AGREEMENT FOR SALE

"LEENA PARADISE"

Description of Property

Flat No. 716, on the 7th Floor in the Project Known as "LEENA PARADISE" constructed on Survey No. 51, City Survey No. 1118/10, 1118/11, 1118/12 & 1118/13 Village – Chinchavali – Shekin, Khopoli, Tal – Khalapur, Dist – Raigad.

Developed by

M/S. LEENA DEVELOPERS & INFRASTRUCTURES

AND

Purchased by

MRS. GAURI ARVIND PITALE

LEGAL ADVISER
S. K. SINGH
ADVOCATE & LEGAL CONSULTANTS
Shop No. 26, Ground Floor, Sai Chambers,
Plot No. 44, Sector – 11, CBD Belapur,
Navi Mumbai – 400 614
Mobile No. 9819574309/8779798335

Internal

Receipt (pavti)

462/278
Thursday,January 18 ,2024
11:03 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 400 दिनांक: 18/01/2024

गावाचे नाव: **चिंचवली शेकीन**
दस्तऐवजाचा अनुक्रमांक: **कलर-278-2024**
दस्तऐवजाचा प्रकार : **करारनामा**
सादर करणाऱ्याचे नाव: **गौरी अरविंद पितळे - -**

नोंदणी फी	रु. 24000.00
दस्त हाताळणी फी	रु. 1320.00
पृष्ठांची संख्या: 66	
एकूण:	रु. 25320.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:23 AM ह्या वेळेस मिळेल.

Sub Registrar Khalapur
दुय्यम निबंधक खालापूर

बाजार मुल्य: रु.1890000 /-
मोबदला रु.2400000/-
भरलेले मुद्रांक शुल्क : रु. 144000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1320/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124174706286 दिनांक: 18/01/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.24000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014106935202324E दिनांक: 18/01/2024
बँकेचे नाव व पत्ता:

Internal

18/01/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर
दस्त क्रमांक : 278/2024
नोंदणी :
Regn:63m

गावाचे नाव : चिंचवली शेकीन

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2400000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1890000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:खोपोली इतर वर्णन :, इतर माहिती: , इतर माहिती: रेरा नं. पी 52000031814,विभाग क्र. 11/32,दर- 40500 प्रति चौ. मी. सदनिका नं. 716,सातवा मजला,लीना पॅराडाईस,सर्वे नं. 51,सिटी सर्वे नं. 1118/10,1118/11,1118/12 आणि 1118/13,चिंचवली-शेकीन गाव,खोपोली,तालुका - खालापूर व जिल्हा रायगड,रेरा कारपेट क्षेत्रफळ 34.460 चौ. मी. व फ्लॉबरबेड क्षेत्रफळ 5.70 चौ. मी.((C.T.S. Number : 1118/10, 1118/11, 1118/12 & 1118/13 ;))
(5) क्षेत्रफळ	1) 34.460 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स लीना डेव्हलपर्स आणि इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री. गिल्बर्ट बाप्टिस्ट डिसुझा - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. 303, तिसरा मजला, ए -विंग, श्री नंद धाम, प्लॉट नं. 59, सेक्टर 11, सीबीडी बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AADFL4397A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरी अरविंद पितळे - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. ८०३, साईनिधी सीएचएस, टेकडी बंगलो, एस इ एस हायस्कुल समोर, पाचपाखाडी, ठाणे वेस्ट, नौपाडा, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400602 पॅन नं:-AKTPP1269K
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	278/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	144000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000
(14)शेरा	

THE SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक खालापूर क्रमांक एक सत्यमेव जयते KHALAPUR

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LEENA DEVELOPERS AND INFRASTRUCTURES	eChallan	69103332024011711403	MH014106935202324E	144000.00	SD	0007469572202324	18/01/2024
2		DHC		0124174706286	1320	RF	0124174706286D	18/01/2024
3	LEENA DEVELOPERS AND INFRASTRUCTURES	eChallan		MH014106935202324E	24000	RF	0007469572202324	18/01/2024

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



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दुय्यम निबंधक खालापूर

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202401181113

18 January 2024,11:01:11 AM

मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
मूल्य विभाग	तालुका : खालापुर
उप मूल्य विभाग	11/32-गोठेजा - चिचवली शेकीन क्रताक 11मुल्यदर विभाग 7
क्षेत्राचे नांव	B Class Palika सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#1118

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
9430	40500	46600	50600	46600	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	43.606चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.23958/-
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.42525/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

= (((42525-9430) * (100 / 100)) + 9430)

= Rs.42525/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 42525 * 43.606

= Rs.1854345.15/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 1854345.15 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=**Rs.1854345/-**

= ☐ आठरा लाख चोपन्न हजार तीन शे पंचेचाळीस /-

Home Print

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

कलर
२५८ /२०२४
१ /६६

CHALLAN
MTR Form Number-6

GRN	MH014106935202324E	BARCODE		Date	17/01/2024-12:13:50	Form ID	25.2

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	KLR_KHALAPUR SUB REGISTRAR
Location	RAIGAD
Year	2023-2024 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	144000.00
0030063301 Registration Fee	24000.00
Total	1,68,000.00

DEFACED ₹168000.00 DEFACED

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AADFL4397A
Full Name	LEENA DEVELOPERS AND INFRASTRUCTURES
Flat/Block No.	Flat 716, 7th Floor, LEENA PARADISE, CTS No.
Premises/Building	1118/10, 11, 12, 13
Road/Street	Chinchavali- Shekin, Tal- Khalapur, Dist- Raigad
Area/Locality	Khopoli
Town/City/District	
PIN	4 1 0 2 0 3
Remarks (If Any)	PAN2=AKTPP1269K~SecondPartyName=GAURI ARVIND PITALE~CA=2400000
Amount In Words	One Lakh Sixty Eight Thousand Rupees Only

Payment Details	IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details		Bank CIN	Ref. No.	0910333202401171 1403	736966402
Cheque/DD No.		Bank Date	RBI Date	17/01/2024-12:15:16	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9594632221

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

SUB-REGISTRAR KHALAPUR

20/1/2024

2/EE

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-462-278	0007469572202324	18/01/2024-11:03:29	IGR156	24000.00

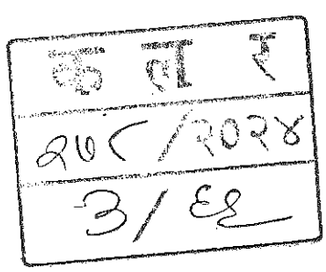
Print Date 18-01-2024 11:06:31

Internal

GRN : MH014106935202324E **Amount :** 1,68,000.00 **Bank :** IDBI BANK **Date :** 17/01/2024-12:13:50

2	(iS)-462-278	0007469572202324	18/01/2024-11:03:29	IGR156	144000.00
			Total Defacement Amount		**1,68,000.00**

THE SEAL OF THE SUB-REGISTRAR ★ KHALAPUR ★



Print Date 18-01-2024 11:06:31

Internal

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

Receipt of Document Handling Charges

PRN	0124174706286	Receipt Date	18/01/2024

Received from LEENA DEVELOPERS AND INFRASTRUCTURES, Mobile number 9594632221, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered on Document No. 278 dated 18/01/2024 at the Sub Registrar office S.R. Khalapur of the District Raigarh.

DEFACED
₹ 1320
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	17/01/2024
Bank CIN	10004152024011705860	REF No.	401715664539
Deface No	0124174706286D	Deface Date	18/01/2024

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

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

Internal

CHALLAN

MTR Form Number-6

GRN	MH014106935202324E	BARCODE		Date	17/01/2024-12:13:50	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AADFL4397A
Office Name	KLR_KHALAPUR SUB REGISTRAR	Full Name	LEENA DEVELOPERS AND INFRASTRUCTURES
Location	RAIGAD		
Year	2023-2024 One Time	Flat/Block No.	Flat 716, 7th Floor, LEENA PARADISE, CTS No.
Account Head Details	**Amount In Rs.**	Premises/Building	1118/10, 11, 12, 13
0030046401 Stamp Duty	144000.00	Road/Street	Chinchavali- Shekin, Tal- Khalapur, Dist- Raigad
0030063301 Registration Fee	24000.00	Area/Locality	Khopoli
		Town/City/District	
		PIN	4 1 0 2 0 3
		Remarks (If Any)	
		PAN2=AKTPP1269K~SecondPartyName=GAURI ARVIND PITALE~CA=2400000	
		Amount In Words	One Lakh Sixty Eight Thousand Rupees Only
Total	1,68,000.00		
Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	

Cheque-DD Details		Bank CIN	Ref. No.	69103332024011711403	736966409
Cheque/DD No.		Bank Date	RBI Date	17/01/2024-12:15:16	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9594632221

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

AGREEMENT FOR SALE

THE SEAL OF THE SUB-REGISTRAR

Page 1/1

Print Date 17-01-2024 12:15:27

कलर

२५८/२०२४

५/६६

Internal

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0124174706286	**Date**	17/01/2024
Received from LEENA DEVELOPERS AND INFRASTRUCTURES, Mobile number 9594632221, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.			
Payment Details			
Bank Name	SBIN	**Date**	17/01/2024
Bank CIN	10004152024011705860	**REF No.**	401715664539
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

AGREEMENT FOR SALE

This AGREEMENT is made at Khalapur on this 18TH day of **January, 2024** between **M/S. LEENA DEVELOPERS & INFRASTRUCTURES, (PAN NO. AADFL4397A)** a Partnership firm, Registered under the Partnership Act, 1932, having office address at – **Office No. 303, 3rd Floor, "A" Wing, "SHREE NAND DHAM", Plot No. 59, Sector – 11, CBD Belapur, Navi Mumbai - 400 614**, hereinafter called **"THE DEVELOPERS"** (which expression shall unless be repugnant to the context or meaning thereof mean and include its present and future partners, executors and assigns) of the **ONE PART.**

AND

MRS. GAURI ARVIND PITALE (PAN NO. AKTPP1269K, AADHAR CARD NO. 5333 6503 1097), an adult, Indian Inhabitant, having address at **ROOM NO. 803, SAINIDHI CHS., TEKADI BUNGLOW, OPP.S E S HIGH SCHOOL, PANCHPAKHADI, THANE WEST, NAUPADA, THANE- 400602,**hereinafter called **"THE ALLOTTEE/'S / PURCHASER/'S** (which expression shall mean and include the female gender and the plural, and unless it be repugnant to the context or meaning thereof also their respective heirs executors and permitted assigns, an in the case of a partnership firm the partners from time to time of the said firm, the heirs executors of the last survivor of them and their permitted assigns in case of Company, the Directors from time to time of the said Company and in all cases all persons claiming by under or through such Allottee's/ Purchaser's including her/his/their successors-in interest) of the **OTHER PART.**

WHEREAS Mr. Abdul Rajjak Hajiraj Mohmmad was owner of Land bearing Survey No. 51, Village- Chinchavali Shekin (old revenue Village Mulgaon Khurd), Taluka Khalapur, District Raigad who died on 21/07/1931. After his demised, his wife named-Hafijabibi Javaje Abdul Rajjak Hajiraj Mohmmad being as his legal heir was recorded in the record of rights for the said land.

SEAL OF THE SUB REGISTRAR

245/2024

Internal

AND WHEREAS Smt. Hafijabibi Javaje Abdul Rajjak according to provisions of Muslim personal law, made a Death Bed Gift of the said land bearing Survey No. 51 in favour of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla and she expired on 15/01/1973 and only on the basis of order passed by the Hon'ble Tahsildar, Khalapur bearing No.RTS/Kaat/1-720 dated 05/09/1978, the name of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla was recorded in the record of rights as an owner and occupant of the said land.

AND WHEREAS Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla made application to the Collector, Raigad -Alibag for change of user of Agricultural land bearing Survey No. 51, Revenue Village-Mulgon Khurd and new Revenue Village – Chinchavali-Shekin, into Non Agricultural land and considering the Application, NA permission was granted to Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla for residential and commercial purpose both on basis of temporary approval layout plan vide its order bearing No. Masha/LNA1 (B)/SR/105/2007 dated 28/01/2010 passed by the Hon'ble Collector, Raigad-Alibag.

The total area of said land bearing Survey No. 51, CTS No-1118 of Old Revenue Village Mulgaon Khurd and New Revenue Village Chinchavali Shekin admeasuring area about 22,280 Sq.Mtrs. was very well owned and possessed by Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla.

Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla made an application before Chief Officer Khopoli Municipal Council on 6/07/2018 for revised N.A. permission and towards temporary approved layout bearing Outward number KMC/Bandh.Vibhag/Ta.Ma.Re./3452 Dated 13/12/2018 was prepared. Thus in furtherance, an application was filed by Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla for an urgent survey of the said land. And urgent survey was being conducted by Deputy Superintendent of Land records at Khalapur vide its No.Rh.No.72/2019 on dated 16/03/2019 dividing the said land into 22 N.A Plots along with proposed D.P. Road Acquisition area, Play Ground Area,

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

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internal road area and open space area. The Deputy Superintendent of Land records at Khalapur decided the subject matter and issued a final letter on 31/03/2019. Henceforth, Hon'ble Tahsildar Khalapur passed an order bearing No. Jaminbaab/Kaat/1/4209/ 521/2019/3001 dated 29/05/2019 regarding said revised N.A. permission.

The said land is situated in Sanctioned Development Plan of Khopoli Municipal Council and also in residential zone .Thus, the Chief Officer of Khopoli Municipal Council as per Maharashtra Land Revenue Code (Amended) on 22/08/2014 and also as per section 45 read with section 152 of Maharashtra Regional Town Planning Act, 1966 and also powers vested to the Chief Officer as per Government Circular No. Masha/LNA-1 A/2014 dated 09/12/2014 passed an order bearing its Outward No.KMC/Bandh.Vibhag/An.Re./Pra.Kra.1(18-19)1770 dated 29/07/2019 and granted revised NA permission in favour of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla for residential use of the said land by laying certain terms and conditions.

Thus, hereinafter the name of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla has been recorded in the record of rights and even on the property cards for 22 N.A. Land including land bearing CTS.No.1118/10, admeasuring area 504.84 Sq.Mtrs., CTS.No.1118/11, admeasuring area 516.64 Sq.Mtrs., CTS.No.1118/12 admeasuring area 516.64 Sq.Mtrs. & CTS.No.1118/13 admeasuring area 516.74 Sq.Mtrs., vide its Mutation Entry No.1742/10, 1742/11, 1742/12 & 1742/13 which has been mutated on dated 03/08/2019.

AND WHEREAS Sale Cum Conveyance Deed dated 07/07/2021 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla and **MR. BAL MUKUND KUMAR** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 10 (Renumbered as CTS. No. 1118/10), admeasuring area about 504.84 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 07/07/2021 has been duly stamped and registered

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with the concerned Sub Registrar at Khalapur under registration serial no. KLR/3437/2021 dated 07/07/2021.

AND WHEREAS Deputy Superintendent of Land records at Khalapur by mutation entry No. 1989 recorded the name of **MR. BAL MUKUND KUMAR** on **11/08/2021** for **CTS No. 1118/10** in land records at Khalapur and issued Property Card in the name **MR. BAL MUKUND KUMAR.**

AND WHEREAS Sale Cum Conveyance Deed dated 30/03/2021 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla and **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 11 (Renumbered as CTS. No. 1118/11), admeasuring area about 516.64 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 30/03/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/3978/2021 dated 20/08/2021.

AND WHEREAS Deputy Superintendent of Land records at Khalapur by mutation entry No. 2006 recorded the name of **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** on **20/09/2021** for **CTS No. 1118/11** in land records at Khalapur and issued Property Card in the name **M/S. LEENA DEVELOPERS & INFRASTRUCTURES.**

AND WHEREAS Sale Cum Conveyance Deed dated 16/12/2020 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla and **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 12 (Renumbered as CTS. No. 1118/12), admeasuring area about 516.64 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 16/12/2020 has been duly stamped and registered with the concerned

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Sub Registrar at Khalapur under registration serial no. KLR/215/2021 dated 12/01/2021.

AND WHEREAS Deputy Superintendent of Land records at Khalapur by mutation entry No. 1908 recorded the name of **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI** on **09/02/2021** for **CST No. 1118/12** in land records at Khalapur and issued Property Card in the name **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI.**

AND WHEREAS Sale Cum Conveyance Deed dated 04/03/2021 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla the Vendor therein and **MR. BAL MUKUND KUMAR** the Purchaser therein for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 13 (Renumbered as CTS. No. 1118/13), admeasuring area about 516.74 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 04/03/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/1529/2021 dated 04/03/2021.

AND WHEREAS Deputy Superintendent of Land records at Khalapur by mutation entry No. 1939 recorded the name of **MR. BAL MUKUND KUMAR** on **01/04/2021** for **CST No. 1118/13** in land records at Khalapur and issued Property Card in the name **MR. BAL MUKUND KUMAR.**

AND WHEREAS Sale Cum Conveyance Deed dated 23/08/2021 Executed by and between **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI** and **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 12 (Renumbered as CTS. No. 1118/12), admeasuring area about 516.64 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 23/08/2021 has been duly stamped and registered with the concerned

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Sub Registrar at Khalapur under registration serial no. KLR/4010/2021 dated 23/08/2021.

AND WHEREAS Deputy Superintendent of Land records at Khalapur by mutation entry No. 2007 recorded the name of **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** on **20/09/2021** for **CST No. 1118/12** in land records at Khalapur and issued Property Card in the name **M/S. LEENA DEVELOPERS & INFRASTRUCTURES**.

AND WHEREAS Sale Cum Conveyance Deed dated 06/09/2021 Executed by and between **MR. BAL MUKUND KUMAR** and **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 10 (Renumbered as CTS. No. 1118/10), admeasuring area about 504.84 Sq. Mtrs. & Land No. 13 (Renumbered as CTS. No. 1118/13), admeasuring area about 516.74 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 06/09/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/4406/2021 dated 06/09/2021.

AND WHEREAS Deputy Superintendent of Land records at Khalapur by mutation entry No. 2011 recorded the name of **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** on **24/09/2021** for **CST No. 1118/13** in land records at Khalapur and issued Property Card in the name **M/S. LEENA DEVELOPERS & INFRASTRUCTURES**.

AND WHEREAS **M/S. LEENA DEVELOPERS AND INFRASTRUCTURES** seized, possessed and occupied ownership right of **C.T.S. No. 1118/10 admeasuring area 504.84 Sq.Mtrs., 1118/11 admeasuring area about 516.64 Sq. Mtrs., 1118/12 admeasuring area about 516.64 Sq. Mtrs. & 1118/13 admeasuring area 516.74 Sq.Mtrs., Total admeasuring area 2054.86 Sq. Mtrs., Village – Chinchavali-Shekin, Khopoli, Tal – Khalapur, Dist – Raigad, within the limits of Khopoli Municipal Council.** The copy of Property Card in the name of Developers for the **C.T.S. No. 1118/10, C.T.S. No. 1118/11, C.T.S. No.**

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1118/12 & C.T.S. No. 1118/13 are hereby collectively annexed and marked **Annexure –A.**

AND WHEREAS M/s. Leena Developers and Infrastructures also Purchased 2200 Sq. Mtrs. TDR (Transferable Development Right) from SAU. FEHMIDA ISMAIL MULLA @ FAHMIDA MOHAMMAD ISMAIL MULLA under **Deed of Assignment dated 01/09/2021** on the terms and conditions mentioned therein and same has been duly Stamped and Registered with the concerned Sub Registrar of Assurances at Khalapur under Registration Serial No. कलर/4338/2021 dated 01/09/2021.

AND WHEREAS Developers loaded 1230 Sq. Mtrs TDR out of total TDR of 2200 Sq. Mtrs. on the project known as "LEENA PARADISE" to be constructed on **CTS No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Tal – Khalapur, Dist – Raigad, within the limits of Khopoli Municipal Council.**

AND WHEREAS The Developers have entered into standard Agreement with an **Architect Messrs. Progressive Architects Planners & Engineers** having its address at 808-B, 8th Floor, Prabhat Center Annexe, Plot No. 7, Sector 1A, CBD-Belapur, Navi Mumbai – 400 614, Registered with the council of Architects as per the Agreement described by the council of **Architects Messrs Progressive Architects Planners & Engineers through its Architect Nafees Khan**, who prepared building plans, by proposing to construct a Residential cum Commercial Building on the said NA Land (hereinafter referred to as the said Layout). The Developers through their Architects submitted to the Khopoli Municipal Council the building plans, specifications and designs for the development of said NA Land. The Khopoli Municipal Council sanctioned the Building plans, specifications and designs submitted by the Developers and granted its Development permission and issued **Commencement Certificate by its letter dated 29/10/2021 having Outward No.KMC/TP/BP/2599** for construction of Residential Cum Commercial Building Ground + 7 Upper Floors consisting of 15 Shops and 140 Residential Units. The copy of the Commencement Certificate dated 29/09/2021 is annexed hereto and marked as **Annexure "C".**

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AND WHEREAS the Developers have appointed Shravani Consultants through Bahubali T. Damane, as RCC Consultants and have entered into standard Agreement for carrying out construction of the said Building. The Developers have also appointed **JAIN & JAGTAP ASSOCIATES** as the Chartered Accountant (C.A) to maintain the accounts for the said Building and on issuance of proportionate completion certificate by Architect for the work completed by the Developers, Chartered Accountant on calculation, granted permission for withdrawal of amounts from the separate Bank Account specifically opened for the said project as per the Real Estate (Regulation and Development) Act, 2016 and rule made therein.

AND WHEREAS the Developers appointed **Advocate S. K. Singh**, having office at – Shop No. 26, Ground Floor, Sai Chambers, Land No. 44, Sector – 11, CBD Belapur, Navi Mumbai for issuance of Title Certificate and preparation of standard draft Agreement as per the terms and conditions require under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under. The copy of **Title Certificate issued by Advocate S. K. SINGH dated 29/10/2021**, showing the nature of the title of the Developers to the project annexed hereto and marked **Annexure "B".**

AND WHEREAS the authenticated copies of floor plans of the layout as approved by the concerned Local Authority according to which the construction of the building and open space and specifications of the Flat agreed to be purchased by the ALLOTTEE/'S / PURCHASER/'S have been annexed hereto and marked as **Schedule "B".**

AND WHEREAS ALLOTTEE/'S / PURCHASER/'S visited site construction of the Building for inspection of progress of work and also visited office of the Developers for inspection of documents. The Developers have given inspection of all the documents of the title relating to the project and the plans, designs, specification prepared by Architect Title Certificate

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other documents as are specified under Real Estate (Regulation and Development) Act, 2016 and rule made there under.

AND WHEREAS ALLOTTEE/'S / PURCHASER/'S have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises and building as per the general specifications are set out in **Annexure "D"** annexed hereto. Developers shall not be oblige to accede or any request from Allottee for making any changes and the Amenities.

AND WHEREAS the Developers have Registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority for "LEENA PARADISE" Building to be constructed on NonAgriculturalLand adm. area 2054.86 Sq. Mtrs., situate at – Chinchavali- Shekin, Municipal Council Khopoli, Tal – Khalapur, Dist – Raigad under **Rera Registration No. P52000031814**. The authenticated copy of the Rera Registration Certificate of the Building is annexed hereto and marked as **Annexure "E"**.

AND WHEREAS the building constructed on said land bearing Survey No. 51, C.T.S. No. 1118/10, 1118/11, 1118/12 & 1118/13, Total admeasuring area 2054.86 Sq. Mtrs., Village – Chinchavali- Shekin, Khopoli,Tal – Khalapur, Dist – Raigad, within the limits of Khopoli Municipal Council is always known as **"LEENA PARADISE"**.

AND WHEREAS the Developers have commenced construction of the Building on the said Land in accordance with the sanctioned plans, and Commencement Certificate.

AND WHEREAS the Developers offered **Flat bearing No. 716 on the 7th Floor,** in the Building called **"LEENA PARADISE"** being constructed on the said Land and on satisfying himself/herself/themselves about the plans, Amenities list and after the perusal of various deeds and documents, Title of the Developers to the said Land and understanding the manner in which the

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development of the said Land shall be completed by the Developers, the ALLOTTEE/'S / PURCHASER/'S have applied to the Developers for allotment / purchase of **Flat No. 716, on the 7th Floor, admeasuring Rera Carpet area 34.460 Square Meters, in addition, without any further monetary consideration, the Allottee is entitled flower bed of 5.70Sq. Mtrs.** being ancillary area (the "additional area") in the Building known as **"LEENA PARADISE"** to be constructed on the said Land (hereinafter referred to as "the said premises" and which is more particularly described in the Schedule hereunder written) for a total consideration of **Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only).**

AND WHEREAS the Developers covenant with the Allottees/Purchasers that the Rera carpet area of the said **Flat is 34.460 Sq. Mtrs.** and Rera carpet area means the net usable floor area of Flat, excluding the area covered by the external walls area under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the ALLOTTEE/'S / PURCHASER/'S or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchasers, but includes the area covered by the internal partition walls of the Flat.

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 now both the parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals mentioned herein above is part & parcel of this agreement and same is binding on both parties.

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2. The Developers commence constructs of Residential Cum Commercial building known as "**LEENA PARADISE**"as per approved plan and commencement certificate for construction of Ground + 7 Upper Floors consisting of 15 Shops and 140 Residential Units on the said land.

3. **SALE OF PREMISES AND PAYMENT CONDITIONS:**

(a) The Allottees/Purchasers hereby agree/s to purchase **Flat No. 716 on the 7th Floor, admeasuring Rera Carpet area 34.460 Sq. Mtrs., in addition, without any further monetary consideration, the Allottee is entitled flower bed of 5.70 Sq.Mtrs.** being ancillary area (the "additional area") in the Building known as "**LEENA PARADISE**" as shown in the Floor plan annexed and marked **Schedule "B"** for consideration of **Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only).**

(b) The Developers hereby reserved stiltCar Parking Space No. **NILL** without any extra monetary consideration. The ALLOTTEE/'S / PURCHASER/'S shall not be allowed to allot/transfer/let out said stilt car parking space to any outsider/visitor.

(c) AND WHEREAS, prior to the execution of these presents the ALLOTTEE/'S / PURCHASER/'S have paid to the Developers a sum of **Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only)** being part payment of the sale consideration of the Flat agreed to be sold by the Developers to the ALLOTTEE/'S / PURCHASER/'S as an advance payment (the payment and receipt whereof the Developers hereby admit and acknowledge) and the ALLOTTEE/'S / PURCHASER/'S agreed to pay balance amount of **Rs. 20,80,000/- (Rupees Twenty Lakhs Eighty Thousand Only)** as per payment schedule.

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(d) PAYMENT SCHEDULE

Sr. No.	Particulars of work	%	Amount
1)	As Earnest Money at the time of booking	10 %	Rs. 2,40,000/-
2)	After the execution of Agreement	20 %	Rs. 4,80,000/-
3)	On completion of Plinth work	10 %	Rs. 2,40,000/-
4)	On completion of 1st RCC slab work	4 %	Rs. 96,000/-
5)	On completion of 2nd RCC slab work	4 %	Rs. 96,000/-
6)	On completion of 3rd RCC slab work	4 %	Rs. 96,000/-
7)	On completion of 4th RCC slab work	4 %	Rs. 96,000/-
8)	On completion of 5th RCC slab work	4 %	Rs. 96,000/-
9)	On completion of 6th RCC slab work	4 %	Rs. 96,000/-
10)	On completion of 7th RCC slab work	4 %	Rs. 96,000/-
11)	On completion of 8th RCC slab work	4 %	Rs. 96,000/-
12)	On Completion of Walls, Door frame & Window Frames	5 %	Rs. 1,20,000/-
13)	On Completion of External Plaster, Internal Plaster	5 %	Rs. 1,20,000/-
14)	On Completion of External plumbing, Electrical wiring	4 %	Rs. 96,000/-
15)	On Completion of sanitary fittings, staircases, lift wells, lobbies flooring	4 %	Rs. 96,000/-
16)	On Completion of Lifts, Water Pumps, Electrical Fittings, slyding window, door Painting & Plinth Protection, etc	5 %	Rs. 1,20,000/-
17)	At the time of handing over of possession with completion Certificate	5 %	Rs. 1,20,000/-
	Total	**100%**	**Rs. 24,00,000/-**

(e) The said total consideration is mutually agreed is escalation free save & except escalation and subject to such increases, due to increase on account of development charges or any other charges, deposits, fees, etc. payable to the competent authority and/or any other increase in Taxes, Charges which may be levied or imposed by the competent authority from time to time.

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(f) The Rera Carpet area of the said premises is in accordance with the definition of the Carpet area as per the Real Estate (Regulation and Development) Act, 2016. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties. The Allottees/Purchasers hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said Rera carpet area.

4. **OTHER CHARGES PAYABLE BY THE ALLOTTEE/ PURCHASER/S:**

a. In the agreed consideration amount included the following charges, deposit and Expenses to the Developers as under:

i. Legal and document charges at the time of execution of this Agreement.

ii. Stamp duty and Registration charges on Premises. If any additional stamp duty is payable over and above the stamp duty on Premises, then the ALLOTTEE/'S / PURCHASER/'S shall be liable to pay the same.

iii. GST as applicable time to time.

iv. Development Charges/Transfer Charges / Infrastructure Development Charges.

v. Water and Drainage connection deposit, or any other charges imposed by the Khopoli Municipal Council or other Government authority.

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vi. Electricity connection, meter deposit& charges, MSEDC Ltd. service charges or any other electricity service provider charges, cable charges and transformer.

vii. Proportionate Property Tax from the date of Occupancy / Completion Certificate.

viii. Share Money, Co-operative Society Registration charges.

ix. Proportionate Stamp duty and registration charges for Deed of Conveyance.

x. Any other charges, taxes and expenses levied by the Government authorities.

b. It is understood by the ALLOTTEE/'S / PURCHASER/'S that whatever payments are made by the Developers to be further paid by the ALLOTTEE/'S / PURCHASER/'S in connection with or incidental to this Agreement or any other documents shall be reimbursed by the ALLOTTEE/'S / PURCHASER/'S to the Developers on demand.

5. **MODE OF PAYMENT:**

The payment of all the above installments /payment will be accepted by Cheque / Demand Draft / Pay Order / NEFT / RTGS only and as per the Payment Schedule annexed hereto. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of: **M/S. LEENA DEVELOPERS& INFRASTRUCTURES.**

6. **TIMELY PAYMENT OF THE INSTALLMENTS:**

(a) The Developers shall give a Notice to the ALLOTTEE/'S / PURCHASER/'S intimating the ALLOTTEE/'S / PURCHASER/'S the amount of the installment or the balance

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amount payable by the ALLOTTEE/'S / PURCHASER/'S to the Developers in accordance with the Payment Schedule. (Time being essence of the contract) and within 15 days from the date of Notice, the ALLOTTEE/'S / PURCHASER/'S shall pay the amount of the said installment or the balance amount to the Developers. The ALLOTTEE/'S / PURCHASER/'S will not hold the Developers responsible for delay in postal service or delay in receipt or non-receipt of the said Notice.

(b) That timely payment of all the installments shall be the essence of this contract. Both the Developers and the ALLOTTEE/'S / PURCHASER/'S have mutually agreed that the ALLOTTEE/'S / PURCHASER/'S shall be liable and responsible to pay all the installments payable for the purchase of the said premises and other charges payable under this Agreement on their respective due dates without committing any delay, default demur. In the event of the ALLOTTEE/'S / PURCHASER/'S committing any delay, default demur in paying any installment, the Developers shall charge interest @ 12% P.A and if ALLOTTEE/'S / PURCHASER/'S default consecutive three installments then and in that event, the Developers shall give 15 days Notice to the ALLOTTEE/'S / PURCHASER/'S to pay all the outstanding amounts together with fresh installments (if the same becomes due and payable). If the ALLOTTEE/'S / PURCHASER/'S fail/s to pay the entire outstanding amounts to the Developers alongwith interest thereon for consecutive period of Three month, then the Developers shall be entitled to terminate and cancel this Agreement and on such termination, the Developers shall deduct 20% from total consideration paid amount, the interest accrued on the defaulted payments under Rule 18 of Maharashtra Real Estate Rules 2017 and refund the balance amount (if any) to the ALLOTTEE/'S / PURCHASER/'S. However where ALLOTTEE/'S / PURCHASER/'S without

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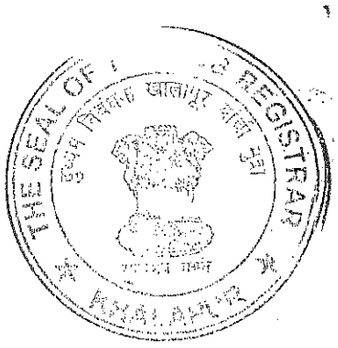
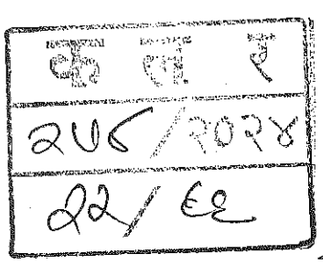
fault of Developers cancel this Agreement, the Developers are entitled to forfeit 20% paid amount and refund balance within three month. The Stamp Duty, Registration charges and all taxes paid by the ALLOTTEE/'S / PURCHASER/'S shall not be refunded by the Developers. The Developers shall be entitled to resell the said premises to such third person / party, as the Developers may deem fit, necessary and proper and recover entire sale consideration and other amounts from such resale and ALLOTTEE/'S / PURCHASER/'S shall not claim any right, title, interest or possession in, of, over and upon the said Premises.

7. **HANDING OVER POSSESSION:**

a. The possession of the said premises shall be given by the Developers to the ALLOTTEE/'S / PURCHASER/'S after the said Building is ready for use and the Lift License from the Lift Inspector and Building Completion or Occupation Certificate shall have been obtained from the Khopoli Municipal Council. or other relevant authority or body or public authority. Since the water supply and other infrastructure, such as Roads, Street Lights, etc. are to be provided by Khopoli Municipal Council. and the Electric connection and meter are to be provided by the MSEDC Ltd., the Developers shall not be held liable or responsible for any delay caused by Khopoli Municipal Council in providing water supply or for providing other infrastructure such as Roads, etc. or by MSEDC Ltd. in providing Electricity. The Developers shall give possession of the said premises to the ALLOTTEE/'S / PURCHASER/'S on or before **31st October, 2025**, subject to Force Majeure and reasons beyond the Control of the Developers. The Developers shall be entitled to reasonable extension of time for completing construction of the said building within the aforesaid period if the same is delayed on account of:





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i. War, Civil Commotion or act of God.

ii. Any notice, order, notification of the Government and / or other public or competent authority.

iii. Any lockdown period due to Covid-19 Epidemic.

iv. Civil commotion, agitation by local persons, strike (full or partial).

v. Non availability of any vital building material including cement, steel, sand.

vi. Order / judgment / decree of any judicial / quasi-judicial body or authority restraining the development of the said Land.

vii. Any suit, action, litigation, disputes restraining the development of the said Land.

viii. Any change in any law, notification, and regulation relating to the development of the said Project.

ix. And also the Developers shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, Revenue Authority or any other concerned authority in granting the necessary permissions, sanctions, NOC that shall be required by us from time to time.

However if Developers default to give possession on due date or extended time period provided by RERA, the Developers shall also be liable to pay bank interest as applicable.

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8. **PROCEDURE FOR TAKING POSSESSION:**

a. The Developers, upon obtaining the Part / Full Occupancy Certificate from the competent Authority, shall offer in writing, the possession of the said premises to the ALLOTTEE/'S / PURCHASER/'S in terms of this Agreement to be taken within 15 days from the date of issue of such notice/letter and the Developers shall give possession of the said premises to the Allottee/ Purchaser.

b. The ALLOTTEE/'S / PURCHASER/'S shall be entitled to take possession of the said premises, subject to payment of entire monetary consideration together with the entire other charges payable to Developers.

c. On the Developers offering possession of the said premises to the ALLOTTEE/'S / PURCHASER/'S, the ALLOTTEE/'S / PURCHASER/'S shall be liable to bear and pay their proportionate share in the consumption of electricity and water. The ALLOTTEE/'S / PURCHASER/'S shall pay to the Developers, within fifteen days of demand by the Developers, their share of security deposit demanded by the concerned local authority or Government for water, electricity or any other service connection to the said Building.

9. **FAILURE OF ALLOTTEE/PURCHASERS TO TAKE POSSESSION OF FLAT :-**

i. Upon receiving a written intimation from Developers, the ALLOTTEE/'S / PURCHASER/'S shall take possession of the Flat from the Developers. In case the ALLOTTEE/'S / PURCHASER/'S fails to take possession within the time provided in this Agreement such ALLOTTEE/'S / PURCHASER/'S continue to be liable to pay maintenance charges as applicable.

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ii. Upon the possession of the said premises being delivered to the ALLOTTEE/'S / PURCHASER/'S the ALLOTTEE/'S / PURCHASER/'S shall be entitled to the use and occupy the said premises and thereafter the ALLOTTEE/'S / PURCHASER/'S shall have no claim against the Developers as to any defect in any item or work of construction of the said premises not attributable to the Developers for any reason whatsoever.

Provided the ALLOTTEE/'S / PURCHASER/'S have right to the notice of the Developers any structural defect in the Flat or building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers at their own cost and in case it is not possible to rectify such defects, then the ALLOTTEE/'S / PURCHASER/'S shall be entitled to receive from the Developers, compensation for such defect in the manner as provided under the Act.

iii. The ALLOTTEE/'S / PURCHASER/'S shall use the Premises or any part thereof or permit the same to be used only for purpose of residential /commercial purpose and the parking space only for purpose of keeping or parking vehicle.

iv. The ALLOTTEE/'S / PURCHASER/'S shall not have any right, title, claim or interest in respect of the open spaces/areas, hoardings and common area of the building/s & such areas shall belong to Developers until execution of the said final Deed of Conveyance & thereinafter the same shall belong to the said Society alone.

v. The ALLOTTEE/'S / PURCHASER/'S hereby declare, confirm and undertake that the ALLOTTEE/'S

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PURCHASER/'S shall not be entitled to sell and /or transfer their right, title, interest and benefits under this Agreement to any person without obtaining prior in writing "No Objection Certificate" from the Developers. The Developers will issue such No Objection Certificate to the ALLOTTEE/'S / PURCHASER/'S subject to payment of all dues and Misc. Charges.

10. **ADDITIONS AND ALTERATIONS :**

a) The Developers can change, addition, alteration in the layout plans if required by the sanctioning Authority and the ALLOTTEE/'S / PURCHASER/'S shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Developers may make such minor additions or alterations as may be necessary due to architectural or structural reasons duly recommended & verified by an authorized Architect or Engineer or such minor changes or alterations as shall be required by Khopoli Municipal Council and other concerned Authorities.

b) The Developers shall be entitled to utilize, construct, develop and sell / dispose of the premises so constructed by utilizing such Built up area in such manner and in such phases in accordance with statutory Act and Rules of said Real Estate (Regulation and Development) Act, 2016.

It is furthermore agreed that if any modification, addition, demolition, variation, construction or alteration is required to be made by the Khopoli Municipal Council or any other concerned authorities, then after obtaining of Occupation Certificate from Khopoli Municipal Council, same shall be carried out and complied with by the ALLOTTEE/'S / PURCHASER/'S at their own costs and expenses.

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11. **PAYMENT OF MAINTENANCE CHARGES AND TAXES:**

a. Until the Society is not formed taxes and water charges are not fixed and / or assessed separately, the ALLOTTEE/'S / PURCHASER/'S agree and bind himself/herself/themselves to pay every month in advance from the date of delivery of possession of the said Premises (the date means the date on which the Developers shall give notice to the ALLOTTEE/'S / PURCHASER/'S that the said Premises is ready to be handed over) the proportionate share (i.e. in proportion to the floor area of the said premises) to be determined by the Developers of outgoings in respect of the said Building and all outgoings taxes and other taxes levies, betterment charges or such other charges levies by the concerned local authority and/or Government water charges, insurance, common lights, sewage, sanitation, electric bills and salaries of clerks, bill of chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building/s and the ALLOTTEE/'S / PURCHASER/'S shall indemnify and keep indemnified to the Developers against the aforesaid charges in respect of the said Premises. The ALLOTTEE/'S / PURCHASER/'S further agree/s that till the ALLOTTEE/'S / PURCHASER/'S share is not determined, the ALLOTTEE/'S / PURCHASER/'S shall pay to the Developers provisional monthly contribution of Rs. 600/- (Rupees Six Hundred Only) per month towards the aforesaid outgoings. Regularly on the 5th day of each calendar month in advance. PROVIDED HOWEVER that the ALLOTTEE/'S / PURCHASER/'S shall pay such further amounts or amount to the Developers as required by them from time to time towards the aforesaid deposit or any other deposits in the event of the said deposit/s being insufficient to meet the expenses. The amounts so paid by the ALLOTTEE/'S / PURCHASER/'S to the Developers shall not carry any interest and remain with the Developers until the society is formed and registered and handed over by the

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Developers to the managing committee of the society alongwith the original Title documents.

b. After receipt of bill of property tax from Khopoli Municipal Council, the ALLOTTEE/'S / PURCHASER/'S shall pay their proportionate shares of property tax to Khopoli Municipal Council.

12. **FORMATION OF CO-OPERATIVE SOCIETY AND EXECUTION OF CONVEYANCFE DEED:**

a. The ALLOTTEE/'S / PURCHASER/'S, along with other ALLOTTEE/'S / PURCHASER/'S of Flat in the Building, shall join in forming and registering the Society to be known as "LEENA PARADISE" or by such name as may be approved by concerned Registrar of society 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 the registration of the Society and for becoming a member, including the Model bye-laws of the proposed Society and duly fill in, sign and return to the Developers within 15 days of the same being forwarded by the Developers to the ALLOTTEE/'S / PURCHASER/'S, so as to enable the Developers to register the Housing Society.

b. The Developers shall within 12 months from the formation of the society and from date of receipt of said consideration amount execute Conveyance Deed in favour of such Co-operative Society subject to compliance of the other legal norms of collector of Stamps Alibag or concerned Sub Registrar for payment of stamp duty on unsold units by the concerned society if applicable vice versa if no payment of stamp duty require on unsold unit for execution and Registration of Conveyance Deed for transfer of Land alongwith building standing thereon, its

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obligatory and mandatory to execute and Register Conveyance Deed in favour of Society. The ALLOTTEE/'S / PURCHASER/'S shall bear all costs professional charges and expenses for the same and also all expenses of the stamp duty, registration charges for Conveyance Deed.

13. **REPRESENTATIONS OF THE DEVELOPERS:**

The Developers hereby represent and warrant to the Allottees/Purchasers that save as specifically mentioned herein:

i. The Developers have absolute, clear and marketable title in respect of the said Land and also have the absolute, actual, physical and legal possession of the said Land for the construction of Residential Cum Commercial Building.

ii. The Developers have lawful rights and requisite approvals from the competent Authorities to carry out development of the Building.

iii. There are no encumbrances upon the said Land or the Building.

iv. There are no litigations pending before any Court of law with respect to the said Land, Building or the said premises.

v. All approvals, licenses and permits issued by the competent authorities with respect to the Building, Land and premises are valid and subsisting and have been obtained by following due process of law. Further, the Developers have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Building, Land, Premises and common areas.

vi. The Developers have the right to enter into this Agreement and have not committed or omitted to perform any act or thing,

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whereby the right, title and interest of the ALLOTTEE/'S / PURCHASER/'S created herein, may prejudicially be affected.

vii. The Developers have 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 said Land, including the building and the said premises which will, in any manner, affect the rights of ALLOTTEE/'S / PURCHASER/'S under this Agreement.

viii. The Developers are not restricted in any manner whatsoever from selling the said premises to the ALLOTTEE/'S / PURCHASER/'S in the manner contemplated in this Agreement.

ix. The said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the said Land.

x. The Developers have duly paid and shall continue to pay and discharge all 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 building to the competent Authorities.

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Land) has been received by or served upon the Developers in respect of the said Land and/or the Building.

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14. **DEVELOPERS SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Developers executes this Agreement, they shall not mortgage or create a charge on the said Flat.

15. **ENTIRE AGREEMENT:**

This Agreement, along with its schedules, Annexure, 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.

16. **RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement / deeds / documents / writings mutually decided by the parties hereto.

17. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE/PURCHASER(S):**

The ALLOTTEE/'S / PURCHASER/'S are entering into this Agreement for sale/Sale Deed of a said premises with the full knowledge of all laws, rules, regulations, notifications applicable time to time. That the ALLOTTEE/'S / PURCHASER/'S hereby undertakes that he/she/they shall comply with and carry out, from time to time after they have taken over possession for occupation and use of the said premises.

18. **PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/PURCHASER(S):**

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 Building shall equally be applicable to and

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enforceable against any subsequent ALLOTTEE/'S / PURCHASER/'S of the said premises.

19. **WAIVER NOT A LIMITATION TO ENFORCE:**

If any interest for delay payment is waived by Developers to any ALLOTTEE/'S / PURCHASER/'S in exercise of discretion shall not be construed to be a precedent and /or binding on the Developers to exercise such discretion in the case of other ALLOTTEE/'S / PURCHASER/'S and also if any breach is committed by any ALLOTTEE/'S / PURCHASER/'S, waiver of such breach in any way prejudice the rights of Developers.

20. **SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate (Regulation And Development) Act, 2016 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 confirm to Real Estate (Regulation And Development) Act, 2016 or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the ALLOTTEE/'S / PURCHASER/'S have to make any payment, in common with other ALLOTTEE/'S / PURCHASER/'S in Building, the same shall be the proportion of the total carpet area of all the Premises/ Land in the Building.

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22. **FURTHER ASSURANCES:**

In effectuating this Agreement if necessary both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein.

23. **JOINT ALLOTTEES:**

That in case there are Joint ALLOTTEE/'S / PURCHASER/'S all communications shall be sent by the Developers to the ALLOTTEE/'S / PURCHASER/'S whose name appears first and at the address given by them which shall for all intents and purposes to consider as properly served on all the ALLOTTEE/'S / PURCHASER/'S.

24. **DISPUTE RESOLUTION:**

All or any disputes shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

25. **NOTICES AND CORRESPONDANCE:**

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

Name of ALLOTTEE/'S / PURCHASER/'S:
MRS. GAURI ARVIND PITALE
ALLOTTEE/'S / PURCHASER/'S Address :-
ROOM NO. 803, SAINIDHI CHS., TEKADI BUNGLOW, OPP. S E S HIGH SCHOOL, PANCHPAKHADI, THANE WEST, NAUPADA, THANE- 400602.
Notified Email ID : _____

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Name of Developers :

M/S. LEENA DEVELOPERS & INFRASTRUCTURES

Address of Developers :

Office No. 303, 3rd Floor, "A" Wing, "SHREE NAND DHAM", Plot No. 59, Sector – 11, CBD Belapur, Navi Mumbai - 400 614.

Notified Email ID : **leenadevelopers1@gmail.com**

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

26. **GOVERNING LAW**

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

27. **PLACE OF EXECUTION:**

Both parties agreed that place of execution of this Agreement will be office of the Developers or such place as mutually agreed.

28. **BINDING EFFECT:**

The recitals herein constitute an integral part of this Agreement and are evidencing the intent of the parties in executing this agreement, and describing the circumstances surrounding its execution. Said recitals are by express reference made a part of the covenants hereof, and this agreement shall be construed in light thereof. The schedules, Annexure and payment receipt shall be construed as an integral part of this agreement.

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29. **REGISTRATION OF AGREEMENT :**

i. The ALLOTTEE/'S / PURCHASER/'S signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule within 30 (thirty) days from the date of receipt by the ALLOTTEE/'S / PURCHASER/'S and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developers and if the ALLOTTEE/'S / PURCHASER/'S again fails to do so this Agreement treated as cancel and all sums deposited by the ALLOTTEE/'S / PURCHASER/'S in connection therewith including the booking amount shall be returned to the ALLOTTEE/'S / PURCHASER/'S without any interest or compensation whatsoever after deducting of 20 % from paid amount till date.

ii. The ALLOTTEE/'S / PURCHASER/'S and the Developers shall, immediately after the execution of this Agreement lodge the same for Registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act. All out of pocket costs, charges and expenses including the Stamp duty and Registration Charges of and incidental to this Agreement shall be borne and paid by the ALLOTTEE/'S / PURCHASER/'S alone and the Developers will attend such office and admit execution thereof.

SCHEDULE A-1

(Description of the Total Land)

All that piece and parcel of **Survey No. 51, CTS No. 1118/10, 1118/11, 1118/12 & 1118/13 Village – Chinchavali-Shekin, Khopoli, Tal – Khalapur, Dist – Raigad, total adm. area 2054.86 Sq. Mtrs.**

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FIRST SCHEDULE A-1

(Description of CTS No. 1118/10)

All that piece and parcel of Survey No. 51, CTS No. 1118/10, Village – Chinchavali-Shekin, Khopoli, Tal - Khalapur, Dist – Raigad, adm. area 504.84 Sq. Mtrs. thereabouts and bounded as follows that is to say:

On or towards the East by	:	Internal Road 9 Meter wide
On or towards the West by	:	CTS No.1118/11
On or towards the South by	:	CTS No.1118/13
On or towards the North by	:	Open Space

SECOND SCHEDULE A-1

(Description of CTS No. 1118/11)

All that piece and parcel of Survey No. 51, CTS No. 1118/11, Village – Chinchavali-Shekin, Khopoli, Tal - Khalapur, Dist – Raigad, adm. area 516.64 Sq. Mtrs. thereabouts and bounded as follows that is to say:

On or towards the East by	:	CTS No.1118/10
On or towards the West by	:	Internal Road 9 Meter wide
On or towards the South by	:	CTS No.1118/12
On or towards the North by	:	Open Space

THIRD SCHEDULE A-1

(Description of CTS No. 1118/12)

All that piece and parcel of Survey No. 51, CTS No. 1118/12, Village – Chinchavali-Shekin, Khopoli, Tal - Khalapur, Dist – Raigad, adm. area 516.64 Sq. Mtrs. thereabouts and bounded as follows that is to say:

On or towards the East by	:	CTS No.1118/13
On or towards the West by	:	Internal Road 9 Meter wide
On or towards the South by	:	Internal Road 12 Meter wide
On or towards the North by	:	CTS No.1118/11

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FOURTH SCHEDULE A-1

(Description of CTS No. 1118/13)

All that piece and parcel of Survey No. 51, CTS No. 1118/13, Village – Chinchavali-Shekin, Khopoli, Tal - Khalapur, Dist – Raigad, adm. area 516.74 Sq. Mtrs. thereabouts and bounded as follows that is to say:

On or towards the East by	:	Internal Road 9 Meter wide
On or towards the West by	:	CTS No.1118/12
On or towards the South by	:	Internal Road 9 Meter wide
On or towards the North by	:	CTS No.1118/10

SCHEDULE A-2

(Description of the said premises)

Flat No. 716 on the 7th Floor, adm. area 34.460 Sq. Mtrs. Rera Carpet, In addition, without any further monetary consideration, the Allottee is entitled **flower bed of 5.70 Sq.Mtrs.** being ancillary area (the "additional area") in the Building/Project Known as **"LEENA PARADISE"** constructed on **Survey No. 51, City Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Tal- Khalapur, Dist – Raigad within Jurisdiction of Khopoli Municipal Council and within Jurisdiction of Sub-Registrar Khalapur.**

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IN WITNESS WHEREOF the Parties hereto have put their respective hands and seals the day and year first hereinabove written.

Photo 	The party of First Part M/S. LEENA DEVELOPERS & INFRASTRUCTURES Pan No. AADFL4397A through its Partner Mr. Gilbert Baptist D'souza	Left Thumb Impression
Photo 	The Party of Second Part MRS. GAURI ARVIND PITALE PAN No. AKTPP1269K Aadhar No. 5333 6503 1097	Left Thumb Impression
Photo 	Witness 1 Mr.Kushal Vijayan Kumar Aadhar Card No.7693 6496 2631	Left Thumb Impression
Photo 	Witness 2 Mr.Suresh Dinkar Salve Aadhar Card No. 8700 4612 6172	Left Thumb Impression

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RECEIPT

RECEIVED OF AND FROM THE ALLOTTEE/S / PURCHASER/S within named **MRS. GAURI ARVIND PITALE,**the day and the year first herein above written the sum of **Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only)**being part payment of the consideration. The details of payment is as under:-

Sr.No.	RTGS	Date	Drawn On	Amount
1.	By RTGS	12/01/2024	Canara Bank	Rs. 3,20,000/-
			Total	**Rs.3,20,000/-**

WE SAY RECEIVED

Rs. 3,20,000/-

M/S. LEENA DEVELOPERS& INFRASTRUCTURES

Through its Partners

Mr. Gilbert Baptist D'souza

"THE DEVELOPERS"

Witnesses :

1. Mr. Kushal Vijayan Kumar

2.Mr. Suresh Dinkar Salve

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ANNEXURE "A"

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 85558142912

85558142912

गाव/पेठ : खोपोली	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, खालापूर				जिल्हा : रायगड
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माऱ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
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सुविधाधिकार :
हक्काचा मूळ धारक : वर्ष : २०१९
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
03/08/2019	बिनशेती आदेशान्वये - मुळ न.भू.क्र.१११८/१ या मिळकत पत्रीकेवर लिहि लेप्रमाणे नोंद दाखल केली.		H [श्रीमती. फहमिदा महंमद इस्माईल मुल्ला]	फेरफार क्रं. १७४२ प्रमाणे सही- 05/08/2019 उप अ.भू.अ.खालापुर
11/08/2021	खरेदी नोंद - दु.नि. खालापूर यांचेकडील र.द.क्रं. ३४३७/२०२१ दिनांक ०७/०७/२०२१ अन्वये फहमिदा महंमद इस्माईल मुल्ला यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	दु.नि. खालापूर 3437/2021 07/07/2021	H [बाल मुकुंद कुमार] [५०४.८४ चौ.मी]	फेरफार क्रं. १९८९ प्रमाणे सही- 11/08/2021 उ.अ.भू.अ., उ.अ.भू.अ. खालापूर
24/09/2021	खरेदी नोंद - दु.नि. खालापूर यांचेकडील र.द.क्रं. ४४०६/२०२१ दिनांक ०६/०९/२०२१ अन्वये बाल मुकुंद कुमार यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	दु.नि. खालापूर 4406/2021 06/09/2021	H मे लिना डेव्हलपर्स अॅण्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार गिल्बर्ट बापटीस्ट डिसोजा २५२.४२ चौ.मी मे लिना डेव्हलपर्स अॅण्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार सुनिल कुमार कोच्चुवेलु २५२.४२ चौ.मी	फेरफार क्रं. २०११ प्रमाणे सही- 24/09/2021 उ.अ.भू.अ., उ.अ.भू.अ. खालापूर

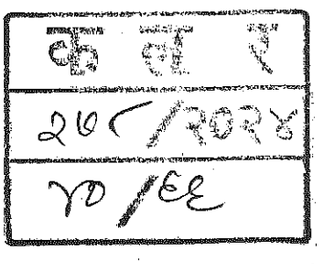
हि मिळकत पत्रिका (दिनांक **24/09/2021 12:09:07 PM**) संगणकीकृत स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **11/03/2023 11:03:49 AM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2404100002325813** हा क्रमांक वापरावा.

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे





Internal

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 98774123781

98774123781

गाव/पेठ : खोपोली			तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, खालापूर		जिल्हा : रायगड
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फ़ेरतपासणीची नियत वेळ
१११८/११			५१६.६४	क	

सुविधाधिकार :
हक्काचा मूळ धारक : वर्ष : २०१९
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
03/08/2019	बिनशेती आदेशान्वये - मुळ न.भू.क्र.१११८/१ या मिळकत पत्रीकेवर लिहिलेप्रमाणे नोंद दाखल केली.		H [श्रीमती. फहमिदा महंमद इस्माईल गुल्ला]	फ़ेरफ़ार क्रं. १७४२ प्रमाणे सही- 05/08/2019 उप अ.भू.अ.खालापूर
20/09/2021	खरेदी नोंद - दु.नि. खालापूर यांचेकडील र.द.क्रं. ३९७८/२०२१ दिनांक २०/०८/२०२१ अन्वये फहमिदा महंमद इस्माईल गुल्ला यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	दु.नि. खालापूर 3978/2021 20/08/2021	H मे लिना डेव्हलपर्स अॅन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री गिल्बर्ट बापटीस्ट डिसोजा २५८.३२ चौ.मी मे लिना डेव्हलपर्स अॅन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री सुनिल कुमार कोच्चुवेलु २५८.३२ चौ.मी	फ़ेरफ़ार क्रं. २००६ प्रमाणे सही- 20/09/2021 उ.अ.भू.अ., उ.अ.भू.अ. खालापूर

हि मिळकत पत्रिका (दिनांक **20/09/2021 03:09:05 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **11/03/2023 11:03:58 AM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2404100002324791** हा क्रमांक वापरावा.

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक खालापूर यांची मुद्रा
KHALAPUR

क ल र
२७८/२०२४
४१/६६

Internal

महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 87989363123

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

87989363123

गाव/पेठ : खोपोली			तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, खालापूर		जिल्हा : रायगड
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फ़ेरतपासणीची नियत वेळ
१११८/१२			५१६.६४	क	

सुविधाधिकार :
हक्काचा मूळ धारक : वर्ष : २०१९
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
03/08/2019	बिनशेती आदेशान्वये - मुळ न.भू.क्र.१११८/१ या मिळकत पत्रीकेवर लिहिलेप्रमाणे नोंद दाखल केली.		H [श्रीमती. फहमिदा महंमद इस्माईल मुल्ला]	फ़ेरफ़ार क्रं. १७४२ प्रमाणे सही- 05/08/2019 उप अ.भू.अ.खालापूर
09/02/2021	खरेदी नोंद - श्रीम.फहमिदा म.इ.मुल्ला पासून संपूर्ण क्षेत्र.	दु.नि. खालापूर 215/2021 12/01/2021	H [१श्री. गिल्बर्ट बापटीस्ट डिसोजा] [२श्री. प्रशांत प्रमोद कुलकर्णी]	फ़ेरफ़ार क्रं. १९०८ प्रमाणे सही- 09/02/2021 उ.अ.भू.अ.खालापूर
20/09/2021	खरेदी नोंद - दु.नि. खालापूर यांचेकडील र.द.क्रं. ४०१०/२०२१ दिनांक २३/०८/२०२१ अन्वये गिल्बर्ट बापटीस्ट डिसोजा, प्रशांत प्रमोद कुलकर्णी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	दु.नि. खालापूर 4010/2021 23/08/2021	H मे लिना डेव्हलपर्स अॅन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री गिल्बर्ट बापटीस्ट डिसोजा २५८.३२ चौ.मी लिना डेव्हलपर्स अॅन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री सुनिल कुमार कोच्चुवेलु २५८.३२ चौ.मी	फ़ेरफ़ार क्रं. २००७ प्रमाणे सही- 20/09/2021 उ.अ.भू.अ., उ.अ.भू.अ. खालापूर

हि मिळकत पत्रिका (दिनांक **20/09/2021 04:09:45 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **11/03/2023 11:03:41 AM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2404100002324797** हा क्रमांक वापरावा.

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

कलर
२७८/२०२४
४२/६६

Internal

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 99604353678

99604353678

गाव/पेठ : खोपोली			तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, खालापूर		जिल्हा : रायगड
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फ़ेरतपासणीची नियत वेळ
१११८/१३			५१६.७४	क	

सुविधाधिकार :
हक्काचा मूळ धारक : वर्ष : २०१९
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
03/08/2019	बिनशेती आदेशान्वये - मुळ न.भू.क्र.१११८/१ या मिळकत पत्रीकेवर लिहिलेप्रमाणे नोंद दाखल केली.		H [श्रीमती. फहमिदा महंमद इस्माईल गुल्ला]	फ़ेरफ़ार क्रं. १७४२ प्रमाणे सही- 05/08/2019 उप अ.भू.अ.खालापूर
01/04/2021	खरेदी नोंद - खरेदीने संपूर्ण क्षेत्रासाठी नाव दाखल केले.	दु.नि. खालापूर 1529/2021 04/03/2021	H [श्री. बाल मुकुंद कुमार]	फ़ेरफ़ार क्रं. १९३९ प्रमाणे सही- 01/04/2021 उ.अ.भू.अ.खालापूर
24/09/2021	खरेदी नोंद - दु.नि. खालापूर यांचेकडील र.द.क्रं. ४४०६/२०२१ दिनांक ०६/०९/२०२१ अन्वये बाल मुकुंद कुमार यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	दु.नि. खालापूर 4406/2021 06/09/2021	H मे लिना डेव्हलपर्स अॅन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार गिल्बर्ट बापटीस्ट डिसोजा २५८.३७ चौ.मी मे लिना डेव्हलपर्स अॅन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार सुनिल कुमार कोच्चुवेलु २५८.३७ चौ.मी	फ़ेरफ़ार क्रं. २०११ प्रमाणे सही- 24/09/2021 उ.अ.भू.अ., उ.अ.भू.अ. खालापूर

हे मालमत्ता पत्रक डिजिटली सहीत केलेले आहे

हि मिळकत पत्रिका (दिनांक **24/09/2021 12:09:07 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **11/03/2023 11:03:47 AM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2404100002325812** हा क्रमांक नोंदवावा.

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

क त र
२०८/२०२४
४३/६६

Internal

Mobile : 9819574309

Shailendra Kumar Singh

Advocate & Legal Property Consultants

Shop No. 26, Ground Floor, Sai Chambers, Land No. 44, Sector -11, CBD Belapur, Navi Mumbai - 400 614.

Annexure "B"

TITLE CERTIFICATE

Ref : Land bearing Survey No. 51, City Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Municipal Council Khopoli, Taluka – Khalápur, Dist – Raigad, Total adm. area 2054.86 Sq. Mtrs.

I have investigated Title of **M/s. Leena Developers and Infrastructures** for the Land bearing Survey No. 51, City Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Municipal Council Khopoli, Taluka – Khalapur, Dist – Raigad, total adm. area 2054.86 Sq. Mtrs. on the basis of documents produced before me.

WHEREAS Mr. Abdul Rajjak Hajiraj Mohmmad was owner of Land bearing Survey No. 51, Village- Chinchavali Shekin (old revenue Village Mulgaon Khurd), Taluka Khalapur, District Raigad who died on 21/07/1931. After his demised, his wife named-Hafijabibi Javaje Abdul Rajjak Hajiraj Mohmmad being as his legal heir was recorded in the record of rights for the said land.

AND WHEREAS Smt. Hafijabibi Javaje Abdul Rajjak according to provisions of Muslim personal law, made a Death Bed Gift of the said land bearing Survey No. 51 in favour of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla and she expired on 15/01/1973 and only on the basis of order passed by the Hon'ble Tahsildar, Khalapur bearing No.RTS/Kaat/1-720 dated 05/09/1978, the name of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla was recorded in the record of rights as an owner and occupant of the said land.

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

२७८/२०२४

Internal

Mobile : 9819574309

Shailendra Kumar Singh

Advocate & Legal Property Consultants

Shop No. 26, Ground Floor, Sai Chambers, Land No. 44, Sector -11, CBD Belapur, Navi Mumbai - 400 614.

AND WHEREAS Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla made application to the Collector, Raigad -Alibag for change of user of Agricultural land bearing Survey No. 51, Revenue Village-Mulgon Khurd and new Revenue Village – Chinchavali-Shekin, into Non Agricultural land and considering the Application, NA permission was granted to Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla for residential and commercial purpose both on basis of temporary approval layout plan vide its order bearing No. Masha/LNA1 (B)/SR/105/2007 dated 28/01/2010 passed by the Hon'able Collector, Raigad-Alibag.

The total area of said land bearing Survey No. 51, CTS No-1118 of Old Revenue Village Mulgaon Khurd and New Revenue Village Chinchavali Shekin admeasuring area about 22,280 Sq.Mtrs. was very well owned and possessed by Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla.

Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla made an application before Chief Officer Khopoli Municipal Council on 6/07/2018 for revised N.A. permission and towards temporary approved layout bearing Outward number KMC/Bandh.Vibhag/Ta.Ma.Re./3452 Dated 13/12/2018 was prepared. Thus in furtherance, an application was filed by Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla for an urgent survey of the said land. And urgent survey was being conducted by Deputy Superintendant of Land records at Khalapur vide its Mo.Ra.No.72/2019 on dated 16/03/2019 dividing the said land into 22 N.A. Plots along with proposed D.P. Road Acquisition area, Play Ground Area, internal road area and open space area. The Deputy Superintendant of Land records at Khalapur decided the subject matter and issued a final letter on

Internal

Mobile : 9819574309

Shailendra Kumar Singh

Advocate & Legal Property Consultants

Shop No. 26, Ground Floor, Sai Chambers, Land No. 44, Sector -11, CBD Belapur, Navi Mumbai - 400 614.

31/03/2019. Henceforth, Hon'ble Tahsildar Khalapur passed an order bearing No. Jaminbaab/Kaat/1/4209/ 521/2019/3001 dated 29/05/2019 regarding said revised N.A. permission.

The said land is situated in Sanctioned Development Plan of Khopoli Municipal Council and also in residential zone .Thus, the Chief Officer of Khopoli Municipal Council as per Maharashtra Land Revenue Code (Amended) on 22/08/2014 and also as per section 45 read with section 152 of Maharashtra Regional Town Planning Act, 1966 and also powers vested to the Chief Officer as per Government Circular No. Masha/LNA-1 A/2014 dated 09/12/2014 passed an order bearing its Outward No.KMC/Bandh.Vibhag/An.Re./Pra.Kra.1(18-19)1770 dated 29/07/2019 and granted revised NA permission in favour of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla for residential use of the said land by laying certain terms and conditions.

Thus, hereinafter the name of Sau. Fahmida Ismail Mulla @ Fehmida Mohammad Ismail Mulla has been recorded in the record of rights and even on the property cards for 22 N.A. Land including land bearing CTS.No.1118/10, admeasuring area 504.84 Sq.Mtrs., CTS.No.1118/11, admeasuring area 516.64 Sq.Mtrs., CTS.No.1118/12 admeasuring area 516.64 Sq.Mtrs. & CTS.No.1118/13 admeasuring area 516.74 Sq.Mtrs., vide its Mutation Entry No.1742/10, 1742/11, 1742/12 & 1742/13 which has been mutated on dated 03/08/2019.

AND WHEREAS Sale Cum Conveyance Deed dated 07/07/2021 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla and **MR. BAL MUKUND KUMAR** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 10 (Renumbered as CTS. No. 1118/10), admeasuring area about 504.84 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village

THE SEAL OF THE SUB REGISTRAR KHALAPUR

क ल २
२७८/२०२४
४६/६६

Internal

Mobile : 9819574309

Shailendra Kumar Singh

Advocate & Legal Property Consultants

Shop No. 26, Ground Floor, Sai Chambers, Land No. 44, Sector -11, CBD Belapur, Navi Mumbai - 400 614.

Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 07/07/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/3437/2021 dated 07/07/2021.

AND WHEREAS Deputy Superintendant of Land records at Khalapur by mutation entry No. 1989 recorded the name of **MR. BAL MUKUND KUMAR** on **11/08/2021** for **CTS No. 1118/10** in land records at Khalapur and issued Property Card in the name **MR. BAL MUKUND KUMAR.**

AND WHEREAS Sale Cum Conveyance Deed dated 30/03/2021 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla and **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 11 (Renumbered as CTS. No. 1118/11), admeasuring area about 516.64 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 30/03/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/3978/2021 dated 20/08/2021.

AND WHEREAS Deputy Superintendant of Land records at Khalapur by mutation entry No. 2006 recorded the name of **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** on **20/09/2021** for **CTS No. 1118/11** in land records at Khalapur and issued Property Card in the name **M/S. LEENA DEVELOPERS & INFRASTRUCTURES.**

Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 12 (Renumbered as CTS. No. 1118/12), admeasuring area about 516.64 Sq.

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Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 16/12/2020 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/215/2021 dated 12/01/2021

AND WHEREAS Deputy Superintendant of Land records at Khalapur by mutation entry No. 1908 recorded the name of **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI** on **09/02/2021** for **CST No. 1118/12** in land records at Khalapur and issued Property Card in the name **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI**.

AND WHEREAS Sale Cum Conveyance Deed dated 04/03/2021 Executed by and between Sau. Fehmida Ismail Mulla @ Fahmida Mohammad Ismail Mulla the Vendor therein and **MR. BAL MUKUND KUMAR** the Purchaser therein for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 13 (Renumbered as CTS. No. 1118/13), admeasuring area about 516.74 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 04/03/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/1529/2021 dated 04/03/2021.

AND WHEREAS Deputy Superintendant of Land records at Khalapur by mutation entry No. 1939 recorded the name of **MR. BAL MUKUND KUMAR** on **01/04/2021** for **CST No. 1118/13** in land records at Khalapur and issued Property Card in the name **MR. BAL MUKUND KUMAR**.

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AND WHEREAS Sale Cum Conveyance Deed dated 23/08/2021 Executed by and between **1) MR. GILBERT BAPTIST DSOUZA & 2) MR. PRASHANT PRAMOD KULKARNI** and **M/S. LEENA DEVELOPERS** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 12 (Renumbered as CTS. No. 1118/12), admeasuring area about 516.64 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 23/08/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/4010/2021, dated 23/08/2021.

AND WHEREAS Deputy Superintendant of Land records at Khalapur by mutation entry No. 2007 recorded the name of **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** on **20/09/2021** for **CST No. 1118/12** in land records at Khalapur and issued Property Card in the name **M/S. LEENA DEVELOPERS & INFRASTRUCTURES.**

AND WHEREAS Sale Cum Conveyance Deed dated 06/09/2021 Executed by and between **MR. BAL MUKUND KUMAR** and **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** for the sale of N.A. Land bearing Survey No. 51, C.T.S. No. 1118, N.A. Land No. 10 (Renumbered as CTS. No. 1118/10), admeasuring area about 504.84 Sq. Mtrs. & Land No. 13 (Renumbered as CTS. No. 1118/13), admeasuring area about 516.74 Sq. Mtrs. within the limits of Khopoli Municipal Council, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, District Raigad. The Said Sale Cum Conveyance Deed dated 06/09/2021 has been duly stamped and registered with the concerned Sub Registrar at Khalapur under registration serial no. KLR/4406/2021 dated 06/09/2021.

AND WHEREAS Deputy Superintendant of Land records at Khalapur by mutation entry No. 2011 recorded the name of **M/S. LEENA DEVELOPERS & INFRASTRUCTURES** on **24/09/2021** for **CST No. 1118/13** in land records at Khalapur and issued Property Card in the name **M/S. LEENA DEVELOPERS & INFRASTRUCTURE**

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AND WHEREAS M/S. LEENA DEVELOPERS AND INFRASTRUCTURES seized, possessed and occupied ownership right of **C.T.S. No. 1118/10 admeasuring area 504.84 Sq.Mtrs., 1118/11 admeasuring area about 516.64 Sq. Mtrs., 1118/12 admeasuring area about 516.64 Sq. Mtrs. & 1118/13 admeasuring area 516.74 Sq.Mtrs., Total admeasuring area 2054.86 Sq. Mtrs., Village – Chinchavali-Shekin, Khopoli, Tal – Khalapur, Dist – Raigad, within the limits of Khopoli Municipal Council.**

AND WHEREAS M/s. Leena Developers and Infrastructures also Purchased 2200 Sq. Mtrs. TDR (Transferable Development Right) from SAU. FEHMIDA ISMAIL MULLA @ FAHMIDA MOHAMMAD ISMAIL MULLA under **Deed of Assignment dated 01/09/2021** on the terms and conditions mentioned therein and same has been duly Stamped and Registered with the concerned Sub Registrar of Assurances at Khalapur under Registration Serial No. कलर/4338/2021 dated 01/09/2021.

AND WHEREAS Developers loaded 1230 Sq. Mtrs TDR out of total TDR of 2200 Sq. Mtrs. on the project known as "LEENA PARADISE" to be constructed on **CTS No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Tal – Khalapur, Dist – Raigad, within the limits of Khopoli Municipal Council.**

AND WHEREAS the Developers through their Architect submitted to the Khopoli Municipal Council the building plans, specifications and designs for the development of said Land. The Khopoli Municipal Council sanctioned the Building plans, specifications and designs submitted by the Developers and granted its Development permission and issued Commencement Certificate by its letter dated **29/10/2021 having Outward No.KMC/TP/BP/2599** दिनांक 29/10/2021 for construction of Residential

THE SEAL OF THE SUB REGISTRAR KHALAPUR

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Advocate & Legal Property Consultants

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Cum Commercial Building Ground + 7 Upper Floors consisting of 15 Shops and 140 Residential Units. From perusal of Documents produced before me and averments made herein above, I hereby certify that the Title of **Land bearing Survey No. 51, City Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Municipal Council Khopoli, Taluka – Khalapur, Dist – Raigad, total adm. area 2054.86 Sq. Mtrs.** is clear and marketable and free from all encumbrances and claims.

The said **M/s. Leena Developers and Infrastructures** are constructing Residential Cum Commercial Building on the said NA Land as per approved Plan and Commencement Certificate and offering to sell Flats/Shops therein to the members of the public.

SCHEDULE A-1

(Description of the Total Land)

All that piece and parcel of **Survey No. 51, CTS No. 1118/10, 1118/11, 1118/12 & 1118/13 Village – Chinchavali-Shekin, Khopoli, Tal – Khalapur, Dist – Raigad, total adm. area 2054.86 Sq. Mtrs.**

Dated at Navi Mumbai on this **29TH** day of **October, 2021.**

THE SEAL OF THE SUB REGISTRAR KHALAPUR

Sd/-

Adv. S. K. SINGH

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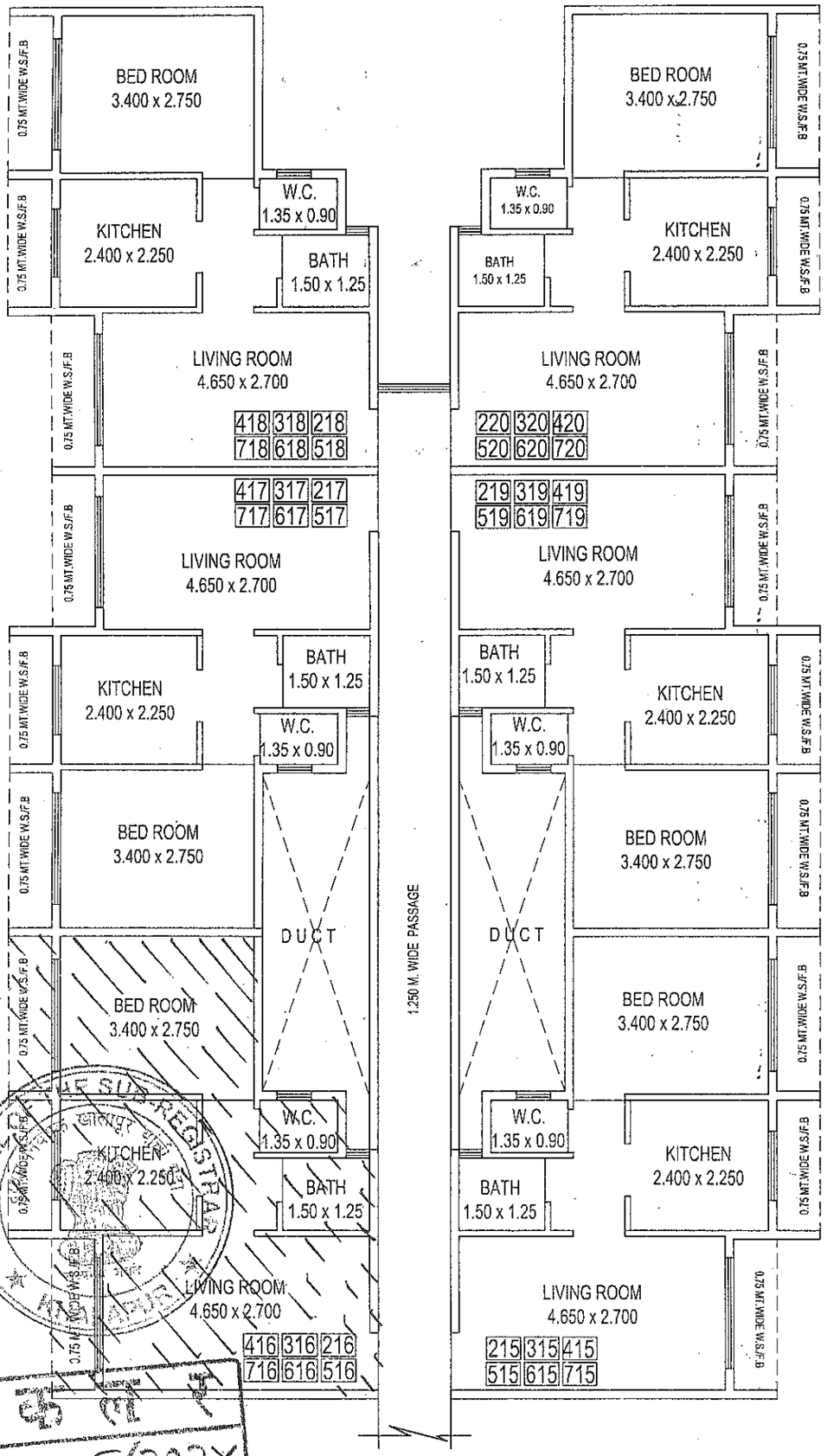

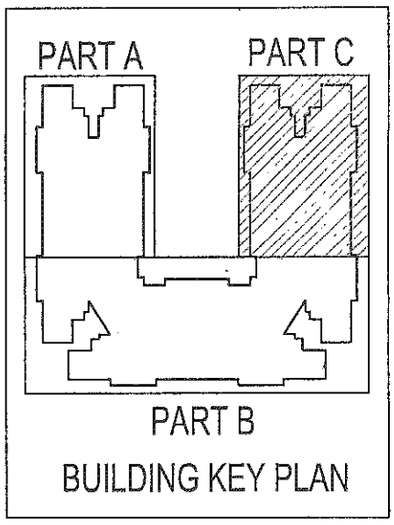

SCHEDULE "B"

TYPICAL FLOOR PLAN 2ND TO 7TH FLOOR (PART C)

SITE ADDRESS	OWNER'S NAME & ADDRESS	ARCHITECT'S OFFICE NAME & ADDRESS
"LEENA PARADISE" ADDRESS = PLOT BEARING SURVEY NO. 51, CTS NO. 1118/10, CTS NO. 1118/11, CTS NO. 1118/12, & CTS NO. 1118/13 VILLAGE : CHINCHAVLI SHEKIN, KHOPOLI, TALUKA - KHALAPUR, DIST. - RAIGAD	LEENA DEVELOPERS & INFRASTRUCTURES OFFICE NO. 303, 3RD FLOOR , A-WING, SHREE NAND DHAM, PLOT NO. 59, SECTOR - 11, CBD BELAPURE, NAVI MUMBAI - 400 614. I TEL. 022- 2758 0185, 022- 4971 9221, E-mail : leenadevelopers1@gmail.com I www.leenadevelopers.com	PROGRESSIVE ARCHITECTS PLANNERS AND ENGINEERS 307, A WING ,3RD FLOOR , SHREE NAND DHAM, PLOT NO-59, SECTOR-11 , CBD BELAPUR, NAVI MUMBAI- 400614. E-mail : worksprogressive1@gmail.com I www.progressiveape.in

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ANNEXURE "C"

।।अविश्रमो लोकतंत्राधिकारा।।

खोपोली नगरपरिषद

KMC

खोपोली, ता.खालापूर, जि.रायगड, पीनकोड नं ४१० २०३.
फोन नं. (०२१९२) २६२२२२, २६३३५६, २६४२११

जा.क्र.केएमसी/टी.पी./बांप/२५९९ दिनांक:- २९/ १०/२०२१

प्रति,
मे.लिना डेव्हलपर्स ॲन्ड इन्फ्रास्ट्रक्चर्स तर्फे भागीदार
गिल्बर्ट बापटीस्ट डिसोजा व इतर १
रा. नवी मुंबई

विषय :- मौजे चिंचवली शेकीन , स.नं. ५१ हि.नं.-- प्लॉट नं. - सि.स.नं.१११८/१०, १११८/११, १११८/१२, १११८/१३ येथे बांधकाम करण्याच्या मंजुरी बाबत.

संदर्भ :- १) आपला दिनांक ११/०८/२०२१ रोजीचा अर्ज (नस्ती क्र. २५/२०२१-२२)

मे. प्रोग्रेसिव्ह आर्किटेक्टस् प्लानर्स ॲन्ड इंजिनिअर्स तर्फे वास्तुविशारद नफी खान, यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये मौजे चिंचवली शेकीन , स.नं. ५१ हि.नं.-- प्लॉट नं. - सि.स.नं.१११८/१०, १११८/११, १११८/१२, १११८/१३ मध्ये २०५४.८६चौ.मी. भुखंडावर ६६५२.५५४ चौ.मी.बांधकाम क्षेत्राचा विकास करावयास महाराष्ट्र नगरपरिषदा , नगरपंचायती व औद्योगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ११/०८/२०२१ च्या अर्जास अनुसरुन पुढील शर्तीस अधिन राहुन तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे इमारत 'अे' चे तळ (भागशः पार्कींग) + सात मजले रहिवास व पुरक वाणिज्य इमारतीचे बांधकामाबाबत, बांधकाम परवाना/प्रारंभ प्रमाणपत्र देणेत येत आहे.

-अटी-शर्ती -

१) ही इमारत परवानगी दिलेल्या तारखेपासून एक वर्ष वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक आहे. अशा प्रकारचे नुतनीकरण तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पुर्णकरणे आवश्यक आहे. नुतनकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखडयाच्या अनुषंगाने छाननी करण्यात येईल.

२) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपणांवर बंधनकारक राहतील.

३) बांधकाम चालु करण्यासाठी नगर भुमापन अधिकारी/भुमी अभिलेख खात्याकडून जागेची आखणी करुन घेणेत यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.

४) बांधकाम जोत्यापर्यंत झाल्यानंतर वास्तुशिल्पकारांचे, मंजुर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करावे, व नगरपरिषदेकडून तशा प्रकारे दाखला घेतल्यानंतरच जोत्यावरील बांधकाम चालु करावे.

५) इमारती भोवती मोकळया सोडावयाच्या जागेत कोणत्याही प्रकारचे बांधकाम करु नये.

६) बांधकामात कोणत्याही प्रकारचा फेरफार पुर्व परवानगी घेतल्याशिवाय करु नये.

७) इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी स्ट्रक्चर सेफ्टीची जबाबदारी आपल्या वास्तुविशारद व स्थापत्यविशारद यांच्यावर राहील.

८) इमारतीचा वापर बांधकाम पुर्ततेचा दाखला/वापर परवानगी घेतल्याशिवाय करु नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे, त्याचा नकाशा वास्तुविशारद व स्थापत्यविशारद यांच्या विहीत नमुन्यातील दाखल्यासह तीन प्रतीत आवश्यक कागदपत्रांसह सादर करण्यात यावा.

९) इमारत मंजुर नकाशाप्रमाणे सेप्टीक टँक पाहिजे व संडासाचे ड्रेनेज भविष्य काळात मलनिस्सारण नलिकेस स्वखर्चाने नगरपरिषद अभियंता यांच्या परवानगीने जोडणे आवश्यक आहे. सेफ्टीक टँक सुरक्षित अंतरावर असणे आवश्यक आहे.

१०) सांडपाण्याचे व पागोळयांचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांच्या पसंतिप्रमाणे सोडावे लागेल.

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११) बांधकामाचे मटेरियल रस्त्यावर टाकावयाचे झाल्यास बांधकामा खात्याची परवानगी घेणे आवश्यक राहील. त्याकरीता नियमाप्रमाणे लागणारी रक्कम व दंड झाल्यास त्या रक्कमेसहीत भरावी लागेल.

१२) बांधकामाच्यावेळी निरुपयोगी माल मटेरियल नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहुन टाकला पाहिजे.

१३) बांधकामाच्या भोवताली सोडलेल्या खुल्याजागेत स्थानिक जातींची झाडे लावून त्याची जोपासना केली पाहिजे. तसेच सध्या अस्तित्वात असलेली झाडे तोडणेकामी परवानगी घेणे बंधनकारक राहील.

१४) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदीप्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपल्यावर राहील.

१५) जागेतुन किंवा जागेजवळून अतिदाबाची विद्युतवाहीनी जात असल्यास बांधकाम सुरु करण्यापुर्वी संबंधित खात्याकडून नाहरकत दाखला घेतला पाहिजे.

१६) जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागुन किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापुर्वी नाहीकत दाखला घेतला पाहिजे.

१७) बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपुर्णपणे आपल्याकडे राहील. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल. तसा रस्ता होई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपुर्णपणे आपल्यावर राहील.

१८) जागेत जुने भाडेकरु असल्यास त्यांच्या बाबत योग्यती व्यवस्था करावयाची जबाबदारी मालकाची राहील व मालक भाडेकरु यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहील व त्याबाबत नगरपरिषद जबाबदार राहणार नाही.

१९) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवु नये अथवा बंद करु नये.

२०) सदर प्रकरणी चुकीची अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.

२१) सदर जागेत विहिर असल्यास इकडील परवानगी शिवाय बुजवू नये.

२२) बांधकाम पुर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्यासाठी नगरपरिषदेवर जबाबदारी राहाणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.

२३) सदर जागेत बांधकाम करण्या बाबतचा पुर्वीचा परवाना असेल, तर तो याद्वारे रद्द झाला असे समजावे.

२४) गटाराचे व पावसाच्या पाण्याचा निचरा होणे करिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरुपाची गटारे बांधावित.

२५) मंजुर नकाशानुसार बांधकाम न करणे तसेच एकात्मिक सर्व समावेशक विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/वापर करणे महाराष्ट्र प्रादशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ नुसार दखल पात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व ५०००/- रु. दंड होऊ शकतो.

२६) इमारतीच्या सोकळया आवारात कचरा कुंडीची व्यवस्था करावी.

२७) मंजुर नकाशाबाबत प्रमाणपत्र क्र. दिनांक आणि इतर माहिती लिहुन फलक लावावा.

२८) स्टिल्टची ऊंची नियमानुसार असावी व चहुबाजुने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.

२९) विधेयकाच्या जागेवरील बांधकाम आय.एस. १३९२०-१९९३ भुकंप रोधक असणे बंधनकारक आहे व ते अभियंत्याच्या देखरेखीखाली पुर्ण करणे अर्जदार / विकासकर्ता यांचेवर बंधनकारक राहील.

३०) महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे कलम १५१ (३) नूसार प्रदान केलेल्या विकास नियंत्रण व जमिनी बाबतचे अधिकारांस अधिन राहून ही परवानगी देणयात येत आहे.

३१) ही परवानगी आपल्या मालकीच्या कब्जातील जमिनी व्यतिरिक्त बांधकाम अगर विकास करण्यांस हक्क देत नाही.

३२) नकाशात दाखविलेल्या गाळयांच्या संखेमध्ये व नियोजनामध्ये परवानगी शिवाय बदल करु नये.

३३) सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहीत पध्दतीने परवाना प्राप्त करुन त्यांचे आदेशाप्रमाणे वृक्ष तोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.

३४) इमारतीसाठी बसविली जाणारी लिफ्ट ही आय.एस.आय. मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. तसेच तिची भविष्यात वेळोवेळी सुरक्षिततेच्या दृष्टीने तपासणी करण्यात यावी.

३५) नैसर्गिक पाण्याचा वापर करणेसाठी रुफवॉटर हार्वेस्टिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीचा खड्डा घेऊन पाईप व्यवस्था करणेत यावी.जेणे करुन पावसाचे पाणी वाया जाणार नाही व ते जमिनीमध्ये मुरेल.

Internal

३६) बांधकामाच्या ठिकाणी असलेल्या पाणी साठयामध्ये डासांची उत्पत्ती होणार नाही याची काळजी विकासकाने घेणेची आहे. बांधकामातील सर्व पाणी साठयावर व्यक्तीगत कामगारा मार्फत यंत्राद्वारे डास अळीनाशक (ॲबेट) किटकनाशकांची आठवडी फवारणी करावी.

३७) सदर मिळकती लगत नदी / नाला जात असल्यास इमारतीपासून नियमानुसार सामासिक अंतरे सोडून त्यास आर.सी.सी. कंपाऊंड वॉल बांधणे आपणावर बंधनकारक राहील.

३८) वाढीव बांधकाम प्रस्तावित असल्यास अस्तित्वातील सदनिकाधारकांची तक्रार, समस्या उद्भवल्यास त्याची संपुर्ण जबाबदारी विकासकाची राहील.

३९) सदर बांधकाम परवानगी देणेत आलेल्या इमारतीचे क्षेत्र खालीलप्रमाणे असेल.

मजला	प्रस्तावित बिल्डींग "ए"	प्रस्तावित क्षेत्र (चौ.मी.)
तळ	पार्किंग, १-सोसायटी ऑफीस, १-ड्रायव्हर रुम, २-टॉयलेट, १५-दुकाने, २ इलेक्ट्रीकल रुम	३५४.२८९
पहिला	२० सदनिका	९५६.८७३
दुसरा	२० सदनिका	८९०.२३२
तिसरा	२० सदनिका	८९०.२३२
चार	२० सदनिका	८९०.२३२
पाच	२० सदनिका	८९०.२३२
सहावा	२० सदनिका	८९०.२३२
सात	२० सदनिका	८९०.२३२
एकूण	पार्किंग, १-सोसायटी ऑफीस, १-ड्रायव्हर रुम, २-टॉयलेट, १५-दुकाने, १४० - सदनिका, २ इलेक्ट्रीकल रुम	६६५२.५५४

४०) अर्जदाराने व वास्तुविशारदने सादर केलेली कागदपत्रे/नकाशे भविष्यात चुकिची अथवा दिशा भुल करणारी आढळून आल्यास दिलेली बांधकाम परवानगी रद्द समजण्यात येईल. तसेच याकामी होणाऱ्या फौजदारी व दिवाणी कारवाईस अर्जदार व वास्तुविशारद जबाबदार राहतील.

४१) इमारतीच्या रचनेस भविष्यात कोणत्याही धोक्यामुळे जिवित किंवा वित्तीय हानी झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/विकासक व स्ट्रक्चरल इंजिनियर यांची राहील तसेच या कामी होणाऱ्या फौजदारी व दिवाणी कारवाईस अर्जदार/विकासक व स्ट्रक्चरल इंजिनियर जबाबदार राहतील.

४२) या आदेशान्वये देणेत आलेले सुधारीत बांधकाम परवानगी प्रमाणपत्र रद्द करणे किंवा त्यात फेरबदल करणेचा अधिकार निम्न स्वाक्षरीकार यांनी राखून ठेवला आहे.

४३) अर्जदार/वास्तुविशारद यांनी सादर केलेल्या कागदपत्रे व प्रस्तावित नकाशा प्रमाणे सदर प्रकरण तयार करून सादर करणेत येत आहे. सदर कागदपत्रे अवैध आढळल्यास इमारत बांधकाम परवानगी रद्द समजण्यात येईल.

वरील अटीशर्तीची पुर्तता न केल्यास अथवा उल्लंघन केल्यास याद्वारे दिलेली बांधकाम परवानगी व्यपगत समजणेत येईल.

(अनुप दुरे)
मुख्याधिकारी तथा नियोजन अधिकारी
खोपोली नगरपरिषद

प्रत :- १) मा. जिल्हाधिकारी सो. रायगड अलिबाग
२) उप अधिक्षक, भुमी अभिलेख खालापूर, रायगड

क ल र
२०८/२०२४
५५/६६

Internal

List of Amenities

Annexure "D"

1. R.C.C. Framed structure founded on open foundation.
2. Solid block walls of 6" thickness externally and 4" thick block internal partition wall.
3. Sand faced cement plaster for external surface and smooth finished cement plaster for internal surface.
4. Main and bedroom doors of solid core commercial flush finish with laminated sheet and having wooden frames of adequate section.
5. All windows on aluminum track with sliding and having powder coating with plain glass and marble window sill.
6. Powder coated aluminum louvered windows in Bathroom and W.C.
7. Granite door frame with powder coated aluminum frame and back lite sheet door for bathroom and W.C.
8. Full Height Colour glazed tiles in Bathroom and W.C.
9. Vitrified ceramic tiles flooring of size 2'x2' for hall bedroom and kitchen.
10. Anti-skid ceramic tiles flooring for bathroom and W.C.
11. Raised cooking platform made out of black Granite stone with S. S. sink with one tap 2'' Ft Height Dado wall tiles.
12. Concealed internal plumbing with C. P. fitting as per Architect's design.
13. Concealed Electrical copper wiring with modular switches as per Architect's design.
14. Two coats of Acrylic Distemper internally and two coats of water-proof cement paint externally.

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

क्र. २
२५८/२०२४
५६/६६

ANNEXURE "E"

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52000031814**

Project: ***LEENA PARADISE*** *, Plot Bearing / CTS / Survey / Final Plot No.:* ***SURVEY NO. 51, C.T.S. NO. 1118 10, 1118 11, 1118 12 AND 1118 13 CHINCHAVLI-SHEKIN, KHOPOLI, TAL-KHALAPUR, DIST-RAIGAD, NEAR LOWJEE RAILWAY STATION, PIN CODE-410203*** *at* ***Khopoli, Khalapur, Raigarh, 410203;***

1. **Leena Developers & Infrastructures** having its registered office / principal place of business at *Tehsil:* ***Thane,*** *District:* ***Thane,*** *Pin:* ***400614.***
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 **12/11/2021** and ending with **30/10/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

SEAL OF THE SUB-REGISTRAR KHALAPUR

Dated: **12/11/2021**
Place: **Mumbai**

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

RUC/2024
40/22

।।अविश्रमो लोकतंत्राधिकारा।।

खोपोली नगरपरिषद

खोपोली, ता.खालापूर, जि.रायगड, पीनकोड नं ४१० २०३.
फोन नं. (०२१९२) २६२२२२, २६३३५६, २६४२११
E mail ID:- cokmckhopoli@gmail.com

जावक.क्र -केएमसी/बांवि/अरे/प्र.क्र १(१८-१९)/१७७० दिनांक :-२९/०७/२०१९

वाचले:-

१) फहमिदा महमद इस्माईल मुल्ला, रा. खोपोली यांचा दि. ०६/०७/२०१८ रोजीचा अर्ज.

२) या कार्यालयाकडील तात्पुरते रेखांकन पत्र क्र. केएमसी/बां.वि/ता.म.रे/३४५२ दिनांक १३.१२.२०१८.

३) मा.तहसिलदार खालापूर, जिल्हा रायगड यांजकडील पत्र क्रमांक जमीन बाब/कात-१/४२०९/५२१/२०१९/३००१ दि.२९.०५.२०१९

४) मा. उपअधिक्षक भूमि अभिलेख, ता.खालापूर यांचेकडील तातडी बिनशेती मो.र.नंबर ७२/२०१९ दि.२५/०२/२०१९.

आदेश:-

मौजे चिंचवली शेकीन, तालुका खालापूर, जिल्हा रायगड येथील वर्णनाची जमीन फहमिदा महमद इस्माईल मुल्ला यांचे नांवे हक्क नोंदीस दाखल आहे.

मौजे	सर्व्हे नंबर/हिस्सा नंबर	सि.स.नं.	क्षेत्र – चौ.मी.
चिंचवली शेकीन	५१	१११८	२-२२-८०
		१११८/१	
		१११८/२	
		१११८/३	
एकूण			२२२८०.००

या जमिनीच्या २२२८०.००चौ.मी. क्षेत्राची निवासी या कारणासाठी बिनशेती रेखांकन परवानगी मिळण्याकरीता फहमिदा महमद इस्माईल मुल्ला यांनी अर्ज दिलेला आहे. अर्ज विहीत नमुन्यांत दिलेला आहे. अर्जासोबत जोडलेल्या सर्व हक्कनोंद उता-यावरुन असे दिसून येत आहे की,

अ) जमिन अर्जदार यांचे खुद मालकीची आहे, त्यामध्ये दुस-या कोणाचाही भागीदार नाही.

ब) जमीन भूसंपादनाखाली नाही.

क) जमिनीवरुन अतिदाबाच्या विद्युत वाहक तारा जात नाहीत.

मा.तहसिलदार, खालापूर यांनी कळविले आहे की, निवासी या कारणासाठी बिनशेती रेखांकनास परवानगी मागितलेल्या जमिनी अर्जदार यांचे शिवाय अन्य कुळे वा कबजेदार दाखल नाहीत अथवा कोणाचाही कोणत्याही प्रकारचा हितसंबंध नाही. निवासी कारणासाठी बिनशेती रेखांकनास परवानगी मागितलेल्या जमिनीवर तगाई, सहकारी सोसायटी किंवा कोणत्याही राष्ट्रीयकृत बॅंकेचा बोजा दाखल नाही. सदरची जमिन संपादनात समाविष्ट नसुन नजिकचे काळात एखाद्या शासकीय अथवा सार्वजनिक कामासाठी संपादन करणेत येणार नाही किंवा तशी संपादनाबाबतची नोटीस मला प्राप्त झालेली नाही. निवासी या कारणासाठी बिनशेती रेखांकनास परवानगी मागितलेली जमिनीस आदिवासी कायदा, आदिवासी जमातींनी जमिन परत करणे बाबतचा हस्तांतरण कायदा, कमाल जमिन धारणा कायदा, कमाल नागरी जमिन धारणा कायदा, खाजगी वन संपादन कायदा, वन संवर्धन कायदा लागु होत नाही. जमिन कांदळवणामध्ये मोडत नाही. सदर जमिनीस भारतीय वन कायद्याच्या अधिनियमातील कलम २२अ प्रमाणे तरतुदी लागु होत नसुन तशी चौकशी अथवा प्रलंबित नाही. जमिन वन सदृश्य संज्ञेत मोडत नाही. निवासी या कारणासाठी बिनशेती रेखांकनास परवानगी मागितलेल्या जमिनीत अर्जदार यांनी अद्याप पर्यंत कोणत्याही प्रकारचे बांधकाम केलेले नसून सदर जागेचा अकृषीक वापर सुरु केलेला नाही. सदर जमिनीवरुन उच्च दाबाची वाहिनी जात आहे. सदर वाहिनी पासून अर्जदार हे नियमानुसार आवश्यक ते अंतर सोडून बांधकाम करणार आहेत. असे त्यांनी जबाबत लिहून दिलेले आहे. निवासी या कारणासाठी बिनशेती रेखांकनास परवानगी मागितलेल्या जमिनीत जाणेयेणेसाठी नकाशात दाखवल्या प्रमाणे ८० फूटी डी.पी.रस्ता आहे.

THE SEAL OF THE SUB-REGISTRAR
कॉपी
२५/८/२०१९
५८/६८

प्रस्तुत जमीनी पालघर कार्यालयाकडील भूमी अभिलेख यांचे स्कीम तात्काळी बिनशेती नो.र.नंबर ७२/२०१९ दि.१५/०२/२०१९ नुसार योजनी केली आहे.

अर्जदार यांची जागा खोपोली शहर मंजूर विकास योजनेमध्ये समाविष्ट असून विकास योजनेच्या प्रस्तावानुसार विषयांकित जागा रहिवास वापर विभागामध्ये समाविष्ट आहे. जागेतील नियोजित बांधकाम कोणत्याही प्रस्तावाने बाधित होत नाही किंवा आरक्षित नाही. अर्जदाराने सादर केलेल्या गोषवारा नकाशा तपासणी करण्यात आलेल्या सर्व बाबी मुळात आहेत. रहिवासी वापर विभागातील नियमावलीनुसार या जागेवर निवासी वापर अनुज्ञेय आहे. तसेच प्रत्यक्षस्थितीनुसार चिकोनित नकाशांची छाननी केली असता स्थलदर्शक नकाशे हे सिटीसर्व्ह निर्देशक नकाशानुसार आहेत व त्याप्रमाणे वरील जागेत निवासी कारणासाठी बिनशेती रेखांकन मंजूर होणेस हरकत नाही.

वरील परिस्थिती विचारात घेता, अर्जदार यांना निवासी या कारणासाठी बिनशेती रेखांकन परवानगी देणेस हरकत दिसत नाही म्हणून शासन परिपत्रक क्र.जमीन-१०९९/प्र.क्र.१५८/ज-१, दि.२५/०१/२०१४ दि.२१/१२/२०१४ रोजीच्या आदेशानुसार व त्याखालील नियमानुसार मुख्याधिकारी, खोपोली यांना प्रदान करणेत आलेल्या शक्तीनुसार फहमिदा महमद इस्माईल मुल्ला यांस जमीन जमीनीची अंतिम बिनशेती रेखांकन परवानगी निवासी या कारणासाठी खालील अटींवर देणेत येत आहे.

वरील परिस्थीती अवलोकन करता महाराष्ट्र जमीन महसूल संहीता (सुधारणा) अध्यादेश दिनांक २२/०८/२०१४, व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५/कलम १५२ व महाराष्ट्र राज्य नगरपालिका व नगरपंचायती प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावली मधील नियम क्र. ६.० अन्वये प्राप्त अधिकारानुसार फहमिदा महमद इस्माईल मुल्ला यांस मी मुख्याधिकारी, खोपोली नगरपरिषद खालील जमिनीची अंतिम बिनशेती रेखांकन नकाशास निवासी या कारणासाठी खालील अटी व शर्तीवर मंजूरी देत आहे.

अ.क्र.	जमिनीचा तपशिल	क्षेत्र (चौ.मी.)	७/१२ उता-यावरील नांव
१.	निवासी रेखांकन	२२२८०.००	---
२.	बजावट जाता निवासी कारणासाठी अनुज्ञेय क्षेत्र	१४५६२.४०	भूखंड मालक
३.	खुली जागा	१९९१.८५	खोपोली नगरपरिषद
४.	डि.पी.रस्त्याने बाधित क्षेत्र	४३८५.००	खोपोली नगरपरिषद
५.	आरक्षणाने बाधीत क्षेत्र(प्ले ग्राउंड)	६००.००	खोपोली नगरपरिषद
६	अंतर्गत रस्त्याखालील क्षेत्र	२९३६.७५	खोपोली नगरपरिषद

वरील प्रमाणे महसूल रुपनरे व्हायलेच गाव ७/१२ उता-यावर व प्रॉपर्टीकार्डवर अमंल घेणेची जबाबदारी अर्जदार यांची राहील.

अटीशर्ती :-

१) महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमांस अधिन राहून निवासी या कारणासाठी बिनशेती रेखांकन परवानगी देण्यांत आलेली आहे.

२) ज्या कारणाकरिता बिनशेती रेखांकन परवानगी देण्यांत आलेली आहे, त्याच कारणासाठी जमिन व त्यावरील बांधकामाचा उपयोग केला पाहिजे. रेखांकन जमिनीचा भाग अगर [illegible] कोणताही भाग नियोजित रेखांकन उपयोगाखेरीज अन्य उपयोगाकडे नगरपरिषदेच्यापूर्व [illegible] वापरता कामा नये.

३) संदर्भित जमिनीची प्लॉटची अगर सब प्लॉटची विभागणी मुख्याधिकारी यांच्या पूर्व [illegible] करता कामा नये.

४) अर्जासोबत जोडलेला रेखांकन नकाशा खालील अटीशर्तीवर मंजूर करणेत येत आहे.

(१) मंजूर रेखांकनप्रमाणे रस्ते व भूखंडाचे प्रत्यक्ष जागेवर विभांकन करून [illegible] भूमी अभिलेख विभागाकडून करून घेण्यात यावी त्यानंतरच जागेत बांधकाम सुरु करता येईल.

(२) रेखांकनातील कोणत्याही रस्त्यांची रुंदी मंजूर केलेल्या रुंदीप्रमाणे ठेवण्यात यावी व सर्व रस्ते पक्क्या स्वरुपात रहदारीला योग्य होतील असा स्वरुपात तयार करण्यात यावेत.

(३) सर्व नियोजित रस्त्यांना योग्य प्रकारची गटारे बांधण्यात येऊन भूखंडा मधील सांडपाण्याचा निचरा त्यामार्गे करण्याची व्यवस्था अर्जदाराने केली पाहिजे.

Internal

(४) सदर रेखांकनाचे जागेत सांडपाणी अथवा भुपृष्ठीत पाणी वाहून नेण्यासाठी जे नैसर्गिक मार्ग असतील ते अबाधित ठेवावे अथवा त्याची पर्यायी व्यवस्था करणे अर्जदारावर बंधनकारक राहील.

(५) नियोजित वापरामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्कांचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकाने परस्पर घेतली पाहिजे

(६) विकास योजनेच्या तरतुदीनुसार बांधकामासाठी चटईक्षेत्र महाराष्ट्र शासनाने अ,ब,क वर्ग नगरपरिषदांसाठी लागू केलेल्या नियमाप्रमाणे अनुज्ञेय राहील.

५) महाराष्ट्र शासनाने प्रसिध्द केलेल्या अ,ब व क वर्ग नगरपरिषदांच्या विकास नियंत्रण नियमावलीतील नियम क्र. ६.८ नुसार खालील प्रमाणे तरतुद नमुद असुन त्याप्रमाणे कार्यवाही होणे आवश्यक आहे.

In case of Group housing scheme, it shall be a responsibility of the owner/developer to construct all infrastructure including roads, strom water drains, sewer lines, water supply lines, development of open spaces, etc.These work shall be completed before before completion of project.

६) बांधकाम सुरु करण्यापुर्वी जरुर तेथे बांधकामाचे प्लॅन प्रथम नगरपरिषदेकडून मंजूर करुन घेतले पाहिजेत. नगरपरिषदेकडून बाधकामाची परवानगी घेतली पाहिजे व ठरवून दिलेले शर्तीचे पालन योग्य त-हेने केले पाहिजे व नगरपरिषदेकडून बांधकाम प्लॅन मंजुर करुन घेतले पाहिजे.

७) अर्जदार यांनी संदर्भित जमिनीचा रेखांकन उपयोग या आदेशाच्या तारखे पासून एक वर्षाचे आत सुरु केला पाहिजे. सदरची मुदत वेळोवेळी मुख्याधिकारी, खोपोली नगरपरिषद यांच्या कडून वाढवून घेतलेली नसल्यास रेखांकन परवानगी रद्द झालेली आहे असे समजण्यात येईल.

८) अर्जदार यांनी रेखांकन उपयोग सुरु झाल्याबद्दलची समज संबधीत तहशीलदार यांना गावचे तलाठी मार्फत रेखांकन उपयोग सुरु झाल्यापासून ३० दिवसांच्या आत देण्याची आहे. तसे न केल्यास महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ मधील नियम ६ अन्वये अर्जदार हे जास्तीत जास्त दंडाच्या कारवाईस पात्र राहतील.

९) जमिनीचा रेखांकन वापर सुरु झाल्यापासून अर्जदार यांनी दर चौरस मीटरला शासन नियमाप्रमाणे रेखांकन आकार देण्याचा आहे. सुधारीत दर अंमलात आल्यानंतर त्या सुधारीत दराने रेखांकन आकार भरावा लागेल. व आवश्यता असल्यास फरकाची रक्कम भरावी लागेल. जर जमिनीचे नियोजित उपयोगात बदल करण्याचा झाला तर नियोजित रेखांकन उपयोगाचे मुदत जरी संपली तरी असा बदलता उपयोग सुरु झालेपासून अर्जदार यांना बदलत्या दराने आकार द्यावा लागेल. या मुदती नंतर जो सुधारीत दर लागू केला जाईल. याप्रमाणे रेखांकन आकार देण्याचा आहे. तसेच नियमाप्रमाणे नगरपरिषदेकडील कराची रक्कम ही द्यावी लागेल.

१०) रेखांकन प्लॉटला डिमार्केशन नुसार कुंपण घातले पाहिजे.

११) जमिनीची सर्वे खातेमार्फत प्रत्यक्ष मोजणी नुसार जर क्षेत्र व रेखांकन आकार यात बदल होत असेल तर त्याप्रमाणे जरुर ते बदल सनदेत करण्यांत येतील.

१२) रेखांकन उपयोग सुरु झाल्यापासून एक महिन्यांचे आत अर्जदार यांनी महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल आणि अकृषीक आकारणी) नियम १९६९ मधील परिशिष्ट चार/पांच/सहा मध्ये सनद पूर्ण करुन देणे दिली पाहिजे.

१३) जमिनीचा रेखांकन वापर सुरु न करता संदर्भित जमिनीचे विक्री केल्यास ती मुंबई कुळ वहिवाट व शेत जमिने अधिनियम १९४८ मधील तरतुदीनुसार जरुर त्या दंडाचे कारवाईस पात्र राहतील.

१४) वरील शर्तींचा भंग करुन केलेला रेखांकनाचा उपयोग नवीन बांधकाम अगर मंजुर बांधकामात केलेला फेरबदल अगर केलेली दुरुस्ती काढून जमिन पुर्ववत करण्याबद्दल मुख्याधिकारी यांच्याकडून आदेश देण्यात येतील, त्या आदेशातील मुदतीत दिलेल्या आदेशांची पुर्तता अर्जदार अगर प्लॉटधारक यांनी न केल्यास मुख्याधिकारी खोपोली हे त्याप्रमाणे पुर्तता करुन घेतील व अशी पुर्तता करुन घेण्यांत येणारा खर्च अर्जदार यांचेकडून वसूल करणेत येईल. अर्जदार यांनी तो सुरळीत न दिल्यास जमिन महसुलाचे थकबाकी म्हणून तो वसूल केला जाईल.

१५) जमिनीचे कब्जेदार यांनी या जमिनीतील मोकळ्या जागी जास्तीत जास्त झाडे (वृक्ष) लावली पाहिजेत व त्यांची जगाल्या तश्हेने संगोपण करण्याची दक्षता घेतली पाहिजे.

१६) जर अर्जदार वरील कोणत्याही शर्तीचे उल्लघंन करील तर सदर कायद्यांतील तरतुदी व सरकारी नियमानुसार अर्जदार यांना कोणत्याही इतर शिक्षेस पात्र असेल त्या शिक्षेस बाधा न येता मुख्याधिकारी हे संबंधित कायद्याप्रमाणे दंड किंवा आकारणी केली असता सदरहू जमिन अर्जदार यांच्या भोगवट्यांत चालू ठेवण्याचा अधिकार मुख्याधिकारी यांचा आहे.

१७) सदर जमिन संदर्भात/पोच रस्त्याबाबत भविष्यात कोणत्याही प्रकारचा वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमिन मालक यांची राहील.

Internal

१८) संदर्भिय रेखांकन मंजूरी ही प्रचलित मुंबई कुळ वहिवाट व शेतजमिन अधिनियम १९४८ महाराष्ट्र लिव्हेन ॲक्ट, म्युनिसिपल ॲक्ट व टाऊन प्लॅनिंग ॲक्ट त्यांतील तरतुदीस अधिन राहून देणेत आलेली आहे.

१९) वरील शर्तींचा अर्जदार याने भंग केल्यास रेखांकन परवानगी रद्द करण्यात येईल व या खेरीज अर्जदार हे जमीन महसूल कायदा व त्या खालील नियम, सरकारी ठराव व आदेश प्रमाणे कार्यवाही व दंडास पात्र होतील.

२०) सदर दिनरोजी रेखांकन परवानगी आदेशातील सर्व शर्ती अर्जदार/मालक/भुधंडधारक यांच्यावर बंधनकारक राहतील.

२१) अर्जदाराने सादर केलेली माहिती अथवा कागदपत्रे खोटी अथवा दिशाभूल करणारी असल्यास सदर परवानगी रद्द समजणेत येईल.

वरील अटीशर्तींची पुर्तता न केल्यास अथवा उल्लंघन केल्यास या द्वारे दिलेली रेखांकन मंजूरी परवानगी व्यगात समजणेत येईल.

(हर्षीश शेटे)
मुख्याधिकारी
खोपोली नगरपरिषद

प्रत — १) फहमिदा महमद इस्माईल मुल्ला, मौजे खोपोली.
२) मा.तहसिलदार, खालापूर यांचेकडे पुढील कार्यवाहीसाठी.
३) उप अधिक्षक, भूमी अभिलेख-खालापूर माहितीसाठी रवाना.
४) तलाठी सज्जा ----------, ता.खालापूर यांना पुढील जरुर त्या कार्यवाहीसाठी.

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक खालापूर क्रमांक दोन

Internal

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

LEENA DEVELOPERS &
INFRASTRUCTURES

16/09/2009
Permanent Account Number
AADFL4397A

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AECPD4475N

नाम / Name
GILBERT BAPTIST DSOUZA

पिता का नाम / Father's Name
BAPTIST DSOUZA

जन्म की तारीख
Date of Birth
21/01/1978

हस्ताक्षर / Signature

THE SEAL OF THE SUB-REGISTRAR
KHALAPUR

कलर
२५८/२०२४
६२/६६

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोदविण्याचा क्रमांक / Enrollment No.: 2017/90215/99933

To
गौरी अरविंद पितळे
Gauri Arvind Pitale
W/O: Arvind Pitale
Room No 803 Sainidhi CHS Tekadi Bunglow
Opp S E S High School Panchpakhadi Thane West
Thane
Naupada
Thane Thane
Maharashtra 400602
9833407541

17/04/2016

3546656646

MA546856464FT

THE SEAL OF THE SUB-REGISTRAR KHALAPUR

दे सो र
२७/२०२४
EB/EE

आपला आधार क्रमांक / Your Aadhaar No. :

5333 6503 1097

माझे आधार, माझी ओळख

भारत सरकार

Government of India



गौरी अरविंद पितळे
Gauri Arvind Pitale
जन्म तारीख / DOB : 12/09/1976
स्त्री / Female

5333 6503 1097

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKTPP1269K

नाम /Name
GAURI ARVIND PITALE

पिता का नाम / Father's Name
ARVIND VINAYAK PITALE

जन्म की तारीख /
Date of Birth
12/09/1976

हस्ताक्षर / Signature

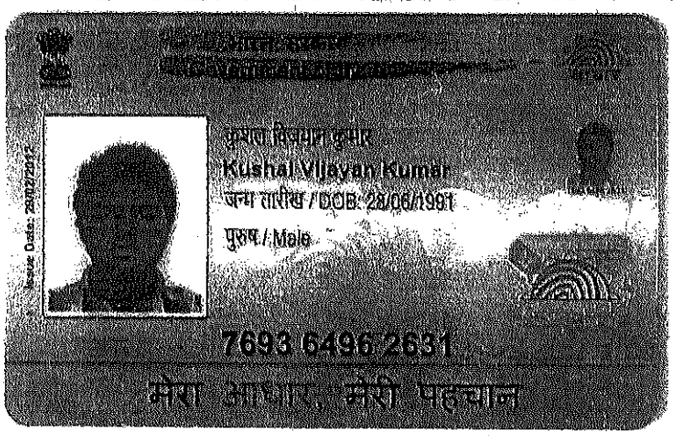
भारत सरकार
GOVERNMENT OF INDIA



सुरेश दिनकर साळवे
Suresh Dinkar Salve
जन्म तारीख/ DOB: 25/05/1965
पुरुष / MALE

8700 4612 6172

आधार-सामान्य माणसाचा अधिकार

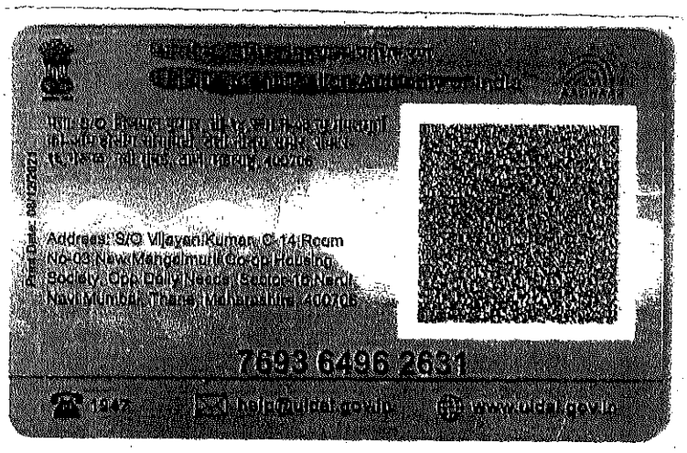


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O दिनकर साळवे, राजीव कॉम्पलेक्स जवळ, नागवाडी, पी.एल. लोखंडे मार्ग, चेंबूर, टिळक नगर स.ऑ, मुंबई, महाराष्ट्र - 400089

Address:
S/O Dinkar Salve, NEAR RAJIV COMPLEX, NAGWADI, P.L. LOKHANDE MARG, CHEMBUR, Tilak Nagar S.O, Mumbai, Maharashtra - 400089

Aadhaar-Aam Admi ka Adhikar



सुरेश साळवे

THE SEAL OF THE SUB-REGISTRAR
KHALAPUR

कलर
२७८/२०२४
६४/६६

462/278
गुरुवार,18 जानेवारी 2024 11:03 म.पू.

दस्त गोषवारा भाग-1

कलर ४५१६६
दस्त क्रमांक: 278/2024

दस्त क्रमांक: कलर /278/2024

बाजार मुल्य: रु. 18,90,000/- मोबदला: रु. 24,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,44,000/-

दु. नि. सह. दु. नि. कलर यांचे कार्यालयात

अ. क्रं. 278 वर दि.18-01-2024

रोजी 11:02 म.पू. वा. हजर केला.

पावती:400 पावती दिनांक: 18/01/2024

सादरकरणाराचे नाव: गौरी अरविंद पितळे - -

नोंदणी फी	रु. 24000.00
दस्त हाताळणी फी	रु. 1320.00
पृष्ठांची संख्या: 66	
एकुण:	25320.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Khalapur
दुय्यम निबंधक खालापूर

Sub Registrar Khalapur
दुय्यम निबंधक खालापूर

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 18 / 01 / 2024 11 : 02 : 06 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 01 / 2024 11 : 03 : 16 AM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेली कागदपत्रे कुळमुख्त्यारपत्रे, व्यक्ती ईत्यादी बनावट आढ्ळुन आल्यास याची संपुर्ण जबाबदारी दस्त निष्पादकांची राहील.

लिहुन देणार

लिहुन घेणार

SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक खालापूर यांची मुद्रा KHALAPUR

18/01/2024 11 06:25 AM

दस्त गोषवारा भाग-2

कलर ६६।६६

दस्त क्रमांक:278/2024

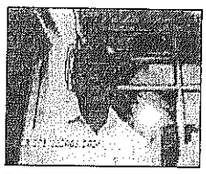
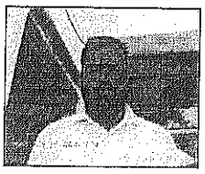
दस्त क्रमांक :कलर/278/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स लीना डेव्हलपर्स आणि इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री. गिल्बर्ट बाप्टिस्ट डिसुझा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. 303, तिसरा मजला, ए -विंग, श्री नंद धाम, प्लॉट नं. 59, सेक्टर 11, सीबीडी बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AADFL4397A	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव:गौरी अरविंद पितळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. ८०३, साईनिधी सीएचएस, टेकडी बंगलो, एस इ एस हायस्कुल समोर, पाचपाखाडी, ठाणे वेस्ट, नौपाडा, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AKTPP1269K	लिहून घेणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 01 / 2024 11 : 05 : 31 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:सुरेश दिनकर साळवे - - वय:59 पत्ता:टिळक नगर, चेंबूर, मुंबई पिन कोड:400089	स्वाक्षरी		
2	नाव:कुशल विजयन कुमार - - वय:31 पत्ता:सी-१४, रूम न-०३, न्यू मंगलमूर्ती सीएचएस डेली नीड्स समोर, सेक्टर -१६, नेरुळ नवी मुंबई पिन कोड:400706	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:18 / 01 / 2024 11 : 06 : 14 AM

प्रमाणित करण्यात येते की, या दस्तात एकूण ..६६.. पाने आहेत.

Sub Registrar Khalapur
दुय्यम निबंधक खालापूर

दुय्यम निबंधक खालापूर

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LEENA DEVELOPERS AND INFRASTRUCTURES	eChallan	691033320240117171403	MH014106935202324E	144000.00	SD	0007469572202324	18/01/2024
2		DHC		0124174706286	1320	RF	0124174706286D	18/01/2024
3	LEENA DEVELOPERS AND INFRASTRUCTURES	eChallan		MH014106935202324E	24000	RF	0007469572202324	18/01/2024

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

THE SEAL OF THE SUB REGISTRAR KHALAPUR

नंबराने बुकात
नंबरी नोंदला

278 /2024

दुय्यम निबंधक खालापूर
तारीख०९ माहे०१ सन२०२४

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