कलन - ४
दस्त क्र. १८२०५ /२०२३
७५ / १००

महाराष्ट्र शासन

मालमत्ता पत्रक

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

ULPIN: 55201025775

55201025775

गाव/पेठ : डोंबिवली (नवी)			तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण		जिल्हा : ठाणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फ़ेरतपासणीची नियत वेळ
१८६	१०		१४३.००	क	सि.स.नं. १८५ प्रो.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष :	[सौ. विजया विजय गुप्ते खरेदीनें]
पट्टेदार :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
05/08/2008	खरेदीने खरेदी खत क्र.कलन ९७६/७१ दि.०३/०८/७१ अन्वये		H सुनित को ऑ हौ सो लि	फ़ेरफ़ार क्रं. १४२ प्रमाणे सही- 05/08/08 ता.नि.भू.अ.,कल्याण.
24/07/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/मि.प.अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.नं.भू.फेरफार क्र. ३६१ आदेश दि. २४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र एकशे त्रेचाळीस पुर्णांक शुन्य दशांश चौ.मी. दाखल केले.			फ़ेरफ़ार क्रं. ३६१ प्रमाणे सही- 24/07/2015 उ.अ.भू.अ. कल्याण

हे आदेशाचा पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक **21/01/2021 12:01:30 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **27/11/2023 02:11:46 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2112100002040551** हा क्रमांक वापरावा.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

Date: 8th May 2023

To,
Chairman / Secretary / Members
SUNIT CHS CHS DOMBIVLI,
SAMRAT CHOWK,
DOMBIVALI (W)

कलन - ४
दस्त क्र. १८२९५/२०२३
५६/१००

Subject:- Redevelopment Offer Letter.

Respected Sir/Madam,

As per the discussion, we have understood that you have decided to go for re-development.

It is my pleasure to write this letter and express my intent of re-developing your society/property.

To brief you about my company, Patel Group is a well-established name in business and social circles since 1988 with its presence in Central suburbs beyond Thane. Primarily a retailer, operating on retail space of more than 75,000 sq. ft. and proudly serving to 2.5 lakhs+ of customers in their house hold requirements.

Since more than a decade, Patel RPL Realty has successfully ventured into the field of real estate development.

Patel Group, a well-crafted initiative by visionary Mr. Bechar Raghavji Patel, who dreamt of building better lives with a vision to provide basic needs of Roti, Kapada Aur Makaan at a cost that is affordable to all.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 दुय्यम निबंधक कल्याण-४ यांची मुद्रा जि.ठाणे Dist. Thane

Pramukh Developers Ambarnath

We have proudly made more than 2,770+ families happy with commercial and residential spaces spanning over more than 6,67,000 sq. ft. and more are being served with care and smiles!

The purpose of this offer letter is to set forth our offers which are described in detail as below:

If there is any query in any of the offer terms, amenities, requests, demands etc., feel free to reach out to us for discussion and we will definitely resolve it.

क ल न – ४
दस्त क्र. ७८२५/२०२३
७७ / १००

Our Re-Development offer includes:

1.	**CARPET AREA**	• Existing Municipal Carpet useable area + 15% will be given to each residential flat's society member free of cost.
2.	**PROJECT**	• ONE Phase Project.
3.	**RATE DECIDED OF ADDITIONAL AREA**	• Special discounted rate for society members: Rs. 10,725 PER SQ FT carpet usable area on purchasing extra area upto 100 sq. ft. of carpet usable area. Any area purchased beyond the 100 sq. ft. will be as per the market rate. i.e. Rs. 11,625 PER SQ FT carpet usable area.
4.	**CEMENT**	• Best quality construction by Ultratech/ACC/Koromandal/JSW/BIRLA SHAKTI cement brands.
5.	**OWNERS**	• Buildings will have mix owners i.e. Old

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
Dist. Thane

Pramukh Developers Ambarnath

कलन - ४
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VL / 900

		society members & new comers. • No floor rise charge for society members. • First preference of flat selection will be given to old society members.
6.	**WALL CONSTRUCTION**	• Wall construction in Red Bricks.
7.	**PARKING**	• 1 covered car Parking (Stack) will be provided to every society member.
8.	**DURATION**	• Duration of project will be 24 months + 6 Months Grace Period from date of vacating last premises.
9.	**RENT & DEPOSIT**	• Rent will be provided after society vacates the last premises until fitout possession will be provided after society vacates the last premises.

UNIT	RENT (PER MONTH)
1RK	10,000/-
1BHK	12,000/-
2BHK	14,000/-

10.	**RERA**	• Project will be RERA registered and registration will begin immediately after getting the Commencement Certificate.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सहदुय्यम निबंधक कल्याण-४ यांची मुद्रा
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Dist. Thane

Pramukh Developers
Ambarnath

कलन - ४
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UC/900

11.	**MOU**	• Work will be executed as per M.O.U / Redevelopment agreement till completion of project.
12.	**TDR & PREMIUM FSI**	• T.D.R & PREMIUM FSI will be utilized as per municipal rules/laws and society will have No Objection.
13.	**RIGHT TO SALE**	• We reserve the rights to sale flats other than allotted to society members.
14.	**MODERN AMENITIES**	• Modern amenities internally as well externally is mentioned below in details.
15.	**DCR**	• All terms are as per present rules & regulations.
16.	**STAMPDUTY AND REGISTRATION CHARGES & LEGAL CHARGES.**	• Stamp duty & Registration on original + 15% extra (free of cost) area will be borne by the developer. (society members have to pay their original stamp duty and registration charges, govt. levies etc of their respective existing flats, if not paid earlier). • Stamp duty, registration on extra purchased area will be borne by the society member. • Legal charges on Registration of

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
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जि. ठाणे
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कलन - ४
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LO / १००

		Permanent Alternate Accommodation will be borne by the society member.
17.	**GST & GOVT TAXES**	• 50% of GST on existing area will be borne by the developer and the remaining 50% GST will be borne by the society members. • GST, Govt. levies, taxes etc. on 15% extra area (free of cost) and extra purchased area will be borne by the society member.
18.	**DUTIES & TAXES**	• Society will bear duties and property taxes until development agreement is registered. • Developer will bear duties and taxes from the time development agreement is registered till the time possession is given to the society.
19.	**LEGAL LIABILITY**	• Any legal liability of the plot will be taken care by the society.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ पांची पुत्र
जि.-ठाणे
Dist. Thane

Pramukh Developers Ambarnath

PRAMUKH DEVELOPERS

LETTER OF AUTHORITY

Date: 30/11/2023.

TO WHOMSOEVER IT MAY CONCERN

क ल न - ४
दस्त क्र. ७८९५/२०२३
८१/१००

Sub: Regarding the execution of various documents.

Dear Sir,

We all the partners of **M/S PRAMUKH DEVELOPERS**, PAN NO **AAYFP0414H** hereby authorize one of the partner **PATEL RPL REALTY PVT LTD** through its director **Mr. Ankit Bechar Patel** to sign and execute the Development Agreement, Power of Attorney, Agreement to Sale, Permanent Alternate Accomodation Agreement, any letters and all other documents pertaining to land bearing Old Survey No.18, substituted with New Survey No.61, Hissa No. 9(P), CTS No. 185 and 186, layout Plot No.20, area admn 523 Sq. mtrs of "**SUNIT CO-OPERATIVE HOUSING SOCIETY LIMITED**" lying being and situated at Village Navi Dombivli, Taluka Kalyan, District Thane. The acts are binding on all of us.

Kindly make a note of it.

We here under attest the signatures:

	PARTNERS	SIGNATURE
1.	Mr. Suresh Manji Patel	
2.	Mr. Nikhil Arvind Walekar	
3.	Mr. Rahul Chimanlal Waghela	
4.	Patel RPL Realty Pvt Ltd	
5.	Mr. Jatin Manilal Faria	

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह.दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
वि. ठाणे Dist. Thane

Corporate Office :
Plot No. 30, Jeevandeep Apartment, Suryodaya CHS. LTD., Station Road,
Ambernath (E)-421 501, Dist. Thane, Maharashtra. • Tel.: 0251 - 2603761, 2611935.