

Himali Construction

A/5, Ground Floor, Mangeshi Sahara, Chikanghar, Kalyan (W) 421301

Date 08/08/2022

Sub: Deviation Report with respect to model copy of Agreement

I hereby declare that the draft Model Agreement submitted by me is as per the prescribed format of MahaRERA. It is further declared that there is no deviation and therefore no changes have been made in the draft.

Project Land details are as follow

WHEREAS Builders / Promoters herein are owners and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Kanchangaon , Taluka Kalyan, District Thane bearing:-

New Survey No.	New Hissa No.	Old Survey No.	Old Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
138	4	69	4	0.06.80	680

Within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan hereinafter called and referred to as the "**Said Property No. 1**" and is more particularly described in the schedule hereunder written;

AND WHEREAS the amount of non-agricultural levy is paid and necessary Non-agricultural use permission is obtained from Tahsildar & Executive Magistrate Kalyan in respect of said property under permission bearing No.



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Mahasul / T -2 / About Land-1/-Conversion Tax/ SR – 20/18/ dated 25.01.2019 ;

AND WHEREAS by and under the Deed of Conveyance dated 8th September 2021 the said Shri.Waman Sakharam Mali and Others i.e. original owners sold and conveyed the said property No. 1 absolutely and forever to Shri.Mangesh Dashrath Gaikar and the said Deed of Conveyance is registered at the office of the Sub Registrar of Assurances at Kalyan-2 under Sr. No. 16585/2021 dated 08/09/2021 and the said property is mutated in the names of Shri.Mangesh Dashrath Gaikaras evidence vide mutation entry No. 1074 dated 17.09.2021 ;

WHEREAS Builders / Promoters herein are owners and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Kanchangaon , Taluka Kalyan, District Thane bearing:-

New Survey No.	New Hissa No.	Old Survey No.	Old Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
138	5	69	5	0.10.80	1080

Within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan hereinafter called and referred to as the "**Said Property No. 2**" and is more particularly described in the schedule hereunder written;

AND WHEREAS the said Shri.Manohar Vithu Choudhari and Others, with a view to seek exemption under Section 20 of the Urban Land (Ceiling and

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Regulation) Act 1976, submitted the proposal with Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane for the said property no. 2 along with their other family properties and accordingly necessary weaker section scheme is sanctioned by Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane under order bearing No. ULC/ULN/Sec.(20)(N)/SR-442 dated 20.07.2004 in respect of said property no. 2 ;

AND WHEREAS the Collector and Competent Authority Ulhasnagar Urban Agglomeration, under Urban Land (Ceiling and Regulation) Act 1976 have by under order bearing No. ULC / ULN / Sec (20) (N) / SR-442 / 56 dated 15.02.2020 granted permission for future course of development of said entire property and granted relaxation of said property from under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976 in respect of said entire property on terms and condition mentioned therein ;

AND WHEREAS the amount of non-agricultural levy is paid and necessary Non-agricultural use permission is obtained from Tahsildar & Executive Magistrate Kalyan in respect of said property under permission bearing No. Mahasul / T -2 / About Land-1/-Conversion Tax/ SR – 108/20/ dated 06.08.2020 ;

AND WHEREAS by and under the Deed of Conveyance dated 8th September 2021 the said Shri. Manohar Vithu Choudhari and Others i.e. original owners sold and conveyed the said property No. 2 absolutely and forever to Shri.Mangesh Dashrath Gaikar and the said Deed of Conveyance is registered at the office of the Sub Registrar of Assurances at Kalyan-2 under Sr. No. 16581/2021 dated 08/09/2021 and the said property is mutated in the names of Shri.Mangesh Dashrath Gaikar as evidence vide mutation entry No. 1073 dated 16.09.2021 ;

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WHEREAS Builders / Promoters herein are owners and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Kanchangaon , Taluka Kalyan, District Thane bearing:-

New Survey No.	New Hissa No.	Old Survey No.	Old Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
105	2	71	2	0.05.90	590

Within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan hereinafter called and referred to as the "**Said Property No. 3**" and is more particularly described in the schedule hereunder written;

AND WHEREAS necessary Non-agricultural use permission is obtained from The Collector, Thane in respect of said property under permission bearing No. Mahsul / Kaksha-1 / T-7 / NAP / SR-42/ 2005 dated 08.06.2005;

AND WHEREAS by and under the Deed of Conveyance dated 30th March 2022 the said Shri. Ramesh Pundalik alias Kundalik Farde Alias Shelar and Others i.e. original owners and Shri. Sharad Arjun Farde Alias Shelar and others as the Confirming Party sold and conveyed the said property No. 3 absolutely and forever to Shri. Mangesh Dashrath Gaikar and the said Deed of Conveyance is registered at the office of the Sub Registrar of Assurances at Kalyan-2 under Sr. No. 7811/2022 dated 30.03.2022 and the said property is mutated in the names of Shri. Mangesh Dashrath Gaikar as evidence vide mutation entry No. 1133 dated 20.04.2022;

AND WHEREAS Shri. Sharad Arjun Farde Alias Shelar and Others are owners and/or otherwise well and sufficiently entitled to the all that piece and parcel of

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land lying being and situated at Village Kanchangaon, Taluka Kalyan, District Thane bearing :

New Survey No.	New Hissa No.	Old Survey No.	Old Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
105	3	71	3	0.08.00	800

Within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan hereinafter called and referred to as the "**Said Property No. 4**" and is more particularly described in the schedule hereunder written;

AND WHEREAS by and under Development Agreement dated 24th August 2007 registered at the Office of Sub-Registrar of Assurances at Kalyan – 3 under Sr. No. 04834/2007 dated 24.08.2007 made and executed between M/s Shidhhivinayak Developers through its proprietor Shri. Vijay Eknath Choudhari as a Developers and Shri. Ramesh Pundalik alias Kundalik Farde Alias Shelar and Others i.e. as the land Owners, the above mentioned Developers herein have acquired the development rights in respect of said property no. 4 from Shri. Ramesh Pundalik alias Kundalik Farde Alias Shelar and Others i.e. as the land Owners, conditions and for the consideration mentioned therein and in pursuance thereof the said Shri. Ramesh Pundalik alias Kundalik Farde Alias Shelar and Others i.e. as the land Owners have also executed Power of Attorney dated 24th August 2007 at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 04835/2007 dated 24.08.2007 in favour of M/s Shidhhivinayak Developers through its proprietor Shri. Vijay Eknath Choudhari ;

AND WHEREAS in pursuant to said Development Agreement dated 24th August 2007 necessary Deed of Confirmation dated 27th May 2011 registered

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at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 04566/2011 dated 27.05.2011 made and executed between said Smt. Chaya Sudhakar Shelar Alias Farde and Others i.e. as the land Owners and M/s Shidhhivinayak Developers through its proprietor Shri Vijay Eknath Choudhari as a Developers herein, therein called and referred to as the Original Developers, and in pursuance thereof the said Smt. Chaya Sudhakar Shelar Alias Farde and Others i.e. as the land Owners have also executed Power of Attorney dated 27th May 2011 at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 04567/2011 dated 27.05.2011 in favour of M/s Shidhhivinayak Developers through its proprietor Shri Vijay Eknath Choudhari as a Developers.

AND WHEREAS in pursuant to said Development Agreement dated 24th August 2007, necessary Deed of Confirmation/ Supplementary Agreement dated 23rd August 2018 registered at the Office of Sub-Registrar of Assurances at Kalyan- 4 under Sr. No. 8652/2018 dated 23.08.2018 made and executed between said Shri. Ramesh Pundalik alias Kundalik Farde Alias Shelar and Others i.e. as the land Owners and M/s Shidhhivinayak Developers through its proprietor Shri Vijay Eknath Choudhari as a Developers herein, therein called and referred to as the Original Developers, and in pursuance thereof the said Shri. Ramesh Pundalik alias Kundalik Farde Alias Shelar and Others i.e. as the land Owners have also executed Power of Attorney dated 23rd August 2018 at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 08656/2018 dated 23.08.2018 in favour of M/s Shidhhivinayak Developers through its proprietor Shri Vijay Eknath Choudhari as a Developers.

AND WHEREAS by and under Development Agreement dated 30th March 22 registered at the Office of Sub-Registrar of Assurances at Kalyan – 2 under Sr. No. 7804/2022 dated 30.03.2022 made and executed between Sub Developers/ Builders/Promoters Shri. Mangesh Dashrath Gaikar herein, therein called and referred to as the Sub Developer and M/s Shidhhivinayak Developers through its proprietor Shri Vijay Eknath Choudhari as a Original Developers and Others as the land Owners the Sub Developers/ Builders /Promoters herein have

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acquired the development rights in respect of said property no. 4 from Shri Vijay Eknath Choudhari as a Original Developers and Others as the land Owners on terms, conditions and for the consideration mentioned therein and in pursuance thereof the saidM/s Shidhhivinayak Developers through its proprietorShri Vijay Eknath Choudhari as a Original Developers and Others as the land Owners have also executed Power of Attorney dated 30th March 22 at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 7805/2022 dated 30.03.2022 in favour of Builders/Promoters herein ;

AND WHEREAS the amount of non-agricultural levy is paid and necessary Non-agricultural use permission is obtained from Tahsildar & Executive Magistrate Kalyan in respect of said property under permission bearing No. Mahasul / T -2 / About Land-1/-Conversion Tax/ SR – 20/18/ dated 25.01.2019 ;

AND WHEREAS said property No. 1, said property No. 2said property No. 3and said property No. 4 are herein after collectively called and referred to as **“Said Property”**;

AND WHEREAS The Kalyan Dombivali Municipal Corporation permitted to use and utilized Transferable Development Rights on the said property to vendor/owner under letter bearing No. KDMC/ NRV / HVH / 4433dated 18.10.2021 and the Vendors/Owners have utilized the said Transferable Development Rights to the extent of 43.73 sq. meterson the said land property as per D.C. Rules and Regulations.

