



AGREEMENT FOR SALE

BETWEEN

PARAM DEVELOPERS

AND

Name : MR. RAJNEESH PRAKASH HAJELA & MRS. KUMUDBALA SAXENA

Flat No. : 202 Bldg. No. : 1 wing - B

Agreement Value : 32,99,000/-

Date of Agreement : 10/10/2018

Date of Registration : 10/10/2018

PARAM DEVELOPERS

Green Avenue. Next to Datta Mandir,
Old Mumbai Pune Highway, Kalyan Junction, Village Shil. Thane

74/13545

पावती

Original/Duplicate

Wednesday, October 10, 2018
10:54 AM

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 18647 दिनांक: 10/10/2018

गाताचे नाव: शिळ

दस्तऐवजाचा अनुक्रमांक: टनन2-13545-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रजनीश प्रकाश हजेला

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1800.00
पृष्ठांची संख्या: 90	

एकूण: रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-2 अंदाजे
10:52 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मुल्य: रु. 2328500/-

मोबदला रु. 3299000/-

भरलेले मुद्रांक शुल्क: रु. 198000/-

सह दुर्घम निबंधक, ठाणे क्र. २

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006902385201819R दिनांक: 10/10/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: DHC रक्कम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0610201808041 दिनांक: 10/10/2018

बँकेचे नाव व पत्ता:

Received *By*
मूळ दस्त मिळाला

Received *By*

13/10/18



10/10/2018

सूची क्र.2

दुर्यम निवंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 13545/2018

नोंदणी :

Regn:63m

गावाचे नाव : शिळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3299000
(3) वाजारभाव(भाडेपट्टाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2328500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका नं. 202, माळा नं: दुसरा मजला, इमारतीचे नाव: ग्रीन एवेन्यू, विल्डींग नं. 1, विंग बी, ब्लॉक नं: मौजे शिळ, तालुका व जिल्हा ठाणे, इतर माहिती: क्षेत्र 36.45 चौरस मीटर कारपेट + 4.81 चौरस मीटर वालकनी, मौजे शिळ, तालुका व जिल्हा ठाणे, सर्वे नं: 47/2, 56/1, 56/2 & 56/4A, (विभाग क्र. 24/92-15A) ((Survey Number : 47/2, 56/1, 56/2 & 56/4A ;))
(5) क्षेत्रफळ	1) 36.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मे. परम डेव्हलपर्स, भागीदारी संस्था तर्फे भागीदार श्री, आकाश परेश पारेख तर्फे कवुली जबाबासाठी कु.मु. पुष्कर कर्णिक - वय:-36; पत्ता:-प्लॉट नं: 204, माळा नं: 2, इमारतीचे नाव: रिढी सिढी अपार्टमेन्ट, ब्लॉक नं: रामनगर, डोंबिवली पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पैन नं:-AANFP6340B
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रजनीश प्रकाश हजेला वय:-36; पत्ता:-प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर नं. 2, तळोजा, नवी मुंबई, रोड नं: रोड नं. 7, महाराष्ट्र, राईगारू:(००:). पिन कोड:-410208 पैन नं:-ACTPH1804J 2): नाव:-कुमुदवाला सक्षेना वय:-33; पत्ता:-प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर नं. 2, तळोजा, नवी मुंबई, रोड नं: रोड नं. 7, महाराष्ट्र, राईगारू:(००:). पिन कोड:-410208 पैन नं:-
(8) दस्तऐवज करून दिल्याचा दिनांक	10/10/2018
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2018
(11) अनुक्रमांक, खंड व पृष्ठ	13545/2018
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	198000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुर्यम निवंधक, ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH006902385201819R	BARCODE	Form ID :	Date: 05-10-2018
Department	IGR	Payee Details		
Receipt Type	RE	Dept. ID (If Any)		
Office Name	IGR114- THN2 THANE 2 JOINT SUB REGISTRAR	PAN No. (If Applicable)	PAN-ACTPH1804J	
Year	Period: From : 05/10/2018 To : 31/03/2099	Full Name	RAJNEESH PRAKASH HAJELA	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 203 SECOND FLOOR	
0030046401-75	198000.00	Road/Street,	BLDG NO 1 WING B	
0030063301-70	30000.00	Area /Locality	GREEN AVENUE	
	0.00	Town/ City/ District	VILLAGE SHIL TALUKA DISTRICT THANE Maharashtra	
	0.00	PIN	4 0 0 6 1 2	
	0.00	Remarks (If Any)	दस्त क्रमांक १३५६ /२०९८ १००	
	0.00			
	0.00			
	0.00			
	0.00			
Total	228000.00	Amount in words	Rupees Two Lakhs Twenty Eight Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 185155816				
FOR USE IN RECEIVING BANK				
Cheque- DD Details:	Bank CIN No : 69103332018100550818			
Cheque- DD No:	Date 05-10-2018			
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

Romes

D. D.



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0610201808041	Date	06/10/2018
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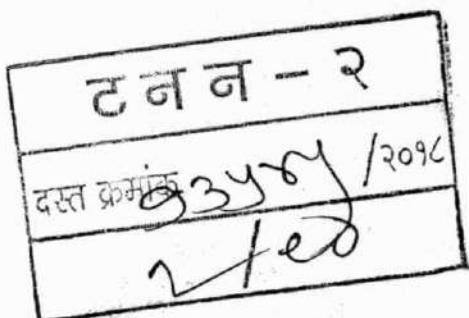
Received from RAJNEESH PRAKASH HAJELA, Mobile number 9322230020, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 2 of the District Thane.

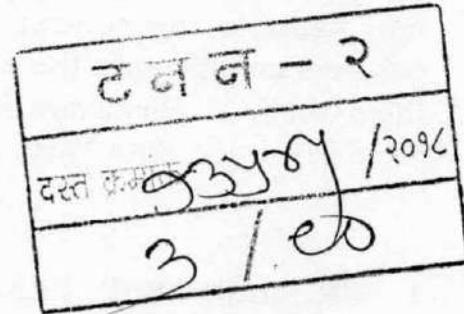
Payment Details

Bank Name	IBKL	Date	06/10/2018
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Bank CIN	10004152018100606089	REF No.	185349769
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This is computer generated receipt, hence no signature is required.





Ward No. : 24/92-15A
 Village : Shil
 Flat No. : Building No. 1, Wing "B" Flat No. 202
 Flat Area : Carpet 36.45 Sq. meter.
 Flat Cost : Rs. 32,99,000/-

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT THANE
ON THIS 10th DAY OF October 2018

B E T W E E N

Roshni

Dinesh



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दस्त क्रमांक ३४८९ /२०१८

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M/s. **PARAM DEVELOPERS**, a partnership firm, having its office at 204, Riddhi Siddhi Apartment, Ram Nagar, Dombivli (E.), through its Partner **Mr. Akash Paresh Parikh**, Age 28 years, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the party of the First Part.

A N D

1. MR. RAJNEESH PRAKASH HAJELA & 2. MRS. KUMUDBALA SAXENA aged about 36 & 33 years, occupation Service residing at 203, Sector -2, Road No.7, Taloja, Navi Mumbai, 410208. hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS M/s. Param Developers is the owner of all that piece and parcel of land lying, being and situate at village Shil, Taluka & District Thane, bearing

Survey No.	Hissa No.	Area sq.mts.
56	4A	400

within the limits of the Thane Municipal Corporation hereinafter called and referred to as Said Entire Property No. I.

AND WHEREAS by and under the Agreement for sale dated 21/06/2012 registered at the office of Sub-Registrar of Assurances at Thane-1 under serial No.4946 dated 21/06/2012 Smt. Chandrabai Pandurang Mhatre and others have agreed to sale in respect of the above said entire property no.1 to M/S. Param Developers Viz. Promoter at and for the price and on the terms and conditions therein contained and in pursuance thereto Smt. Chandrabai Pandurang Mhatre and others have also executed the power of attorney registered under Serial No. 4947 dated 21/06/2012 in favour of M/S. Param Developers Viz. Promoter. THANE - 2

AND WHEREAS by and under the Deed of Conveyance dated 23/01/2013 registered at the office of sub-registrar Assurances at Thane-2 under serial No.776 dated 24/01/2013 Smt. Chandrabai Pandurang Mhatre and others sold and conveyed the said entire property no.1 to the Promoter and name of the promoter is recorded in the 7/12 extract of the said entire property no.1 as evidenced by mutation entry no.2154.

AND WHEREAS the out of the said entire property no.1 an area admeasuring 223.35 sq. meters is affected by the reservation of proposed 60 mtrs. road and area admeasuring 131.30 sq. meters is affected by the reservation of proposed 9 mtrs. D. P. road under

Doxing

Ramsey

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दस्त क्रमांक ३५८७ / २०१६

development plan of the Thane Municipal Corporation. The Promoter herein has followed the requisite procedure with the Thane Municipal Corporation and as such the Thane Municipal Corporation has acquired the said land under the provision of the Maharashtra Regional and Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Acts, 1949 and in lieu thereof under the provision of present D.P. Rules the Thane Municipal Corporation granted the additional floor space Index / Development Right for using and availing the same as such place permitted and as per conditions laid down therein by Thane Municipal Corporation and said reserved area transferred/handed over to the Thane Municipal Corporation by the Promoter herein by executing the Indemnity Bond dated 12.03.2013 registered at serial no.2136/2013. Out of the said entire property no.1 the area admeasuring 45.35 sq. meters called and referred as a "**Property No.1**".

AND WHEREAS M/s. Param Developers is the owner of all that piece and parcel of land lying, being and situate at village Shil, Taluka & District Thane, bearing

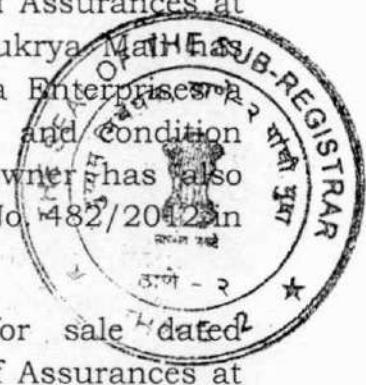
Survey No.	Hissa No.	Area sq.mts.
56	2	300

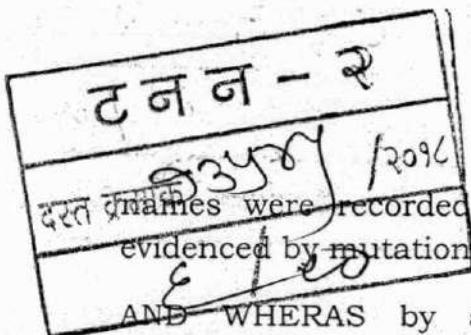
within the limits of the Thane Municipal Corporation hereinafter called and referred to as Property No. II.

AND WHEREAS by and under the Agreement for sale dated 01/10/2012 registered at the office of Sub-Registrar of Assurances at Thane-2 under serial No. 9281/2013 Shri. Dagdu Sukrya Mali as well as M/s. Shree Maa Enterprises, a Partnership Firm agreed to sell the property no. II to M/s. Shree Maa Enterprises, a Partnership Firm at and for price and on the terms and condition therein contained and in pursuance thereto said owner has also executed the power of attorney registered under Serial No. 482/2012 in favour of M/s. Shree Maa Enterprises.

AND WHEREAS by and under the Agreement for sale dated 02/11/2012 registered at the office of Sub-Registrar of Assurances at Thane-2 under serial No.10356 dated 2/11/2012 the Shri. Dagdu Sukrya Mali as well as M/s. Shree Maa Enterprises, a Partnership Firm has agreed to sale in respect of the property no.II to M/s. Param Developers Viz. Promoters at and for the price and on the terms and conditions therein contained and in pursuance thereto Shri. Dagdu Sukrya Mali as well as M/s. Shree Maa Enterprises a Partnership Firm has also executed the power of attorney registered under Serial No. 548 on 02/11/2012 in favour of M/S. Param Developers Viz. Promoter.

AND WHEREAS by and under the Deed of Conveyance dated 17/12/2012 registered at the office of sub-registrar Assurances at Thane -2 under serial No.11605 the said Dagdu Sukrya Mali was sold and conveyed the said property no.2 to M/s. Shree Maa Enterprises and its





दरत नामेस were recorded in the 7/12 extract of the property no.II as evidenced by mutation entry no.2213.

AND WHEREAS by and under the Deed of Conveyance dated 11/06/2013 registered at serial no.4801/13 read with Deed of Correction dated 13/08/2013 registered at serial no.6464/2013 executed by Shri. Rajesh Rai as well as M/s. Shree Maa Enterprises sold and conveyed the property no.II to M/s. Param Developers Viz. Promoter and Promoter name is recorded in the 7/12 extract of the said property no.II as evidenced by mutation entry no.2221.

WHEREAS Shri. Baliram N. Bhoir and others are the owners of all that piece and parcel of land lying, being and situate at village Shil, Taluka & District Thane, bearing

Survey No.	Hissa No.	Area sq.mts.
47	2	4120
56	1	500

within the limits of the Thane Municipal Corporation hereinafter called and referred to as Said Entire Property No. III.

AND WHEREAS by and under the Agreement for sale dated 12/06/2012 registered at the office of Sub-Registrar of Assurances at Thane-2 under serial No. 5499 dated 12/06/2012 the said owners have granted the Development rights of the said entire property no.III to M/s. Param Developers Viz. Promoter at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereto said owners have also executed the power of attorney registered under Serial No. 269/2012 on 12/06/2012 in favour of M/S. Param Developers Viz. Promoter.

AND WHEREAS the out of the said entire property no.III the land bearing Survey No.47, Hissa No.2 an area admeasuring 970.41 sq. meters is affected by the reservation of proposed 30 mtrs. D. P. road under development plan of the Thane Municipal Corporation. The Promoter herein has followed the requisite procedure with the Thane Municipal Corporation and as such the Thane Municipal Corporation has acquired the said land under the provision of the Maharashtra Regional and Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Acts, 1949 and in lieu thereof under the provision of present D.P. Rules the Thane Municipal Corporation granted the additional floor space Index / Development Right for using and availing the same as such place permitted and as per conditions laid down therein by Thane Municipal Corporation and said reserved area transferred/handed over to the Thane Municipal Corporation by the Promoter herein by executing the Indemnity Bond dated 12.03.2013 registered at serial no.2136/2013. Out of the said entire property no.III the land bearing Survey no.47, Hissa No.2B, area admeasuring 3149.59 sq. meters and land bearing Survey No.56, Hissa No.1, area

[Handwritten signatures]

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admeasuring 500 sq. mtrs collectively called and referred called as a "Property No.III".

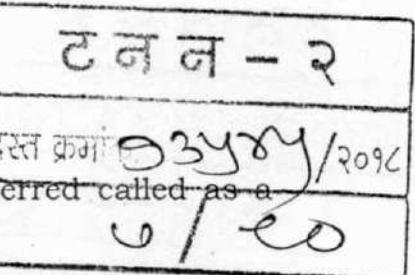
AND WHEREAS with the intention to carry out a scheme of construction, the Promoter amalgamated the said property No. I, Property No. II and Property no.III and accordingly submitted an amalgamated plan for sanction and approval to the Thane Municipal Corporation and the Thane Municipal Corporation have granted the sanction and approval to the said building proposal under its Building Commencement Certificate bearing No. S11/0057/13/ TMC/TDD/793 dated 01/03/2013 for the said entire property which presently comprises of sanction of Building No.1 Wing A Ground (part) + Stilt (Part) + First Floor to Tenth Floor + Eleven Floor (Part), Wing B Ground (part) + Stilt (Part) + First Floor to Sixth Floor Seventh Floor (Part), Building No.2 stilt, First Floor to Seventh Floor and after completion of plinth further permission from Thane Municipal Corporation bearing No. S11/0057/13 TMC/TDD/PCC/0406/14 Date. 03.12.2014 and obtained the non-agricultural order from the Collector, Thane under No. Mahsul/K-1/T-1/NAP/Shil/SR-(68/13) 136/2013 dated 25.09.2014.

AND WHEREAS Thane Municipal Corporation, have given revised building construction permission commencement certificate bearing No. S11/0057/13 TMC/TDD/2361/17 Date. 24.10.2017 for said entire property which now comprises of sanction of Building No.1 Wing A Ground (part) + Stilt (Part) + First Floor to Twelfth Floor, Wing B Ground (part) + Stilt (Part) + First Floor to Twenty Third Floor.

AND WHEREAS the Promoter has further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the Thane Municipal Corporation from time to time and further the Promoter has given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building and the Promoter intend to avail additional floors on the said sanctioned building.

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future developments mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the



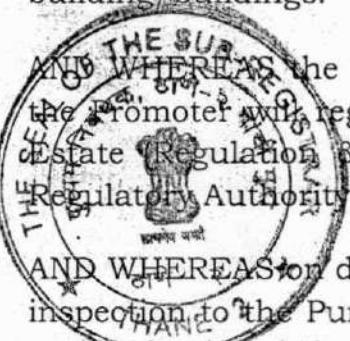
दस्त क्रमांक ३४८ /२०१६

Purchaser is offered a flat bearing No. 202 on Second floor, admeasuring 36.45 sq.mt. carpet along with balcony to be enclosed (4.81 sq. meters) in the Building No. 1 Wing "B" in the Project known as "**GREEN AVENUE**" (herein after referred to as the said "premises") being constructed on the said property cdescribed in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

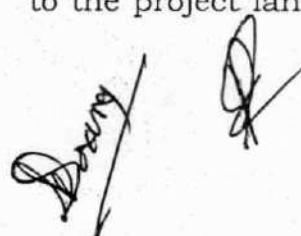
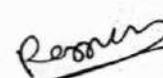
AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

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


AND WHEREAS the Promoter has agreed that in permitted time period the Promoter will register the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects 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 Promoter, 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 Promoter to the project land on which the Premises are constructed or are to be

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constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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

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

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

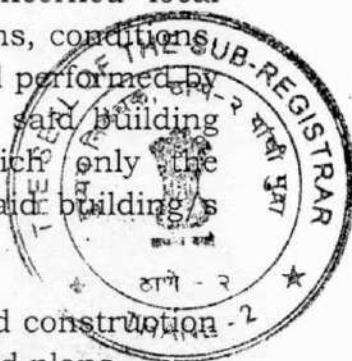
AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work is also disclosed and brought to the notice and knowledge of the Purchaser herein.

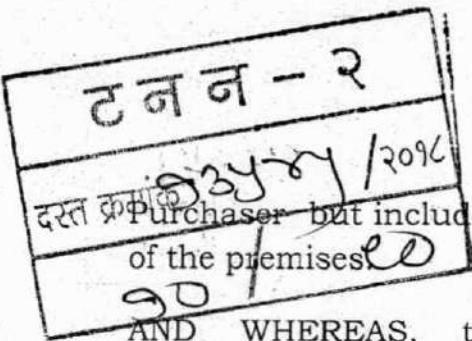
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance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

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

AND WHEREAS the Purchaser has applied to the Promoter for allotment of **flat bearing No. 202 on Second floor**, admeasuring **36.45 sq.mt.** carpet along with balcony to be enclosed (4.81 sq. metres) in the **building No. 1 Wing "B"** in the Project known as "**GREEN AVENUE**" being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 36.45 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the





Purchaser but includes the area covered by the internal partition walls of the premises

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

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 51,000/- (Rupees Fifty One Thousand only), being part payment of the Sell consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

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

1.a. (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being **flat bearing No. 202 on Second floor**, admeasuring **36.45 sq.mt.** carpet along with balcony to be enclosed (4.81 sq. metres) in the **building No. 1 Wing "B"** in the Project known as "**GREEN AVENUE**" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of **Rs. 32,99,000/- (Rupees Thirty Two Lac Ninety Nine Thousand Only)** including

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the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The Purchaser has agreed and assured to pay the total consideration of **Rs. 32,99,000/- (Rupees Thirty Two Lac Ninety Nine Thousand Only)** to the Promoter in the following manner -

- i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.
- ii) Rs.35% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.25% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said premises.
- v) Rs.05% to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift, wells, lobbies up to the floor level of the said premises.
- vi) Rs.05% to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said premises is situated.
- vii) Rs.10% to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, entrance lobby/s, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the premises is situated.
- viii) Rs.05% be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

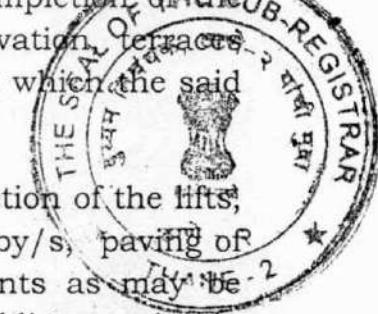
The Cheque / DD / Pay order to be drawn in favour to

NAME : - M/s PARAM DEVELOPERS

A/C No : - 50200004566226

IFSC CODE : - HDFC0000175

BANK : - HDFC BANK



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1(e) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Services Tax, Service Tax, and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said premises.

- 1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum for the period by which the respective installment has been postponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- 1(g) The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not



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to object/demand/direct the Promoter to adjust his payments in any manner.

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

- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.
 - 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises 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 under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (b) herein above. ("Payment Plan").

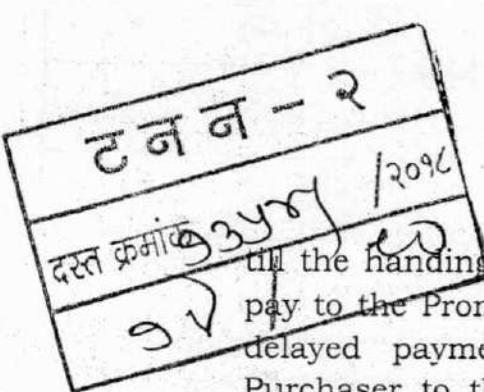
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 5320 square meters only and Promoter has planned to utilize Floor Space Index availing of TDR or FSI available on payment of premiums of FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter 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,

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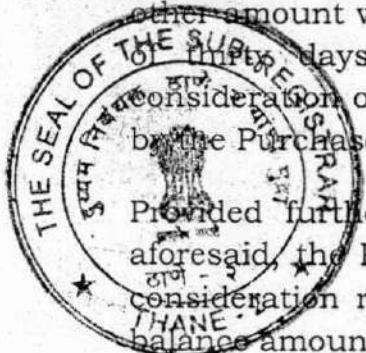


till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

- 4.2. Without prejudice to the right of promoter 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 Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the 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 Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

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



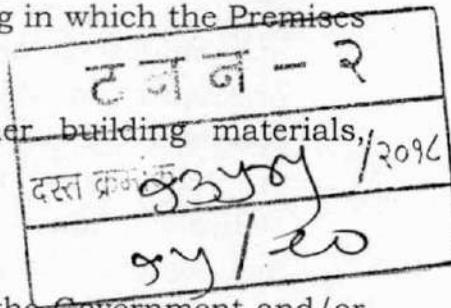
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the Premises as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before 30th day of June 2020 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the Premises to the Purchaser on account of reasons beyond his control and of his agents by the

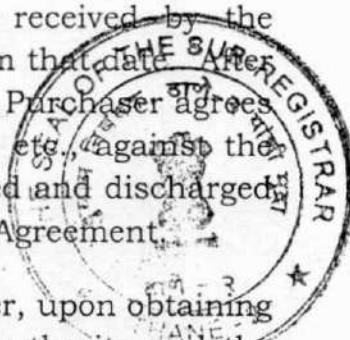
aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.



If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.



- 7.1 Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

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The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy:

- 7.3 Failure of Purchaser to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. 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.
- 7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.
8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall



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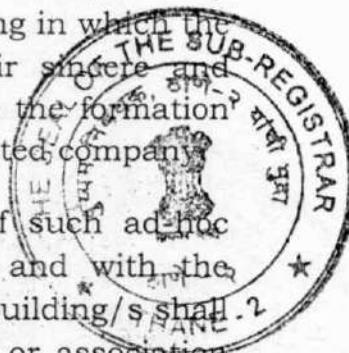
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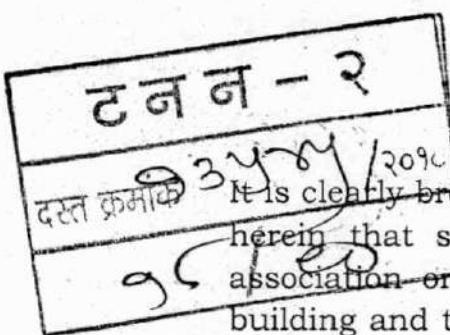
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use the garage or parking space only for purpose of keeping one parking vehicle.

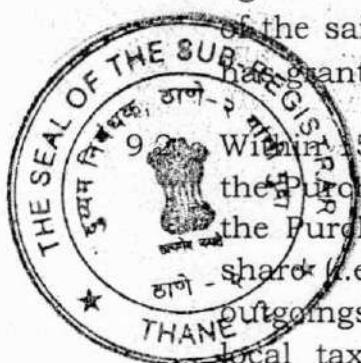
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.
- 9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperative housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.





It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorites in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.



Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional

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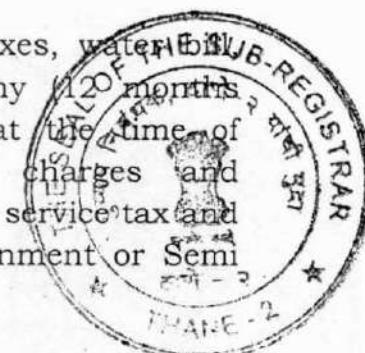
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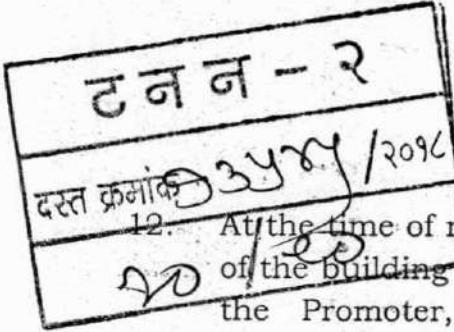
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monthly contribution of Rs. 2350/- for 12 months towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser shall pay to the Promoters on or before delivery of possession of the said premises or on demand -
 - i) requisite amounts to the Owners / Promoters on demand and/or prior to taking the possession of the said flat towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.
 - ii) requisite amount and charges on account of service tax, goods and services tax, value added tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
 - iii) the provisional outgoings for municipal taxes, water charges, bore-well common electric expenses if any (12 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto and also the service tax and value added tax as imposed by the Government or Semi Government authorities.
 - iv) the electric meter and deposit charges as well as proportionate share for transformer installation and its equipments and accessories thereto.

11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.



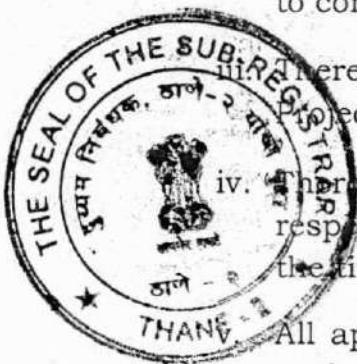


12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document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

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;



There are no encumbrances upon the project land or the Project except those disclosed in the title report;

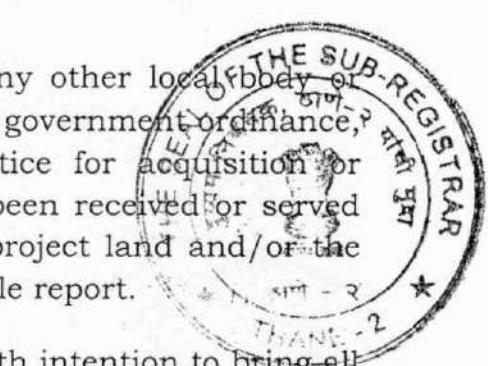
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

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 Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

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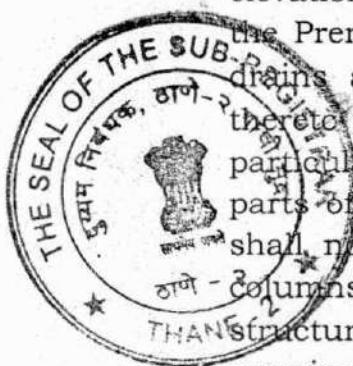
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- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Premises may come, hereby covenants with the Promoter as follows :-
- i. To maintain the said premises the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Premises is taken and shall not do or suffer to be done anything in or to the building in which the Premises 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 Premises is situated and the Premises itself or any part thereof without the consent of the local authorities, if required.



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- ii. Not to store in the said premises 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 Premises 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 said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the Premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises 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.
- iv. Not to demolish or cause to be demolished the Premises 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 Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains and pipes in the Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Premises without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



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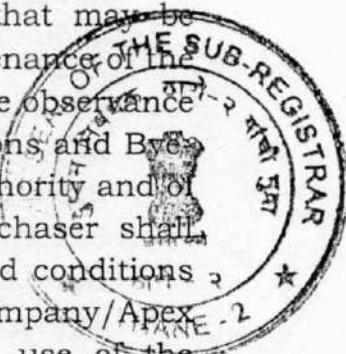
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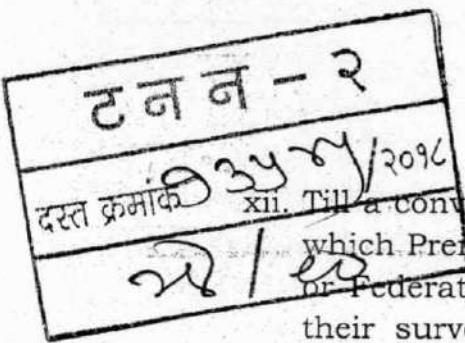
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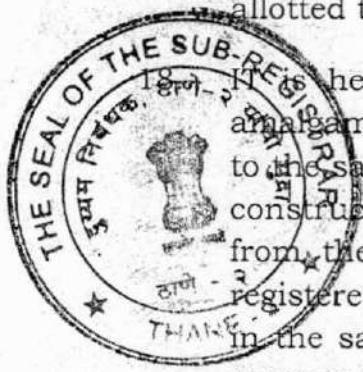
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the project land and the building in which the Premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Premises 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 Premises 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 or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment.
- x. 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 Premises 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 Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Premises is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the cut goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
17. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.



It is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.

19. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building

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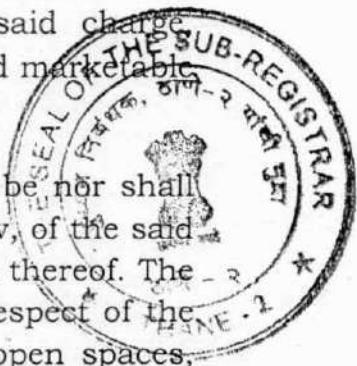
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permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

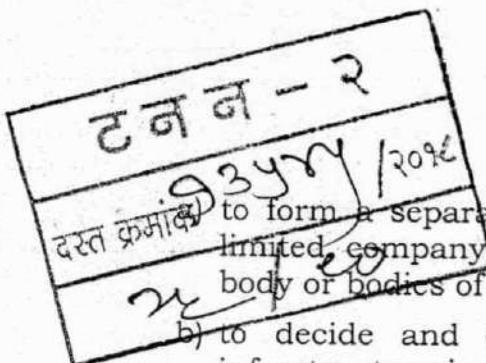
20. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall at all material times clear the said charge mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body / Federation as hereinbefore mentioned.

22. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter :



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- to form a separate/combined co-operative housing society or limited company or condominium of Premises or any other body or bodies of Purchasers to be formed and constituted.
- b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
 - c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
 - d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
 - e) to decide from time to time when and what sort of document of transfer should be executed.
 - f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
 - g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
 - h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.



and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

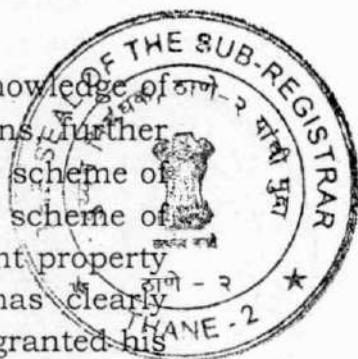
The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers

दस्त क्रमांक ९३४८) /२०१६

- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoter has acquired the development rights of the land as described in the Schedule hereunder written however out of the said entire property no.1 an area admeasuring 223.35 sq. meters is affected by the reservation of proposed 60 mtrs. road and area admeasuring 131.30 sq. meters is affected by the reservation of proposed 9 mtrs. D. P. road handed over to the Thane Municipal Corporation and out of the said entire property no.III the land bearing Survey No.47, Hissa No.2 an area admeasuring 970.41 sq. meters is affected by the reservation of proposed 30 mtrs. D. P. road handed over to the Thane Municipal Corporation and shall not be conveyed to the cooperative housing society and / or the corporate body and the area to be conveyed in favour of the Corporate body will not be equivalent to the area of construction availed in the said building constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire building constructed in the said property along with the right and interest in the common open spaces, playground etc.,
24. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein
25. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[premises] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the purchaser who has taken or agreed to take such [premises/plot].

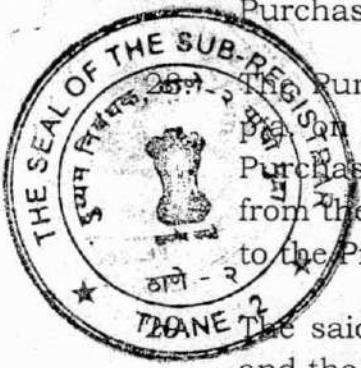
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The Promoter is desirous to consume floating FSI in the form of TDR of outside properties plus premium FSI or any of the entitled FSI on the said property and in doing so the Promoter shall have to consume the said FSI on the said Buildings only. In view thereof as per the D.C. Rules if the additional FSI in the form of TDR becomes available at 100% or more then in that event the Promoter may have to construct more floors upon the existing building "**GREEN AVENUE**" standing on the said property by amending the present sanctioned Building plan. The Promoter keeping in view the future additional construction of floors shall do the RCC work of such a capacity to sustain the entire load of additional Storey's as per the advice of the Structural Engineer S. V. Patel & Associates. In view thereof the Purchaser hereby gives his/her/their unconditional consent for consumption of the additional FSI on the said building by erecting additional floors on the said building and without calling upon the Promoter for reduction of consideration amount or granting of some other compensation of whatsoever nature on that count.

27. The Purchaser has prior to the execution of this Agreement satisfied himself/herself independently about the title of the other Promoter & owners to the project land on which the said building is being constructed and the Purchaser shall not be entitled to investigate into the title of the Owner/Promoter to the project land and no requisition or objection shall be raised in any manner whatsoever relating thereto. A Title Report being Annexure 'A' hereto issued by Sushant S. Mhatre., Advocates is accepted by the Purchaser and the same is binding upon the Purchaser.



Purchaser agree/s to pay to the Promoters interest at 24% p.a. on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms of this Agreement from the date the said amount becomes payable by the Purchaser to the Promoter.

The said building shall always be known as "**GREEN AVENUE**" and the name of the Co-op Housing Society of all the Purchaser in the said building shall always bear the first name as "**GREEN AVENUE**".

30. The Purchaser admits having taken inspection of all the documents required to be given by the Promoter under the provisions of the RERA Act and hereby agree/s and confirm that the Promoters shall have irrevocable rights for the proposes set out herein and the Promoter shall be entitled to exercise the same as if the Purchaser has given prior written consent to the Promoter as required under the said Act and with a view to remove any doubts the Purchaser hereby confer upon the

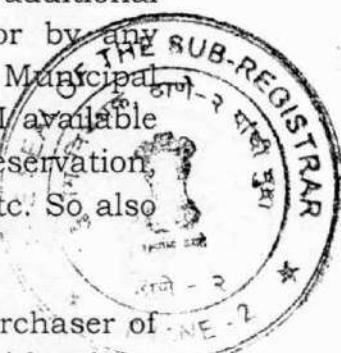
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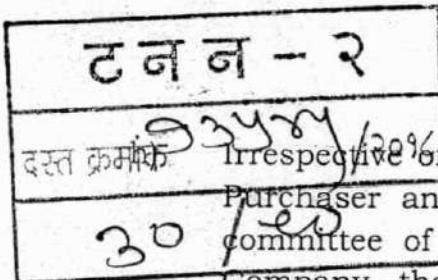
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the purposes set out
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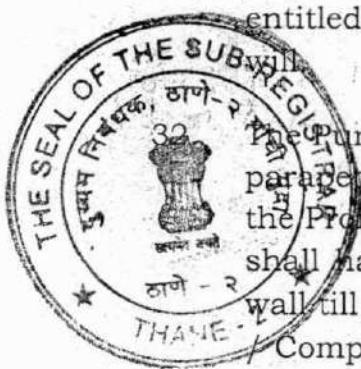
- Promoter the right and/or authority for the purposes set out herein below.
- a) Without modifying the plan of the said premises, the /Promoters shall be entitled to amend, modify and/or vary the building plan and/or the layout and/or sub-division of plot and also the specifications in respect thereof.
 - b) The Promoter shall be entitled to consume such FSI as may be available in respect of the Project land or any part thereof or otherwise on the Project land at present or in future and for the purpose of consuming such balance and/or additional F.S.I to make extension and/or construct additional floors as the Promoters may think fit and proper. Such full consumption of available F.S.I is to be fully utilized by the Promoter before the conveyance in favour of the society / Association / Private Limited Company is executed.
 - c) The Purchaser and/or the society shall not raise any objection on any ground as to the Promoter's right reserved hereunder.
 - d) The Promoters shall be entitled after consuming such and/or additional F.S.I by constructing premises, to sell such premises for such permissible use as they may think fit and proper to such person or persons for such consideration as the Promoters may in their absolute discretion deem, fit and proper.
 - e) The Promoters shall also be entitled to consume additional and/or balance F.S.I available under D. C. Rules or by any special concession being granted by the Thane Municipal Corporation or any other authorities including the FSI available in lieu of the road widening, set-back, reservation, terrace/staircase floating FSI under the TDR Scheme etc. So also the premium FSI
 - f) The Purchaser of the premises herein and all other Purchaser of premises in the said building shall not have any right, title, claim or interest in respect of the open spaces, parking spaces, stilt portion, open areas, inclusive of the garden area and that the right of premises is confined only to the premises agreed to be sold as such area belong and owned by the society / Association / Private Limited Company Federation alone.
 - g) The percentage of the undivided interest of the Purchasers in the common areas and the facilities limited, or otherwise pertaining to the premises agreed to be sold herein shall be in proportion of the area of premises agreed to be sold hereunder to the common area and facilities limited or otherwise as disclosed by the Promoter to the Purchaser.





Irrespective of the possession of the premises being given to the Purchaser and/or the management being given to the ad-hoc committee of the Purchaser or to the society / Association / Company the rights under this clause and/or under this Agreement's clauses and/or under this Agreement, reserved for the Promoters shall be subsisting and shall continue to vest in the Promoters till the conveyance is executed and the Promoters shall be entitled to execute the conveyance or procure the Deed of Conveyance reserving such rights in the said project land in favour of the Promoters as may be outstanding at the time of execution of the conveyance.

31. The Purchaser agree/s and give/s his/her/their irrevocable consent that the Promoter shall have a right to make additions, alterations, amendments and changes in the Building plans and/or to the said building or any part thereof for any user or to change the user (excluding the said premises) including to raise additional floors on the building or structures on the Project land or on open part or parts of the said building including on the terrace at any time either before or after transfer of the Project land and such right shall include the right to use and consume floating FSI or the additional F.S.I Premium FSI which may be available in respect of the Project land or at any time in future by reserving such rights in conveyance or to make such amendments/alterations in the sanctioned plans as may be permitted by the Thane Municipal Corporation or the other authorities and such additional structures or floor or the premises shall be the sole property of the Promoters who shall be entitled to deal with or dispose off the same as per their own free



The Purchaser shall not be allowed to make use of the terrace and parapet walls of the terrace which will be the exclusive property of the Promoters/Society/Association / Company and the Promoters shall have the exclusive use of the said terrace and the parapet wall till the project land is transferred to the Society / Association / Company.

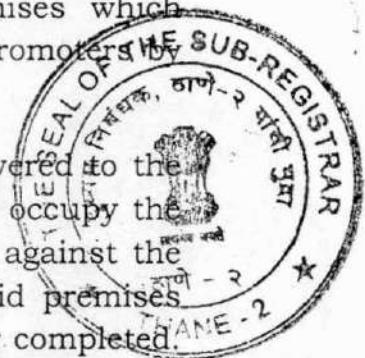
33. The Purchaser shall have no claim or right to any part of the project land and also to any other parts of the said building other than the said premises agreed to be purchased by him/her/them. All open spaces, parking places, lobbies, staircases, terrace, still compounds, fences, balance F.S.I etc. shall remain the property of the Promoters/ the Society/Association/ Company.
34. The Purchaser agree/s to sign and deliver to the Promoters before taking possession of the said premises and also thereafter all writings and papers as may be reasonably necessary and required by the Promoters including possession letter, electric meter,

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दस्त क्रमांक ३५८९ / २०१८

transfer forms , and other papers, necessary for becoming the member of the proposed Co-op Housing Society/Association Company Federation

35. On possession being taken by the Purchaser the Purchaser shall not be entitled to make and shall not make any claim, objection, contentions or proceedings against the Promoters regarding the said building or the said premises or anything connected therewith including quality of construction, material, additions or alterations etc and the same if any shall be treated and deemed to have been extinguished and/or waived.
36. The Purchaser of the respective Premises shall be entitled to use and occupy their respective Premises only.
37. Nothing contained in these presents shall be construed as a grant in law of the Project lands hereditments and premises or any part thereof or the building thereon or the premises till the Promoters declare that the said project is completed.
38. The Purchaser of the Premises shall be made member of the society / Association / Company provided all the amounts payable by the Purchaser under these presents are fully paid to the Promoters.
39. All the deposits payable to the Thane Municipal Corporation, M.S.E.D.C.L. etc. for water connection and electricity charges or permanent deposits in respects of the said Premises which become payable shall be paid or reimbursed to the Promoters by the Purchaser.
40. Upon the possession of the said premises being delivered to the Purchaser he /she/they shall be entitled to use and occupy the said premises and he/she/they shall have no claim against the Promoters in respect of any item of work in the said premises which may be alleged not to have been carried out or completed. The only liability of the Promoters shall be the statutory liability under RERA.
41. The Purchaser shall not let, sublet, sale, transfer, convey, assign, mortgage, charge and/or in any way encumber or deal with or dispose off or part with his interest possession or the benefit of this Agreement in the said premises or assign, under let or part with his/their interest and the benefit of this Agreement/s or any part thereof until all the dues payable by him/her/them to the Promoters under this Agreement are fully paid up and only if the Purchaser is not guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser obtain prior written consent from the Promoters and/or society /

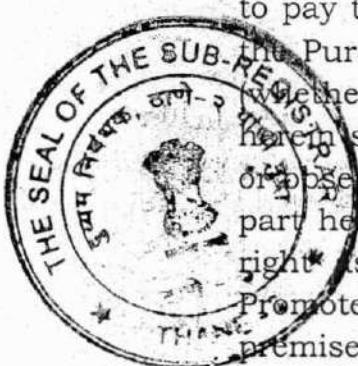


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Association / Company in the event of any such permitted, transfer or assignment the Purchaser shall pay transfer fee to the Promoters, society / Association / Company for grant of any such permission. Even after transfer of the project land or Part thereof to the society / Association / Company the bye-laws of the society shall provide that no member shall transfer or encumber his premises or give it on leave and licence basis or part with the possession of the said premises without the previous consent in writing of the society / Association / Company.

42. The Purchaser shall not carry out any internal additions, alterations or changes without the prior written consent of the Promoters during the defect liability period and if any such alterations, additions or changes are being carried out by the Purchaser herein or other Purchaser of the Premises then in such case the Promoters herein shall be released and discharged from the obligation to rectify or repair the said structural defect/s.
43. The Purchaser shall not be entitled to the closing of the varandha or balconies or make any alteration or changes in the elevation and outside colour scheme of the premises to be acquired by him/her/them.
44. The Purchaser shall not be entitled to claim a partition of his/her/their share in the project land and/or the said building and the same shall always remain undivided and impartial
45. If the Purchaser neglects omits or fails for any reason whatsoever to pay to the Promoters any of the amounts due and payable by the Purchaser under the terms and conditions of the Agreement (whether before or after delivery of possession) within the time herein specified or if Purchaser in any other way fails to perform or observe any of the covenant and stipulations on his/her/their part herein contained or referred to or prevents the Promoter/s right/s provided in this Agreement, then in that event the Promoters shall be entitled to resume the possession of the said premises and this Agreement, shall cease and stand terminated and the earnest money / Application amount already paid by the Purchaser the Promoters shall stand absolutely forfeited to the Promoters and the Purchaser shall have no claims for refund or repayment of the said earnest money / Application amount and the Purchaser hereby agree/s to forfeit all his rights, title and interest in the said premises and under this Agreement and in such event the Purchaser and/or his nominees shall also be liable to immediate ejectment as a trespasser.
46. In the event of non-observance or non-performance of any of the provisions of this Agreement on the part of the Purchaser, this Agreement shall at the option of the Promoters come to an end



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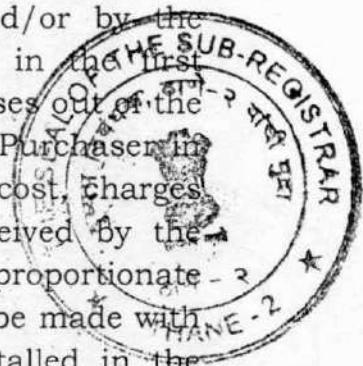
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and all rights of the Purchaser in respect of the Purchaser and the said money shall extinguish and come to an end and the Purchaser shall not be entitled to take any objections or proceedings or make any claim in respect thereof. On such termination being made the Promoters shall refund the entire amount paid by the Purchaser to the Promoter till that date to the Purchaser after deduction and/or forfeiture of requisite amount thereof.

47. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters or any breach or non-compliance of any of the terms and conditions of the Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.
48. All the documents for admitting the Purchaser as the bonafide member of the said Society/ Association / Company and all other documents required to be executed shall be prepared by the Advocates of the Promoters. The professional charges of the Advocates of the Promoters as also all out of pocket expenses including stamp duty, registration charges, as also the costs, charges and expenses for admitting the Purchaser as the members of the said Co-operative Society / Association / Company shall be borne and paid by all the parties and persons including the Purchaser who has/have agreed to take, acquire the premises in the said building proportionately and/or by the society/Association Company. The Promoter may in the first instance pay the aforesaid costs, charges and expenses out of the amount already deposited/ to be deposited by the Purchaser in terms of clause 39 above and in the event of such cost, charges and expenses being excess of the deposit so received by the Promoters the Purchaser in that behalf pay the proportionate excess. The Purchaser shall also pay the deposit to be made with the M.S.E.D.C.L. for the electric meter to be installed in the premises.
49. As soon as the building is notified by the Promoters as complete and ready for use and occupation each of the holder of premises the Purchaser herein shall pay the entire respective arrears of Purchase price or otherwise payable by her/him/them in respect of his/her/their premises within 7 days of the receipt of such notice (time is of the essence of the contract) in this regard received individually or put at some prominent place in the said building. If any of the premises space holder fails to pay the arrears as aforesaid the Promoters shall be entitled to forthwith terminate this premises to forefeet all such moneys paid by the



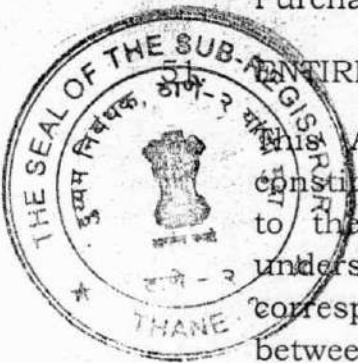
दस्त क्रमांक ३४८/२०१८

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purchaser to the Promoter till then. On such termination the purchaser right under this Agreement and to the said premises shall stand forfeited and the Promoters shall be entitled to sell the premises to such person on such terms and conditions and he/she shall have no objection for the same nor shall he/she have any claim whatsoever to the price realised on such sale, provided it does not in any way affect or prejudice the right of the purchaser in respect of the said premises the Promoters shall be at liberty to sell assign, transfer or otherwise deal with the right, title and interest in the building to be constructed thereon.

50. BINDING EFFECT

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



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 premises as the case may be.

52. RIGHT TO AMEND

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

53. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

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

54. SEVERABILITY

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

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

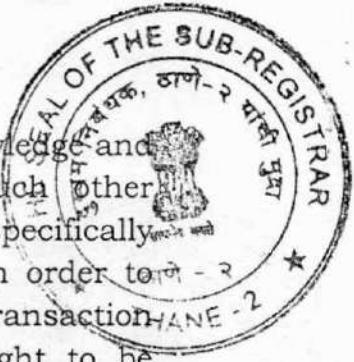
Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

56. FURTHER ASSURANCES

The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

57. PLACE OF EXECUTION

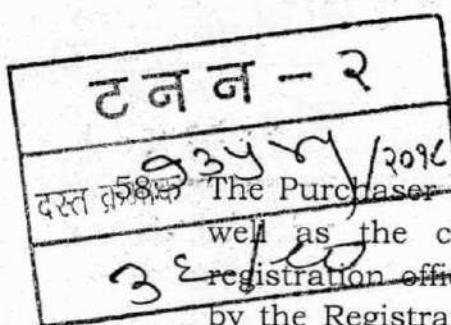
The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.



A handwritten signature in black ink, appearing to read "Dinesh".

A handwritten signature in black ink, appearing to read "Rajesh".

A handwritten signature in black ink, appearing to read "Roshni".



The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

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

60. JOINT PURCHASERS

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

61. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone.



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

63. 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.

64. The name of the Project shall be "**GREEN AVENUE**" and this name shall not be changed without the written consent of the

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also be decided by the
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Promoters. The name of association shall also be decided by the Promoters at their discretion.

65. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
66. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Entire Property)

All those pieces and parcels of land lying being and situate at village Shil, Taluka & District Thane within the limits of the Thane Municipal Corporation bearing:

S. No.	H.No.	Area sq.mts	Owner
56	4A	400	M/s. Param Developers
56	2	300	M/s. Param Developers
47	2	4120	Baliram N. Bhoir and others
56	1	500	Baliram N. Bhoir and others

Boundaries :

On or towards East : Survey No.47 Hissa No.1
 On or towards West : Survey No.55
 On or towards North : 30 Meter wide DP Road
 On or towards South : Survey No.47 Hissa No.3
 together with all easement rights etc.,



SECOND SCHEDULE ABOVE REFERRED TO

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

Open Space as per the Plan

Staircase,

Entrance lobby

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

SIGNED & DELIVERED

by the within named

Promoters

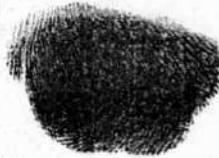
M/s. Param Developers

a partnership firm,
through its partner

Mr. Akash Paresh Parikh



Daini



Romee



SIGNED & DELIVERED

by the within named Purchaser/s

1. Mr. Rajneesh Prakash Hajela



2. Mrs. Kumudbala Saxena



Deekay

WITNESS:

1. Name: VARSHA SAXENA

Varsha

2. Name: Santosh Kumar Tiwari

Santosh Kumar Tiwari

Varsha

Tiwari

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RECEIPT

Received a sum of Rs. 51,000/- (Rupees Fifty One Thousand only) from time to time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank
13.08.2018	399048	51,000/-	Yes Bank Ltd.

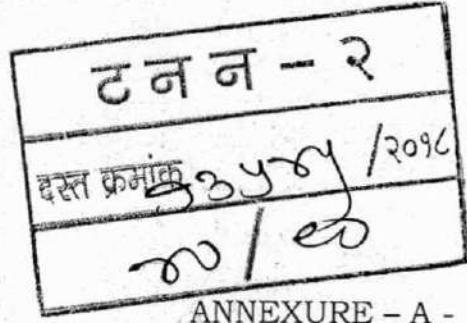
from the purchaser herein as and by way of advance / part consideration subject to realisation.

I/We say received

For M/s. Param Developers

Partner





ANNEXURE - A - - Copy of Title Report

ANNEXURE - B - - Copy of Property Card or extract Village Forms VI or VII and XII

ANNEXURE - C - Copies of plans & Layout as approved by concerned Local Authority

ANNEXURE - D - Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority

ANNEXURE - E - Specification and amenities for the Premises,

ANNEXURE - F - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

Romey

Darviya



Sushant S. Mhatre
B. Com LL. B
Advocate High Court

Mob. 9892791672

Correspondence add : 61, Forest Colony, Opp. Prem Auto, Birla College Road,
Kalyan W.

To,
M/s. **Param Developers**,
204, Riddhi Siddhi Apartment,
Above I. N. G. Vaishya Bank,
Dombivli (E.)

Date : 20.05.2017

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CERTIFICATE ON TITLE

Reg : All that piece and parcel of land lying, being and situated at village Shil, Taluka Thane, District Thane bearing Survey No. 56, Hissa No. 4A, area 400 sq. mtrs., No.56, Hissa No. 2, area 300 sq. mtrs., Survey No. 47, Hissa No.2, admeasuring 4120 sq. meters, and Survey No.56, Hissa No.1, area admeasuring 500 sq. meters. Thus total admeasuring 5320 within limits of Thane Municipal Corporation which includes the benefits of floor space index and/or transferable development rights in respect of admeasuring 223.35 sq. meters is affected by the reservation of proposed 60 meters road and area admeasuring 130 sq. meters is affected by the reservation of proposed 9 meters D. P. out of Survey No.56, Hissa No.4 A & admeasuring 970.41 sq. meters is affected by the reservation of proposed 30 meters D. P. road out of Survey No.47, Hissa No.2 granted by the Thane Municipal Corporation.

READ :

1. Extract of 7/12
2. Relevant mutation entries.
3. Agreement for sale dated 21/06/2012 & Power of attorney dated 21/05/2012 registered at the office of Sub-Registrar of Assurances at Thane-1 under serial No.4946 & 4947 dated 29/06/2012 made and executed between Smt. Chandrabai pandurang Mhatre and



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दस्त क्रमांक ३५८ / २०१६
दस्त क्रमांक ३५८ / २०१६
others as Transferors and agreed to sell the land bearing Survey
No. No. 56, Hissa No. 4, area 400 sq. meters to M/S. Param
Developers as transferee.

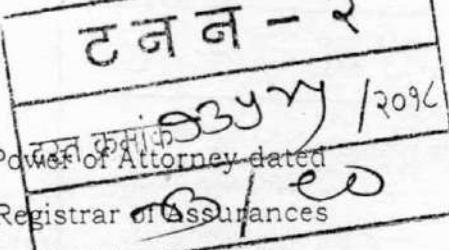
4. Deed of Conveyance dated 23/01/2013 registered at the office of sub-registrar Assurances at Thane-2 under serial No.776 dated 24/01/2013 Smt. Chandrabai pandurang Mhatre and others sold and conveyed the land bearing Survey No.56, Hissa No.4A, area 400 sq. meters to M/s. param Developers.
 5. Agreement for sale dated 01/10/2012 and power of Attorney registered at the office of Sub-Registrar of Assurances at Thane-2 under serial No. 9281/2013 & 482/2012 Shri. Sukrya Dagdu Mali has agreed to sell the land admeasuring Survey No.56, Hissa No. 2, area 300 sq. mtrs. to M/s. Maa Enterprises a Partnership Firm.
 6. Agreement for sale dated 02/11/2012 & Power of Attorney registered at the office of Sub-Registrar of Assurances at Thane-2 under serial No.10356 & 548 dated 2/11/2012 Shri. Dagdu Sukrya Mali as well as M/s. Maa Enterprises, a Partnership Firm has agreed to sale the land admeasuring Survey No.56, Hissa No. 2, area 300 sq. mtrs. M/s. Param Developers.
 7. Deed of Conveyance dated 17/12/2012 registered at the office of sub-registrar Assurances at Thane-2 under serial No.11605 and Dagdu S. Mali was sold and conveyed the land admeasuring Survey No.56, Hissa No. 2, area 300 sq. mtrs. to M/s. Maa Enterprises.
- Deed of Conveyance dated 11/06/2013 registered at serial no.4801/13 read with Deed of Correction dated 13/08/2013 registered at serial no.6464/2013 executed by Shri. Rajesh Rai as well as M/s. Maa Enterprises sold and conveyed the land admeasuring Survey No.56, Hissa No. 2, area 300 sq. meters M/s. Param Developers.



Dagdu

Rajesh

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9. Agreement for sale dated 12/06/2012 and Power of Attorney dated 12/06/2012 registered at the office of Sub-Registrar of Assurances at Thane-2 under serial No.5499 & 269 dated 12/06/2012 Shri. Baliram N. Bhoir and others have granted the Development rights of the Survey No. 47, Hissa No.2, admeasuring 4120 sq. meters, and Survey No.56, Hissa No.1, area admeasuring 500 sq. meters to M/S. Param Developers.
10. Declaration Cum Indemnity Bond dated 12/03/2013executed by M/s. Param Developers registered at serial no.2136/2013.
11. Building Commencement Certificate granted by the Thane Municipal Corporation under No.S11/0057/13/ TMC/TDD/793 dated 01/03/2013.
12. Non-Agricultural Order issued by the Collector, Thane under No. Mahsul/K-1/T-1/NAP/SR-(68/13) 136/2013 dated 25.09.2014.
13. Search Reports by Sachin Patil Searcher.

It appears that M/s. param Developers is the owner of land bearing Survey No. 56, Hissa No. 4A, area 400 sq. mtrs., No.56, Hissa No. 2, area 300 sq. meters. It further appears that, by and under the Development Agreement dated 12/06/2012 Shri. Baliram N. Bhoir and others have granted the Development rights of the Survey No. 47, Hissa No.2, admeasuring 4120 sq. meters, and Survey No.56, Hissa No.1, area admeasuring 500 sq. meters to M/S. Param Developers at and to the price / consideration and on the terms and conditions herein contained.

On going through the mutation entry No.2307 dated 11/04/2014 the land bearing Survey No.56/4 is denoted as Hissa No. 4 A.

It appears that the Promoters herein has followed the due procedure of law with Thane Municipal Corporation and executed the Declaration cum Indemnity dated 12/03/2013 registered at serial no.2136/2013 and transferred/handed over the land bearing Survey



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No. 56 Hissa No. 4 A, area admeasuring 223.35 sq. meters for 60 meters wide Mumbai Pune High way and area admeasuring 131.30 sq. meters for 9 meters wide service road out of the 400 sq. meters is affected by the reservation of proposed D.P. road under development plan of the Thane Dombivli Municipal Corporation.

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It further appears that M/s. Param Developers by and under the powers and authorities vested in them and in accordance with the Building Commencement Certificate granted by the Thane Municipal Corporation under No.S11/0057/13/ TMC/TDD/793 dated 01/03/2013 is well and sufficiently entitled to develop the said property.

It appears that based on the said records of rights, the Municipal and Revenue Officers have granted the building permission and Non-Agricultural Order and the Promoter herein is developing the said property on the strength of Revenue Records and the permissions and sanctions granted by the concerned competent authority.

The necessary Search Report at the office of sub-Registrar of Assurances at Thane has been taken and search report does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above documents I am of the opinion that and I certify that as of date the title of the owner to the said property is clear, marketable and free from encumbrances and doubts and M/s. Param Developers is entitled to develop the said property in accordance with the terms of the agreement and the sanctioned plans and permissions and sell the flats/units therein constructed to any intending purchasers.



(SUSHANT S. MHATRE)
Advocate

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५८	४/अ		२९५८	२५४८
प्रतीचे स्थानिक नाव २३०७			२५४८	
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माली भुमा

गा. न. क्र. १२ (पिंडावी वही)

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अस्सल वर हुकूम खरी नक्कल दिली असे।

-3 MAY 2014

तलावा
सारस्वती संज्ञा निष्ठा
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दस्त क्रमांक ३५८४ / २०९८
गाव ४-१७।८

तालुका : ठाणे

गा. न. क्र. ७. व १२

पूरपन क्रमांक	भुमि, ग्र. घा. उपविभाग	पू-पारण प्रकार	भोगवटदाराचे नाव	खाते क्रमांक
५६/२			१०८७ २०० ३७४ ५०० १०२२ १०२३ २२९३ २९३७	कुळाचे नाव
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			०९२	

गा. न. क्र. १२ (पिकाची वही)



पिकाचालील क्षेत्राचा तपशिल												लागवडीसाठी उपलब्ध नसलेली जमिन	जल सिंधारे साधन	जमिन कसणाऱ्याचे नाव	शेरा	
पिकाचालील क्षेत्र पटक पिके व प्रत्येका डालील क्षेत्र																
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
२०९३			हे. आर	२०९४				२०९५	हे. आर			२०९६				
२०९४								२०९६	हे. आर			२०९७				
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								२०८२	हे. आर			२०८३				
								२०८३	हे. आर			२०८४				
								२०८४	हे. आर			२०८५				
								२०८५</								

ठाने - २

दस्त क्रमांक ३४८५/२०१६

गाव नमुना सात (अधिकार अभिलेख पत्रक)

तालुका ६७०

जु. स. ()

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पद्धती	भोगवदावाराचे नांव	काचे नांव
न. सं. ५६	९		(०२३) (८८८) (९९९)	
शेतीचे स्थानिक नांव			बळीशीरामनारायणभोडे	
लागवडी योग्य क्षेत्र	हेवटर	आर	पैठीनारायणभोडे	
	०-०५-०		नावेशनारायणभोडे	
एकूण	०-८५-०		रखार परदुव्यामभोडे	
पो. ख. (लागवडी योग्य नसलेले)			मलेश्वर परदुव्यामभोडे	
वर्ग (अ)			पुनर्भवदुव्यामभोडे	झार अधिकार
वर्ग (य)			(९९९) (९५८८)	
एकूण				
आकारणी				
जुही किंवा विशेष आकारणी				
	०-०८-८९८			

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंद वडी)

१	२	३	पिकाखालील क्षेत्राचा तपशिल												४	
			मिश्र पिकाखालील क्षेत्र				मिश्र पिकाखालील क्षेत्र				लागवडीसाठी उपलब्ध नसलेली जमीन					
			मिश्राचा संवेदन क्रमांक	जवळ सिंचित	अनुलंग सिंचित	घटक पिके घ प्रत्येका खालील क्षेत्र	५ एकूण नव	६ एकूण सिंचित	७ एकूण सिंचित	८ एकूण सिंचित	९ एकूण नव	१० एकूण सिंचित	११ एकूण सिंचित	१२ एकूण नव	१३ एकूण सिंचित	
			२०९२	२०९३		२०९८	२०९८	२०९८	२०९८	२०९८	२०९८	२०९८	२०९८	२०९८	२०९८	२०९८

अस्सल घरहुकूम स्वरी नवकल असे

२४ JUN 2013

इ. सलाटी संजा शिंदे
ता. मि. ठाणे

Rever



टनव - २

दरस्त क्रमांक ३४८ /२०१८
ठगावः १५००

तालुकाः ठाणे

जु.स.नं ()

गा. न. क्र. ७ व १२

मुकापन क्रांति	पुस्तक का नाम उपविभाग	मु. - धारण इकाई	भोगदर्शन दंतव	ज्ञाते कमांक
३५०	१/व		(६२३) (८०)	कुकाचे नाव
प्रतीये स्थानिक नाव				जंद
				इतर आधिकार
लागवडी योग क्षेत्र	इका गुटे री. यार	केवर आग पति		
(३०८)	ख	०-२५-७		
	व	०-०९-५		
जॉकिंट	०-०२-५		(३०८) (९५६०) (८५४०)	
रक्षण	०-२२-९			
पो. या. लागवडी योग दसलंगी	ख	०-०९-८		
रारा (अ)	व	०-०९-०		
रारा (ब)				
रक्षण	०-०२-८			
आकारणी		८ = ३८	(८५८)	
नडी अरथा विशेष आकारणी		८ = ३८		
प्र०				

गा. न. क्र. १२ (पिकाची वही)



प्रिकारालील संचाया तपाशिल																	
 विद्यायुक्त-प्राप्ति कालीन लेख THE SEAWARD REGISTRY THANE			घटक विक्रेता पत्रका वालोल देव			दिनांक रात्रिकाल लेख			लागवडीसाठी उपलब्ध नसलेली जमिन			जल सिंचनाट ० साधन नांद		जमिन कसणा-याचे प्रता			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६		
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२०२४			३८	३८						हे. आ	हे. आ	हे. आ					
४-११-०-२०२४												<i>[Signature]</i>					

अरसाल वर हक्कम खरी नक्कल दिली असे.

तारीख

23 MAY 2014

तलाई तलाई समा रिक्त
लालू. देवी

Rome

टक्कन - २

दस्त द्वारा
ग्रन्थालय
२५/१०/२०१६



टनव - २

दस्त क्रमांक ३५८७ / २०१८
५९/८०

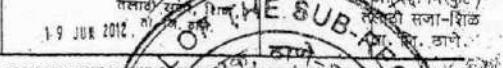
ફેરફારાંદી મોરદાંડી (ફેરફાર વિભાગ)

અધિકાર અંગે

2012 May 8

(अ. पं. मिर्कु
ललाठी राजा-रिंग)

THE SUB. LIBRARY
SANT SAGAR INSTITUTE OF TECHNOLOGY & MANAGEMENT
1-9 JUN 2012
RAMESH KUMAR



१०८ एक प्रतिशत
वार्षिक वर्गांकीय
प्रतिशत २५८

8. V. H. D.

[वराहाचार्य जीवन संहारन अधिकारी गणेशालय आणि नोंदवाऱ्या (ग १५ तसेच ८ शुद्धिकरिती ठेण्याचे) नियम, १९६४ यांचीला नियम १०]
 ग्राम : कुलोड तालुका : कुलोड जिल्हा : काशीवार

26 SEP 201

दस्त क्रमांक ९३५८७ / २०१८
४२६

1. नहाराचू क्षेत्र नहाराचू अधिकारी अविलोक्य आणि-नोंदवणा-(सापाट करावे व गुहाहिसाठी-तयाचे) निवार, एवढे नाही दिलेला-

प्राप्त : १२३ वर्षांस्मृतिः १०८

संख्या	प्राप्ति विवरण	परिणाम: प्राप्ति विवरण	वार्ता की विवरण
2293	<p>प्राप्ति विवरण: अधिकारी अधिकारी आगे नीचेहट-तीक्ष्ण लकड़ी और गुलियां देखने विचार, नीचेहट-तीक्ष्ण नीचेहट</p> <p>परिणाम: प्राप्ति विवरण</p> <p>वार्ता की विवरण: आगे नीचेहट</p>	<p>परिणाम: प्राप्ति विवरण</p> <p>वार्ता की विवरण: आगे नीचेहट</p>	<p>प्राप्ति विवरण: अधिकारी अधिकारी आगे नीचेहट-तीक्ष्ण लकड़ी और गुलियां देखने विचार, नीचेहट-तीक्ष्ण नीचेहट</p> <p>वार्ता की विवरण: आगे नीचेहट</p>

Rosier

टज न - २

दस्त क्रमांक ३५४ / २०१८
पुस्तक

R. V. S. m.

प्रेसवाली भौतिकी (विज्ञान वर्षक) -

[प्रसारण अधिकारी विद्यालय अधिकारी अधिकारी विद्यालय विद्यालय विद्यालय विद्यालय]

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विद्या :	१००	५०	५०

[5 NOV 2012]

Riener

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दस्त क्रमांक ३५८ / २०१८

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Ronan

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दस्त क्रमांक ३५८ / २०९८

28 44-46
K.Y.T.M.

कोरकारांची शॉटवर्ही (कोरकार वडा)

દ્વારા કરે રહ્યું હશે અને મિલાય જાને રહેગા (આ પરે એ ગુણીય બેદ) ફોર્મ ૧૯૩-નાનું ફોર્મ ૧૦।

બેન્કારાદી પોર્ટલ (BANKARADHI PORTAL)

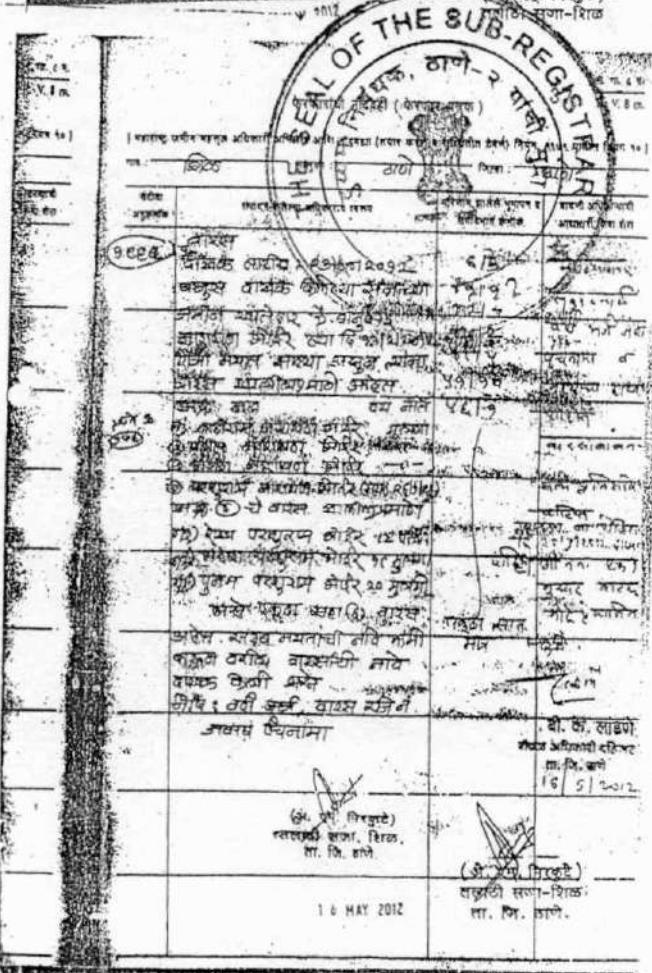
[राज्यपाल द्वारा यह संसद के अधिकारी अधिकारी द्वारा संसद में प्रतिनिधि (संसद एवं उचित विधि) द्वारा १९५३ वर्षीय विवर १०
वारा : महामार्गी विवरण : प्रभु

2015

(अ. ए. मिर्कुटे)
लखाडी संजा-रिक्त

ફેરફારીથી માર્ગદર્શી (ફેરફાર વાગ્ય)

[इसका दोहरा संस्कार विभिन्न भाषाओं में लिखा गया है (जोसे ब्रह्मा तथा युद्धार्थी जैसे) जिसका अनुवान दिए गए हैं]



Romey

टक्का - २

दस्त क्रमांक १३५४ / २०१६

yet ed

This image shows a severely damaged and overexposed document page, possibly from a ledger or account book. The page is filled with horizontal lines, some of which appear to contain handwritten text that is illegible due to the poor condition of the paper. A prominent feature is a large, solid black rectangular box located in the upper-left quadrant of the page. This box appears to be a redaction or a placeholder for a stamp or official mark. The rest of the page is covered in a dense pattern of dark speckles and noise, indicating significant damage to the original document. There is no readable text or clear diagrams present.



Ferrari



Certificate No. 3558

टलन - २

ON, THANE V 2096

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

(Registration No. S & C 24)
SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

V. P. No. S11/0057/13 TMC / TDD /2361/17 Date : 24/10/17
To, Shri / Smt. ANIRUDDHA GURJAR (Architect)
(M/S ARCHIT CONSULTANTS)

898 18/04/2017

With reference to your application No. dated for development
permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra
Regional and Town Planning Act, 1966 to carry out developement work and pr to erect
building No. as above in village Sinh Sector No. S.No.58, H.No.1,
at Road/Street Z 4A & 4B And S No. 47, H No. 2A & 2B S. No./C.S.T. No./F.P. No.

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
 - 5) पूर्वीच्या सुधारीत परवानगी/ प्रारंभ प्रमाणपत्र (ठामपा/शविवि/१७७०/१६, दि. १८/०४/२०१६) मधील लागू अटी आपणांवर बंधनकारक राहतील.
 - 6) जाहिर सुचना क्र. ठामपा/शविवि/ वियोअंक/ ७३९, दि. ०५/०७/२०१६ मधील Organic Disposal करिताचे प्रारूप नियमावलीनुसार वापर परवान्यापूर्वी पूर्तता करणे आवश्यक ठामपा

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



Yours faithfully,

Executive Engineers
n Development Department
Municipal Corporation of
the city of Thane.



PROFORMA - A

PROFORMA - B

13

A AREA STATEMENT		SQMT.	DATE & STAMP OF APPROVAL OF PLANS.	
1 AREA OF PLOT (AS PER 7/12 EXTRACT)				
A) AS PER 7/12 EXTRACT				
IN/OUT L.NO.3346 + S.NO.560,L.NO.1400.00 ENDS L.NO.3346 SQMT. + S.NO.560 (L.NO.3346.00 SQMT)		5320.00		
B) AS PER TPI LINE				
IN/OUT L.NO.3346 + L.NO.3346 + L.NO.3346 (L.NO.3346.00 SQMT)		5704.78		
C) PLOT AREA CONSIDER FOR THIS PROPOSAL		5320.00		
D) DEDUCTIONS FOR :				
(a) ROAD SET BACK AREA (30.00m.wide d.p.road)		987.07		
(b) ROAD SET BACK AREA (30.00m.wide d.p.road)		NIL		
(c) SERVICE ROAD AREA (9.00m.wide)		130.03		
(d) PROPOSED ROAD		NIL		
(e) NOT IN POSSESSION		NIL		
TOTAL (a + b + c + e)		1097.10		
3 BALANCE AREA OF PLOT (1 - 2)		4222.90		
4 DED. FOR R.G. (REQ.20% PHYSICAL R.G. = 844.56 SQ M)		833.436		
5 NET AREA OF PLOT (3 - 4)		3589.47		
ADDITIONS FOR F.B.I.				
6 100% SET BACK AREA (UPTO 60% ON 3 ABOVE)				
(a) 30.00 M. WIDE D.P.ROAD		987.07 SQMT.	1097.10	
(b) 9.00 M. WIDE SERVICE ROAD		130.03 SQMT.		
7 TOTAL AREA (5 + 6)		4666.57		
8 F.B.I. PERMISSIBLE		ONE		
9 PERMISSIBLE FLOOR AREA (7 X 8) ABOVE		4666.57		
10 BY APPENDIX IV (ADDITIONAL F.B.I. FROM TMC) 30% ON ABOVE 3 (ALREADY TAKEN)		1266.87		
11 TMC APPENDIX IV DATE DATED 22/11/18 & RECEIVED DATE 22/11/18 & DATED 22/11/18 RD WIDTH 30.00 MT (90 MT. A.M.P. 18)				
A) PERMISSIBLE TDR 1.40 ON 3 ABOVE		5912.05		
B) LESS PREVIOUS ROAD AREA USED IN OUR PLOT		1097.10		
C) BALANCE PERMISSIBLE TDR TO BE PURCHASED (1A-1B)		4814.95		
D) (i) PURCHASED TDR (DRC NO. 204) (PURCHASED 844.56 SQMT. BY INDEXATION 1588.14 SQMT.)				
(ii) TDR PROPOSED TO BE UTILISED (300.00 SQMT. BY INDEXATION 1515.88 SQMT.)		1515.88		
E) TOTAL PURCHASED DR + TDR (1B + 1D)		2612.98		
12 TDR & Premium FSI Schedule :				
A) Whether Utilisation is permissible on Utilising plot as per DCR ?				
Road Width Loading Index Reduced TDR				
9.12 0.40 0.52 0.94				
12.18 0.85 0.82 0.13				
18.24 0.90 0.72 0.18				
24.30 1.12 0.92 0.25				
28 & Above 1.40 1.12 0.28				
TDR Loading Add. FSI Road Widening Total				
Permissible 4729.651182.41 1266.57 1097.10				
Utilised (D.R.) 1097.10 NIL 1266.57 1097.10				
Proposed to be Utilised (D.R.)				
DRC NO. 204 1515.88 — — —				
Reservation 1515.88 — — —				
Proposed (D.R. + TDR) 2612.98 — — —				2612.98
B) DRC Generation Sector VI DR Utilisation Sector XI				
C) Generating Year & A.R. Rate Not Applicable				
D) Area under Utilisation 1515.88 Sqmt from (DRC No. 204) Certificate				
E) Indexation Yes				
13 TOTAL PERMISSIBLE B-UP AREA (8 + 15 + 11(D))		7489.32		
14 EARLIER SANCTIONED AREA		5945.02		
15 NEWLY PROPOSED AREA (IN BLDG.1, WING-B)		1619.65		
16 TOTAL BUILT UP AREA (EARLIER SANCTIONED + NEWLY PROPOSED)				
BLDG.1 (WING-A) = 2259.72 SQ.MT. BLDG.1 (WING-B) = 4004.55 SQ.MT. BLDG.2 = 1192.10 SQ.MT.		7488.35		
17 BALANCE BUILT UP AREA (12-18)		2.97		
18 F.B.I. CONSUMED (18 + 13)		0.98		
B BALCONY AREA STATEMENT				
1 PERM. BALC. AREA PER FLOOR.				
2 PROP. BALC. AREA PER FLOOR.			AS PER SEPARATE TABLE	
3 EXCESS BALC. AREA PER FLOOR.				
4 TOTAL EXCESS BALC. FOR ALL FLOORS.				
C TENEMENT STATEMENT				
1 PROPOSED AREA (ITEM A-14 ABOVE)		7486.35		
2 LESS NON RESIDENTIAL AREA (COMM IN BLDG.1 & 1B) 117.33 + 25.08 = 142.41		267.88		
3 AREA AVAILABLE FOR TENEMENT		7198.47		
4 DENSITY OF TENEMENTS / HECTARE		300 / HECTARE		
5 TENEMENTS PERMISSIBLE		219.95 SAY 219 NOS.		
6 TENEMENTS PROPOSED		161 NOS.		
7 TENEMENTS EXISTING				
8 TOTAL TENEMENTS ON THE PLOT		161 NOS.		
D PARKING STATEMENT				
1 CATEGORY OF FLAT AREA PARKING NORMS NO. OF FLATS REQ. PARKING				
2 BUILT-UP AREA BELOW 35.00 SQMT. — NIL NIL				
3 BUILT-UP AREA ABOVE 35 TO 50 SQMT. 1 PARKING PER 2 FLATS (23+89+21) = 113 NOS. 55.50 NOS.				
4 BUILT-UP AREA BETWN. 50 TO 75 SQMT. 1 PARKING PER 1 FLAT (22+19+7) = 48 NOS. 48.00 NOS.				
5 VISITORS (10% OF REQ. PARKING) 2 PARKING PER 1 FLAT — —				
6 COMMERCIAL 1 PARKING PER 25.00 SQMT. (287.88 SQMT) 10.72 NOS SAY 11 NOS 125.85 NOS				
TOTAL REQUIRED PARKING				
IN BLDG.1-1 # 85 (2 LVL STACK) BLDG.1-2 # 84 (2 LVL STACK) BLDG.2 # 15 (2 LVL STACK)				
IN OPEN & UNDER PODIUM RO # 65 (2 LVL STACK) # 128 NOS. (FOR TDR CONSUMPTION)				



PROFORMA - B

DATE & STAMP OF APPROVAL OF PLANS.

Plans are approved Subject to conditions Prescribed in Permit No. V.P. 811, D.O.T. 15... TMC/TD-DP/TPS/ 2361/IT, Dated 24/10/13

Deputy Engineer (T.D.) 15/10/13 Executive Engineer (D.O.T.) 15/10/13

Thane Municipal Corporation The City of Thane



CONTENT OF SHEET.

BLOCK PLAN, LOCATION PLAN, SECTION THRO COMPOUND WALL, DETAIL OF SEPTIC TANK & O.G. TANK GR. FLOOR PLAN, 1ST TO 7TH FLOOR PLAN (BLDG-2), AREA LINE DIAGRAM & CALCULATIONS, STAIRCASE DIAGRAM & CALCULATIONS, SECTION - 2*-2*

PROFORMA A & B.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 30 / 10 / 2010, AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGN OF REGISTERED ARCHITECT.

NOTES

- o PLOT BOUNDARY SHOWN IN THICK BLACK.
- o PROPOSED WORK SHOWN IN RED.
- o DRAINAGE LINE SHOWN IN RED DOTTED.
- o EXISTING WORK TO BE RETAINED SHOWN IN BLUE.
- o EXTERNAL & INTERNAL WALLS ARE 0.15 M. THICK
- o THIS DRAWING IS DRAWN AS PER OWNER'S SUGGESTION / NO APPROVAL.

SUMMARY (FOR BLDG -2)

FLOORS	BLDG.2*	BLDG.2*	BLDG.2*
	B/U AREA RES. (SQMT.)	EXCESS BALC. (SQMT.)	TOTAL AREA (SQMT.)
GR.FL	NIL	NIL	NIL
1ST	162.27	8.03	170.30
2ND	162.27	8.03	170.30
3RD	162.27	8.03	170.30
4TH	162.27	8.03	170.30
5TH	162.27	8.03	170.30
6TH	162.27	8.03	170.30
7TH	162.27	8.03	170.30
TOTAL	1135.89	55.21	1182.10

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	DESCRIPTION
D	1.05 X 2.10	T.W. PANELLED DOOR
D1	0.90 X 2.10	T.W. PANELLED DOOR
U2	0.75 X 1.85	T.W. GLAZED DOOR
D3	0.60 X 1.95	T.W. GLAZED DOOR
D4	1.50 X 2.10	AL. SL. SWING DOOR
W	1.65 X 1.85	ALU. GLAZED WINDOW
W1	1.20 X 1.20	ALU. GLAZED WINDOW
W2	1.35 X 1.20	ALU. GLAZED WINDOW
W3	1.20 X 1.20	ALU. GLAZED WINDOW
W4	1.05 X 1.20	ALU. GLAZED WINDOW
W5	0.75 X 1.20	A.G. WINDOW
W6	0.65 X 1.20	ALU. GLAZED WINDOW
V	0.60 X 0.90	COVERED WINDOW
FRD	0.90 X 2.10	FIRE RESISTANT DOOR

DESCRIPTION OF PROPOSAL

PROPOSED BLDG. ON PLOT BEARING S.NO. 56, H.NO. 1, 2, 5644 & S.NO. 47, H.NO. 2 AT VILLAGE - SHIL. TAL. & DIST. THANE

NAME, ADD. & SIGN OF OWNER

For PARAM DEVELOPERS

M/S.PARAM DEVELOPERS,
A PARTNERSHIP FIRM,
204, RIDDIH SIDDHI CHS,
OPP. BODAS MANGAL KARYALAYA,
ABOVE ING VYSA BANK RAMNAGAR, DOMBIVLI (E)

SIGN. OF ARCHITECT.

NAME OF ARCHITECT.

Archit. Consultants... ARCHITECT & INT. DESIGNER

52 MARANSHA
DAVVIS, ROAD
PANCHMADAE, THANE (M.V.)
THANE 401008
TEL: 9822244222

DRD. NO. 25
DATE: 11/02/2013
SCALE: AS SHOWN
DRAWN BY: Rakesh

Rakesh

ठान्ह न - २

१/५

क्र.महसूल/क.१/८०१/एनएमी/मीजे शिळ/एसआर-३०/३३) १३६/३०७३
जिल्हाधिकारी कार्यालय ठाणे
दिनांक २५ SEP 2014

ठान्ह न - २
दस्त प्रमाण / २०१६
25 SEP 2014

याचले :-

१. मे.परम डेव्हलपर्स तर्फे भागीदार श्री. परेश ईश्वरलाल पारेख य इतर ३ स्वतः व इतर यांचे कु.मू.धारक, रा. २०४, रिहो सिर्डी अपार्टमेंट, आएनजी वैश्य बँकेच्यावर, डॉंबिवली (पुर्व), ता.कर.गण, जि.ठाणे यांचा दि.३/०४/२०१३, दि.२०/०४/२०१३, दि.४/०७/२०१३, दि.१/०८/२०१३ व दि.२७/०९/२०१३ रोजीचे अर्ज
२. ठाणे महानगरपालिका ठाणे यांचेकडील बांधकाम परवानगी व मंजूर आरायडे पत्र क्र. क्री.पी.नं.एस ११/००५७/१३/टिएमसी/टिडीडी/०७९३/१३, दि.१/०३/२०१३ व पत्र क्र.का.मा.पा./श.वि.वि./११०३ दि. ५/७/२०१३
३. तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी अहवाल व स्थळपाहाणी अहवाल पत्र क्र.महसूल/क.१/टे-२/जमीनबाबा/ एसआर-५२/२०१३, दि.२४/०५/२०१३
४. उपविभागीय अधिकारी ठाणे विभाग, ठाणे यांचेकडील आदेश क्र.टीडी/टे-६/कुव्ह/यिप/एसआर-४२/२०१२, दि.१२/१०/२०१२, क्र.टीडी/टे-६/कुव्ह/कलग-६३/१०३/२०१३, दि.१/०७/२०१३
५. दैनिक महाराष्ट्र जनमुद्रा, दि.१७/०४/२०१३ व दैनिक ठाणे वैभव, दि.१८/४/२०१३ अंकातील जाहिरनामा
६. या कार्यालयाकडील यिहीत नमुन्यातील अर्जदार यांनी दि.१९/०३/२०१३ रोजीचे सादर केलेले नोंटरी हमीपत्र, क्षतिपूर्ती बंधपत्र
७. नागरी जमिन कमाल धारणा फायदा अंतर्गत यिहीत नमुन्यात सादर केलेले शपथपत्र व बंधपत्र दि.१९/०३/२०१३
८. उपजिल्हाधिकारी (भूसंपादन) भेट्रो सेंटर क्र.३ ठाणे यांचेकडील पत्र क्र.भूसं/ने.सं.३/एसआर-३९०, दि.२/०५/२०१३
९. उपजिल्हाधिकारी (भूसंपादन) लघू पाटबंधरे ठाणे ३रा माळा यांचेकडील पत्र क्र. भूसं/ल.पा/टे-१/एस.आर क्र.३८९६, दि.३/०५/२०१३
१०. भुमि संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील पत्र क्र. भूसंयिअ नाहदा/८६५, दि.३/०५/२०१३
११. उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प ठाणे यांचेकडील पत्र क्र. भूसंपादन/टे.न.२/सी-२२४५९, दि.२९/०४/२०१३
१२. उपजिल्हाधिकारी (भूसंपादन), लघू पाटबंधरे ठाणे ५वा माळा ठाणे यांचेकडील पत्र क्र.भूसंपादन/एसआर/टे-१/वशी-५२३, दि.२३/०५/२०१३
१३. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील पत्र क्र.टीडी/टे-५/भू.सं.दा./कार्यालय क्र.३५०४/एसआर-१५२/१३, दि.२२/०४/२०१३

आदेश :

ज्या अर्थी ठाणे जिल्हातील ठाणे तालुक्यातील मीजे शिळ येदील जमीन सदर्नं. ४६७३★
५६/१, ५६/२ व ५६/४३, एकूण क्षेत्र ५३२०.०० चौ.मी. एवढया जागेचा रहिवास व याणिज्य या विगर शेतकी प्रयोजनार्थ यापर करण्याची मिळण्याबाबत उपोद्घातातील अनुक्रमांक १ अन्वये अर्ज प्राप्त झाला आहे.

ज्या अर्थी दैनिक महाराष्ट्र जनमुद्रा, दि.१७/०४/२०१३ व दैनिक ठाणे वैभव, दि.१८/४/२०१३ या स्थानिक घृतरस्तात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तकार या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

आणि ज्या अर्थी, आयुक्त, ठाणे महानगरपालीका यांनी त्यांचे पत्र क्र. क्री.पी.नं.एस ११/००५७/१३/टिएमसी/टिडीडी/०७९३/१३ दि.१/०३/२०१३ अन्वये प्रस्तावित जमीनीबाबत अर्जदार यांना रहिवास व व्याणिज्य कारणासाठी बांधकाम परवानगी/ बांधकाम प्रारंभ प्रमाणपत्र दिले आहे.

Renuka



टनन - २

दरत क्रमांक

53581 / २०१८
Entered

३/५

क्र.महसूल/क-१/द-१/एनरपी/मौजे शिव/एसआर-(६८/१३) १३६/२०१३

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा यापर करून जिल्हाधिकारी याद्वारे १) बळीराम नारायण भोईर, २) पंडित नारायण भोईर, ३) नरेश नारायण भोईर, ४) रेखा परशुराम भोईर, ५) महेश परशुराम भोईर, ६) पुनम परशुराम भोईर, ७) चंद्राबाई पांडुरंग म्हात्रे, ८) सावित्रीबाई हरिशचंद्र पाटील, ९) अमर हरिशचंद्र भोईर, १०) अम्बिनी हरिशचंद्र भोईर, ११) संतोष बच्चु पाटील, १२) इंदुबाई रघुपती पाटील, १३) कफलाबाई जयसिंग पाटील १४) मे परम डेव्हलपम भागीदार १) परेश ईश्वरलाल पारीख, २) नविनभाई नरशीभाई पटेल ३) आकाश परेश पारीख ४) रमेश जोमा काढे यांता ठाणे जिल्हातील ठाणे तालुक्यातील मौजे शिंदे घेथील जमीन सद्वे नं.४७/२, ५६/१, ५६/२ व ५६/४अ, अशा एकूण ५३२०.०० चौ.मी. क्षेत्रापैकी ५०५५.७७ चौ.मी. रहियास य २३.४.२३ चौ.मी. वाणिज्य या विगरशोतकी प्रयोजनासाठी परवानगी देण्यात येत असून मंजुर यांधकाम आराखडयानुसार यालील क्षेत्रावर यांधकाम अनुज्ञेय नाही.

१) रोड सेट बैंक एरिया (३०.०० मी. याईड डी.पी. रोड)	१७०.४१ चौ.मी.
२) रोड सेट बैंक एरिया (६०.०० मी. याईड डी.पी. रोड-जुना मुंबई-पुणे)	२२३.३५ चौ.मी.
३) सर्विस रोड	१३१.३० चौ.मी.
एकूण	१३२५.०६ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुजाग्राही घ्यक्तीने (प्रॅटीने) अशा जमीनीचा यापर व त्यावरील इमारतीच्या आणि किंवा अन्य यांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इंतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय यापर करता कामा नये. इमारतीच्या यापरावरुन जमिनीचा यापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
४. अनुजाग्राही घ्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जनीनीत रस्ते, गटारे घरी यांधून आणि (ब) भूमापन विभाग कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जनीन या आदेशाच्या तारखे पासून एक घर्षाच्या आंत मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रितीने घिल्हेवाट लावता कामा नये.
५. अनुजाग्राही घ्यक्तीस असा भूखंड विकायाचा असेल किंवा त्यांनी इंतर प्रकारे घिल्हेवाट लावायची असेल तर अशा अनुजाग्राही घ्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे घिल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
६. मंजूर यांधकाम आराखडयात आणि किंवा इमारतीच्या नकाशात निर्देश केल्या प्रमाणे इतक्या जोते क्षेत्रावर यांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्दरित क्षेत्र विना यांधकाम मोकळे सोडले पाहिजे.
७. प्रस्तावित यांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
८. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्याच्या यांधकामास सुरुवात करण्यापुर्वी अनुजाग्राही घ्यक्तीने (प्रॅटीने) सक्षम प्राधिकारी यांची असे यांधकाम करण्याविषयीची आदेशक ती परवानगी मिळविणे हे अशा घ्यक्तीवर बंधनकारक असेल.
९. अनुजाग्राही घ्यक्तीने सोबत जोडलेल्या आराखडयात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्ट्रेसेस) सोडले पाहिजे.

Regev



४३४३
४३/१०

१०. ठाणे महानगरपालिका, ठाणे यांचेकडील बांधकाम प्रारंभ प्रमाणपत्रातील/नाहरकत प्रमाणपत्रातील अटी य शर्ती अनुज्ञाग्राही यांचेयर घंथनकारक राहतील.

११. या आदेशाच्या दिनांक पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेतकी प्रयोजनार्थ यापर करण्यास ज्या दिनांक पासून सुरुवात केली पाहिजे. मात्र घेठोघेठी असा कालावधी याढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

१२. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ यापर करण्यास ज्या दिनांक पासून सुरुवात केली असेल किंवा या दिनांकास त्यांने अशा जमीनीच्या यापरात बदल घेला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाड्या नार्कत ठाणे तहसिलदारांस कठायेते पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसूल (जमीनीच्या यापरातील बदल य बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्यवे त्याच्यावर कार्यायाही करण्यास असा अनुज्ञाग्राही आप्त ठरेल.

१३. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०-१२-० रुपये दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभागाने अथवा त्यानंतर अंमलात खेणारे बिनशेती दराने बिनशेती आकार देणे घंथनकारक राहिल. अशा जमीनीच्या यापरात कोणत्याही प्रकारच्या बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हर्माची मुदत अजून समाप्त क्षावयाची आहे ही गोष्ट विचारात हेण्यांत येणार नाही.

१४. सदर जागेची अटी तातडीची नोंदणी की रक्कम नव्ये ३६,०००/- (अक्षरी छत्तीस' हजार रुपये मात्र) चलन क्र.२५५/१४ (भारतीय स्टेट बँक शास्त्रा ठाणे चलन क्र.३०१११४०/२८७) दि.२१/०८/२०१४ अन्यवे शासन जमा केली आहे.

१५. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आत्यानंतर अशा जमीनीचे जिताके क्षेत्रफल आढळून येईल तितक्ष्या क्षेत्रफलानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१६. सदर जमीनीच्या बिगरशेतकी यापरास प्रारंभ केल्याच्या दिनांक पासून तीन वर्षाच्या कालावधीत अनुज्ञाग्राहीने अशां जमीनीयर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रह समजण्यांत येईल. य अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर कराया लागेल.

१७. पुर्वीच मंजूर केलेल्या नकाशाबरहुकम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही घालता कामा नये किंवा ती मध्ये कोणताही केरबदल करता कामा नये. मात्र अशी मध्ये घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशी भरीचे किंवा केरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट घेगाली.

१८. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरात अस्यच्छता य घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खाचाने आपली पाणीपुरवठयाची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पर्हिजे.

१९. जमीनीच्या बिगरशेतकी यापरास प्रारंभ केल्याच्या दिनांक पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या यापरात बदल य बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमूद्यात एक सनद करून देऊ तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास घंथनकारक असेल.

२०. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्यावे असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेत असा दंड.

Rojne



ठन न - २

दस्त क्रमांक ३५८ / २०१६

क्र.महसूल/क.१/टे-१/नरएपी/मौजे शिळ/सत्तार-(६८/१३) १३६/२०१३

आणि आकारणी भरत्यानंतर उथत जमीन किंवा भूद्यंड अर्जदाराच्या ताव्यात राहू देण्याचा
अधिकार असेल.

११/१११

११. वरीक परिच्छेदात काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीयिलटध जाऊन कोणतीही
इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा
बांधकामाचा यापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली
इमारत काढून टाकण्यायिष्याची किंवा तीत फेरबदल करण्यायिष्याची ठाण्याच्या जिल्हाधिका-याने
निवैश देणे येथी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम
काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करण्यून घेण्याचा किंवा त्या प्रित्यर्थ आलेला
खर्च अनुजाग्राही यथातीकडून जमीन महसूलाची थकदाकी म्हणून बसुल करून घेण्याचा अधिकार
असेल.

१२. दिलेली ही परवानगी मुंदई कुळवहिवाट या शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत
अधिनियम आणि नगरपालिका अधिनियम इतारच्या त्या येळी अमलात असलेल्या इतर
कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत वाढीच्या वाबतीत लागू होतील.
त्या उपबंधाच्या अधिन असेल.

१३. अनुजाग्राही यांने विगरशीतव्यी आकारणीच्या पाचपट रक्कम रुपये ३५१५/- (अक्षरी रक्कम
रुपये तिन हजार पाचशे पंधरा मात्र) रूपांतरीत कर (कन्हर्शन टेक्स) म्हणून इफडील चलन
क्र.४०६/२०१४ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.३००२५१११/२८६) दि.२१/०८/२०१४
अन्यदे सरकार जमा केली आहे.

१४. अनुजाग्राही यांनी विनशेती परवानगी पेणेगुर्दी केलेल्या अनपिकृत बांधकामाव्यायत अकृषिक आकार य
दंड रुपये ३,५२६/- (अक्षरी तिन हजार पाचशे सधीस मात्र) चलन क्र.४०७/१४ (भारतीय स्टेट बँक
चलन क्र.३०२७०६८९/२८९), दि.२१/०८/२०१४ अन्यदे सरकार जमा केली आहे. सदरचे अनपिकृत
बांधकाम दूर करणे अनुजाग्राही यांचेवर बंधनकारक राहील.



१५. अनुजाग्राही यांनी ठाणे महानगरपालिका ठाणे यांचेकडील मंजूर नकाशाबद्रहुकुमच बांधकाम केले
पाहिजे.

१६. अनुजाग्राही यांनी ठाणे महानगरपालिका ठाणे यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा
बांधकाम केल्यास अगर बांधकामा मर्द्य बदल करून जादा चटईक्षेत्र निवैशांक यापरत्यास
अनुजाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्याये फौजदारी
स्वरूपाचा गुढा दाखल करण्यास पात्र रहातील य असे जाद बांधकाम दूर करण्यास पात्र
राहील. सदर कारयाई करणेस नियोजन प्राधिकारी म्हणलेच. ठाणे महानगरपालिका ठाणे सक्षम
असेल.

१७. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुजाग्राही यांचेवर राहील. आणि
पिण्याच्या पाण्याची सोय झाली आहे किंवा कंसे या यावत खात्री झात्याशियाय ठाणे
महानगरपालिकेने संबंधित विकासकास इमारत यापर परदाना देऊ नये.

१८. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्णय झात्यास संपादन क्षेत्र सोडून देणे हे
अनुजाग्राहीयर बंधनकारक राहील.



१९. महाराष्ट्र दंडस ॲफ हाऊसिंग विलद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका
क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतरीम स्थिगितीबाबत शासनाचे महसूल या दून विभागाचे पत्र
क्र.गौर्यनि.-१०/१०११/प्र.क्र.६१८/ख, दिनांक १७/११/२०११ मधील सुचनानुसार मा.न्यायालयाचे
अंतरीम आदेशात अधीन राहून सदर परवानगी देणेत आली असून मा.उच्च न्यायालय / शासन
याबाबतीत जे.निर्णय / आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहील.

२०. अर्जदार यांनो जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, सदर
जागेबाबत कोणत्याही न्यायालयात दाया प्रलिप्त नसलेलोबाबत इत्यादी बाबत प्रतिज्ञालेल्या

regards

५/५

म.महाराष्ट्र/य.१/टे.१/एनएपी/मोजे शेळ/एस.आर.टी.एस. (क्रमांक) ३४८/२०९८

दि. १९/०३/२०१३ रोजी दिलेला आहे. सादर केलेल्या प्रतिज्ञापत्रातील/घंपवतीत अटी व इती पेक्षा
एकाही अटीचे उल्लंघन झालेन दिलेली परवानगी रद्द होईल.

३१. या विनशेती आदेशान्वये जमिनीचे कक्ष फूलिक प्रयोजनकडून अकृषिक प्रयोजनाकडे रुपांतरण करणेत
येत असून मालकी हफ्तासमध्ये कोणताही घदल घरणेत येत नाही. सदरचे आदेश म्हणजे मालकी
हक्काचे प्रमाणपत्र नाही. प्रश्नाकिंत जमिनीचे मालकी हफ्तासाठी भविष्यात घाद उद्भवल्यास किंवा
न्यायालयात जमिनीचे मालकी हफ्तासाठी घदल झाल्यास अकृषिक परवानगी एकतरी रद्द होण्यास
अर्जदार हे पात्र राहतील.
३२. सदर स.न.ची जमिन खारलैंड दिभागात समायिष्य अनल्यास खारलैंड विभागाची विकास कराराची
रक्कम त्यांचे कार्यालयात जमा करणे अर्जदार यांचेर घंपनकारक राहील.
३३. अर्जदाराने सादर केलेली कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळुन आल्यास सदरची
विनशेती परवानगी आपोआप रद्द समजणेत घेईल.
३४. सदर मंजूर विनशेती आदेशामधील द्वित्रामध्ये घदल भविष्यात घापगत घदल झाल्यास त्याप्रमाणे या
कार्यालयाची सुधारित विनशेती परवानगी तोटे अर्जदार/अनुज्ञायाही यांचेर घंपनकारक राहील.

सही/-

(पी. वेलरासू)

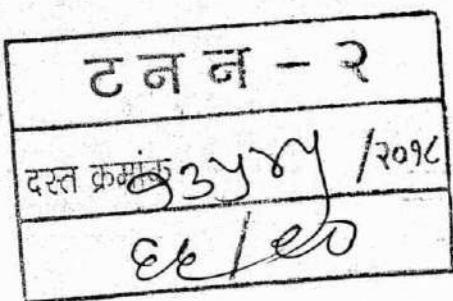
जिल्हाधिकारी ठाणे

प्रति

✓ म.परम डेक्हलपर्स तर्फे भागीदार श्री. परेश इश्वरलाल पांडे व इतर ३ स्वतः व इतर पांचे कु.मू.धारक
रा. २०४, रिच्डी सिध्दी अपार्टमेंट, आएनजी वैश्य बँकेच्यावर, डॉगिवली (नुव्ह), ला.कल्याण, जि.ठाणे

आदेश निर्गमित केले





DECLARATION

We M/s. PARAM DEVELOPERS through its Partner Mr. Akash Paresh Parikh through hereby State and declare that, we have sold Flat No. 202 on Second Floor, building No. 1, Wing "B" area admeasuring 36.45 sq.mt. carpet along with balcony to be enclosed 4.81 sq. meters, in "GREEN AVENUE" standing on the plot of land bearing Survey No. 47/2B, 56/4A, 56/1, 56/2 at village Shil, behind Datta Mandir, Kalyan Junction Thane. Mr. Rajneesh Prakash Hajela & Mrs. Kumudbala Saxena For total consideration of Rs. 32,99,000/-

We have state and declare that we have not sold covered or open parking space along with the above said Flat.

M/s. Param Developers through its
Partner Akash Paresh Parikh

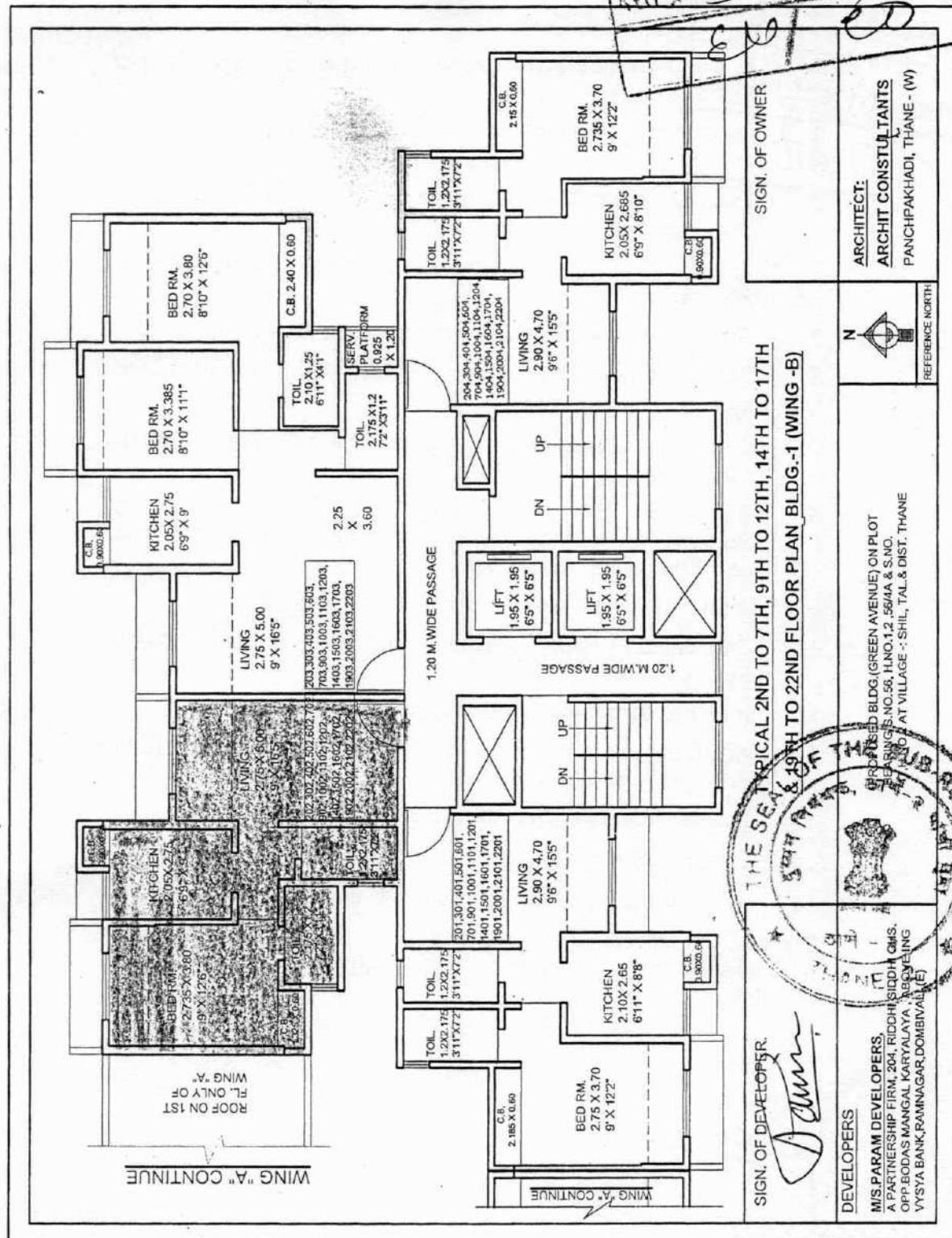
Date. 10/08/2018

Place: Thane



टनक - २

दस्त करना 348 } 12096



Doxey

AMENITIES AND SPECIFICATIONS

टन न - २

दस्त क्रमांक

१. R.C. Framed Structure with ground and upper floor of Self Contained flats.

२/८०

२. All external and internal walls will be brick and/or block masonry work.

३. Externally sand faced cement plaster painted in modern color scheme.
४. Vitrified flooring in Bedroom, Kitchen, Living Room & Passage.
५. Granite top cooking platform with steel sink in kitchen.
६. Bathroom and W. C. will be provided with up to door level modern tiles.
७. Concealed plumbing with reputed brand fittings in toilets and bathroom.
८. Bathroom, W. C. doors will be provided by Bakelite/waterproof type door with aluminum frame work and fitted with marble seal.
९. All windows will be provided with marble seal.
१०. Concealed Copper wiring with good quality electric fittings.
११. Internal doors will be good quality flush door.
१२. Attractive main door will be provided of good quality flush door, decorative handle, and safety chain.
१३. Powder quoted aluminum sliding windows.
१४. Decorative entrance lobby.
१५. All inner walls will be painted with good quality paint.

Builder and Developer has right to make changes or alteration in the list of amenities as and when required.



Doxay



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

ठान ल - २	
दर्शन फ्रम ०३४८६ / २०१८	
१३	१०

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700006081

Project: Green Avenue 1b, Plot Bearing / CTS / Survey / Final Plot No.: Survey no - 56/1,2,4A,4B, Survey No 47/2A,2B at Thane (M Corp.), Thane, Thane, 421204;

1. **Param Developers** having its registered office / principal place of business at Tehsil: **Kalyan**, District: **Thane**, Pin: **421201**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - The Registration shall be valid for a period commencing from **14/08/2017** and ending with **31/12/2020** 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.



Signature valid
Digitally Signed by
Dr. Vasant Remanand Prabhu
(Secretary, MahaRERA)
Date: 8/14/2017 3:48:56 PM

Dated: **14/08/2017**
Place: **Mumbai**

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

Ramam

ठाने - २

दस्त क्रमांक ३५४७ /२०१८
००/००

घोषणापत्र

मी श्री. पुरुषट कर्मिका

या

व्यारे घोषित करीत आहे की, मे. दुर्घम निबंधक, ठाणे - २ यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठे सादर करण्यात आला आहे. मे. परम डेव्हलपर्स, भागीदारी संस्था तरफे भागीदार श्री. आकाश परेश पारेख यांनी दिन क २७/०२/२०१५ रोजी मला / आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे नी सदर दन्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्वक्तीपैकी कोगीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दातल ठरविलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चूकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील याची मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक :- १०-०८-२०१८


कुलमुखत्यारधारक





टन न - २

दस्त क्रमांक ५३५८ / २०१६

५३८/१०

पावती

Friday, February 27, 2015
12:58 PM

Original/Duplicate

नोंदणी क्र. : 39M

Regn.: 39M

पावती क्र. : 3255 दिनांक: 27/02/2015

गावाचे नाव: शिळ
दस्तऐवजाचा अनुक्रमांक: टन न २-२१२०-२०१५
दस्तऐवजाचा प्रकार: कुलमुखत्पारपत्र
सादर करणाऱ्याचे नाव: मे. परम डेव्हलपमेंट, भागीदारी संस्था खर्फे भागीदार श्री. आकाश परेश
पारेख ..

नोंदणी की	रु. 100.00
दस्त हाताळणी की	रु. 220.00
पृष्ठाची संख्या: ११	

रकूण: रु. 320.00

आपणास मूळ दस्त घेणेल प्रिंट, सूची-३ व सीडी अंदाजे १:०७ PM हा वेळेस मिळेल.
सह दुर्घटनाक्रिप्ट प्रेस्ट्राइप्पल २

बाजार मुळ्य: रु.०/-
मरलेले मुद्रांक शुल्क: रु. ५००/-
मोबाईल: रु.०/-

प्रयकाचा प्रकार: By Cash रकम: रु 100/-
प्रयकाचा प्रकार: By Cash रकम: रु 220/-



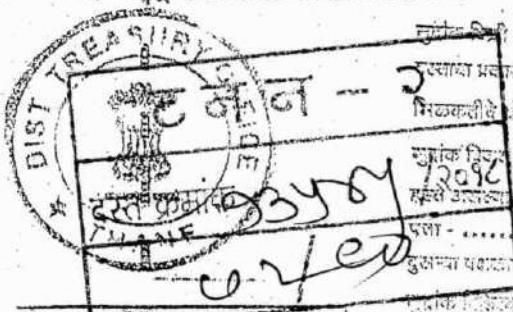
मूळ दस्त भिळाला

Rajendra





महाराष्ट्र MAHARASHTRA



जिल्हा कालांगीर कास्टलेस,
ठाणे.

- 6 FEB 2015

प्रकाश प्रबंधन लिपीक/लिपीक

6.2.2015

टीट्यन्न - २

२४०८

25 FEB 2015

दिनांक

R 738836

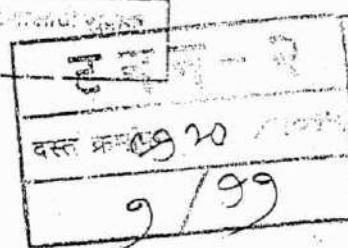
दाता की नीति अनुसार अपार्टमेंट
दस्तावेज़ प्रबंधन - ४१८
मिशनरी कोड नं. ३५६७

क्रमांक विवरण विवरण कोड - ५८७२ नं०१०८
मुख्य विवरण कोड - १२५८
दस्तावेज़ कोड - १२४०८
दस्तावेज़ कोड - १२४०८
दुसरा विवरण कोड - M.R.H. ३०८५६७

दुसरा विवरण कोड - (नाम : नामेक ही)
रुपांतर प्रियों के नाम/पता - रुद्रा. प. प. २०४, नाम, नाम
चोटीनामा, ठाणे (प.) - २०२१०१ पुराणा नाम

ज्या वारपात्राती उपरी विवरण
सारेकी घोषणाकून ८ वर्षांन्यात काढावी मिळावेकरून आव

POWER OF ATTORNEY



TO ALL TO WHOME THESE PRESENTS SHALL COME We (1) MR.
AKASH PARESH PARikh, (2) MR. PARESH ISHWARLAL PARikh and (3)
MR. NAVINBHAI NARSHIBHAI PATEL, Partners of M/s. PARAM
DEVELOPERS having its office at 204, Riddhi Siddhi Apartment, Above ING
Vyaaya Bank, Bambivall (East) SEND GREETINGS :

WHEREAS the property described in the Schedule hereunder written is
being developed by us by constructing buildings thereon.



Navin N. Patel

Romey

टब न - २

दस्त क्रमांक	1/2096
५३/८०	

- 2 -



WHEREAS we being the severally authorised partners of the aforesaid partnership firm have already severally executed agreements for sale of flats and shops and we also have to execute Agreements for Sale, Supplemental Agreements, Deeds of Cancellations, Conveyance, Undertakings, Declarations, Power of Attorney, Lease Deed, Leave and License Agreements and other deeds and documents related thereto in future. THANE - 2

AND WHEREAS due to our pre-occupation and other practical difficulties, we are not in a position to attend the Sub-Registrar's Offices at Thane for presenting various Agreements and / or any such deeds and documents executed by us from time to time, for the sake of convenience, we (1) MR.

दस्त क्रमांक	1/2096
२/९९	

Navin N. Patel
Romay

टनन - २

दस्त क्रमांक
५३४८९ /२०१६

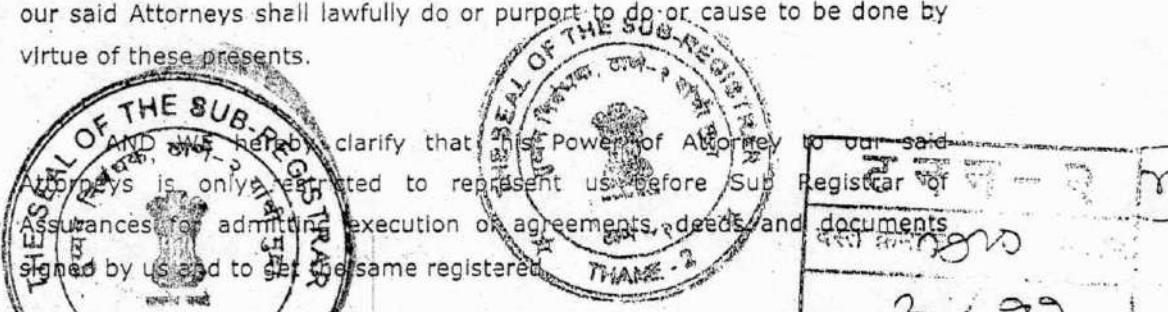
- 3 -

AKASH PARESH PARIKH, (2) MR. PARESH ISHWARLAL PARIKH and (3)
MR. NAVINBHAI NARSHIBHAI PATEL, Partners of M/s. PARAM
DEVELOPERS are granting present Power of Attorney in favour of (1) MR.
VIJAYPRAKASH R. MALRYA, age - 38 years and (2) MR. PUSHKAR P. KARNIK
age - 34 years having address at 1, Murudkar Building. Opp. Civil Hospital's
Main Gate, Thane (West) for the purpose mentioned hereinbelow.

NOW KNOW ALL MEN BY THESE PRESENTS THAT we (1) MR.
AKASH PARESH PARIKH, (2) MR. PARESH ISHWARLAL PARIKH and (3)
MR. NAVINBHAI NARSHIBHAI PATEL, Partners of M/s. PARAM
DEVELOPERS do hereby nominate, constitute and appoint (1) MR.
VIJAYPRAKASH RAMAWADH MAURYA and (2) MR. PUSHKAR PRAFULLA
KARNIK to be our true and lawful Attorney for the purpose hereinafter
appearing and to do severally all and/or any of the following acts, deeds
matters and things that is to say :

1. To appear for us and on our behalf before Sub-Registrar of Assurances
at Thane or any other officer of assurances in Bombay and to present
and/or lodge the same for registration and to admit execution of any
deeds or documents executed by us jointly or severally in respect of
the property described in the Schedule hereunder written.
2. Generally to do and perform all acts, things necessary or expedient for
registering the said agreements, deeds, documents & writings as fully
& effectually as we could ourselves do.

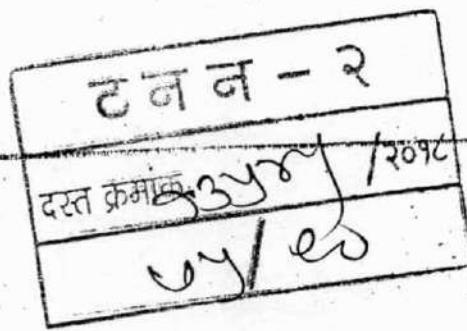
AND WE DO HEREBY agree to ratify and confirm all and whatsoever
our said Attorneys shall lawfully do or purport to do or cause to be done by
virtue of these presents.



IN WITNESS WHEREOF we, the said (1) MR. AKASH PARESH PARIKH,
(2) MR. PARESH ISHWARLAL PARIKH and (3) MR. NAVINBHAI
NARSHIBHAI PATEL, Partners of M/s. PARAM DEVELOPERS have put
my hand at Thane on this 27th day of FEBRUARY 2015.

Navin N. Patel

Romey



- 4 -

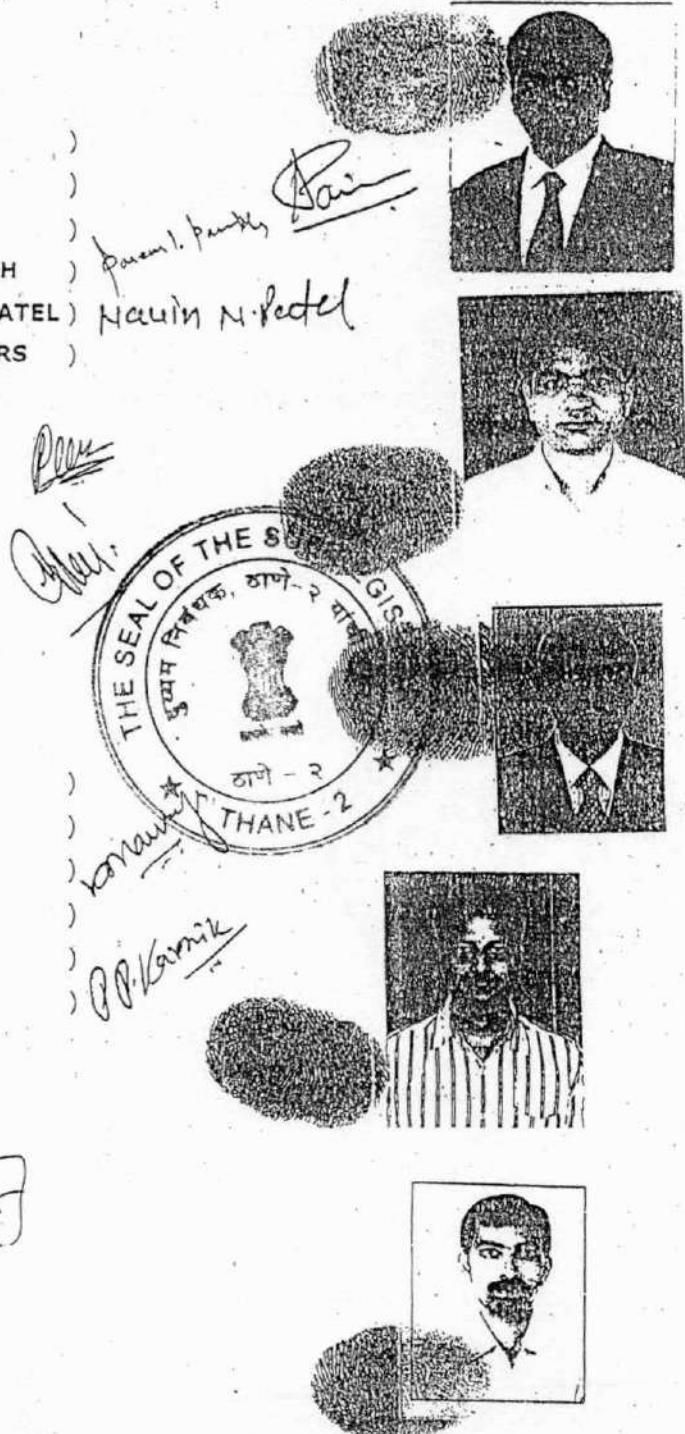
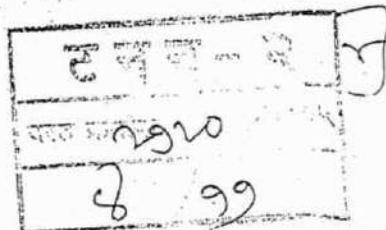
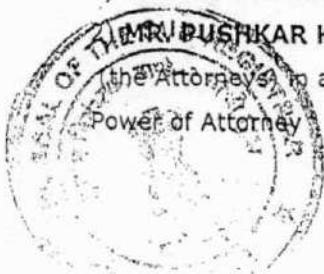
THE SCHEDULE ABOVE REFERRED TO :

ALL that piece and parcel of land lying, being and situate at Village - Shil, Taluka and District - Thane bearing Survey No.56, Hissa No.4A, area 400 sq. metres, Survey No.56, Hissa No.2, area 300 sq. metres, Survey No. 47, Hissa No.2 admeasuring 4120 sq. metres and Survey No.56, Hissa No.1, area admeasuring 500 sq. meters, total area admeasuring 5320 sq. meters within the Registration District and Sub District of Thane and within the limits of the Thane Municipal Corporation.

SIGNED, SEALED & DELIVERED)
by the withinnamed EXECUTANTS)
(1) MR. AKASH PARESH PARIKH)
(2) MR. PARESH ISHWARLAL PARIKH)
(3) MR. NAVINBHAI NARSHIBHAI PATEL)
Partners of M/s. PARAM DEVELOPERS)
In the presence of ...

1. Pravim J. Patel
2. Anil Walwankar

SIGNED AND ACCEPTED by the
withinnamed
1) MR. VIJAYPRAKASH R. MAURYA
MR. PUSHKAR KARNIK
the Attorneys to acceptance of this
Power of Attorney



ठाने - २
दस्त क्रमांक ५३४८९ /२०१६
५६/६०

RECEIPT

RECEIVED with thanks a sum of Rs. 50/- (Rupees पाँच रुपये)
 from the withinnamed Purchaser योगी मिश्र
 through 240 towards the amount of Non-Judicial Stamp Paper/
 General stamp papers vide Serial No. 38008 to _____ dated _____

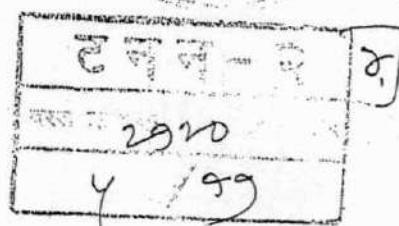
25 FEB 2015 25 FEB 2015

(B.N.Nigde)

Stamp Vendor

Near Collector, Office
Thane (W) - 400 601

L.No. 1201009



Nauin Patel

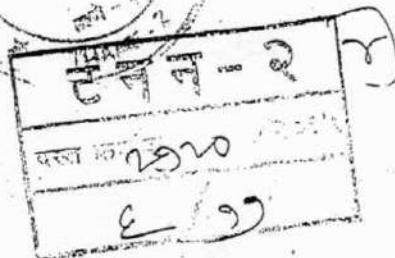


ठाने - २

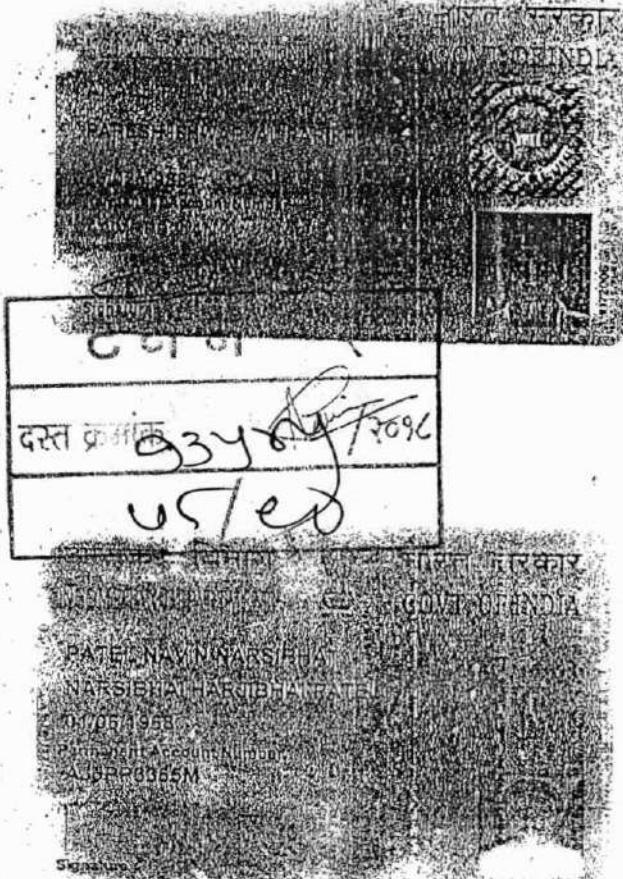
दस्त क्रमांक
५३४८९ /२०१८
५६/८०

काटा

B
R
P
A
G
E



Ramsey



**THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH05 20090027343 DOI: 09-04-1987
Valid Till: 13-07-2016 (INT)

DLR 13-07-2011
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHTOUT INDIA

COV DOI
MCWG 09-04-1987
LMV 21-04-2011

DOB : 21-05-1956 EG :

Name : PARESH PARikh
S/O/W: ISHWARLAL PARikh
Add: 02 NURANG APT PLOT NO -18
NR -KALAVATI MANDIR NANDIVLI ROAD
DOMBIVALI (E) DIST -THANE
PIN: 421201
Signature & ID of
Issuing Authority: MH05 201175

Signature/Thumb
Impression of Holder

Navin N. Patel



**आयकर विभाग
INCOME TAX DEPARTMENT**

GOVT OF INDIA

VIIJAYPRakash R MAURYA
RAMAWADH PRABHU MAURYA
14/08/1976
Permanent Account Number
AAZPM1961B

Signature



**आयकर विभाग
INCOME TAX DEPARTMENT**

GOVT OF INDIA

PRAVIN JAI ANTILAL PATEL
JAYANTILAL GANGDAS PATEL
25/02/1978
Permanent Account Number
AAFPP3938B

Signature



**THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH04 20080034485 DOI: 12-04-2005
Valid Till: 11-04-2025 (INT)

AED 15-11-2008
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHTOUT INDIA

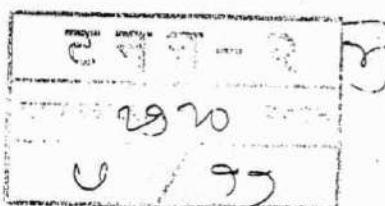
COV DOI
MCWG 12-04-2005
LMV 03-1-2008

DOB : 28-07-1988 EG :

Name : JAMIL R WALVANKAR
S/O/W: RAMCHANDRA WALVANKAR
Add: JN NO-3, JAY SAI KRUPA SOC.,
TELIGALLI, TEMBHINKA, THANE.

PIN: 400601
Signature & ID of
Issuing Authority: MH04 200803

Signature/Thumb
Impression of Holder



ठाने - २

दस्त क्रमांक ९३३६ / २०१८

१०/१०

कोटे

पत्र

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रेमें

शुक्रवार, 27 फेब्रुअरी 2015 12:58 म.न.

दस्त गोष्ठवारा भाग-1

दस्त ८९९

दस्त क्रमांक: 2120/2015

दस्त क्रमांक: दस्त 2/2120/2015

बाजार मुल्य: रु. 00/-

मोबाइल: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. नि. मह. द. नि. दस्त 2 यांचे कार्यालयात
अ. क्र. 2120 वर दि. 27-02-2015दस्त क्रमांक १३४८ / २०१५
८०८०

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

पावती: 3255 पावती दिनांक: 27/02/2015

सादरकरणाराचे नाव: मे. परम डेव्हलपर्स, भागीदारी संस्था
तर्फे भागीदार श्री. आकाश परेश पारेख --

रोडपटी फी. रु. 100.00

दस्त हजाराळणी फी. रु. 220.00

पड्याचीमाझा ।।

एकुण: 320.00

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: कुलमुख्यारपत्र

मुद्रांक शुल्क: (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तीना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारात किंवा सरकार काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्षा क्र. 1 27 / 02 / 2015 12 : 46 : 49 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 02 / 2015 12 : 47 : 15 PM ची वेळ: (फी)

- प्रतेजा पत्र -

सदर दत्तऐवज नोंदवी करवा १९०८ नियम १९६। भेटीत तसुदीवृत्तार नोंदवीस दानल केला आहे. दत्तानपैल संपुर्ण भलकुर निष्पादक व्यक्ती, साहीदार व योद्धासे करण्यात दस्ताची संताता काफीर यांनी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जदावदार आहेत. तसेच सदर दस्तावरण दस्तावृते राज्यशासन/कोर्टशासन याच्या कोणताही कायदा/नियम/प्रीक्रम यांचे उत्तरांन छात नाही.

प्रतेजा पत्र



प्रतेजा पत्र

टनन - २

दस्त क्रमांक ९३५८७ /२०१८

९/८०

Summary-2(दस्त गोषवारा भाग - २)



27/02/2015 2 04:37 PM

दस्त गोषवारा भाग-२

टनन २०१९९

दस्त क्रमांक: २१२०/२०१५

दस्त क्रमांक :टनन2/2120/2015

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

आयाचित्र

अंगहायाचा ठसा

१ नाव: विजयप्रकाश रामअंबेध मौर्य

पैवर ऑफ

पत्ता:प्लॉट नं: १, माळा नं: -, इमारतीचे नाव:

अटॉर्नी होल्डर

मुरुडकर बिल्डीग, ब्लॉक नं: सिविल हॉस्पिटल

वय :-38

मेन गेट समोर, ठाणे पश्चिम, रोड नं: -

स्वाक्षरी:-

महाराष्ट्र, ठाणे.

Mauru

पैन नंबर:AAXPM1961B



२ नाव: पुष्कर प्रफुल्ल कर्णिक

पैवर ऑफ

पत्ता:प्लॉट नं: १, माळा नं: -, इमारतीचे नाव:

अटॉर्नी होल्डर

मुरुडकर बिल्डीग, ब्लॉक नं: सिविल हॉस्पिटल

वय :-34

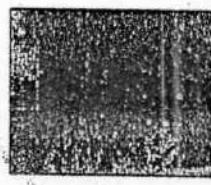
मेन गेट समोर, ठाणे पश्चिम, रोड नं: -

स्वाक्षरी:-

महाराष्ट्र, ठाणे.

पैन नंबर:ANJPK3627P

BJ Kromik



३ नाव: मे. परम डेव्हलपर्स, भागीदारी संस्था तर्फ

कुलमुखत्यार

भागीदार श्री. आकाश परेश पारेख - -

टेणार

पत्ता:प्लॉट नं: २०४, माळा नं: -, इमारतीचे

वय :-25

नाव: रिद्धि सिद्धी अपार्टमेन्ट, ब्लॉक नं:

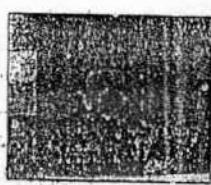
स्वाक्षरी:-

आय.एन.जी.वैश्य बैंकेच्यावर, डॉविवली पूर्व, रोड

Dan

नं: -, महाराष्ट्र, ठाणे.

पैन नंबर:AANFP6340B



४ नाव: मे. परम डेव्हलपर्स, भागीदारी संस्था तर्फ

कुलमुखत्यार

भागीदार श्री. परेश ईश्वरलाल पारेख - -

टेणार

पत्ता:प्लॉट नं: २०४, माळा नं: -, इमारतीचे

वय :-56

नाव: रिद्धि सिद्धी अपार्टमेन्ट, ब्लॉक नं:

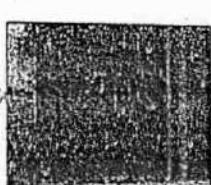
स्वाक्षरी:-

आय.एन.जी.वैश्य बैंकेच्यावर, डॉविवली पूर्व, रोड

Dan

नं: -, महाराष्ट्र, ठाणे.

पैन नंबर:AANFP6340B



५ नाव: मे. परम डेव्हलपर्स, भागीदारी संस्था तर्फ

कुलमुखत्यार

भागीदार श्री. नविनभाई नरशीभाई पटेल - -

टेणार

पत्ता:प्लॉट नं: २०४, माळा नं: -, इमारतीचे

वय :-45

नाव: रिद्धि सिद्धी अपार्टमेन्ट, ब्लॉक नं:

स्वाक्षरी:-

आय.एन.जी.वैश्य बैंकेच्यावर, डॉविवली पूर्व, रोड

Naving Patel

नं: -, महाराष्ट्र, ठाणे.

पैन नंबर:AANFP6340B



Summary-2(दस्त गोषवारा भाग - २)

वरील दस्तऐवज करून देणार तथाकधीत कुलमुहूरत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ: 27 / 02 / 2015 12 : 48 : 52 PM

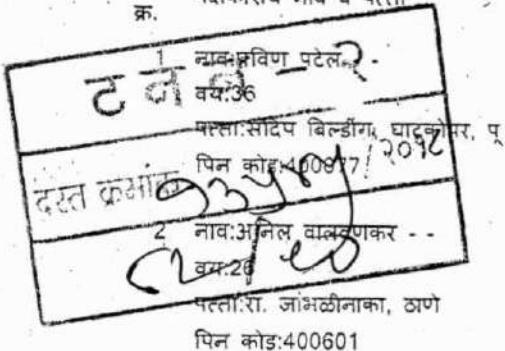
ओळख:-

खालील इसमध्ये असे निवेदीत करतात की ते दस्तऐवज करून देणार्यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु पक्षकाराचे नाव व पत्ता
क्र.

छायाचित्र

मंगळयाचा ठसा



स्वाक्षरी



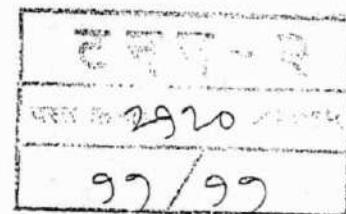
स्वाक्षरी



शिक्का क्र.4 ची वेळ: 27 / 02 / 2015 12 : 49 : 26 PM

शिक्का क्र.5 ची वेळ: 27 / 02 / 2015 12 : 50 : 14 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 2



2120 / 2015

Know Your Rights as Registrants

- Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- Get print and mini-CD of scanned document along with original document, immediately after registration.

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

पुस्तक क्रमांक १०८
प्राप्तिकाल नोंदवा
2920



प्रमाणित करणेल येते की या दस्तामध्ये
एकूण १०८ पाने आहेत

सह. दुर्योग अधिकारी, ठाणे क्र.२
तारीख 27 मार्च २०१५

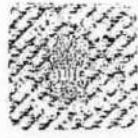
सह. दुर्योग अधिकारी, ठाणे क्र.२



आयकर विभाग
INCOME TAX DEPARTMENT
PARAM DEVELOPERS



भारत सरकार
GOVT. OF INDIA



08/04/2012

Permanent Account Number

AANFP6340B

टनन - २
दस्त क्रमांक ९३५८६ /२०१८
C3/ed

23/05/2012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKASH P PARikh

PAresh Ishwarlal Parikh

25/02/1988

Permanent Account Number

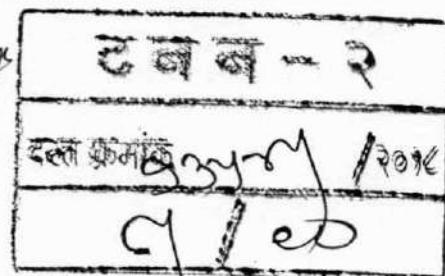
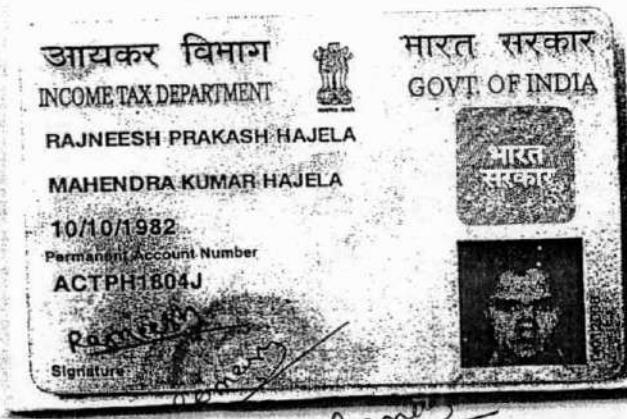
ACVPP9214N

Signature



टने - २
दस्त क्रमांक ३४४ / २०९८
Q/ed





ठाने - २
दस्त फॉर्म १३४७/२०९८
८५६०



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20181010470

10 October 2018, 11:24:46 AM

मूल्यांकनाचे वर्ष	2018				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	24/92-153) महामार्गावरील दोन्ही वाजूस असलेले सर्व नंबर				
क्षेत्राचे नाव	Thane Municipal Corporation			सर्व नंबर / न. भू. क्रमांक :	
वांधिक मूल्य दर तकन्यानुसार मूल्यदर रु.					
खाली जमीन	निवासी सदनिका	कार्यालय	दृकाने	औद्योगिक	मोजमापनाचे एकक
9000	51300	51300	64300	51300	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	45.386चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ष -	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.51300/-
उद्वाहन सुविधा	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	41.26चौ. मीटर
Sale Type -					
First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वांधिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (51300 * (100 / 100)) * 100 / 100				
	= Rs.51300/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मुख्य दर * मिळकतीचे क्षेत्र				
	= 51300 * 45.386				
	= Rs.2328301.8/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तलधराऱ्ये मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + लगतच्या गट्याचे मूल्य + तरील गट्याचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती ओवतीच्या खुल्या जागेचे मूल्य + बंदिस्त दालवानी				
	= A + B + C + D + E + F + G + H + I				
	= 2328301.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.2328301.8/-				

[Home](#) [Print](#)

सह दुष्यम निबंधक, ठाणे क्र. २

ठनन - २
दरम ५३४८८/२०१८
८/८०



ठाने - २	
दस्त क्रमांक	३३२५ /२०१८
८८/८०	



74/13545

बुधवार, 10 ऑक्टोबर 2018 10:54
म.पू.

दस्त गोष्वारा भाग-1

टनन2

13545

दस्त क्रमांक: 13545/2018

दस्त क्रमांक: टनन2 /13545/2018

बाजार मुल्य: रु. 23,28,500/- मोबदला: रु. 32,99,000/-

अरलेले मुद्रांक शुल्क: रु. 1,98,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्र. 13545 वर दि. 10-10-2018

रोजी 10:30 म.पू. वा. हजर केला.

पावती: 18647

पावती दिनांक:

10/10/2018

सादरकरणाराचे नाव: रजनीश प्रकाश हजेला

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्टांची संख्या: 90

एकुण: 31800.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 10 / 10 / 2018 10 : 30 : 49 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 10 / 2018 10 : 32 : 42 AM ची वेळ: (फी)

- प्रतिक्रिया पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत वरकुटीमुसार नोंदणीस दाखल केला आहे. दस्तावेजीत संपूर्ण मजकुर निषादक व्यक्ती, साक्षीदार व सोबत जोडलेले कायदप्रवै दस्तावी सम्पत्ता क्रयदेतीर वारी सारी खालील निषादक व्यक्ती संपुर्णपै ज्ञावदार आहेत. तसेच सदर हस्तांतरण दस्तावेजी ग्रज्यासाठन/केंद्रासाठन यांच्या कोणताही कायदा/नियम/परिषदक यांचे उल्लंघन होत नाही.

Rajneesh
सहार सहीOmkar
लहून देणार सा

Rajneesh





10/10/2018 11:44:15 AM

दस्त गोषवारा भाग-2

टनन2

e0/e0

दस्त क्रमांक: 13545/2018

दस्त क्रमांक: टनन2/13545/2018

दस्ताचा प्रकार: -करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: मे. परम डेव्हलपर्स, भागीदारी संस्था तर्फे भागीदार श्री. आकाश परेश पारेख तर्फे कवुली जवाबासाठी कु.मु. पुण्यर कणिक -
पत्ता: प्लॉट नं: 204, माळा नं: 2, इमारतीचे नाव: रिद्धि मिंदी अपार्टमेन्ट, ब्लॉक नं: रामनगर, डोंबिवली पूर्व, रोड नं: -, महाराष्ट्र, ठाणे.
पैन नंबर: AANFP6340B

पक्षकाराचा प्रकार

लिहून घेणार
वय: -36
स्वाक्षरी:-

द्वायाचित्र



अंगठ्याचा ठसा



2. नाव: रजनीश प्रकाश हंजेला
पत्ता: प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: -, ब्लॉक वय: -36
नं: सेक्टर नं. 2, तळोजा, नवी मुंबई, रोड नं: रोड नं. 7, स्वाक्षरी:-
महाराष्ट्र, राईशारः (००:).
पैन नंबर: ACTPH1804J

लिहून घेणार

वय: -36
स्वाक्षरी:-

3. नाव: कुमुदवाला सक्षेता
पत्ता: प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: -, ब्लॉक वय: -33
नं: सेक्टर नं. 2, तळोजा, नवी मुंबई, रोड नं: रोड नं. 7, स्वाक्षरी:-
महाराष्ट्र, राईशारः (००:).
पैन नंबर:

लिहून घेणार

वय: -33
स्वाक्षरी:-

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 10 / 10 / 2018 10 : 48 : 00 AM

ओळखः-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

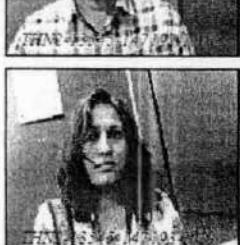
द्वायाचित्र

अंगठ्याचा ठसा

1. नाव: संतोष कुमार तिवारी -
वय: 36
पत्ता: बी-301, चंद्रेश कावेरी सोसायटी, लोधा हेवेन, कल्याण शिल्प स्वाक्षरी
फाटा रोड, डोंबिवली पूर्व, कल्याण
पैन कोड: 421203



2. नाव: वयं संक्षेता -
वय: 37
पत्ता: बी-22-23, विनय नगर सेक्टर 3, गिर्द, ग्वालियर
पैन कोड: 474012



शिक्का क्र.4 ची वेळ: 10 / 10 / 2018 10 : 48 : 59 AM

Joint Sub Registrar Thane 2

EPayment Details.

sr. Epayment Number
1 0610201808041
2 MH0069023852018198



Know Your Rights as Registrants

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

Defacement Stamp No. 2
0610201808041D
0003858762018198
10.10.2018/2018

13545 / 2018

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

