep you cool.
5. Multipurpose Court.
6. Children's play park.
7. Temple to connect with divine.
8. Vitrified tiles flooring
9. Granite Kitchen Platform with Stainless Steel Sink, Service platform.
10. Modern Home Appliances in Kitchen 4 burner Gas Hobes with Chimney.
11. All bathrooms beautifully designed with door height premium quality Tiles.
12. Air Condition will be provided in Master Bedroom Only.
13. Super branded equipment in bathrooms.
14. Branded Modular Switches.
15. Concealed plumbing and wiring.

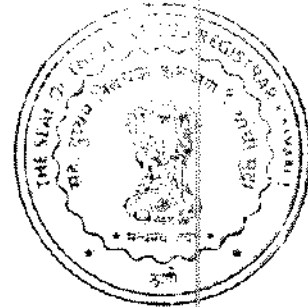
Signature

Signature

Signature

16. Gypsum finished walls painted with Plastic.
17. High speed elevators.
18. Heavy Section powder coated Aluminium windows with good quality glass.
19. Wiring of ISI quality & provisions for TV, Telephone & Internet points in entire Apartment.
20. Fully Air-Conditioner Club House with Hi-tech Gymnasium, Professionally managed, Spa centre with Jacuzzi, sauna and steam, Net Café, Music Room and Crèche Room.
21. Indoor games like nine ball pool, table tennis, Carom, football table & Chess to suit your test.
22. Video Door security systems in each flat, with cameras at the security cabins.
23. Jogging Track.
24. Branded elevators.
25. Stand by Generator for lift & common area.
26. All flats are designed as per Vaastu.
27. Mini Home Theatre and Party Hall.

कलन-१	
दस्तावेज क्र.	१४९६७/२०२६
४४	९५



Handwritten signature
Handwritten signature

IN WITNESS WHEREOF the Parties hereto have signed and delivered these presents the day and year herein above mentioned.

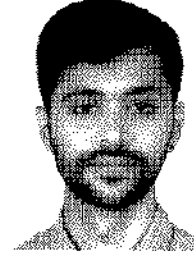
SIGNED SEALED AND DELIVERED

By the within named "DEVELOPERS"

M/S Tharwani Realty

Through its Authorized Person/s:

SHRI. ABHISHEK ANIL THARWANI



SIGNED SEALED AND DELIVERED

By the within named "PURCHASER"

MR. ATISH CHANDRAKANT BHOIR

कलन-१	
दल नं. १४९६८	२०२६
४५	९५



MRS. SUCHITA ATISH BHOIR



In the presence of:

1. Karan Zamkar - - Dombivli(E)

2. Sahil Rajpakar - (Dombivli(E))



RECEIPT

RECEIVED from **MR. ATISH CHANDRAKANT BHOIR & MRS. SUCHITA ATISH BHOIR** the Other Party the sum of **Rs. 6,06,045/-** as and by the way of part-payment/advance/full Sale Consideration as per following details

Sr. No.	Bank Name	Chq. No.	Date	Amount in Rs.
1	ONLINE	031924248447	18-06-2026	50,000/-
2	ONLINE	815714531038	18-06-2026	50,000/-
3	ONLINE	PJSBR32026072100605456	21-07-2026	5,06,045/-

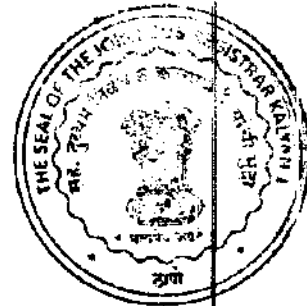
All Cheques are subject to realization.

**I SAY RECEIVED
FOR M/S THARWANI REALTY**



Proprietor/Authorised Signatory

कलन-१	
दल क्र. ७४९६७	२०२६
४६	९५



ANNEXURE-___

(Copy of the undertaking signed by the Allottee/s.)

UNDERTAKING

I/We/M/s. **MR. ATISH CHANDRAKANT BHOIR & MRS. SUCHITA ATISH BHOIR** of Mumbai, Indian Inhabitant residing at **381, DHAMANGAON, VTC: DHAMANGAON, PO: VADPE, BHIWANDI, THANE, MAHARASHTRA-421302** do hereby affirm and state as under: -

- 1) I/We say that by an Agreement for Sale dated 22/07/2012 and entered into between **M/S THARWANI REALTY** of the ONE part (hereinafter referred to as "the said Builders") and myself/ourselves of the OTHER PART. I/We have agreed to purchase a flat/premises bearing No. **2508** in the **CELESTO** Wing (hereinafter referred to as the said premises) of the building known as **THARWANI MAJESTIC TOWERS PHASE I**

hereinafter referred to as the said building) situated at Survey No. 4A/1, 4A/2, 4A/3, 4A/4, 4A/5, 4B/1, 4B/2, 25A/1, 25A/2, 26A (Old Survey No. 4/2

25/6 & 26/8) situated in Village Barave, Tal: Kalyan., Dist. Thane

I/We are giving this undertaking not only for myself but also for my family members, visitors etc. If any. It is understood that reference to myself shall

whenever the context so admits include such other persons as stated hereinabove.

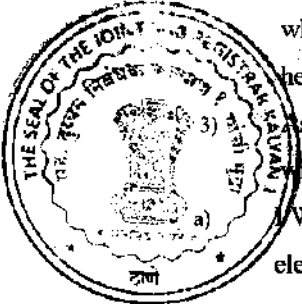
As agreed to in the aforesaid agreement, I do hereby covenant and undertake with the said Builders as follows:-

a) We shall not make any addition or any alteration in the architectural elevation of the said building and shall not change the outside colour scheme or coating of the said building.

- b) I/We shall not make any change in any of the external windows or doors of the premises in the building by way of shifting, altering, changing the colour or any other way whatsoever.

- c) I/We am fully aware that I/we are not permitted to install any grills outside the windows and hence undertake not to install or affix any grills on the

कलन-१	
दल क्र.	१४९६७ २०२४
४६	२५



[Handwritten signature]

[Handwritten signature]

d) I/We shall not keep shoe racks in the lift lobby, plants in pots or any other objects outside the windows or on the parapets or chajjas, lift lobby or any other common areas and shall not do anything which may cause discoloration or disfiguration or any damage to the said building.

e) I/We shall not affix any collapsible shutters on the outside of, French windows", in case of flat with canopy balcony. Any such collapsible shutter shall be fixed only on the inner side of "French Windows".

f) I/We shall not cover any chajjas/terraces/balconies or construct any structure or poles or pergolas or trellies on the chajjas/terraces/balconies.

g) I/We not chisel or break or cause any damage to the columns, beams, slabs or R.C.C. Pardis or other structural members in the said building or on the pardis/parapets/railings provided in the said building.

h) I/We shall not enclose any space adjoining to the Main door forming part of the lift lobby/common areas, garage or parking space in my/our possession in any manner whatsoever.

i) I/We shall not affix the following as these alterations affect architectural elevation of the said building and cause discoloration on the external elevation.

- Window in bedroom duct opening, kitchen balcony & kitchen duct.
- Marble sills and jambs in kitchen balcony and kitchen duct opening.

j) I/We am/are also aware that in the plumbing duct, the pipes are to be always kept exposed as these pipes may need periodical/future plumbing maintenance.

k) I/We shall not carry out any external alteration in the said premises by way of breaking any walls or beams or chajjas so as to alter the external appearance of the premises, nor shall I/We affix or cause any slabs on voids provided in the said building.

l) I/We shall not fix external unit of split A.C. on the outside in elevation. Any such external unit of split A.C. shall be located only inside the duct/space specifically provided (by Builder) for split A.C.

m) I/We are aware that no individual DTH/dish antennae will be allowed on the terrace or on the exterior wall/window of the building. I/we are aware that

ns beams, walls,	कालन-१
ld building or on	१४९६७ २०२६
r forming part of	८५



2/23 4/2/2017

Adm.

the connection has to be taken from the Common DTH/dish antennae only which is available in the building.

- n) I/We confirm of having agreed and undertaken to follow and abide by the rules and regulations that have been made as also those which may be made hereafter from time to time by the said builders and/or person/s body in charge of maintaining and/or providing common facilities in the complex. I shall maintain proper code of conduct and discipline in the complex and give every possible co-operation to the said builders and/or any other person or body that may have been appointed by the said Builders in that behalf, in maintaining cleanliness and good atmosphere in complex for the better enjoyment of the common facilities by all the persons concerned.
- o) I/We are aware that all electricity bills from date of furniture possession / OC whichever is earlier are payable by me and I will not hold you responsible for any consequences arising of non- payment thereof.
- p) I/We are aware that we will be required to contribute towards the usage of the water-treated by a centralized sewage Treatment Plant and also its operation and maintenance. Such charges will be payable to the Promoters or Society / Organization of the Societies when formed.

कलन- १	
रक. १४९६०	२०२६
४९	९५

I/We are aware that we will be required to contribute towards the usage, maintenance and management of the Club House. Such charges will be payable to the Promoters or Society/Organization of the Societies when formed.



I/We do hereby confirm and covenant with the said builders that I/We shall always carry out the terms and conditions of this undertaking given by me/us and the same shall be binding upon me/us even after the registration of a Co-operative Society of a premises purchasers of the building when formed and this undertaking shall also be binding upon my/our heirs and successors-in-title and the same shall be agreement for sale dated 22/07/2024 I/We agree and confirm that in the event of breach of any of the terms of these presents, the said builders shall also be entitled interalia to withdraw common facilities provided by them in the complex and I expressly authorise them to do so.

- 5) I/We hereby declare, confirm and covenant with the Builders that in the event of my transferring the said premises and/or my/our right, title and interest in respect thereof in favour of any outside person to the extent and as permitted in the said agreement for sale dated 22/07/2026, I/We

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

shall obtain an Undertaking to the similar effect from any such purchasers and in the event of my failing to do so, the said builders or the Co-operative Society shall be entitled to refuse to transfer the said premises in favour of such prospective purchaser.

- 6) I/We hereby further declare and confirm that in the event of me or my heirs and successors-in-title committing any breach or default in any of the provisions of these presents, I and/or my heirs and successors-in-title shall be liable for damages for the loss and damage which may be caused to the said building and/or to the said builders and further the builders and the Co-operative Housing Society as and when formed shall also be entitled to terminate the aforesaid agreement for sale and to recover all damages, costs, from me and / or my heirs and successors-in-title.

कलम-१	
स.क्र. १४९६	२०२६
५०	९५

- 7) I/We hereby undertake that I/We shall bear the entire cost of repairs or rectifications required due to alterations / changes carried out by us in our premises in case of damages caused to RCC / STRUCTURE/ WATERPROOFING/ PLUMBING/ CIVIL/ ELECTRICAL INSTALLATION or if the work is not done in a proper manner, even after taking possession. I/We shall bear the entire cost of repairs required in case of any damages to common premises and flats belonging to other members due to the alterations/changes or interior works carried out by us in our flat/premises.

- 8) I/We are aware and I/we undertake to pay the Maintenance from the date that the building receives the Occupation Certificate or the date of Furniture Possession whichever is earlier. I/We are aware that we are liable to all maintenance and/or property tax becoming payable by me/us in respect of the said Premises, and undertake to pay the same when called upon by the Tharwani Realty irrespective of receipt of the Occupation Certificate.

- 9) I/We also undertake, that if I/We wish to give the flat on Lease/Rent, it is our responsibility to inform you and also to obtain the necessary POLICE VERIFICATION of the tenants and submit the copy of the same duly acknowledged and confirmed by the concerned Police Station bearing the

[Signature]

[Signature]

[Signature]

necessary stamp to the Maintenance office/ In charge of the building. We are also aware that this is a mandatory requirement from the Police department.

- 10) I/We are aware whenever natural Indian/Imported marble is used by Tharwani Realty there are going to be imperfections (cracked texture/ shade variations/ design variations) which someone may view as 'defect' but which are a natural occurrence in the type of the marble. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect flooring of factory made products like ceramic tiles, mosaic tiles of agglomerated marble etc. does not give the same warmth of feeling. Italian Marble when sourced at the mines occurs in a cracked texture, which is sliced mechanically. The cracks are filled with resin fillers at the sources itself. These marble slabs are then backed with PVC mesh to avoid further development of cracks during long distance travel and handing. Though utmost care is taken, sometimes, these cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally. The difference in shade/design depends on the natural occurrence in different types of marble. Even though, we have very huge requirements, we try to accommodate one lot in one confined area/room yet, the same may not match with other area/room.

कलन-१	
दस्तावेज क्र. १४९६७	२०२६
५१	६५

I/We are aware that as per instructions from KDMC kitchen/household garbage has to be segregated in dry and wet and should be given to the sweepers. I/We are aware that KDMC will not pick the garbage, if it is not segregated.



We hereby confirm that the representatives of the Tharwani realty are allowed to access the said Premises without our prior consent, to view and examine the state and conditions in the flat and to check if any unauthorised changes have been done thereof when the flat is unoccupied by us and when the interior works are in progress by our persons. Once occupied by ourselves/our tenants/ or any other persons, we will allow access as per our mutually decided time.

[Signature]

[Signature] *[Signature]*

Date : 22/07/2026

Dear Premises Owner / Occupant,

For your safety and good performance of your building, we wish you to read and confirm that you have accepted the following before taking possession of the premises.

1) Plumbing Ducts:

Please note that we do not give any permission for closure of ducts. There is no objection from us for use of the ducts for e.g. for drying clothes, locating condenser units of split AC's, storing household items like mops, buckets etc. However we are categorical on the point that no one can make changes which cause disruption of the rain water flow or closure of the building pipes preventing maintenance.

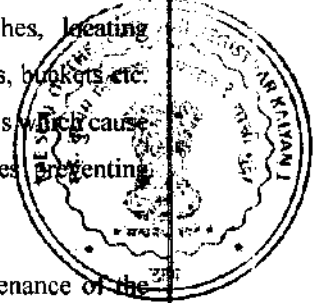
The whole purpose of the service slab is to ensure ease of maintenance of the plumbing pipes particularly in high rise buildings. Doing some painting work or tiling work within can be accepted subject to the following of guidelines and without disturbing the external elevation.

However if someone is going to close the outlet for the rain water which comes through the external grill or is going to block the building plumbing pipes to make the pipes inaccessible and maintenance impossible, the question of such approvals does not arise and the flat owner must be directed forthwith to remove any such works carried out by him / herself.

2) Internal changes in Toilet Plumbing:

To conserve water as per the directions of the Municipal Corporation, we have made arrangements to provide treated recycled water or borewell water as and when available for the plumbing lines which provide flushing water to the building. These lines are connected to the WC Tanks and Urinals.

कलम - १	
दस्तावेज क्र. १४८६८	२०२६
५२	९५



[Signature]

[Signature]

[Signature]

Premises owners are hereby cautioned that when their plumbers make changes in the toilets of their premises, they should not connect the flushing line to any other outlet except the WC Tank or Urinal. The other outlets where the flushing water line should not be connected include the complete kitchen, wash basin, shower, washing machine and WC health faucet or jet spray.

The Developers and the Co-operative Housing Society will not be responsible for any health hazard if such changes are made.

3) IMPORTANT NOTE:

All clients are hereby informed that whenever the washing machine is being installed, flexible outlet of same shall be connected to the outlet provided in wall through an elbow & pipe-piece only. This is a time-tested solution/method and will avoid all possible leakages if connected properly. **Enclosed sketch is indicative and outlet can be concealed or exposed depending on site condition.** Installation must be done as per manufacturers' instructions and through professional / qualified plumbers only, to avoid any further maintenance problems in future.

You are requested to confirm that you have noted the above contents with your signature on the copy of this letter.

For M/S THARWANI REALTY.

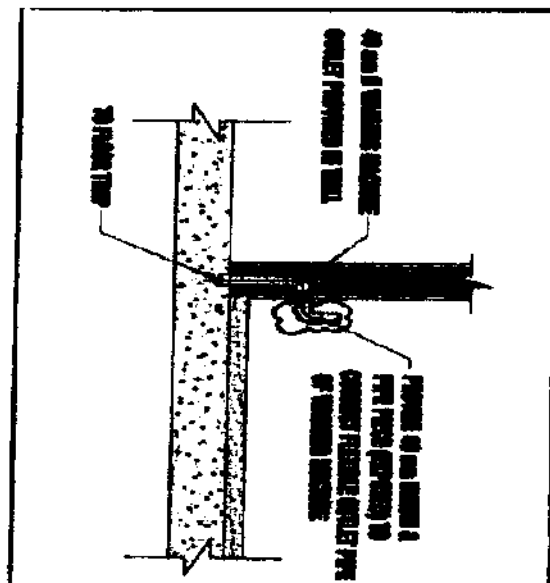
I confirm,

Shri. Abhishek Anil Tharwani

AUTHORISED SIGNATORY

कॉम्प्लैन्ट - १	
दस्तावेज क्र. १४९६७	२०२६
५३	Signature of Allottee/s





कलन-१	
दल क. १४९६७	२०२६
५४	९५



Dear Customer,

We have observed that after taking possession of the flats, owners are getting complaints of civil and other works done in their flats to suit their personal needs.

While this need of the flat owners is appreciated, all must realize that due to such civil, plumbing and other works done, especially in area like bathrooms, toilets and kitchens etc, the waterproofing originally done, will be disturbed. The guarantee given by the specialist's agency shall naturally become null and void, with the result the flats below shall suffer.

Flat Owners are therefore, requested to utilize the services of a Specialist Agency for waterproofing who will stand guarantee for any leakages. The flat owner would be responsible to bear the entire cost of any rectification in case of leakage.

Kindly acknowledge.

Thanking You,

Yours Faithfully,

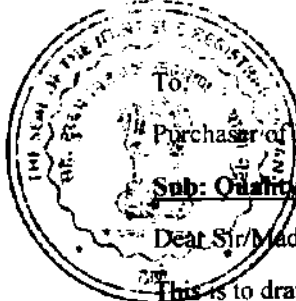
For M/S THARWANI REALTY.

I confirm,

Shri. Abhishek Anil Tharwani
AUTHORISED SIGNATORY

Signature of Allottee/s

कलन-१	
सं. १४८६	२०२६
५५	९५



To: Purchaser of Premises,

Sub: Quality of Natural Marbles provided in our Projects.

Dear Sir/Madam,

This is to draw attention of our flat purchasers, to the quality of marble used in our projects.

Whenever natural Indian/ Imported Marble is used by us, there are going to be imperfections which someone may view as „defects“. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect flooring does not give the same warmth of feeling.

The difference in shade/ design depends on the natural occurrence in different type of marbles and even though we have very huge requirements, we try to accommodate one lot in one confined area / room, which may not match with other area/ room.

Italian Marble when sourced at the mines occurs in a cracked texture, which is sliced mechanically. The cracks are filled with resin fillers at the source itself. These marble slabs are then backed with PVC mesh to avoid further development of cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally.

It is therefore, requested that if the purchasers wish to have a perfect floor finish, they shall go for factory made products like ceramic tiles, mosaic tiles or agglomerated marble, as per their choice.

Thanking you,

Yours faithfully,

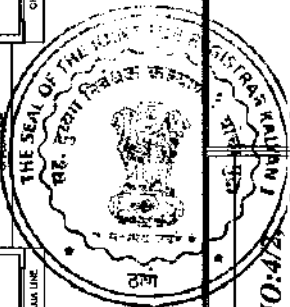
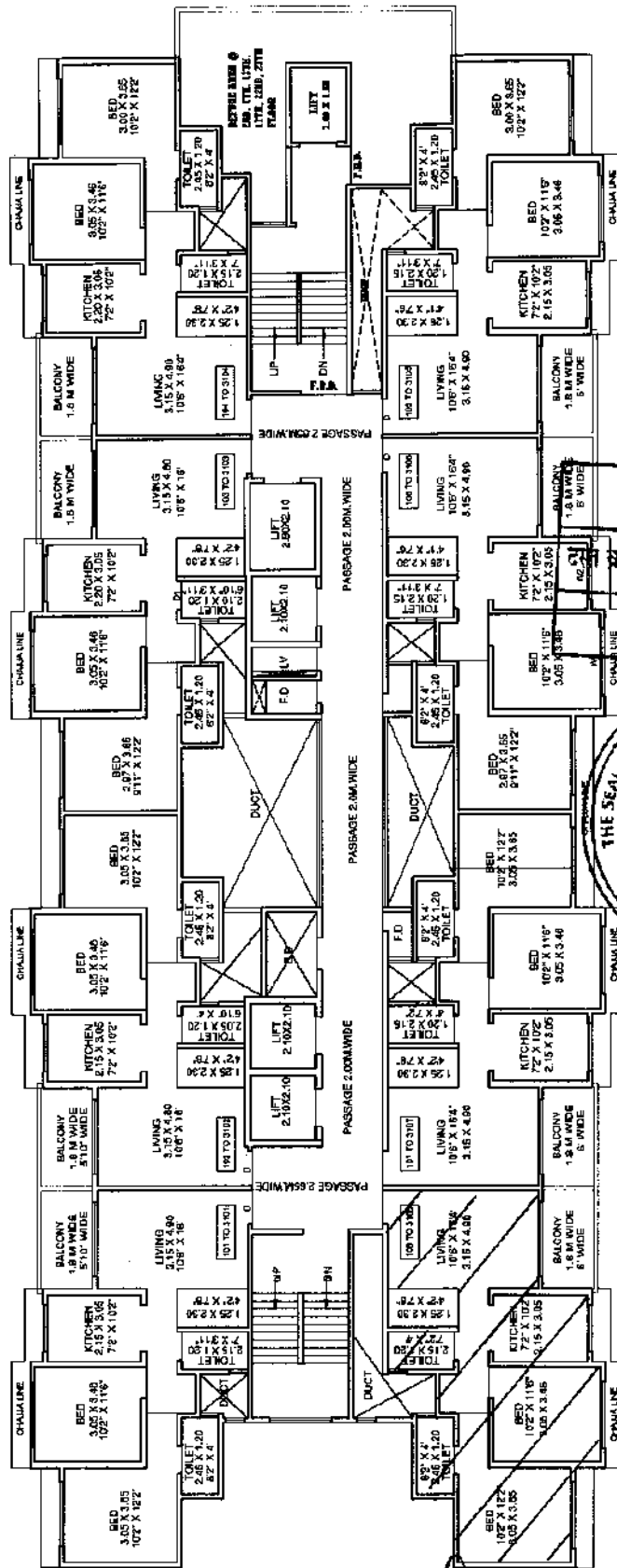
For M/S THARWANI REALTY.

I confirm,

Shri. Abhishek Anil Tharwani

AUTHORISED SIGNATORY

Signature of Allottee/s



कलन-१
१४८८८८/२०२६
५६ ५५

DESCRIPTION

PROPOSED BUILDING PLAN ON PLOT BEARING S.NO:42/4
4/4,25/6, 26/8 PLOT No.1 AT VILLAGE BARAVE, TAL. KALYAN,
DIST. THANE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700023841

Project: **THARWANI MAJESTIC TOWERS PHASE I** Plot Bearing / CTS / Survey / Final Plot No.: **4A/1 4A/2 4A/3 4A/4 4A/5 4B/1 4B/2 25A/1 25A/2 26A** at **Kalyan-Dombivli (M Corp.), Kalyan, Thane, 421301;**

1. Mr./Ms. **Anil Hardasmal Tharwani** son/daughter of Mr./Ms. **HARDASMAL HAZARIMAL THARWANI** residing at:
Kalyan, District: Thane, Pin: 421301, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **07/01/2020** and ending with **30/12/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



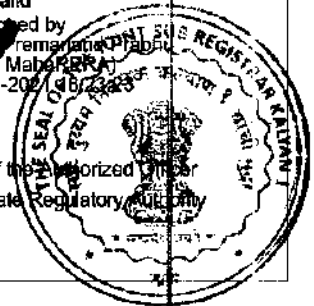
Dated: **08/09/2021**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasanti Remanappa Phadnis
(Secretary, Maharashtra RERA)
Date: 08-09-2021 16:02:34

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

कालम - ?	
दस्तावेज क्र. १४९६०	२०२६
५७	९५





Kalyan Dombivli Municipal Corporation
APPENDIX 'H'
FOR PART OCCUPANCY CERTIFICATE



Approval No. : KDMCC/PO/2026/APL/00188
Proposal Code : KDMCC-25-ENTRY-55772

Building Proposal Number - 1516933
Date : 14/01/2026

Building Name :	PLOT 1 BUILDING NO A(Mixed)	Floor :	STILT-GROUND FLOOR - 0F(574.260 Sq mt),FIRST PODIUM FLOOR - -1F(0.000 Sq mt),SECOND PODIUM FLOOR - -2F(0.000 Sq mt),THIRD PODIUM FLOOR - -3F(0.000 Sq mt),FOURTH PODIUM CLUB HOUSE - -4F(0.000 Sq mt),1ST TO 31ST TYPICAL FLOOR - 1F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 2F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 3F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 4F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 5F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 6F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 7F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 8F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 9F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 10F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 11F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 12F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 13F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 14F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 15F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 16F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 17F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 18F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 19F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 20F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 21F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 22F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 23F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 24F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 25F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 26F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 27F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 28F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 29F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 30F(702.600 Sq mt),1ST TO 31ST TYPICAL FLOOR - 31F(702.600 Sq mt),32ND FLOOR - 32F(10.010 Sq mt)
Building Name :	PLOT 1 BUILDING NO B(Mixed)	Floor :	SECOND PODIUM FLOOR - 2F(10.010 Sq mt)

To,

- i) Thatwani Realty Thane (Architects) Thane
OLD S. NO. 4/2, S. NO. 4/4, S. NO. 25/6 & S. NO. 28/8, PLOT NO. 1, NEW S. NO. 4A/1, 4A/2, 4A/3, 4A/4, 4A/5, 4A/6, 4B/1, 4B/2, 25A/1, 25A/2, 26A AT VILLAGE BARAVE, TAL. KALYAN, DIST. THANE
- ii) VARGHESE JOHN (Architect)

Sir/Madam,

The PART development work / erection / or alteration in or building, part building Name PLOT 1 BUILDING NO A(STILT-GROUND FLOOR, FIRST PODIUM FLOOR, SECOND PODIUM FLOOR, THIRD PODIUM FLOOR, FOURTH PODIUM CLUB HOUSE, 1ST TO 31ST TYPICAL FLOOR, 32ND FLOOR), PLOT 1 BUILDING NO B(SECOND PODIUM FLOOR) Plot No 1, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. OLD S.NO 4/2,4/4,25/6,28/8,PLOT NO 1 AND NEW S.NO 4A/1,4A/2,4A/3,4A/4,4A/5,4A/6,4B/1,4B/2,25A/1,25A/2,26A AT VILLAGE BARAVE, TAL. KALYAN, DIST. THANE, Village Name/Mouje BARAVE, Sector No. , completed under the supervision of Architect, License No CA/1982/15118 as per approved plan vide Permission No. KDMCC/RB/2025/APL/00131 Date 06/02/2025 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)



Kalyan Dombivli Municipal Corporation
APPENDIX 'H'
FOR PART OCCUPANCY CERTIFICATE



Approval No. : KDMCC/PO/2026/APL/00188
Proposal Code : KDMCC-25-ENTRY-55772

Building Proposal Number - 1516933
Date : 14/01/2026

Occupancy plan is not issued separately along with this letter since the work carried out as per sanction plan. Hence, Please refer approved plan issued vide Permission No. KDMCC/RB/2025/APL/00131 Date 06/02/2025

Signature valid

Digitally signed by SANTOSH N. DOFODE
Date: 2026.01.14 17:13:32 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMCC-25-ENTRY-55772
Application Number: KDMCC/PO/2026/APL/00188
Proposal Number: 1516933
Certificate Number: KDMCC/PO/2026/APL/00188



Scan QR code for verification

Yours faithfully,
Assistant Director Town Planning,
Kalyan Dombivli Municipal Corporation,

कलन-१	
दस्तावेज क्र.	१४९६७
५९	९५



कल्याण डोंबिवली महानगरपालिका

१५१८३



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



Revised Building Permit No - 1488893
 Proposal Code : KDMCC-25-ENTRY-09264

Permit No. : KDMCC/RB/2025/APL/00131
 Date : 06/02/2025

Reference:- Building Permission No. : KDMC/TPD/BP/KD/2016-17/09/342
 Approval date : 23/12/2022

Building Name :	PLOT 1 BUILDING NO A(Mixed)	Floors :	STILT-GROUND FLOOR,1ST PODIUM FLOOR,2ND PODIUM FLOOR,3RD PODIUM FLOOR,4TH PODIUM CLUB HOUSE,1ST FLOOR,TYPICAL 3RD TO 8TH-8TH TO 11TH-13TH TO 16TH-18TH TO 21ST-23RD TO 26TH-28TH TO 31ST FLOOR,TYPICAL 2ND-7TH-12TH-17TH-22ND-27TH FLOOR,32ND FLOOR
Building Name :	PLOT 1 BUILDING NO B (Mixed)	Floors :	STILT-GROUND FLOOR ,1ST PODIUM FLOOR,2ND PODIUM FLOOR,3RD PODIUM FLOOR,4TH PODIUM FLOOR-CLUB HOUSE,1ST FLOOR,TYPICAL 2ND-7TH-12TH-17TH-22ND-27TH-32ND-37TH FLOOR,38TH FLOOR,39TH FLOOR,TYPICAL 3RD TO 6TH-8TH TO 11TH-13TH TO 16TH-18TH TO 21ST,TYPICAL 23RD TO 26TH-28TH TO 31ST-33RD TO 36TH FLOOR

To,

i) Ms. Tharwani Realty Through Mr. Anil Hardasmal Tharwani, Tharwani Realty,

REVISED PROPOSAL OF BUILDING PLAN ON PLOT BEARING OLD S.NO 4/2, 4/4, 25/6, 26/8, PLOT NO 1 AND NEW S.NO 4A/1, 4A/2, 4A/3, 4A/4, 4A/5, 4A/6, 4B/1, 4B/2, 25A/1, 25A/2, 25A AT VILLAGE BARAVE, TAL. KALYAN, DIST. THANE

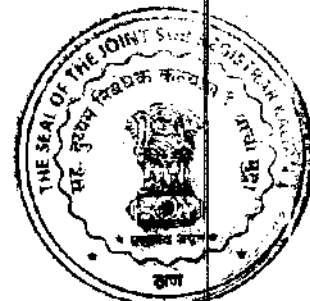
ii) Varghese John (Architect)

Sir/Madam,

With reference to your application for Revised Building Permission & Commencement Certificate for the above mentioned project, read with Maharashtra Municipal Corporation Act, 1966 read with Maharashtra Municipal Corporation Rules, 1966, to carry out the development of the land bearing old S.No. 4/2, 4/4, 25/6, 26/8, PLOT NO 1 AND NEW S.NO. 4A/1, 4A/2, 4A/3, 4A/4, 4A/5, 4A/6, 4B/1, 4B/2, 25A/1, 25A/2, 25A AT VILLAGE BARAVE, TAL. KALYAN, DIST. THANE, Final Plot No. - , Sector - , located at Road - Street BARAVE, THANE, MAHARASHTRA. The Commencement Certificate Building Permit is granted under Section 144B of the said Act subject to the following conditions :

1. The land vacated in consequence of the enforcement of the said Act shall be used for the public street.
2. No new building or part thereof shall be occupied or used or be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission and Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. departments, shall be taken by the applicant. If any irregularity is found at later stage, the permission shall stand cancelled.
6. Information Board to be displayed at site till Commencement.
7. If in the development permission reserved land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.

कलन-१	
दस्तावेज क्र.	१४८८९०
दिनांक	२०२६
पृष्ठ	८०
पृष्ठ	२५





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



Revised Building Permit No - 1488893
Proposal Code : KDMCC-25-ENTRY-09264

Permit No. : KDMCC/RB/2025/APL/00131
Date : 06/02/2025

8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable

Signature valid

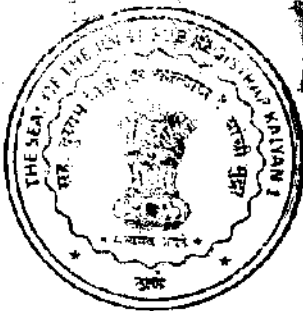
Digitally signed by Surendra P. Tenge
Date: 2025.02.06 19:09:06 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMCC-25-ENTRY-09264
Application Number: RB/2025/2500088
Proposal Number: 1488893
Certificate Number: KDMCC/RB/2025/APL/00131



Scan QR code for verification

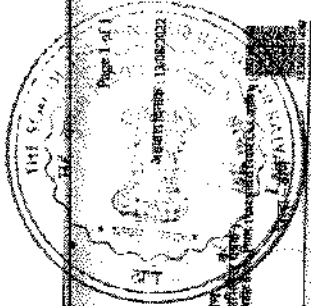
Assistant Director Town Planning,
Kalyan Dombivli Municipal Corporation,

कलन -	
दल. १४९६६	दल. १४९६६
६९	६९



कल्याण डोंबिवली महानगरपालिका

कालन-१	
पृष्ठ सं.	१४६६ २०२६
६३	६४



पृष्ठ सं. १४६६
पृष्ठ सं. १४६६
पृष्ठ सं. १४६६

क्र.सं.	विवरण	प्रति	प्रति	प्रति
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...
४	...	...	...	...
५	...	...	...	...
६	...	...	...	...
७	...	...	...	...
८	...	...	...	...
९	...	...	...	...
१०	...	...	...	...

...

क्र.सं.	विवरण	प्रति	प्रति	प्रति
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...
४	...	...	...	...
५	...	...	...	...
६	...	...	...	...
७	...	...	...	...
८	...	...	...	...
९	...	...	...	...
१०	...	...	...	...

...

...



...

...

क्र.सं.	विवरण	प्रति	प्रति	प्रति
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...
४	...	...	...	...
५	...	...	...	...
६	...	...	...	...
७	...	...	...	...
८	...	...	...	...
९	...	...	...	...
१०	...	...	...	...

...

क्र.सं.	विवरण	प्रति	प्रति	प्रति
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...
४	...	...	...	...
५	...	...	...	...
६	...	...	...	...
७	...	...	...	...
८	...	...	...	...
९	...	...	...	...
१०	...	...	...	...

...

...

Copyright © 2003 by John Wiley & Sons, Inc.



*** INFORMATION ***

NAME _____ **ADDRESS** _____

CITY _____ **STATE** _____ **ZIP CODE** _____

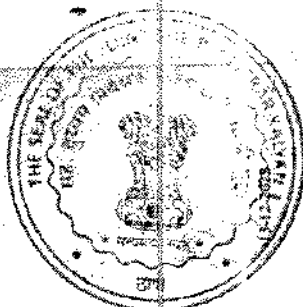
TELEPHONE _____

DATE _____

[illegible][illegible][illegible]

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

STATIONER & PRINTER



https://unabafurta.cerignolaonline.com/Dieta/2020/07/23

22XV 001818 1 504-193 2022-09-06

[illegible]

姓名: 王德明 性别: 男 出生日期: 1955.12.15 身份证号: 33010219551215001X 联系电话: 13801234567 电子邮箱: wangdeming@163.com	姓名: 李小明 性别: 男 出生日期: 1988.05.20 身份证号: 33010219880520002X 联系电话: 13901234567 电子邮箱: lxxm1988@163.com	姓名: 张小红 性别: 女 出生日期: 1990.08.10 身份证号: 33010219900810003X 联系电话: 13701234567 电子邮箱: zhangxh1990@163.com	姓名: 赵国强 性别: 男 出生日期: 1972.03.05 身份证号: 33010219720305004X 联系电话: 13601234567 电子邮箱: zhaozg1972@163.com	姓名: 孙丽娟 性别: 女 出生日期: 1985.11.25 身份证号: 33010219851125005X 联系电话: 13501234567 电子邮箱: sunlj1985@163.com
---	---	--	---	--

[illegible][illegible]

100

[illegible]

2000

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

कलान-१	
गम क्र.	१४८६७ २०२६
६६	९५

13 JAN 2012

1304

वाचने :-

१. श्री. पांडुरंग राघो मिरकुटे व इतर यांचे कु. मु. प. धारक श्री. अनिल हरदासमल धारवानी व इतर रा. ३१३ पर्री पोलीस को. ऑप डी. सोसा. लि. फ्लॉट नंबर ७४ सेक्टर १७, याशी नवी मुंबई यांचा दि. ०५/११/२०११ रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनबाव/टे-२/कावि-२२३६/एसआर-१७६/२०११, दि. २३/११/२०११
३. नगररचनाकार कल्याण डोंबिवली महानगरपालीका कल्याण यांचेकडील अंतरिम स्वरूपाची मॅजुरी (I.O.D.) क्र कडॉमपा/ नरवी/ बाघ/ कावि-६१ दिनांक १४/१०/२०११.
- दैनिक "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय वृत्तपत्रामध्ये दि. १०/११/२०११ रोजी व दैनिक "जनमत" तालुकास्तरीय वृत्तपत्रामध्ये दि. १०/११/२०११ प्रसिध्द केलेला जाहीरनामा.
- उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील आदेश क्र. टिडी/ टे-६/ कृष/ कल्याण/ विघ/ एसआर २४५/१० दिनांक ०८/०८/२०११.
- उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी सव्यूलन ठाणे यांचेकडील आदेश क्र. सुएलसी/ सुएलएन/ ६(१) एसआर ४५ बारावे दिनांक २३/०७/२०१०, व क्र. सुएलसी/ सुएलएन/ ६(१) एसआर ६६ बारावे दिनांक १९/०६/२०१०
- भूसंपादन विभागाकडील अनौपचारिक संदर्भ
- विशेष भूसंपादन अधिकारी लघु घाटबंधारे, ठाणे यांचेकडील क्र. भूसं./ल.पा./टे-१/एसआर/६३४८, दि.१६/११/२०११.
- भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भूसंपादन/नाहदा/१५७१, दि.२३/१०/२०११.
- विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील क्र.भूसं./मो.से.३/एसआर-१०५६ दि.१९/११/२०११
- उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र.टिडी/टे-५/भू.सं.दा./कावि- /एसआर-४४०/२०११, दि. १६/११/२०११
- विशेष भू-संपादन अधिकारी उल्हास छोरे प्रकल्प ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.१/सी-
- विशेष भूसंपादन अधिकारी, लघु घाटबंधारे ठाणे व वा माळ यांचेकडील क्र.भूसंपादन/एसआर/टे-१/वशि- अन्य ये भूसंपादन शाखेने दाखले दिलेले आहेत.
- अर्जदार यांनी सादर केलेले हमीकम प्रतिज्ञापत्र दि. ४/११/२०११
- अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि. ४/११/२०११

आदेश :-

ज्याअर्थी, श्री. पांडुरंग राघो मिरकुटे व इतर यांचे कु. मु. प. धारक श्री. अनिल हरदासमल धारवानी व इतर रा. ३१०-३१३ पर्री पोलीस को. ऑप डी. सोसा. लि. फ्लॉट नंबर ७४ सेक्टर १७, याशी नवी मुंबई यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मीजे- बारावे, ता.कल्याण येथील स.नं. ४/२, ४/४, २५/६, २६/८ एकूण क्षेत्र १३५१०.०० चौ.मी. जमिनीस रहिवास प्रयोजनार्थ घापर करण्यासाठी विनशोती परवानगी मिळव्यावाचत अर्ज केलेला आहे.

१

ज्याअर्थी, अर्जदार यांनी दि. १०/११/२०११ रोजीचे "महाराष्ट्र जनमुक्ता" या जिल्हास्तरीय व दि. १०/११/२०११ रोजीचे "जनमत" या तालुकास्तरीय वृत्तपत्रात जाहिरनामा प्रसिध्द करणेत आला आहे. मुदतीत इकडील कार्यालयाकडे तक्रार अथवा हरकत प्राप्त झालेली नाही.

ज्याअर्थी, कल्याण-डोंबिवली महानगरपालिका कल्याण यांनी त्यांचेकडील क कडोंमपा/ नरवी/ वाघ/ कापि-६१ दिनांक १४/१०/२०११ अन्वये मीजे- बारावे, ता.कल्याण येथील स.नं. ४/२, ४/४, २५/६, २६/८ एकूण क्षेत्र १३५१०.०० चौ.मी. पैकी ९६९४.०० चौ.मी. चटई क्षेत्रास अंतरिम स्वरूपाचे मंजूरीपत्र (I.O.D.) दिलेली असून बांधकाम नकाशे मंजूर केलेले आहेत.

आणि ज्याअर्थी, मीजे बारावे येथील स.नं. ४/२ क्षेत्र ०-९५-७ हे.आर.प्र. पो.ख. ०-०४-८ हे.आर.प्र. २५/६ क्षेत्र ०-१७-० हे.आर.प्र. पो.ख. ०-०१-० हे.आर.प्र. २६/८ क्षेत्र ०-०३-० हे.आर.प्र. पो.ख. ०-००-५ हे.आर.प्र. या जमीनी कुल कायदा कलम ४३ ला पात्र असून मुंबई कुलवहिवाट व शेतजमीन अधिनियम १९४८ चे कलम ४३ व मुंबई कुलवहिवाट व शेतजमीन नियम १९५६ चे नियम २५(२) नुसार परवानगी देण्यासाठी जिल्हाधिकारी सक्षम आहेत. त्यानुसार सधरह स. नं. च्या जमीनच्या आकाराच्या ४० पट नमूदराण्याची (४,५४८+१३,६०+३,२०), एकूण रक्कम रु. ५६५/- (अक्षरी रुपये पाचशे पासष्ट मात्र) इकडील चलन नं.३१/२०१२ दिनांक १३/०१/२०१२, भारतीय स्टेट बँक यांचेकडील चलन क्रं ४५० दि. १३/०१/२०१२ अन्वये शासन जमा केली आहे. प्रकरणी कुल कायदा कलम ४३ ला पात्र असलेली शर्त या आदेशाद्वारे निश्चित करणेत येत आहे. तशी गांवचे अभिलेखात नोंद घेणेत यावी.

त्याअर्थी, आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे पांडुरंग राधो मिरकुटे, तुकाराम राधो मिरकुटे, चंद्राबाई नागेश मिरकुटे, देवीदास नागेश मिरकुटे, हनुमान नागेश मिरकुटे, चंद्राबाई विठ्ठल मिरकुटे, वनिता वामन पाटील, किना कृष्ण पाटील, मनोज विठ्ठल मिरकुटे, निलेश विठ्ठल मिरकुटे, विश्वास विठ्ठल मिरकुटे, विनेश विठ्ठल मिरकुटे, वंदना सुरेश घबर, जिजाबाई बन्नु भोईर, चांगुबाई गजानन भोईर, आणीबाई हेंबर पाटील, गोविदा धर्मा डोणे, करम धर्मा डोणे, मंगा धर्मा डोणे, गुरुनाथ महादू डोणे, गजानन महादू डोणे, कमलाबाई महामु डोणे, बेबी बन्नी डोणे यांना ठाणे जिल्ह्यातील कल्याण तालुक्यामधील मीजे- बारावे, ता.कल्याण येथील स.नं. ४/२, ४/४, २५/६, २६/८ एकूण क्षेत्र १३५१०.०० चौ.मी. क्षेत्रास रहिवास या विंगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून कल्याण डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय राहणार नाही.

१) रोड सेट बँक एरिया	४२५०.०० चौ.मी.
२) रिझर्वेशन एरिया	९१०.०० चौ.मी.
३) रिझर्वेशन ग्राऊंड साठी	११२५.०० चौ.मी.
कलन-१	६२८५.०० चौ.मी.
टप्पे क्र. १४९६०	२०२६
६९	९५
त्या शर्ती अन्वये:-	



ही परवानगी अधिनियम त्याव्हातील केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.

अनुज्ञासाठी व्यक्तीने (प्रीटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आलेली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यात येईल.

३. अशा परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोणताही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विक्रावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावयाची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविलेल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यावेढ्या जास्त मजल्याचे असू नये.

६. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्याच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (वॅटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविलेल्याप्रमाणे (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.

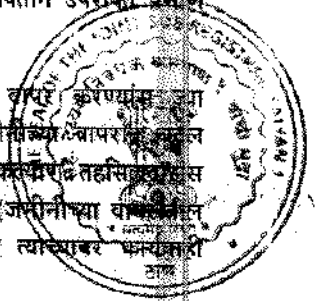
९. या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र चेलाचेली अशा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेती प्रयोजनार्थ वापर करण्यास या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरास सुरुवात केली असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत कळविले पाहिजे, जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरास सुरुवात बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर फायदाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे रुपये ०-०६-० दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वतन्ही प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ती गोष्ट विचारांत घेण्यात येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. ५७०००/- (अक्षरी रु. सत्तावन्न हजार मात्र) चलन क्र. २५/२०१२, दि. १३/०१/२०१२, भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ४४३ दिनांक १३/०१/२०१२ अन्वये शासन जमा केली आहे.

चलन-१	
सीमांतिक मोकळे अंतर	
दल क्र. १४८६०	२०२६
	८३



७

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यात आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल

१४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पूर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट येवढी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा शर्तीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व विगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

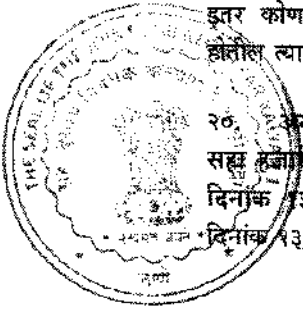
१८-अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निदिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८-ब. वरील खंड (अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा शर्तीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रोत्सह आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळबहिषाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु. १७५५/- (अक्षरी रु. सहा हजार सातशे पंचावन्न मात्र.) रूपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. ३०/२०१२ दिनांक १३/०१/२०१२ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ४५५/२०१२, दिनांक १३/०१/२०१२ अन्वये सरकारजमा केली आहे.

कलन-१७
हप्त क्र. १४९६७
७९



३०-अ. अनुज्ञाही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात दर्शविलेले जोता क्षेत्रावर पाया खांदण्यासाठी होणारी ११६४ ब्रास गोंगखनिज उत्खनन स्वामीत्वघाती रु.रुपये २३२८००/- व अर्ज फी रु. २५/- अशी एकूण रु.रुपये २३२८२५/- (अक्षरी रुपये दोन लाख बत्तीस हजार आठशे पंचवीस मात्र) रक्कम शाखा,जिल्हाधिकारी कार्यालय,ठाणे यांचेकडील चलन क्र. ५३६/२०१२ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ५०९/२०१२ दि. / /२०११ अन्वये शासनजमा केलेली आहे. सदर जागेमध्ये बरील उत्खननाव्यतीरीक्त केलेल्या पाया उत्खनन व भरावाबाबत अर्जदार यांनी शासनास रॉयल्टी फी जमा करून सक्षम अधिका-यांकडून परवानगी घेणे बंधनकारक राहिल.

२१. अनुज्ञाही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर नकाशाबाबत मंच बांधकाम केले पाहिजे. तसेच कल्याण डोंबिवली महानगरपालिका यांचेकडील अंतरिम स्वरूपाचे प्रमाणपत्र (I.O.D.) क्र. कडोमवा/ नरवि/बाप/कवि-६१ दिनांक १४/१०/२०१२ मधील अटी व अनुज्ञाही यांचेवर बंधनकारक राहिल.

अनुज्ञाही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम सक्ताशा सतिरित जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निव्वांक वापरल्यास अनुज्ञाही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम-२२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहातील व असे जादा बांधकाम करू नये असे नमूद राहिल.

२३. कल्याण-डोंबिवली महानगरपालिकेने उपोचातील अ.क्र. ३ मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

२४. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात अभिध्यात कोणत्याही प्रकारचा वाद उत्पन्न होऊ नये अशी सर्वसत्ती जबाबदारी अनुज्ञाही यांची राहिल.

२५. अर्जदार यांनी सदर केलेली कागदपत्रे खोटी अथवा बनावट असलेचे आढळल्यास सदरची विनशेती परवानगी आपोआप रद्द झालेचे समजणेत येईल.

सही/-

(ए. एल.ज-हाड)
जिल्हाधिकारी ठाणे

प्रति,

श्री. पांडुरंग राधो बिरकुटे व इतर

रा. बारावे, ता. कल्याण, जि. ठाणे

प्रत :- तहसिलदार कल्याण यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- अनुज्ञाही व्यक्तीने सदर जमीनीच्या आंत बिगरशेतकी प्रयोजनार्थ वापर करण्यास सुरुवात केली आहे किंवा कसे या बाबतच्या त्याच्या अहवालावर त्याने लक्ष ठेवले पाहिजे. असा अहवाल मिळाल्यानंतर अनुज्ञाही व्यक्तीकडून त्याने बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून बिगर शेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून बिगरशेतकी आकारणीची रक्कम वसूल करण्या करिता नोंद घेण्याची पुस्तिका सधिले तालुक्या नमुना नं. २ व साब नमुना नं.२ यामध्ये आवश्यक ती नोंद घेण्याची तजवीज पेली पाहिजे. जमीन ताब्यात असलेल्या व्यक्तीस जमीनीची मोजणी फी दिली असल्यामुळे या बाबतीत सदर तहसिलदाराने उप अधिक्षक भूमी अभिलेख कल्याण यांस तसे कळविले पाहिजे. आणि त्यासोबत मंजूर नकाशे व संबंधित जमीनीच्या बाबतीत अधिकार अभिलेखाचे उतारे पाठविले पाहिजेत.

प्रत :- उप अधीक्षक भूमी अभिलेख कल्याण यांना माहितीसाठी प्रत आगावू पाठविण्यांत येत आहे.

२/- सोबत मंजूर नकाशाची प्रत तसेच चलन क्र.२५/२०१२, दि. १३/०१/२०१२ ची प्रत जोडली आहे.

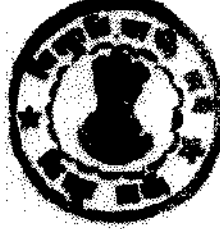
प्रत :- मा.आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई यांचेकडे माहितीसाठी सविनय सादर.

प्रत :- आयुक्त कल्याण डोंबिवली महानगरपालिका यांचेकडे माहितीसाठी रवाना.

प्रत :- उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे

प्रत :- तलाठी सजा चिकणघर.

प्रत :- कार्यालयीन संचिका.



जिल्हाधिकारी ठाणे कार्यालय

CERTIFIED COPY

Copy applied for on 22/04/2012

Copy ready on

Copy delivered on 20/06/2012

Copied by

Compared by

Words

Copying fee

Surcharge

Compensating fee

Surcharge

Excess fee

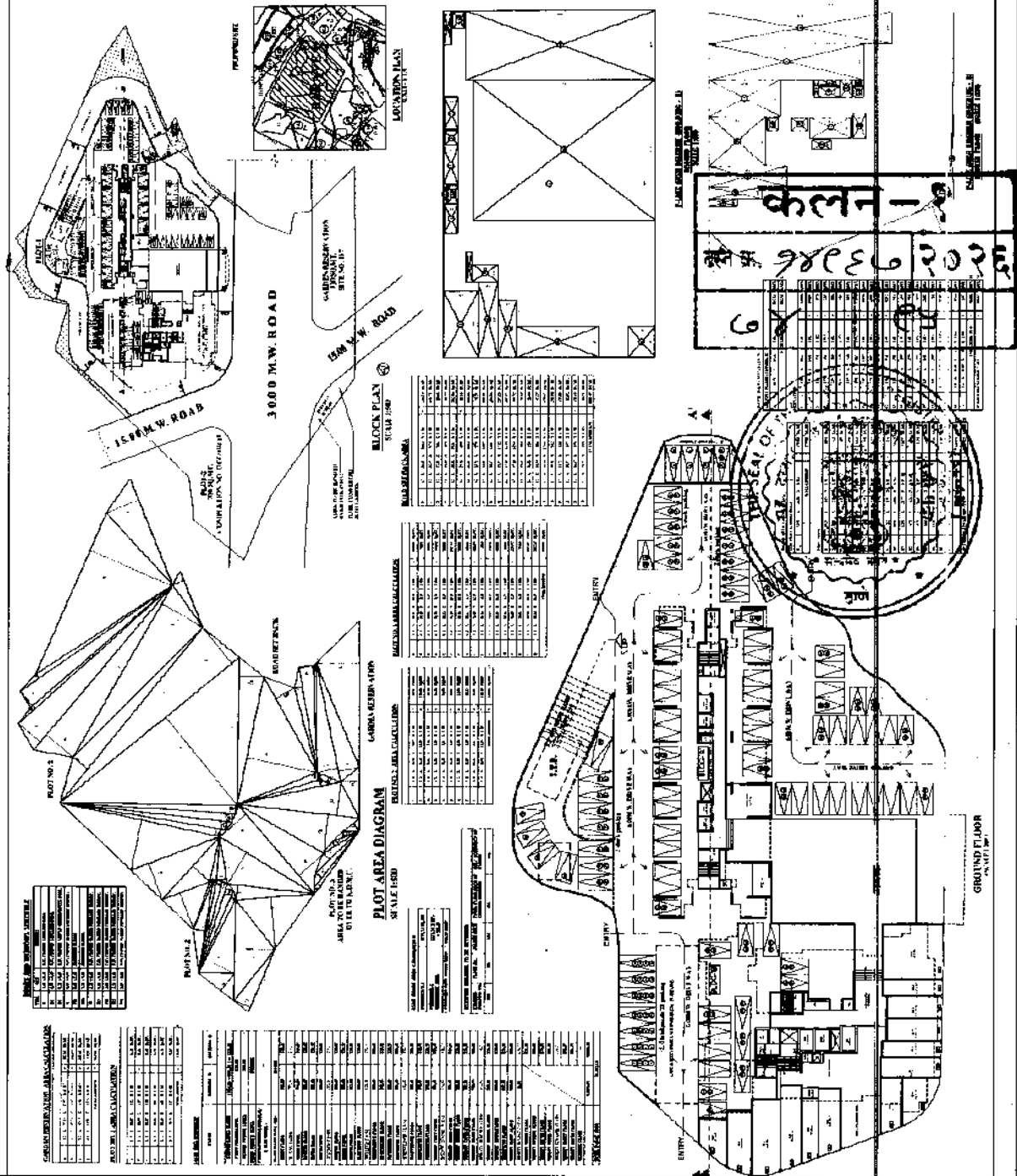
Urgent fee



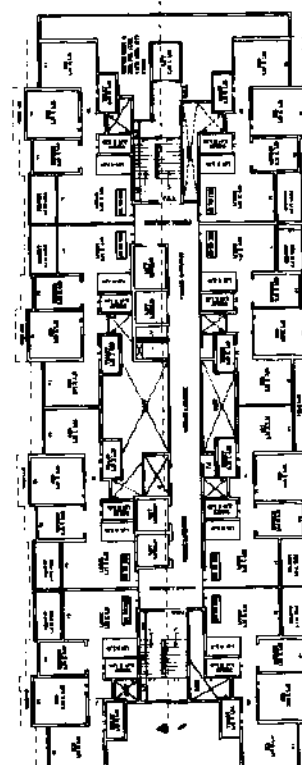
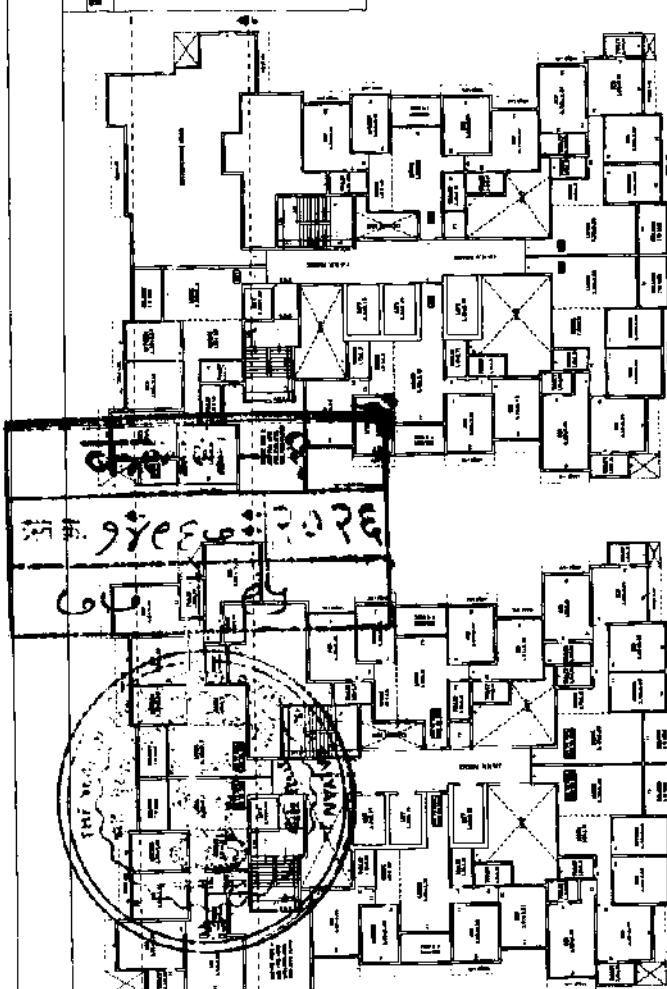
Huzur Record Keeper
Collector's Office, Thane

कलन - ?	
क्र. १४९६०	२०१६
६३	९५





1. 姓名 2. 性别 3. 年龄 4. 籍贯 5. 职业 6. 住址 7. 电话 8. 单位 9. 邮编 10. 备注	1. 姓名 2. 性别 3. 年龄 4. 籍贯 5. 职业 6. 住址 7. 电话 8. 单位 9. 邮编 10. 备注	1. 姓名 2. 性别 3. 年龄 4. 籍贯 5. 职业 6. 住址 7. 电话 8. 单位 9. 邮编 10. 备注	1. 姓名 2. 性别 3. 年龄 4. 籍贯 5. 职业 6. 住址 7. 电话 8. 单位 9. 邮编 10. 备注
---	---	---	---

[illegible][illegible][illegible]

LINE	ITEM	QTY	UNIT	PRICE		AMOUNT	TAX	TOTAL
				UNIT PRICE	DISCOUNT			
1	1000	1	EA	10.00		10.00		10.00
2	2000	1	EA	20.00		20.00		20.00
3	3000	1	EA	30.00		30.00		30.00
4	4000	1	EA	40.00		40.00		40.00
5	5000	1	EA	50.00		50.00		50.00
6	6000	1	EA	60.00		60.00		60.00
7	7000	1	EA	70.00		70.00		70.00
8	8000	1	EA	80.00		80.00		80.00
9	9000	1	EA	90.00		90.00		90.00
10	10000	1	EA	100.00		100.00		100.00
11	11000	1	EA	110.00		110.00		110.00
12	12000	1	EA	120.00		120.00		120.00
13	13000	1	EA	130.00		130.00		130.00
14	14000	1	EA	140.00		140.00		140.00
15	15000	1	EA	150.00		150.00		150.00
16	16000	1	EA	160.00		160.00		160.00
17	17000	1	EA	170.00		170.00		170.00
18	18000	1	EA	180.00		180.00		180.00
19	19000	1	EA	190.00		190.00		190.00
20	20000	1	EA	200.00		200.00		200.00
21	21000	1	EA	210.00		210.00		210.00
22	22000	1	EA	220.00		220.00		220.00
23	23000	1	EA	230.00		230.00		230.00
24	24000	1	EA	240.00		240.00		240.00
25	25000	1	EA	250.00		250.00		250.00
26	26000	1	EA	260.00		260.00		260.00
27	27000	1	EA	270.00		270.00		270.00
28	28000	1	EA	280.00		280.00		280.00
29	29000	1	EA	290.00		290.00		290.00
30	30000	1	EA	300.00		300.00		300.00
31	31000	1	EA	310.00		310.00		310.00
32	32000	1	EA	320.00		320.00		320.00
33	33000	1	EA	330.00		330.00		330.00
34	34000	1	EA	340.00		340.00		340.00
35	35000	1	EA	350.00		350.00		350.00
36	36000	1	EA	360.00		360.00		360.00
37	37000	1	EA	370.00		370.00		370.00
38	38000	1	EA	380.00		380.00		380.00
39	39000	1	EA	390.00		390.00		390.00
40	40000	1	EA	400.00		400.00		400.00
41	41000	1	EA	410.00		410.00		410.00
42	42000	1	EA	420.00		420.00		420.00
43	43000	1	EA	430.00		430.00		430.00
44	44000	1	EA	440.00		440.00		440.00
45	45000	1	EA	450.00		450.00		450.00
46	46000	1	EA	460.00		460.00		460.00
47	47000	1	EA	470.00		470.00		470.00
48	48000	1	EA	480.00		480.00		480.00
49	49000	1	EA	490.00		490.00		490.00
50	50000	1	EA	500.00		500.00		500.00
51	51000	1	EA	510.00		510.00		510.00
52	52000	1	EA	520.00		520.00		520.00
53	53000	1	EA	530.00		530.00		530.00
54	54000	1	EA	540.00		540.00		540.00
55	55000	1	EA	550.00		550.00		550.00
56	56000	1	EA	560.00		560.00		560.00
57	57000	1	EA	570.00		570.00		570.00
58	58000	1	EA	580.00		580.00		580.00
59	59000	1	EA	590.00		590.00		590.00
60	60000	1	EA	600.00		600.00		600.00
61	61000	1	EA	610.00		610.00		610.00
62	62000	1	EA	620.00		620.00		620.00
63	63000	1	EA	630.00		630.00		630.00
64	64000	1	EA	640.00		640.00		640.00
65	65000	1	EA	650.00		650.00		650.00
66	66000	1	EA	660.00		660.00		660.00
67	67000	1	EA	670.00		670.00		670.00
68	68000	1	EA	680.00		680.00		680.00
69	69000	1	EA	690.00		690.00		690.00
70	70000	1	EA	700.00		700.00		700.00
71	71000	1	EA	710.00		710.00		710.00
72	72000	1	EA	720.00		720.00		720.00
73	73000	1	EA	730.00		730.00		730.00
74	74000	1	EA	740.00		740.00		740.00
75	75000	1	EA	750.00		750.00		750.00
76	76000	1	EA	760.00		760.00		760.00
77	77000	1	EA	770.00		770.00		770.00
78	78000	1	EA	780.00		780.00		780.00
79	79000	1	EA	790.00		790.00		790.00
80	80000	1	EA	800.00		800.00		800.00
81	81000	1	EA	810.00		810.00		810.00
82	82000	1	EA	820.00		820.00		820.00
83	83000	1	EA	830.00		830.00		830.00
84	84000	1	EA	840.00		840.00		840.00
85	85000	1	EA	850.00		850.00		850.00
86	86000	1	EA	860.00		860.00		860.00
87	87000	1	EA	870.00		870.00		870.00
88	88000	1	EA	880.00		880.00		880.00
89	89000	1	EA	890.00		890.00		890.00
90	90000	1	EA	900.00		900.00		900.00
91	91000	1	EA	910.00		910.00		910.00
92	92000	1	EA	920.00		920.00		920.00
93	93000	1	EA	930.00		930.00		930.00
94	94000	1	EA	940.00		940.00		940.00
95	95000	1	EA	950.00		950.00		950.00
96	96000	1	EA	960.00		960.00		960.00
97	97000	1	EA	970.00		970.00		970.00
98	98000	1	EA	980.00		980.00		980.00
99	99000	1	EA	990.00		990.00		990.00
100	100000	1	EA	1000.00		1000.00		1000.00
101	101000	1	EA	1010.00		1010.00		1010.00
102	102000	1	EA	1020.00		1020.00		1020.00
103	103000	1	EA	1030.00		1030.00		1030.00
104	104000	1	EA	1040.00		1040.00		1040.00
105	105000	1	EA	1050.00		1050.00		1050.00
106	106000	1	EA	1060.00		1060.00		1060.00
107	107000	1	EA	1070.00		1070.00		1070.00
108	108000	1	EA	1080.00		1080.00		1080.00
109	109000	1	EA	1090.00		1090.00		1090.00
110	110000	1	EA	1100.00		1100.00		1100.00
111	111000	1	EA	1110.00		1110.00		1110.00
112	112000	1	EA	1120.00		1120.00		1120.00
113	113000	1	EA	1130.00		1130.00		1130.00
114	114000	1	EA	1140.00		1140.00		1140.00
115	115000	1	EA	1150.00		1150.00		1150.00
116	116000	1	EA	1160.00		1160.00		1160.00
117	117000	1	EA	1170.00		1170.00		1170.00
118	118000	1	EA	1180.00		1180.00		1180.00
119	119000	1	EA	1190.00		1190.00		1190.00
120	120000	1	EA	1200.00		1200.00		1200.00
121	121000	1	EA	1210.00		1210.00		1210.00
122	122000	1	EA	1220.00		1220.00		1220.00
123	123000	1	EA	1230.00		1230.00		1230.00
124	124000	1	EA	1240.00		1240.00		1240.00
125	125000	1	EA	1250.00		1250.00		1250.00
126	126000	1	EA	1260.00		1260.00		1260.00
127	127000	1	EA	1270.00		1270.00		1270.00
128	128000	1	EA	1280.00		1280.00		1280.00
129	129000	1	EA	1290.00		1290.00		1290.00
130	130000	1	EA	1300.00		1300.00		1300.00
131	131000	1	EA	1310.00		1310.00		1310.00
132	132000	1	EA	1320.00		1320.00		1320.00
133	133000	1	EA	1330.00		1330.00		1330.00
134	134000	1	EA	1340.00		1340.00		1340.00
135	135000	1	EA	1350.00		1350.00		1350.00
136	136000	1	EA	1360.00		1360.00		1360.00
137	137000	1	EA	1370.00		1370.00		1370.00
138	138000	1	EA	1380.00		1380.00		1380.00
139	139000	1	EA	1390.00		1390.00		1390.00
140	140000	1	EA	1400.00		1400.00		1400.00
141	141000	1	EA	1410.00		1410.00		1410.00
142	142000	1	EA	1420.00		1420.00		1420.00
143	143000	1	EA	1430.00		1430.00		1430.00
144	144000	1	EA	1440.00		1440.00		1440.00
145	145000	1	EA	1450.00		1450.00		1450.00
146	146000	1	EA	1460.00		1460.00		1460.00
147	147000	1	EA	1470.00		1470.00		1470.00
148	148000	1	EA	1480.00		1480.00		1480.00
149	149000	1	EA	1490.00		1490.00		1490.00
150	150000	1	EA	1500.00		1500.00		1500.00
151	151000	1	EA	1510.00		1510.00		1510.00
152	152000	1	EA	1520.00		1520.00		1520.00
153	153000	1	EA	1530.00		1530.00		1530.00
154	154000	1	EA	1540.00		1540.00		1540.00
155	155000	1	EA	1550.00		1550.00		1550.00
156	156000	1	EA	1560.00		1560.00		1560.00
157	157000	1	EA	1570.00		1570.00		1570.00
158	158000	1	EA	1580.00		1580.00		1580.00
159	159000	1	EA	1590.00		1590.00		1590.00
160	160000	1	EA	1600.00		1600.00		1600.00
161	161000	1	EA	1610.00		1610.00		1610.00
162	162000	1	EA	1620.00		1620.00		1620.00
163	163000	1						



Signature

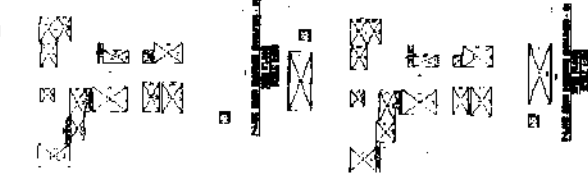
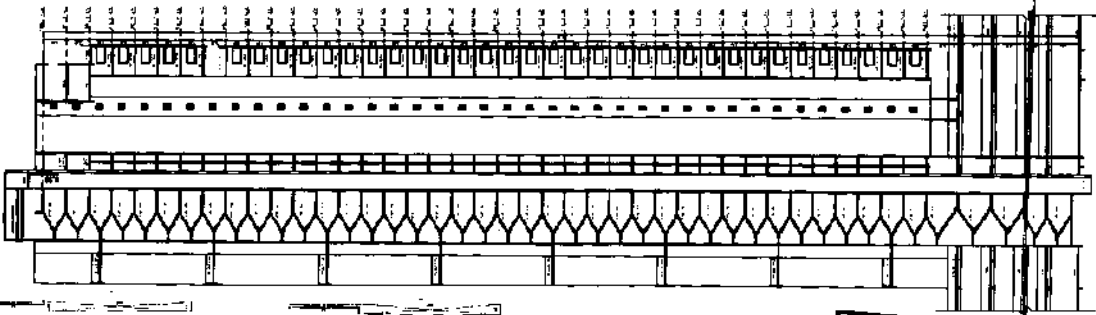
DATE OF APPROVAL BY JUDGE

PART I

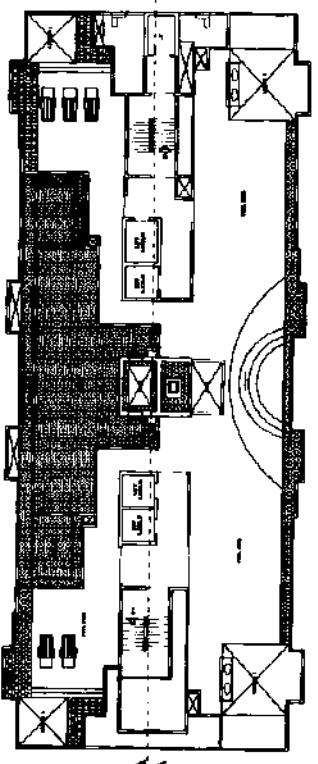
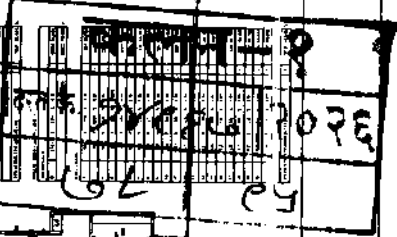
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

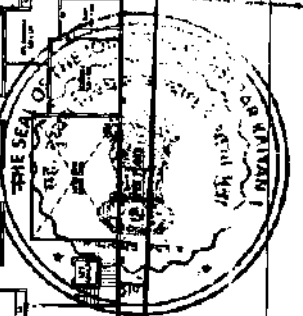
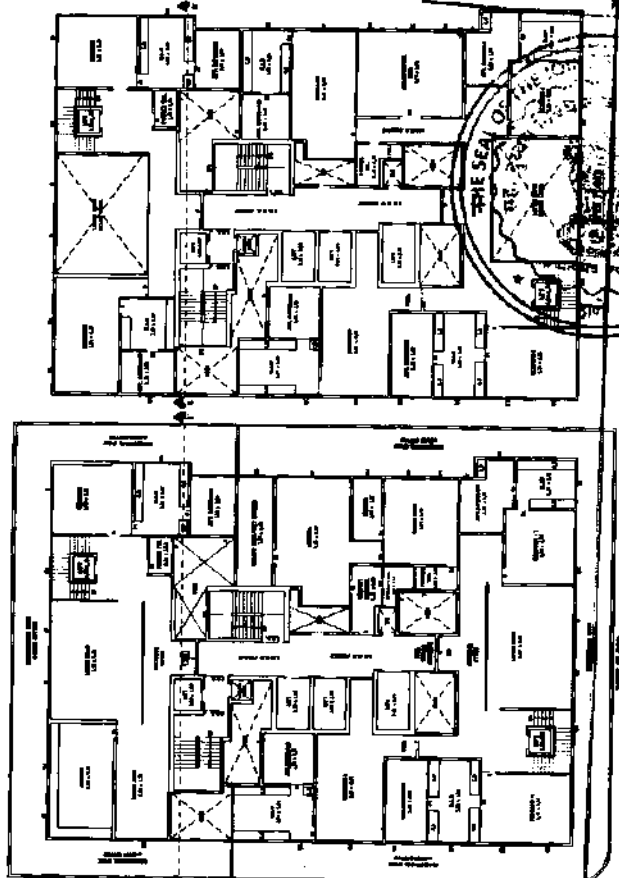
THE SEA OF THE SOUTH
JAN 1950
THE SEA OF THE SOUTH
JAN 1950



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



ARCHITECTURAL DRAWING



Signature  **Date** _____

1. NAME	NAME - ADDRESS
2. DATE	DATE - TIME

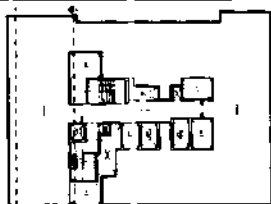


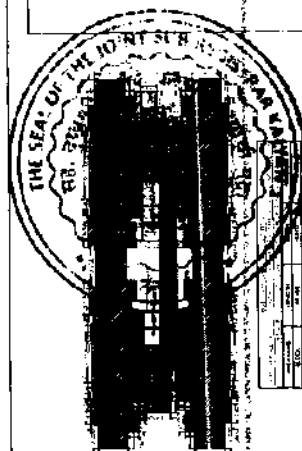
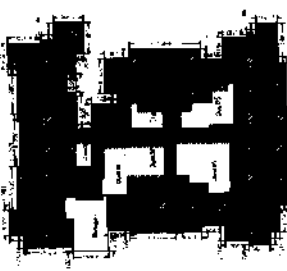
PLATE 1

[illegible][illegible]

क. १

दस्तावेज क्र. 9885

69	65
----	----

[illegible][illegible][illegible]



घोषणापत्र

मी सुप्रियंका अनिल थारवानी याद्वारे घोषित करतो की, दुय्यम निबंधक-क. २१७
१ यांचे कार्यालयात-करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री. अनिल. ए. थारवानी व इ. यांनी दि. २५/०२/२०२५ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - २२/०७/२०२६

कुलमुखत्यारपत्रधारकाचे नाव
व सही

कलम-१	
दस्त क्र. १४९६७	२०२६
८३	९४



Deed of Apartments, Possession Letters, TDR Agreement, Correction Deed, Cancellation Deed, Mortgage Deed, Mortgage Letters, Deed of Confirmation and other documents are required to be regularly presented for registration.

And whereas due to our pre-occupation we are unable to remain present in registration office for registration of Agreement for Lease, Lease Deed, Deed of Declarations, Amended Deed of Declarations, Supplementary Deed of Declarations, Agreements for Sale, Allotment Letters, Deed of Apartments, Possession Letters, TDR Agreement, Correction Deed, Cancellation Deed, Mortgage Deed, Mortgage Letters, Deed of Confirmation and other documents are required to be regularly presented for registration.

And whereas in order to Present/Submit and Admit Execution of Agreement for Lease, Lease Deed, Deed of Declarations, Amended Deed of Declarations, Supplementary Deed of Declarations, Agreements for Sale, Allotment Letters, Deed of Apartments, Possession Letters, TDR Agreement, Correction Deed, Cancellation Deed, Mortgage Deed, Mortgage Letters, Deed of Confirmation and other documents signed and executed by them in favour of the prospective purchaser we hereby appoint (1) MR. SHUBHAM HIRA CHAVAN, Aged 25 Years (2) MR. SHAILESH BHANTARAM MAPANKAR, Aged 30 Years (3) MR. AVADHUT SHARAD DHAMANSKAR, Aged 38 Years AND (4) MR. VICKY ASHOK PATIL, Aged 29 Years, Having their Office Address at Shop No. 1 & 2, Ganeshrupa Building, Opp. Euehabh Dairy, Gandhinagar, Dombivli East-421201 as my express and authorized attorney on my behalf and on behalf of our firm and to do the acts as mentioned herein and which they have agreed to do.

Now know you all these present witness that M/S THARWANI REALTY, a Proprietorship firm through its MR. ANIL HARBASMAL THARWANI, Adult, Aged 52 years, hereby appoint and constitute (1) MR. SHUBHAM HIRA CHAVAN, Aged 25 Years (2) MR. SHAILESH BHANTARAM MAPANKAR, Aged 30 Years (3) MR. AVADHUT SHARAD DHAMANSKAR, Aged 38 Years AND (4) MR. VICKY ASHOK PATIL, Aged 29 Years as our true and lawful attorneys with full authority or power to do and execute the following acts, deeds and things on behalf of us viz jointly or severally, or individually:-

1. To submit/present/ lodge for registration of the Agreement for Lease, Lease Deed, Deed of Declarations, Amended Deed of Declarations, Supplementary Deed of Declarations, Agreements for Sale, Allotment Letters, Deed of Apartments, Possession Letters, TDR Agreement, Correction Deed, Cancellation Deed, Mortgage Deed, Mortgage Letters,

Deed of Confirmation and other documents if any signed by me and to admit execution of the said documents.

2. To receive the original documents from the Sub-registrar.
3. And generally to do all acts and things incidental to the power hereinabove and other acts and things necessary.
4. And we agree to ratify all lawful acts things done or to be done by the said attorney pursuant to the power.
5. The said ATTORNEYS shall be entitled to do all or any of the acts, deeds, things and matters herein contained.
6. This SPECIAL POWER OF ATTORNEY is given without reservation of the jobs related to the registration of documents etc., as mentioned herein above and hence the STAMP DUTY is paid in accordance with the SCHEDULE I ARTICLE 47 (a) read with SECTION 3 of CHAMPALAINI BOMBAY STAMP DUTY, 1956, i.e., RUPEES FIVE HUNDRED ONLY.

IN WITNESSES WHEREOF WE HAVE SIGNED AND EXECUTED THE SAID POWER OF ATTORNEY ON THIS 14 DAY OF Dec 2024 at Kalyan.

M/s. Tharwani Realty,
Through its Proprietor
& Authorised Signatory,

MR. ANIL HARBASMAL THARWANI

Executant

कलन-१
रज. १४८६६ २०२६
२५ १५



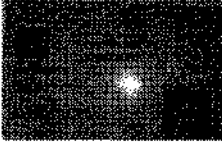
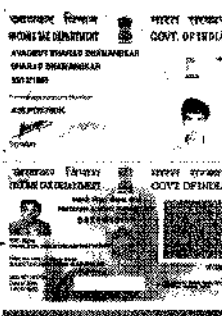
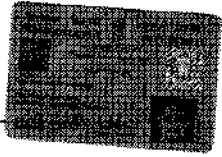
कलन-१
रज. १४८६६ २०२६
२५ १५



Witnesses:

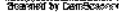
1. Name: Gaurish Ghangde - *[Signature]*
Age: 27
Address: Dombivli East 421204

2. Name: Uday Vilas Zote - *[Signature]*
Age:
Address: Dombivli East 421204



कलन-१
रज. १४८६६ २०२६
२५ १५





कक्षा - १	
सं. १४६०	२०१६
८८	९५

[illegible]

Payment Details							
#	Household	Type	Refund/Offset to Vendor	Offset Amount	Amount	DDT #	Refund Month
1	THREAVART NEALTY	GC	#9113312024113050676	#91118564842034256	100.00	DD	0006150001202026
2		GC	111430001005052	100	NP	1105002701005052	
3	THREAVART NEALTY	GC	#91118564842034256	100	NP	0006150001202026	

प्रमाणित करता हूँ कि,
 नाम सुनील कुमार 1982 साल
 पता ... मुंबई महानगर,
... 1982 साल
 जन्म ... 1982 साल

अध्यक्ष, मुंबई सिविल सेवा बोर्ड
 मुंबई महानगर

कलन-१	
प्रश्न क्र. १६२-१५	२०२४
११	११



घोषणापत्र

मी शुभम हिरा चव्हाण वय 28 वर्ष राहणार रूम नंबर 02, दशरथ पाटील चाळ, मानपाडा रोड, डोबिवली
421204 याद्वारे घोषित करतो की सह दुय्यम निबंधक कल्याण-1 यांचे कार्यालयात करारनामा या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. थारवानी रियालिटी यांनी दि. 02/12/2024
रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला
आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत
झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन
चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन
याची मला जाणीव आहे.

दिनांक : 24/07/2026

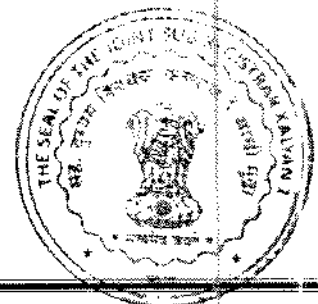
Schafan
शुभम हिरा चव्हाण

ठिकाण: कल्याण 1

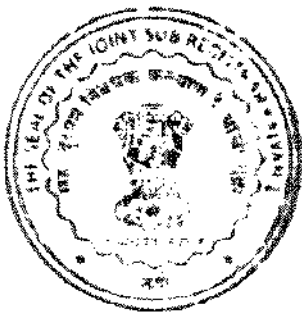
कुलमुखत्यारपत्रधारकाचे नाव व सही

सदर अखत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयी मी खात्री करून
घेतली आहे.

कलम-१	
रज. क्र. १४९६८	२०२६
६६	९५



कमि-१-१	
पत्र क्र. १४२६	२३२६
१९	९५



आयकर विभाग
INCOME TAX DEPARTMENT
SHUBHAM NIRA CHAVAN
NIRA SHANKAR CHAVAN

16/02/1998
Purnanavara A. -
BHNP002301

S. Chavan
Signature

भारत सरकार
GOVT. OF INDIA



Address:
S/O. Hira Chavan, Room no 2, Dashnath
Post Office, Mangappa Road, Near Premate
Colony, Sandeepnagar, Mangappa Dumbrel,
Dist. Nalgonda, Telangana
Maharashtra - 421204

3836 7082 5289
Vid : 8119 0202 9570 0425

आयकर विभाग
INCOME TAX DEPARTMENT
ATISH CHANDRAKANT BHOSLE
CHANDRAKANT PANDU BHOSLE
28/02/1988
BILTANESHTIL
42.12

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

कलन-१	
सम. क्र. १४९६७	१०२६
९०	९५



भारत सरकार
Government of India

आधार कार्ड
Aadhaar Card

आधार नंबर: 7274 9038 4740

7274 9038 4740

माहो

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

आधार नंबर: 7274 9038 4740

7274 9038 4740

माहो

भारत सरकार
Government of India

आधार कार्ड
Aadhaar Card

आधार नंबर: 4240 9010 5390

4240 9010 5390

माहो

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

आधार नंबर: 4240 9010 5390

4240 9010 5390

माहो

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर खाता नंबर
Income Tax Account Number Card

CHLPR54380

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर खाता नंबर
Income Tax Account Number Card

ACPP27528K

क.स.न-१

क.स. १४९६ २०२६

९९ ९५



70/14967

बुधवार, 22 जुलै 2026 6:02 म.नं.

दस्त गोश्वारा भाग-1

कलन1

९२/९५

दस्त क्रमांक: 14967/2026

दस्त क्रमांक: कलन1 /14967/2026

बाजार मूल्य: रु. 65,53,914/-

मोबदला: रु. 67,33,837/-

भरलेले मुद्रांक शुल्क: रु.4,71,370/-

दु. नि. सह. दु. नि. कलन1 यांचे कार्यालयात

पावती: 16664

पावती दिनांक: 22/07/2026

अ. क्र. 14967 वर दि.22-07-2026

सादरकरणाचे नाव: अतिश चंद्रकांत भोईर

रोजी 5:08 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3800.00

पृष्ठांची संख्या: 95

दस्त हजर करणाऱ्याची सही:

एकुण: 33800.00

सुनिल भास्करराव जोशी

सह दु.नि. कल्याण 1

सह. दुय्यम निबंधक वर्ग-२,

कल्याण क्र. १

सुनिल भास्करराव जोशी

सह दु.नि. कल्याण 1

सह. दुय्यम निबंधक वर्ग-२,

कल्याण क्र. १

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 22 / 07 / 2026 05 : 08 : 16 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 07 / 2026 05 : 09 : 14 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत लागूद्वारे नोंदणीस दाखल केला आहे. दस्तावेजाला संतुष्ट नजकुर, निष्पक्ष व्यक्ति साक्षीदार व सोबत जोडलेले दस्तावेजाचे दस्तावेज सत्यता, वैधता व वाक्येक्षीर बाबीसाठी खालील निष्पक्ष व्यक्ति संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तावेजाला राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/निर्णयाने उल्लंघन होत नाही.

सुनिल देगार सही

सुनिल देगार सही



कलन-१	
कलन क्र. १४९६८	२०२६
९३	९४





22/07/2026 6 03:54 PM

दस्तावेज गोपचारा भाग-2

क्रमांक 1

28/07/25

दस्तावेज क्रमांक: 14967/2026

दस्तावेज क्रमांक: क्रमांक 1/14967/2026

दस्तावेजाचा प्रकार: काररनामा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दस्तावेजाचे छायाचित्र	दस्तावेज प्रमाणित
1	नाम: मे. धारवाणी रियालिटी तर्फे प्रो. प्रा. अनिल हरदामभल धारवाणी यांच्या तर्फे अधिकृत स्वाधारीकरिता म्हणून अधिकृत अनिल धारवाणी आणि अनिल हरदामभल धारवाणी यांच्या तर्फे कडुनीजबाबदारी कु. मु. शुभम हिंरा कल्याण पत्ता: प्लॉट नं: 74, माळा नं: 0, इमारतीचे नाव: पर्वतोत्थीस, ब्लॉक नं: अक्षिम 310, रोड नं: सेक्टर 17, वाशी, तशी मुंबई, ठाणे, महाराष्ट्र, ठाणे पिन नंबर: AAJPT5142R	विहून घेणार वय: 28 स्वाधारी:-		
2	नाम: अनिल चंद्रकांत भोईर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: ए381, रोड नं: धामणगाव, व्हीटीसी धामणगाव, पो. वडणे, भिवंडी, ठाणे, महाराष्ट्र, ठाणे पिन नंबर: BLTPB8101L	विहून घेणार वय: 38 स्वाधारी:-		
3	नाम: सुविता अशिश भोईर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: ए381, रोड नं: धामणगाव, व्हीटीसी धामणगाव, पो. वडणे, भिवंडी, ठाणे, महाराष्ट्र, ठाणे पिन नंबर: CMFPB4271H	विहून घेणार वय: 29 स्वाधारी:-		

धनील हरदामभल कलम देणार तपासणीत काररनामा चा दस्त निवज करत दिल्याचे कळून करतात.
मिळाले 3 वा वेळ: 22/07/2026 05:52:31 PM

टीपणी:

मालीन हस्तक्षेप असे निवेदीन करताना की ते दस्तावेज करत देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख परतिताना

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दस्तावेजाचे छायाचित्र	दस्तावेज प्रमाणित
1	नाम: अनिल भोईर - वय: 46 पत्ता: भिवंडी पिन कोड 421302	स्वाधारी		
2	नाम: चरित जयन झतकर वय: 28 पत्ता: कलम नं 5, गणेश वजार सोसायटी, वडलापूर पार्क पार्क रोड, कोल्हापूर, कोल्हापूर जिल्हा, महाराष्ट्र, ठाणे पिन कोड: 421204	स्वाधारी		

दस्तावेज निष्पादनासाठी कडुनीजबाब देणाऱ्या अनु क्र. 1, 2, या पक्षकारांची ओळख येथील अधिकाऱ्याने आधार प्रणालीद्वारे पडतळल्यात आनी आज्ञे. न्यायवक्त प्रत्येक माहिती पुढीलप्रमाणे आहे.

Sr. No	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून घेणार मे. धारवाणी रियालिटी तर्फे प्रो. प्रा. अनिल हरदामभल धारवाणी यांच्या तर्फे अधिकृत स्वाधारीकरिता म्हणून अधिकृत अनिल धारवाणी आणि अनिल हरदामभल धारवाणी यांच्या तर्फे कडुनीजबाबदारी कु. मु. शुभम हिंरा कल्याण	22/07/2026 05:55:01 PM	शुभम हिंरा कल्याण M 1172798944956669952
2	विहून घेणार अशिश चंद्रकांत भोईर	22/07/2026 05:55:45 PM	अशिश चंद्रकांत भोईर M 1311567914206781440

मिळाले 4 वा वेळ: 22/07/2026 06:01:11 PM

मुनिर माधवराव जोशी
मह. सु. नि. कल्याण 1सह. मुख्य अधिकारी वर्ग-2,
काररनाम क्र. 1

Summary (GoshwaraBhag-1)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATISH ECHOIR	eChallan	69103332026072212786	MH006864762202627E	471370.00	SD	0003638471202627	22/07/2026
2		DHC		0726220405542	3800	RF	0726220405542D	22/07/2026
3	ATISH ECHOIR	eChallan		MH006864762202627E	30000	RF	0003638471202627	22/07/2026

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

14967 /2026

Know Your Rights as Registrant

1. Verify Scanned Document for corrections through thumbnail (4 pages on a slide) (final after scanning).
2. Get your document ready after registration.

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

प्रमाणित करण्यात येते की,
 द. क्र. १४९६७० / २०२६ मध्ये
 पय पाने आहेत.
 पुस्तक १ द. क्र. १४९६७०
 २२/०७/२०२६ मध्ये संदला.


 सह, मुख्य निदेशक, कल्याण क्र. १

कलन-१	
द. क्र. १४९६७०	२०२६
पय	पय

