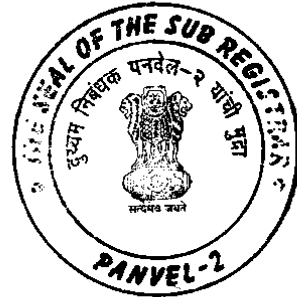


मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)						
Valuation ID	202304134951	13 April 2023,01:53:57 PM				
पवल2						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	रायगड					
तालुक्याचे नांव :	पनवेल					
गांवाचे नांव :	वहाळ					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
खुली जमीन	निवासी सदनिका	-	-	-	चौ. मीटर	
4750	56700					
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र -	38.479चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.4750/-	
उद्भवान सुविधा -	आहे	मजला -	5th to 10th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
	= ((56700-4750) * (100 / 100)) + 4750)					
	= Rs.56700/-					
मजला निहाय घट/वाढ	= 1.05 of 56700 = Rs.59535/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 59535 * 38.479					
	= Rs.2290847.265/-					
Applicable Rules :	3,18,19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळधराचे मूल्य + मॅडिनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 2290847.265 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.2290847/-					
	= २ बावीस लाख नव्वद हजार आठ शे सत्तेचाळीस/-					

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

पवल - २
६९९०/२०२३
९/१००



प व ल - २	
६९९०	२०२३
२ / १००	



CHALLAN
MTR Form Number-6



GRN	MH000530011202324E	BARCODE		Date	12/04/2023-17:01:51	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		PAN No.(If Applicable)				AUUPM2858N
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name				RAKESH SHANTARAM MHATRE
Location	RAIGAD			Flat/Block No.				FLAT NO 504,5TH FLOOR,MAHAVIR DARSHAN
Year	2023-2024 One Time			Premises/Building				PLOT NO 329 SECTOR 24, PUSHPAK VAHAL
Account Head Details		Amount In Rs.	Road/Street					PANVEL RAIGAD
0030046401	Stamp Duty	204000.00	Area/Locality					2023
0030063301	Registration Fee	30000.00	Town/City/District					3/1/2023
			PIN					06
			Remarks (if Any)					
			SecondPartyName=MAHAVIR CONSTRUCTION					
			Amount In					Two Lakh Thirty Four Thousand Rupees Only
			Words					2,34,000.00
Total		2,34,000.00	FOR USE IN RECEIVING BANK					
Payment Details		IDBI BANK	Bank CIN					69103332023041219534
Cheque-DD Details			Ref. No.					2802930562
Cheque/DD No.			Bank Date					12/04/2023-17:02:55
Name of Bank			RBI Date					Not Verified with RBI
Name of Branch			Bank-Branch					IDBI BANK
			Scroll No. , Date					Not Verified with Scroll



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.

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Mobile No. : 9892356404

प व ल - २	
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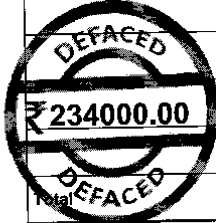




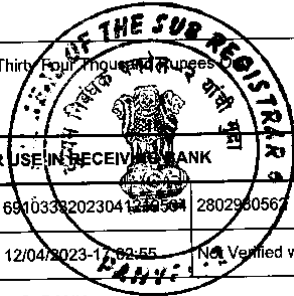
CHALLAN
MTR Form Number-6



GRN	MH000530011202324E	BARCODE	12/04/2023-17:01:51	Date	12/04/2023-17:01:51	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				PNL2_PANVEL 2 JOINT SUB REGISTRAR			
Location				RAIGAD			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				204000.00			
0030063301 Registration Fee				30000.00			
Total				2,34,000.00			
Payment Details				IDBI BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				Bank Date			
				RBI Date			
				Bank-Branch			
				Scroll No. , Date			
				FOR USE IN RECEIVING BANK			
				Bank CIN			
				Ref. No.			
				Bank Date			
				RBI Date			
				Bank-Branch			
				Scroll No. , Date			



पवेल - २
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Department ID :

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 दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9892356404

Challan Defaced Details

सह दुय्यम निबंधक वर्ग-२
(पवेल - २)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-6110	0000299333202324	13/04/2023-14:50:55	IGR147	30000.00
2	(IS)-353-6110	0000299333202324	13/04/2023-14:50:55	IGR147	204000.00
Total Defacement Amount					2,34,000.00

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६ / ९००	

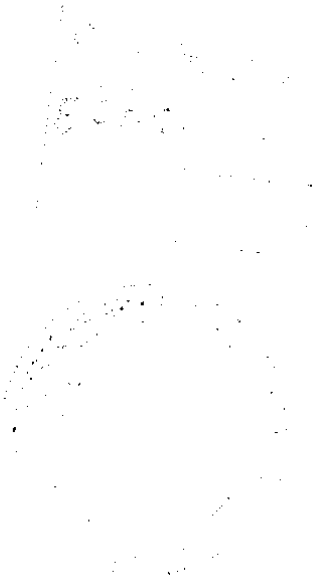
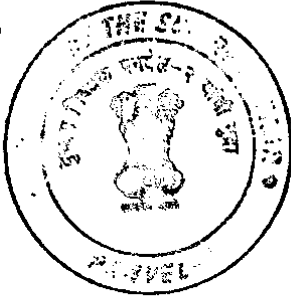


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1304202302917	Date 13/04/2023
Received from MAHAVIR CONSTRUCTION, Mobile number 9892356404, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 13/04/2023
Bank CIN 10004152023041302634	REF No. 2828521538
This is computer generated receipt, hence no signature is required.	

पवल - २
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पवल - २	
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1304202302917

Receipt Date 13/04/2023

Received from MAHAVIR CONSTRUCTION, Mobile number 9892356404, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6110 dated 13/04/2023 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 13/04/2023

Bank CIN 10004152023041302634

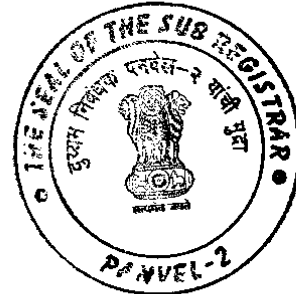
REF No. 2828521538

Deface No 1304202302917D

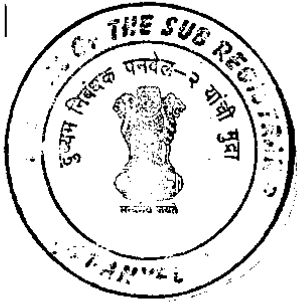
Deface Date 13/04/2023

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

पवल - २
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प व ल - २
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AGREEMENT FOR SALE

प व ल - २	
६९९०	२०२३
९९/९००	

FLAT NO-504 on 5th FLOOR,
BLDG. KNOWN AS "MAHAVIR DARSHAN"
PLOT NO-329, SECTOR NO-24, PUSHPAK-WAHAL
ULWE, TAL. PANVEL, DIST. RAIGAD-410206.
Agreement Value: Rs. 34,00,000/-
Carpet Area: 29.89 Sq. Mtrs, Balcony Area: 2.80 Sq. Mtrs &
Enclosed. Bal: 2.80 Sq. Mtrs.



THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 13th day of April, 2023 between **M/S. MAHAVIR CONSTRUCTION** (PAN NO: ABCFM6750G), a registered partnership firm under the provision of the Indian Partnership Act 1932, through its partners 1) MR. NARENDRA MOOLCHAND KOTHARI, and 2) MR. NITESH LAXMILAL SINGHVI, having its place of business at Shop no. 3, Shiv Darshan CHS Ltd., Plot No. 48, TPSV CTS No. 99, Prabhat Colony, Road No. 2, Santacruz (East) Mumbai-400055, are referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said Firm, the survivors or survivor of them and their respective heirs, executors, administrators of the last such surviving partner and their or his assigns and heirs, executors and administrators and assigns) OF THE **ONE PART**

AND

MR. RAKESH SHANTARAM MHATRE. (PAN NO. AUUPM2658N) Aged about 35 Years & MRS. DEVYANI RAKESH MHATRE. (PAN NO. CFJPP9217G) Aged about 31 Years having their address at- **KHAJURI CHUNABHATTI 65/7, GAIKAR CHAWL, V.N. PURAV MARG, CHUNABHATTI, MUMBAI, MAHARASTHRA- 400022.**, hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators and assigns) OF THE **OTHER PART.**

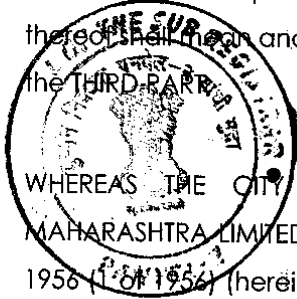
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पवल - २
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AND

MR. JAGDISH MAHADEV SOMASE an Adult, Indian Inhabitant residing At. Post. Utwa, Taluka Panvel, District Raigad 410206, hereinafter called "THE CONFIRMING PARTY" (which expression shall unless repugnant to the context or meaning thereof shall mean and includes his heirs, executors, administrators and assigns) of the THIRD PARTY



WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

AND WHEREAS The Corporation is the New Town Development Authority for the area designated as site for the New Towns of Navi Mumbai, as declared by the Government of Maharashtra in the exercise of its powers under the provision of Sub Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE MRTP ACT 1966").

AND WHEREAS the State Government, as per Section 113(A) of the said MRTP Act, 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

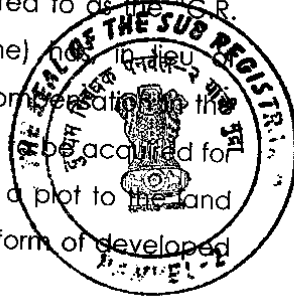
AND WHEREAS the Corporation, as a part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government, (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto).

AND WHEREAS Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.

AND WHEREAS the Right to Fair Compensation and Transparency in and Acquisition Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f.01.01.2014 replacing the LA Act, 1894. Although the land for the Project was notified under the LA Act 1894, awards under Section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. Therefore, as per Section 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

पवेल-२
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AND WHEREAS pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013 the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 1st March, 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") (Rehabilitation & Resettlement Scheme) has provided monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.



AND WHEREAS there are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Government vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 (hereinafter referred to as the "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with, the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G. R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G. R. dated 01.03.2014, G. R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.Sa./Aa. Vi.Ta.2014" dated 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of

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पवल - १
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the Collector Raigad, or as per the award declared by the Deputy Collector (and Acquisition), as the case may be.

AND WHEREAS the Original Licensee **MR. JAGDISH MAHADEV SOMASE** was having an existing structure on the land possessed by the Corporation at Village Ulwe, Taluka Panvel which is required to be shifted due to development of the project. The Collector Raigad vide his order No. Resettlement/P-2/N.M.V. Village, Ulwe/2015/3174 dated 28/11/2016 held that the Original Licensee is entitled for allotment of Land for resettlement and other benefits thereon. The Collector Raigad vide his order No. NIL dated 07/06/2017 determined eligible the Licensee for grant of a plot of 500 sq. mtr. for resettlement and other benefits as per Govt. Resolution dated 28th May 2014 hereinabove mentioned. The relevant details of the structure of the Licensee mentioned in the order of the Collector Raigad, eligibility determined etc. is reproduced as under:

Relevant Details of the Structure(s)

Order No	Name of the Structure Owner	Building No. as per Survey	Structure No. as Per Survey	Use of Structure	Area Admissible For Determining	Area of the plot to be allotted jointly
ULV-ICOG D-109	MR. JAGDISH MAHADEV SOMASE	109	UL-510,	Residential	163.73	500

AND WHEREAS as per direction of the State Government vide G. R. dated 28.05.2014, referred to hereinabove, and as per the order passed by the Collector Raigad, the Corporation has allotted to the Original Licensee, vide its Allotment Letter No. 2015/3174 dated 28/11/2016, a piece and parcel of land which is more particularly described in the First Schedule hereunder written and more particularly delineated by a red colour boundary on the plan annexed hereto as ANNEXURE "1", (hereinafter referred to as the "said Project Land") for the purpose of constructing a building or buildings on the terms and conditions contained in the Agreement of Lease dated 21/08/2017

[Signature]

[Signature] *[Signature]*

Description of Land Allotted

Place/Node	Plot No.	Sector No.	Area in Sq.mtr.	Admissible FSI
PUSHPAK VAHAL	329	24	500	1.5

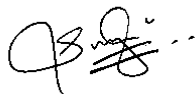
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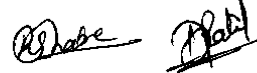
AND WHEREAS on 21/08/2017, the Original Licensee has paid to the Corporation a sum of Rs.60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing Dept. No. CID-1812/CR-274/UD-10 dated 10th August, 2014 and No. CID-1812/CR-274/UD-10 dated 6th October, 2014.

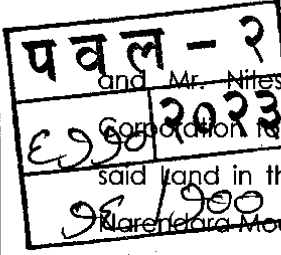
AND WHEREAS pursuant to Agreement to Lease dated 21/08/2017 executed by and between the Corporation therein referred to as the Licensor of the One Part and **MR. JAGDISH MAHADEV SOMASE** therein referred to as the Licensee of the Other Part, former granted to the later, until the grant of lease as described in the Agreement to Lease, for period of Six years the later shall have only license and authority to enter upon the said Land for the purpose of constructing a building or buildings on the terms and conditions as set out in the Agreement to Lease dated 21/08/2017. The said Agreement to Lease dated 21/08/2017 is registered with the Office of the Sub Registrar of Assurance at Panvel-4 under Serial No. PVL-4-9637-2017 on 22/08/2017 and under Registration Receipt No.13145 dated 22/08/2017.

AND WHEREAS on 05/01/2021, the Corporation handed over the possession of the said Land to the Original Licensees MR. JAGDISH MAHADEV SOMASE under scheme of Rehabilitation & Resettlement vide Possession Receipt dated 05/01/2021.

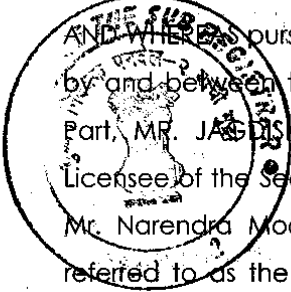
AND WHEREAS the Original Licensee was lacking of knowledge and expertise and also had no sufficient funds for development of the said Land had requested M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmilal Singhvi to develop the said Land jointly and agreed to transfer his 50% undivided share, right, title and interest in the said Land and the benefits of the Agreement to Lease dated 21/08/2017 to M/s Mahavir Construction through its partners Mr. Narendra Moolchand Kothari







and Mr. Nitesh Laxmilal Singhvi. The Original Licensee approached the Corporation for the permission to transfer 50% share, right, title and interest in said land in the name of M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmilal Singhvi.



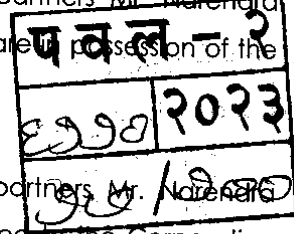
AND WHEREAS pursuant to the Tripartite Agreement dated 11/02/2022 executed by and between the Corporation therein referred to as the Lessor of the First Part, MR. JAGDISH MAHADEV SOMASE therein referred to as the Original Licensee of the Second Part and M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmilal Singhvi therein referred to as the New Licensee of the Third Part, with the permission of the Corporation, the Original Licensee sold, transferred and conveyed 50% undivided share, right, title and interest in the said Land and the benefits under the said Agreement to Lease dated 21/08/2017 to the New Licensee for consideration and upon the terms and conditions set out therein. The said Tripartite Agreement dated 11/02/2022 is registered with the Office of the Sub-Registrar of Assurances at Panvel-2 under Serial No. PVL-2-2103-2022 and under the Registration Receipt No.2355 dated 11/02/2022.

AND WHEREAS CIDCO vide Letter bearing No. CIDCO/Rehabilitation & Resettlement/NMAV/ULWE/2022/1031 dated 17.05.2022 recorded name of M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmilal Singhvi for 50% undivided share, right, title and interest in the said Land jointly with the Original Licensee.

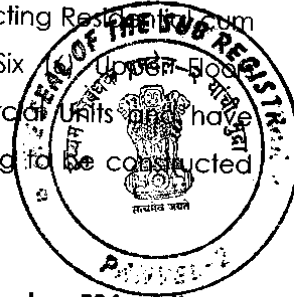
AND WHEREAS by virtue of the aforesaid Agreement to Lease dated 21/08/2017, Tripartite Agreement dated 11/02/2022 and Letter bearing No. CIDCO/Rehabilitation & Resettlement/NMAV/ULWE/2022/290 dated 09/03/2022, M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmilal Singhvi and Mr. Jagdish Mahadev Somase are jointly absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land being Plot No. 329, Sector 24, Node Pushpak, Vahal, Taluka Panvel, District Raigad admeasuring 500 sq. mtrs. (hereinafter for sake of brevity referred to as the "said Project Land") more particularly described in the First Schedule hereunder written and are entitled to develop the said Project Land

by constructing building/s on the said Project Land in accordance with the recitals hereinabove;

AND WHEREAS M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and MR. Jagdish Mahadev Somase are in possession of the said Project Land;



AND WHEREAS M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmilal Singhvi applied to the Corporation for permission to develop the said Project Land by constructing Residential Cum Commercial building consisting of Ground Floor and Six Upper Floors consisting of 24 Units of Residential Flats and 4 Commercial Units. They have submitted plans and specification of proposed the building to be constructed on the said Project Land for sanction and approval.



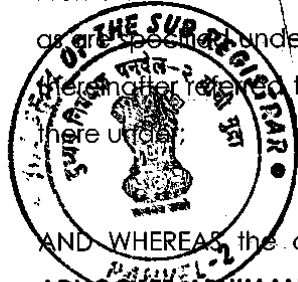
AND WHEREAS the Allottee(s) are offered a **Flat bearing number 504 on the 5TH floor**, (hereinafter referred to as the said "Flat") in the Building known as "**MAHAVIR DARSHAN**" (hereinafter referred to as the said "Building") being constructed on the said Project Land by the Promoters.

AND WHEREAS the Promoters have entered into a Standard Agreement with an Architect **DESTINATION ARCHITECTURE INTERIOR DESIGNS** registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the Promoters have appointed a Structural Engineer **BS SUKTHANKAR & ASSOCIATES** for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

AND WHEREAS the Promoters have sole and exclusive right to sell the Flats in the proposed building(s) to be constructed by the Promoters on the said Project Land and to enter into Agreement/s with the Allottee(s)/s of the said Flats and to receive the sale consideration in respect thereof.

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AND WHEREAS
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AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said Project Land and the plans, designs and specifications prepared by the Promoter's Architects M/s. Destination Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copy of Certificate of Title issued by the **ADVOCATE ABHIMANYU' JADHAV** of the Promoters, showing the nature of the title of the Promoter to the said Project Land on which the Flats are constructed or are to be constructed have been annexed hereto and marked as ANNEXURE "A", respectively.

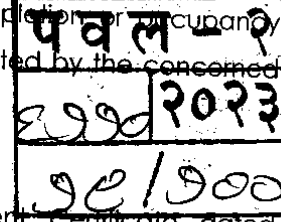
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE "B"**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project Land have been annexed hereto and marked as **ANNEXURE "C"**.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **ANNEXURE "D"**.

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

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



AND WHEREAS the Corporation vide Commencement Certificate dated 10/11/2022 bearing reference no. CIDCO/BP-18226/TPO(NM & 10/2022/9913 granted permission under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s. Mahavir Construction through its partners Mr. Narendra Moolchand Kothari and Mr. Nitesh Laxmika Singhvi and Mr. Jagdish Mahadev Somase the Promoters hereinafter and the Promoters have accordingly commenced construction of the said building/s in accordance with the said approved plans, .



AND WHEREAS the Allottee/s has applied to the Promoters for allotment of a Flat bearing number 504 on the 5TH floor in the said building known as "MAHAVIR DARSHAN" being constructed of the said Project Land.

AND WHEREAS the carpet area of the said Flat is Carpet Area: 29.89 Sq. Mtrs, Enclosed. Bal: 2.80 Sq. Mtrs., Balcony Area: 2.80 Sq. Mtrs "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, 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 hereafter.

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AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoters a sum of **Rs. 1,00,000/- (Rupees One Lakhs Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS the Promoters has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra No. P520000048904; the authenticated copy of the certificate is annexed herewith as "ANNEXURE "E";

AND WHEREAS under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Flat.

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

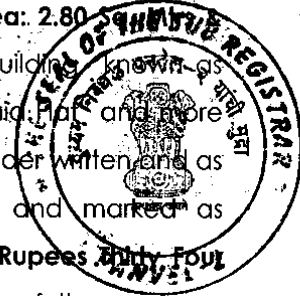
- 1) The recitals contained hereinabove form an integral and operative part of this Agreement as if the same are incorporated herein verbatim.
- 1.1) The Promoters shall construct the said building consisting of Ground and Six upper floors on the said Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect

the Flat of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

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- 1 (a) i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoters hereby agree to sell to the Allottee/s the said Flat No. 504 admeasuring Carpet Area: 29.89 Sq. Mtrs, Balcony Area: 2.80 Sq. Mtrs Enclosed. Bal: 2.80 Sq. Mtrs on 5TH Floor in the said building known as "MAHAVIR DARSHAN" hereinafter referred to as "the said flat" and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as ANNEXURE C for the consideration of Rs. 34,00,000/- (Rupees ~~Forty Four~~ **Lakhs Only**), including being the proportionate price of the common areas and facilities appurtenant premises.



- ii) The Allottee hereby agrees to purchase from the Promoter and the Promoters hereby agrees to Allotted a still parking space situated at still being constructed in the layout.

(b) The Allottee/s have paid on or before execution of this agreement a sum of Rs. 1,00,000/- (Rupees One Lakhs Only), as advance payment or application fee and hereby agrees to pay to the Promoters the balance consideration amount of Rs. 33,00,000/- (Rupees Thirty Three Lakhs Only) in the following manner:-

(c)

PAYMENT SCHEDULE

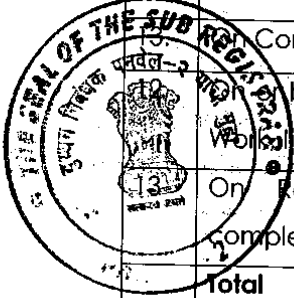
Sr.	Particulars	Percent
1.	On Booking of Flat	10%
2.	On Execution of agreement	20%
2.	On or before Completion of Plinth work	15%
3.	On or before Completion of 1 st Slab	5%
4.	On or before Completion of 2 nd Slab	5%
5.	On or before Completion of 3 rd Slab	3%
6.	On or before Completion of 4 th Slab	3%
7.	On or before Completion of 5 th Slab	3%
8.	On or before Completion of 6 th Slab	3%

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2022	On or before Completion of 7 th Slab	3%
22/09/22	10. On Completion of Brick work	5%
	11. On Completion of internal & External Plaster	5%
	12. On Completion of Flooring tiles & wall Tiles	5%
	13. On Completion of doors & windows	5%
	14. On or before Completion of all allied work, color Work & Plaster work	5%
	15. On receipt of occupancy certificate or completion certificate	5%
	Total	100%



Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottees shall make all payments, on demand by the Promoters, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of "M/S. MAHAVIR CONSTRUCTION", payable at Navi Mumbai.

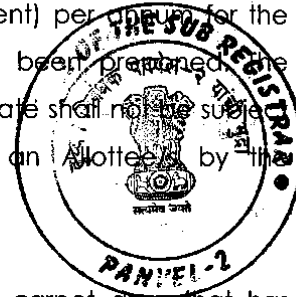
1 (d) The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Flat.

1 (e) "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall

be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

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1 (f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s by discounting such early payments @ 6% (Six Percent) per annum for the period by which the respective instalment has been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoters.

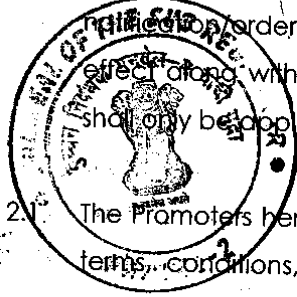


1 (g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation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

1 (h) The Allottee/s authorizes the Promoters to adjust/ appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee/s undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

1 (i) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development

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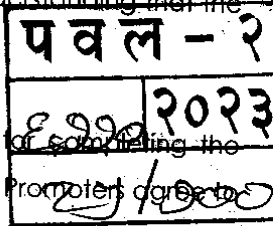
charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Authorities/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

- 2.1 The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Allottee/s, obtain from the concerned local authority Occupation Certificate and/or Completion Certificates in respect of the said Flat.
- 2.2 Time is essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in clause 1 (c) herein above ("Payment Plan").
- 3) The Promoters hereby declare that the Floor Space Index available as on date in respect of the said Project Land is 500 Sq. Mts. Only and Promoter has planned to utilised Floor Space Index 1201.41 Sq Mtrs. by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increase FSI which may be available in future on modification to Development Control Regulation which are applicable to the said Project. The Promoters have disclosed

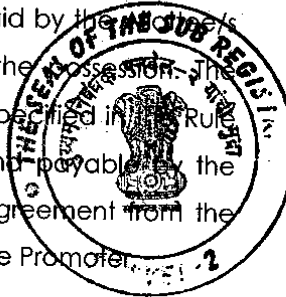
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the Floor Space Index of 1.5 as proposed to be utilized by him on the said Project and Allottee/s have agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.



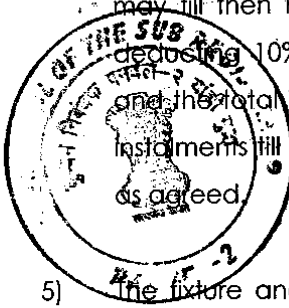
- 4.1 If the Promoters fail to abide by the time schedule of completing the project and handing over the Flat to the Allottee/s the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s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



- 4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoters under this Agreement (including his/her/them proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of instalments, the Promoters shall at his own option, may terminate this Agreement:

Provided that, Promoters shall give notice of 15 (Fifteen) days in writing to the Allottee/s by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

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Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee/s subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter within a period of thirty days of the Termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee/s to the Promoters after deducting 10% (Ten Percent) of the total Agreement value of the Flat and the total interest payable due to delayed payments of the previous instalments till the date of cancellation by the Promoters to the Allottee/s as agreed.

- 5) The fixture and fittings with regards to flooring and sanitary fittings and amenities like one or more lift with particular brand or price range (if unbranded) to be provided by the Promoters in the said building and the said Flat as are set out in the ANNEXURE "E" annexed hereto.
- 6) The Promoters shall give possession of the Flat to the Allottee/s on or before **30TH DECEMBER 2025**. If the Promoters fail or neglect to give possession of the Flat to the Allottee/s on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/s the amounts already received by them in respect of the Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

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

- i) War, civil commotion or act of God;
- ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 PROCEDURE FOR TAKING POSSESSSION: The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment

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made by the Allottee/s as per the agreement shall offer in writing the possession of the Flat to the Allottee/s in terms of this Agreement to be taken within 3 (Three) months from the date of issue of such notice and the Promoters shall give possession of the Flat to the Allottee/s. The Promoters agree and undertake to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee/s as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 (Seven) days of receiving the occupancy certificate of the Project.

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7.2 The Allottee/s shall take possession of the Flat within fifteen days of the written notice from the Promoters to the Allottee/s intimating that the said Flat are ready for use and occupancy:



7.3 FAILURE OF ALLOTTE TO TAKE POSSESSION OF (FLAT): Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee/s shall take possession of the Flat from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Flat to the Allottee/s. In case the Allottee/s fail to take possession within the time provided in clause 7.1 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Flat to the Allottee/s, the Allottee/s brings to the notice of the Promoters of any structural defect in the Flat or in the 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 Promoters at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. The word defect here means only the manufacturing and workmanship defect/s caused on account of wilful neglect on the part of the Promoters and shall not

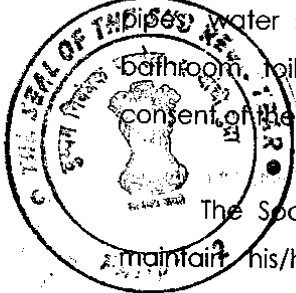
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mean defect/s caused by normal wear and tear and due to negligent use of Flat by the occupants.

Provided the Allottee/s shall not carry out any modifications, alterations, structural changes in the said Flat, specifically to the structure of the said building, columns and beams etc. and /or change any fittings,



water supply connections or any erection or alteration in the bathroom, toilet and kitchen, change flooring tiles without the written consent of the Promoters.

The Society shall maintain the said Building and Allottee/s shall maintain his/her Flat in good condition with regular repairs and maintenance and shall fill up the joints in the tiles with white cement/epoxy on regular basis to prevent water seepage.

Further the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures sustainable and in proper working condition to continue warranty in both the Flat and the common project amenities wherever applicable.

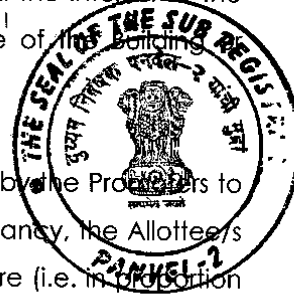
It is expressly agreed that the regular wear and tear of the said building and the said Flat includes minor hairline cracks on the external and internal walls excluding the RCC structure, such cracks occurs due to variation in temperature of more than 20° c and it does not amount to structure defects and hence shall not be attributed to either bad workmanships or structural defect.

- 8) The Allottee/s shall use the Flat or any part thereof or permit the same to be used only for purpose of residence and shop for carrying on any business. He shall use the parking space only for purpose of keeping or parking his own vehicle.
- 9) The Allottee/s along with other Allottee/s of Flat in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for

registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee/s, so as to enable the Promoters to register the common organisation of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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9.1 The Promoters shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoters/Lessor/Original Owner in the said structure of the building wing in which the said Flat is situated.



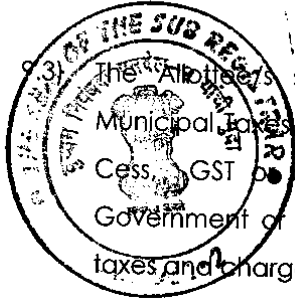
9.2 Within 15 (Fifteen) days after notice in writing is given by the Promoters to the Allottee/s that the Flat is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the said Project Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Project Land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee/s further agree that till the Allottee's share is so determined the Allottee/s shall pay to the Promoters provisional monthly contribution of **Rs. 1,720/- (Rupees One Thousand Seven Hundred Twenty Only)** per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of

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the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.



The Allottee/s shall bear and undertake to pay the proportionate Municipal Taxes, Deposits, Insurance Premium, Charges, Levies, Penalties, Cess, GST or any other Tax of whatsoever nature imposed by any Government of Local Authorities and any increase thereof in aforesaid taxes and charges.

- 10) The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-
 - (i) Rs. NA for share money, application entrance fee of the Society or Limited Company.
 - (ii) Rs. NA for formation and registration of the Society or Limited Company.
 - (iii) Rs. NA for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company.
 - (iv) Rs. NA for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company.
 - (v) Rs. NA for Deposit towards Water, Electric, and other utility and services connection charges and
 - (vi) Rs. NA for deposits of electrical receiving and Sub-Station provided in Layout.
- 11) The Allottee/s have paid all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its, rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
- 12) a) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the

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Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the said Project Land, the Allottee/s shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure on the said Project Land to be executed in favour of the Society or limited company.

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b) The Promoter shall execute the conveyance ~~and title~~ within three months from date of issue of occupancy certificate.

13) REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS: The Promoters hereby represents and warrants to the Allottee/s as follows:

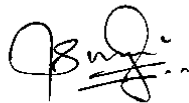
i) The Promoters have clear and marketable title with respect to the said Project Land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the said Project Land and also have actual, physical and legal possession of the said Project Land for the implementation of the Project;

ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the said Project Land and shall obtain requisite approvals from time to time to complete the development of the project;

iii) There are no encumbrances upon the said Project Land or the Project;

iv) There are no litigations pending before any Court of law with respect to the said Project Land or Project;

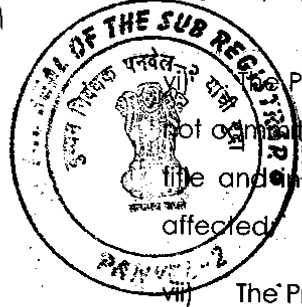
v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Project Land and said building/wing are valid and subsisting and have been obtained by





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following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Project Land and said building/wing shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;



The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected.

vii) The Promoters 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 Project Land, including the Project and the said Flat which will, in any manner, affect the rights of Allottee/s under this Agreement;

viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Flat to the Allottee/s in the manner contemplated in this Agreement;

ix) At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoters shall handover lawful, vacant, peaceful, physical possession of the common area/s of the Structure to the Association of the Allottee/s;

x) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;

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

14) The Allottee/s or himself/herself/themselves with intention to bring all persons into whomsoever hand the said Flat may come, do hereby covenant with the Promoters(s) as follows:-

i) To observe and perform all stipulations and conditions mentioned in the said Agreement to Lease and not to do any act, deed or matter whereby the rights of the Promoters in respect of the said Project Land would be prejudiced;

ii) To maintain the Flat at the Allottee's own cost in a good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

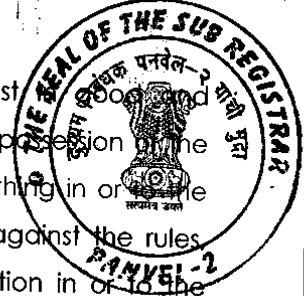
iii) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

iv) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the

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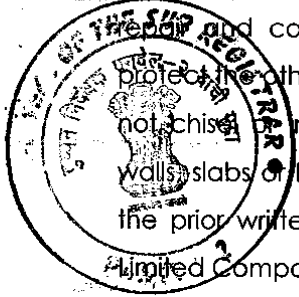
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Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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vi) Not to demolish or cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenable and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Promoters and/or the Society or the Limited Company.

vii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Project Land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

viii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Project Land and the building in which the Flat is situated.

ix) Pay to the Promoters within 15 (Fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

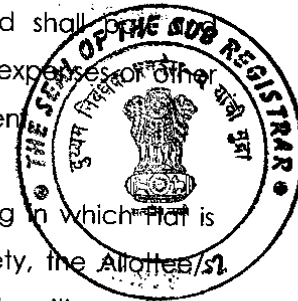
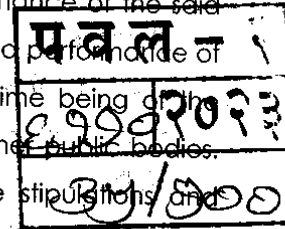
x) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee/s for any purposes other than for purpose for which it is sold.

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x) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Allottee(s) to the Promoter under this Agreement are fully paid up.

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



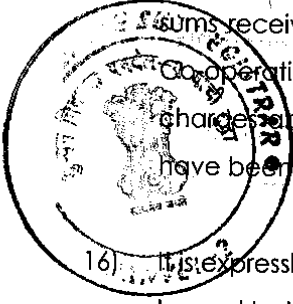
xii) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xiii) Till a conveyance of the said Project Land on which the building in which Flat is situated is executed in favour of Society/ Limited Company, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

xiv) Not to change the position of the sliding windows provided by the Promoters in the Flat by the Shop Allottee(s) and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof in the said Flat.

xv) To indemnify and keep indemnified the Promoters from and against all actions, costs, claims, demands and damages or losses that may be made and/or raised against the Promoters with respect to the said Flat and/or said building and/or Society by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Allottee/s.

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15) The Promoters shall maintain separate account in respect of the sums received by the Promoters from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Limited Company or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have been received.

16) It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that:

i. nothing contained in this agreement is intended to be nor shall be construed as a grant, demise and/or assignment in law of the said Flat or the said Building or the said Project Land or any part thereof. The Allottee/s shall has/have no claim save and except in respect of the said Flat hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces will remain the property of the Promoters until the said structure of the building is transferred to the Society / Limited Company or other legal body as hereinbefore mentioned.

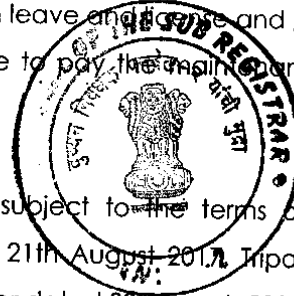
ii. the unsold Flat and other premises including car parking spaces in the said building shall at all times, including after the formation and registration of the said Society/ Limited Company and/or after the assignment/sub-lease of the said building and the said Project Land in favour of the said Society/ Limited Company, be and remain the absolute property of the Promoters, and the Promoters may if it so desires, become member of the said Society in respect thereof, and the Promoters shall have full right, absolute power and authority and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any

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manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the said Society shall object to or dispute the same. On the Promoters intimating to the said Society the name or names of the Purchaser/s or acquirer/s of such unsold units, premises etc., the said Society shall forthwith accept and admit such purchasers and acquirers as their member/s and share holder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/recovering from them any premium fees, donation or any other amount of whatsoever nature in respect thereof. The Promoters shall not be liable to pay any maintenance charges etc. in respect of the unsold Flats and car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation certificate. Provided however in the event the Promoters occupies or permits occupation of any Flats on leave and licence and / or Lease basis, then the Promoters shall be liable to pay the maintenance charges etc. in respect thereof.

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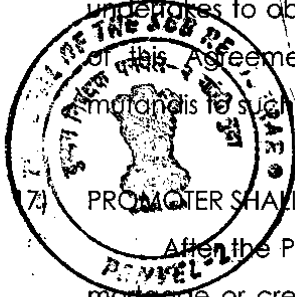


iii. this Agreement shall always be subject to the terms and conditions of the Agreement to Lease dated 21st August 2017, Tripartite Agreement dated 11th Feb, 2022 and Final Order dated 09th March 2022 in favour of the Promoters and the rules and regulations of the Corporation, Government of Maharashtra and or any other authority or local body and also the Lease Deed granting the Lease in favour of either the Promoters or Society.

iv. in the event Corporation charges or levies premium or any other amount to transfer and assign and assure said Project Land and the building constructed thereon to the Promoter or Society or Limited Company under Lease Deed as per the terms of the Agreement to Lease dated 21st August 2017, the Allottee/s shall immediately on demand make payment of his/her/their share in proportion to the area of the Flat in the said building to the Promoter or Society or Limited Company

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v. The Allottee/s shall not transfer his/her/their share right, title and interest in the said Flat without written permission of the Promoters. The Promoters shall grant permission for transfer to the Allottee/s on receipt of transfer charges, administrative and other cost from the Allottee/s and new Allottee agreeing to bound himself/herself/themselves with terms, conditions and covenants of this Agreement for sale and undertakes to observe, perform and comply with the same. All provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/New Allottee also.



PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE:

After the Promoters execute this Agreement for Sale, they shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has\have taken or agreed to take such Flat.

17.1) PROMOTER HAVE FIRST LIEN AND CHARGE

For any amount remaining unpaid by the Allottee/s under this Agreement, the Promoters shall have first lien and charge on the said Flat agreed to be allotted to the Allottee/s.

17.2) Any delay tolerated or indulgences shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving extensions of time to the Allottee/s by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach of non compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoters.

18) BINDING EFFECT:

Forwarding this Agreement to the Allottee/s by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the

Payment Plan within 30 (Thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the Allottee/s fails to execute and deliver to the Promoters this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

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19) ENTIRE AGREEMENT:

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



20) RIGHT TO AMEND:

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

21) PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEE/S

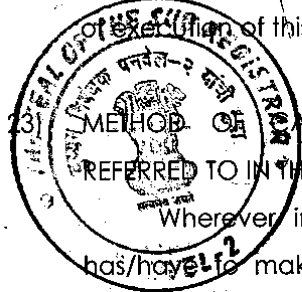
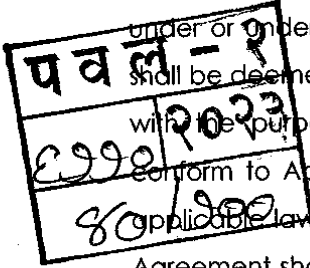
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Flat, in case of a transfer, as the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

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22) SEVERABILITY:

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



23) METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flat in the Project.

24) FURTHER ASSURANCES:

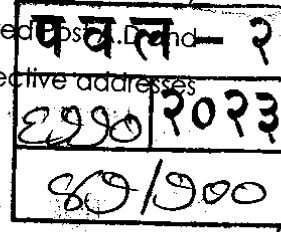
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any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

25) PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in PANVEL after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at PANVEL, District Raigad.

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

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



Name of Allottee/s **MR. RAKESH SHANTARAM MHATRE & MRS. DEVYANI RAKESH MHATRE.**

Allottee's Address: **KHAJURI CHUNABHATTI 65/7, GAIKAR PURAV MARG, CHUNABHATTI, MUMBAI, MAHARASTHRA- 400023.**

Notified E-mail ID: _____



Name of Promoters: **M/S. MAHAVIR CONSTRUCTION**

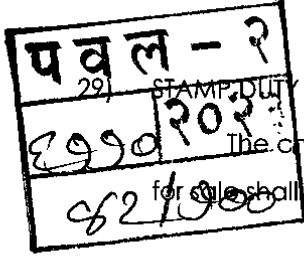
Office Address: **Shop no. 3, Shiv Darshan CHS Ltd., Plot No. 48, TPSV CTS No. 99, Prabhat Colony, Road No. 2, Santacruz (East) Mumbai-400055.**

Notified Email ID: arhammahavir@gmail.com

It shall be the duty of the Allottee/s and the Promoters 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 Promoter or the Allottee/s, as the case may be.

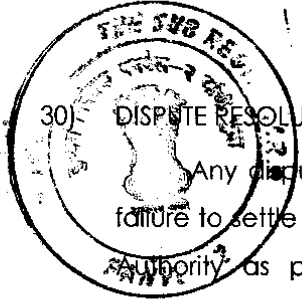
28) **JOINT ALLOTTEES:**

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



29) STAMP DUTY AND REGISTRATION:

The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee/s only.



30) DISPUTE RESOLUTION:

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

31) 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 Courts at PANVEL will have the jurisdiction for this Agreement.

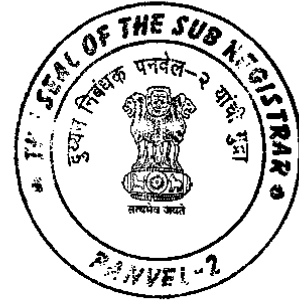
FIRST SCHEDULE

Description of the Property

All that piece and parcel of Land known as Plot No. 329 admeasuring about 500 Sq. Mtrs., Sector No. 24, Node Pushpak, Vahal, Taluka Panvel, District Raigad, within Registration Sub District Panvel and District Raigad and bounded as follows :

On or towards the North by : Plot No. 330
On or towards the South by : Plot No. 328
On or towards the East by : 09 mtrs. Wide road
On or towards the West by : Plot No. 322 & 323

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SECOND SCHEDULE

Description of the Property

Right, title, interest and ownership of **Flat No. 504** admeasuring **Carpet Area: 29.89 Sq. Mtrs, Balcony Area: 2.80 Sq. Mtrs & Enclosed. Bal: 2.80 Sq. Mtrs on 5TH Floor** in the said building known as "**MAHAVIR DARSHAN**" consisting of Ground + 6 Storied Upper Six Floors, to be constructed on Land known as Plot No. 329 admeasuring about 500 Sq. Mtrs., Sector No. 24, Node Pushpak- Vahal, Taluka Panvel, District Raigad, within Registration

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THIRD SCHEDULE
AMENITIES

- Main Door - Decorative Shutter With Quality Fittings.
- Internal Door - Push Door With CP Fittings.
- W.C. & Bath - Bakelite Door Shutter With Marble Frame.
- Flooring - 24"*24" Joint Free Vitrified Tiles.
- Windows - Powder Coated Aluminum Sliding With Marble Frame ¾ Section 4 Mm Thick Glass.
- Kitchen - Granite Platform With S.S. Sink.
- Tiles - Ceramic Tiles In Bath & W.C. & Dado Upto 7" Height And In Kitchen Above Platform 4" Height.
- Wall - Internal Walls-4" & External Walls-6",
External Sand Faced Plaster.
- Plumbing - Concealed Plumbing With Good Quality C.P. Fittings.
- Electric - Concealed Wiring With Good Quality Fittings.
- Paint - Oil Bound Distemper For Inside, Acrylic Paint For Outside.
- Others - Attractive Entrance Foyer, Lobby & Elevation.

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IN WITNESS WHERE OF the parties hereto have hereunto set hand subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED

By the within named "THE PROMOTERS"

M/S. MAHAVIR CONSTRUCTION

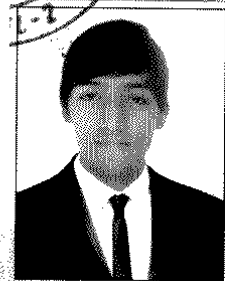
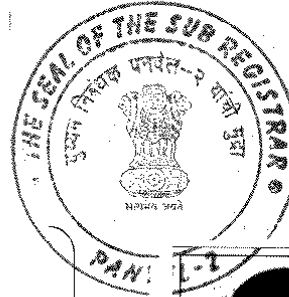
(PAN NO: ABCFM6750G)

Through its Partners

1) **MR. NITESH LAXMILAL SINGHVI.**

In the presence of

- 1) *Ramesh Jadhav* *RJ*
- 2) *Martin Joshi* *MJ*



SIGNED, SEALED & DELIVERED BY THE

Within named "ALLOTEE/S"

1) **MR. RAKESH SHANTARAM MHATRE.**

(PAN NO. AUUPM2658N)

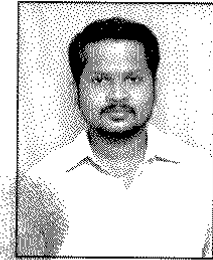
2) **MRS. DEVYANI RAKESH MHATRE**

(PAN NO. CFJPP9217G)

In the presence of.....

- 1) *RJ*
- 2) *MJ*

Rakhe
Devi



SIGNED, SEALED AND DELIVERED BY

The within named "THE CONFIRMING PARTY"

1) **MR. JAGDISH MAHADEV SOMASE.**

Through Its Power of Attorney Holder

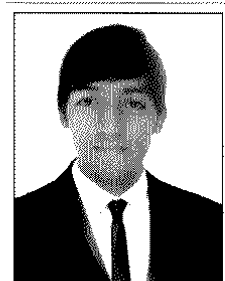
Mr. NITESH LAXMILAL SINGHVI.

(PAN NO. CGTPS5783B)

In the presence of.....

- 1) *RJ*
- 2) *MJ*

RJ

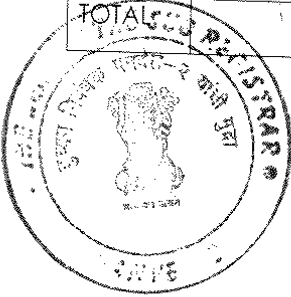


RECEIPT

Date: 13/04/2023

Received of and from the within named Purchaser/s at or before the execution hereof being the Earnest Money Deposit / Booking Amount, a sum of **Rs. 1,00,000/- (Rupees One Lakhs Only)**, being the amount expressed with in to have been by him/her/it paid to us as within mentioned..

Sr. No.	Chq. No.	Date	Bank Name	Amount
<u>2996</u>	<u>746483</u>	<u>11/04/2023</u>	<u>Axis bank, fort Mumbai</u>	<u>1,00,000/-</u>
TOTAL				<u>1,00,000/-</u>



WE SAY RECEIVED,

1,00,000/-

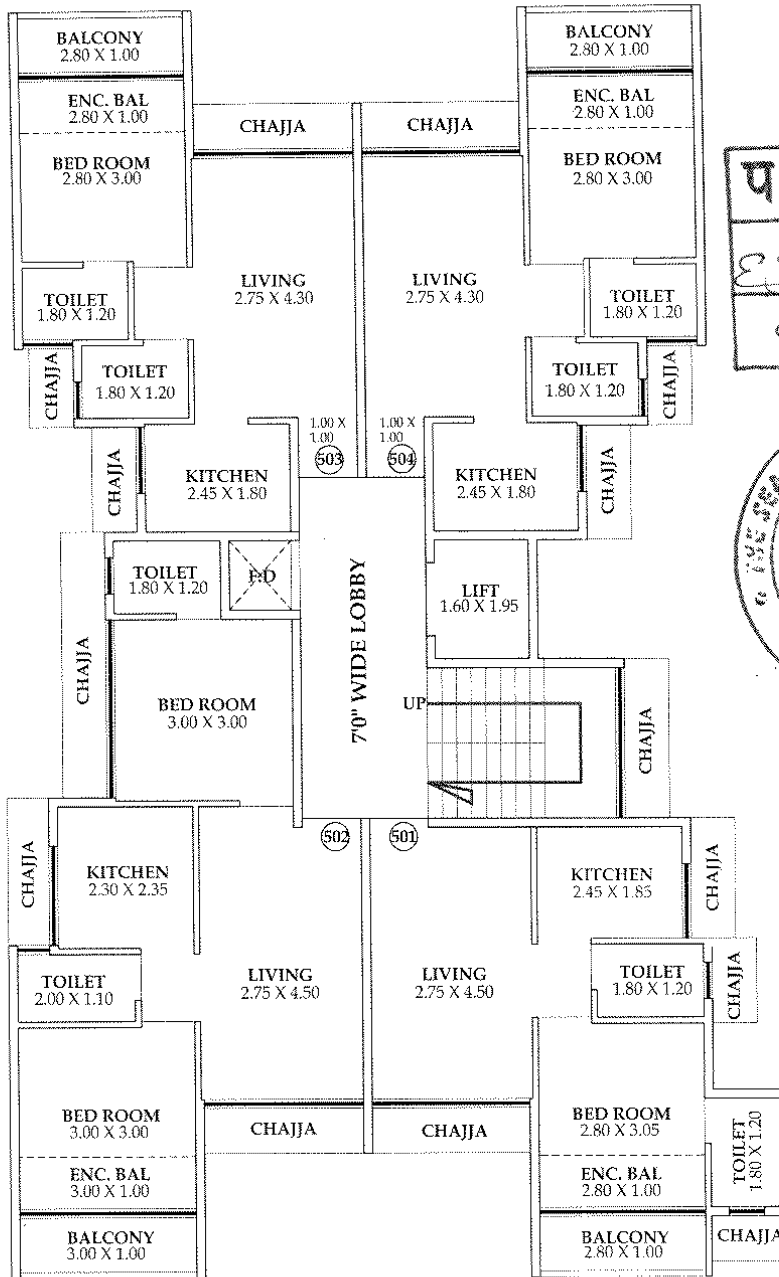
M/s. MAHAVIR CONSTRUCTION

Through its Partners

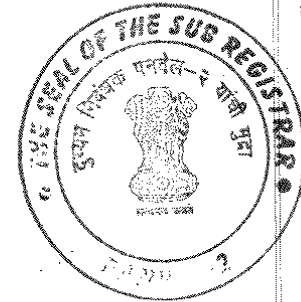
WITNESS:

1)

2)



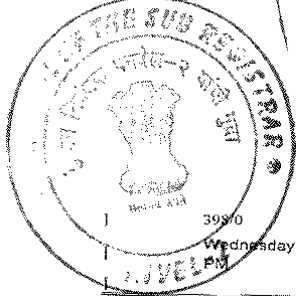
पवल - २
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 ४६९९००



FIFTH FLOOR PLAN

FLAT NO.	PROJECT	FOR	SIGN OF PURCHASER	SIGN OF DEVE. OR TR.
504	"MAHAVIR DARSHAN" RESIDENTIAL CUM COMMERCIAL BUILDING PLOT NO.- 329, SECTOR- 24, PUSHPAK, NAVI MUMBAI.	M/s. Mahavir Construction	<i>Shabe</i> <i>Shabe</i>	<i>[Signature]</i>

प व ल - २
१९९०/२०२३
४८/९००



399/0

Wednesday, 30 November 2022 2:54

इतर पावती

Original/Duplicate

नोंदणी क्र. :399

Regn.:39M

पावती क्र.: 22324 दिनांक: 30/11/2022

गावाचे नाव: वहाळ
इस्तऐवजाचा अनुक्रमांक: पवळ3-0-2022
इस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अॅड अभिमन्यु जाधव
वर्षात अर्ज क्र 1427/2022 व्हीट नं 329 सेक्टर 24 पुण्यक वहाळ ता पनवेल जि राधगड शीघ तन 2017 ते
2022 पर्यंत (6 वर्षे)

शीघ व निरीक्षण

₹. 300.00

एकूण:

₹. 300.00

Sub-Registrar Panvel 3

1) देवकाचा प्रकार: e-Challan खर्च: ₹.500/-
डीटी/डनरिशन ऑर्डर क्रमांक: MH011421141202223E दिनांक: 30/11/2022
द्वेषेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-३,
पनवेल क्र. ३.

ADV. ABHIMANYU H. JADHAV

Apts No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony, New Panvel
(W), Tal. Panvel, Dist. Raigad 410206

Email ID:- abhimanyuj71@gmail.com

Contact No:- 9320381010

Date: 30/11/2022

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect of Plot No. 329, Sector No. 24, admeasuring 500 Sq. Mtrs. Village -Pushpak- Vahal, Tal. Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by

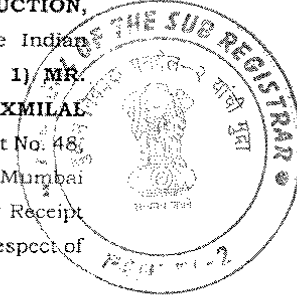
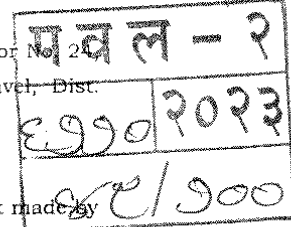
a) **MR. JAGDISH MAHADEV SOMASE**, having residence At. 296, Ulwe, Post Ulwe, Tal. Panvel, Dist. Raigad 410206 b) **M/S. MAHAVIR CONSTRUCTION**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KHOTHARI**, 2) **MR. NITESH LAXMILAL SINGHVI**, having its office at Shop No. 3, Shiv Darshan CHS Ltd., Plot No. 48, TPSV CTS No. 99, Prabhat Colony, Road No. 2, Santacruz (East), Mumbai 400055, by making application to Sub Registrar Office, Panvel-3 by Receipt No. 22324 dated 30/11/2022 for 6 years i.e. from 2017 to 2022 in respect of the property which is described as follows:

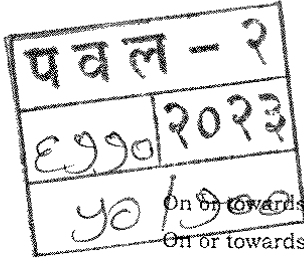
1) DESCRIPTION OF THE PROPERTY:

All that piece and parcel of Land or ground bearing Plot No. 329 lying, being and situate at Pushpak Vahal, Tal. Panvel, Dist. Raigad admeasuring about 500 Sq. Mts. which were fall within the jurisdiction of the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHITRA LTD. (CIDCO), which property is situate lying and being at Sector No. 24, Pushpak Vahal, Tal. Panvel, Dist. Raigad, bounded as follows:

On or towards the North by : Plot No. 330

On or towards the South by : Plot No. 328





On the towards the East by : 11 Mtrs Wide Road
On or towards the West by : Plot No. 322 & 323.

2) DOCUMENTS OF ALLOTMENT OF PLOT:

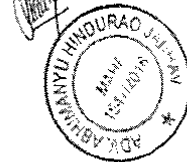
For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

i) **AGREEMENT TO LEASE** dated 21/08/2017 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND **MR. JAGDISH MAHADEV SOMASE** of the OTHER PART (hereinafter referred to as "THE ORIGINAL LICENSEE"), and the same was registered before the Sub Registrar of Assurance at Panvel-4 vide its Registration Receipt No. 13145 under Registration Document Serial No. PVL-4-9637-2017 dated 22/08/2017.

ii) **TRIPARTITE AGREEMENT** dated 11/02/2022 executed between City and Industrial Development Corporation as the Corporation and **MR. JAGDISH MAHADEV SOMASE** as the Original Licensees and **M/S. MAHAVIR CONSTRUCTION** a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI**, as a New Licensees in respect of 50% undivided share in the said plot which was registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 2355 under Registration Document Serial No. PVL-2-2103-2022 dated 11/02/2022.

iii) CIDCO by its Final Order Letter bearing No. Cidco/A.Mu.Bhu.Va.Bhu.A./N.M.Aa.Vi./Ulwe/2022/290 dated 09/03/2022 recorded name of a) **MR. JAGDISH MAHADEV SOMASE M/S. MAHAVIR CONSTRUCTION**, and b) **M/S. MAHAVIR CONSTRUCTION** a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI**.

iv) Development permission along with **Commencement Certificate** issued by Associate planner, CIDCO LTD. dated 10/11/2022 vide their



letter bearing reference no. CIDCO/BP-18225/TPO(NM&K)/2022/9913 in respect of Plot No. 329, Sector No. 24, situated at Pushpak Vahal, Tal. Panvel, Dist. Raigad, Navi Mumbai in favour of a) **MR. JAGDISH MAHADEV SOMASE**, and b) **M/S. MAHAVIR CONSTRUCTION** a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI.**

3) **7/12 extract:**

7/12 extract or Property Card issued by ___ dated
Mutation Entry No. _____

----- NOT APPLICABLE-----

4) **SEARCH REPORT:**

Search report for 6(Six) years from 2017 to 2022.

5) **Qualifying Comments:**

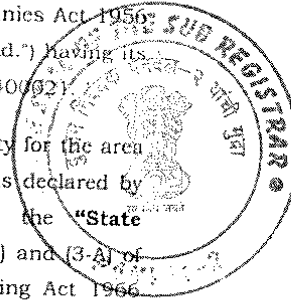
The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION/The Cidco Ltd.") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay 400021.

The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP ACT, 1966").

The State Government as per section 113(A) of the MRTP Act 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

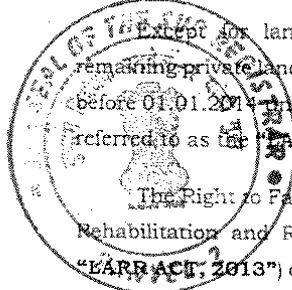
The Corporation as part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government

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hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto).



Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. Therefore as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

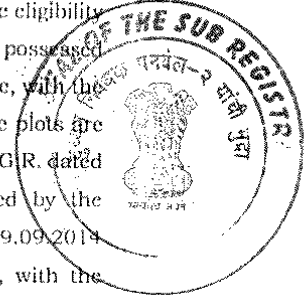
Pursuant to section 108(1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR/-274/UD-10 dated 1st March 2014 (hereinafter referred to as the "G. R. dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners whose lands are to be acquired for the project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No.CID-1812/CR-274/UD-10 DATED 28th May 2014 (hereinafter referred to as the "G. R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a special case. In accordance with the Govt.



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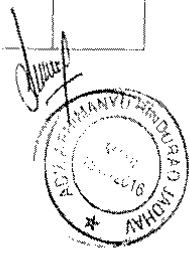
Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014 (hereinafter referred to as the "G. R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structure are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad as per G.R. dated 25.06.2014 the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014. G.R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.SA/Aa.VI.Ta./2014" dated. 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad or as per the award declared by the Deputy Collector Raigad or as per the award declared by the Deputy Collector(Land Acquisition), as the case may be.



The Licensee is having un-authorized structure on the land possessed by the Corporation at Village ULWA Tal. Panvel which is required to be shifted due to development of the project. The Collector Raigad vide his order no. NIL dated 07/06/2017 determined eligible of the Licensee for grant of a plot of **500 Sq. Mtrs.** for resettlement and other benefits as per Govt. Resolution dtd. 28th MAY, 2014 hereinabove mentioned. The relevant details of the structure of the Licensee mentioned in the order of the Collector Raigad, eligibility determined etc.is re-produced as under;

Relevant Details of the Structure(s)

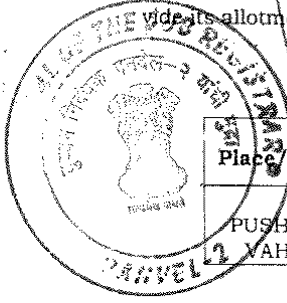
Order No.	Name of the Structure owners	Building No. as per survey	Structure No. as per survey	Use of Structure	Area admissible for determining eligibility	Area of the plot to be allotted jointly
ULV-ICOGD-D-109	MR. JAGDISH MAHADEV SOMASE	109	UL-510	Residential	163.73	500



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AND WHEREAS As per directions of the State Government vide G.R dated 28/05/2014, referred to hereinabove and as per the order passed by the Collector Raigad, the Corporation has allotted to the original Licensee, vide its allotment letter No. 2015/3174 dated 28/11/2016.

Description of land allotted



Place/Node	Plot No.	Sector No.	Area in Sq. Mtrs.	Admissible FSI
PUSHPAK VAHAL	329	24	500	1.5

The Licensee has, before the execution of this Agreement paid to the corporation on **21/08/2017** a sum of Rs.60/- (Rupees sixty only) being "Lease Rent" for the period of 60(sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing Dept.No.CID-1812/CR-274/UD-10 dated 18th August 2014 and No. CID-1812/CR-274/UD-10 dated 6th October 2015.

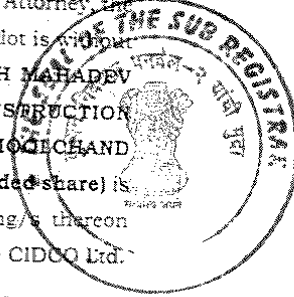
After payment of premium, AGREEMENT TO LEASE executed on dated 21/08/2017 and registered with the Sub-Registrar of Assurances at Panvel-4 vide its Registration Receipt No. 13145 under Registration Document Serial No. PVL-4-9637-2017 dated 22/08/2017.

That the immovable property consisting of Plot No. 329, Sector No. 24, Village - Pushpak Vahal, Tal. Panvel, Dist. Raigad, was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of **MR. JAGDISH MAHADEV SOMASE** under the Agreement to Lease dated **22/08/2017** and under the Tripartite Agreement dated **11/02/2022 M/S. MAHAVIR CONSTRUCTION** a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI (50% undivided share)** has become the developers (hereinafter referred to as the Developers) of the said plot for construction of building in accordance with the plans sanctioned by Associate Planner Organization, CIDCO. By virtue of the Plot allotted by the CIDCO and further by virtue of



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the said agreement to lease and Tripartite Agreement & Power of Attorney, the said developers have a clear and marketable title and the said Plot is without any encumbrances. Therefore said developers a) **MR. JAGDISH MAHADEV SOMASE (50% undivided share) AND b) M/S. MAHAVIR CONSTRUCTION** a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI (50% undivided share)** is entitled to develop the said plot and to construct the building/s thereon accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.



On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the said Plot presently standing in the name of a) **MR. JAGDISH MAHADEV SOMASE (50% undivided share) AND b) M/S. MAHAVIR CONSTRUCTION** a partnership firm through its partners 1) **MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI (50% undivided share)** and are entitled to develop the said plot. As on the date of issuing this Search Report, as per my search the title of said Plot is clear & marketable.

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

ADV. ABHIMANYU H. JADHAV
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI
Date: 30/11/2022.



पत्र - २
 Reference No. : CIDCO/BP-18226/TPO(NM & K)/2022/9913
 To, 2023
 Shri. Jagdish Mahadev Somase And Ms. Mahavir
 Const...
 53/1508

Date : 10/11/2022

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/97

Sub: Payment of New development charges for Mixed Building on Plot No. 329, Sector 24 at Pushpak, Navi Mumbai.

Ref: 1. Your Architects online application dated 10.08.2022

Your Proposal No. CIDCO/BP-18226/TPO(NM & K)/2022 dated 10 August, 2022

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : Shri. Jagdish Mahadev Somase And Ms. Mahavir Construction Through its Partner Shri. Narendra Moolchand Kothari, Shri. Nitesh Laxmilal Singhvi
- 2) Location : Plot No. 329, Sector 24 at Pushpak, Navi Mumbai.
- 3) Plot Use: : Resi Commercial
- 4) Plot Area : 499.57
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	1131.79 *5	BuiltUP area *5	5659
Total Assessed Charges				5659

7) Date of Assessment : 14 October, 2022

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/1859	08/04/2022	5659	CIDCO/BP/2022/1859	5/8/2022	Net Banking
2	CIDCO/BP/2022/2420	10/14/2022 5:59:45 PM	574007	CIDCO/BP/2022/2420	18/10/2022	Net Banking

Unique Code No. 2022 04 021 02 3447 02 is for this New Development Permission for Mixed Building on Plot No. 329, Sector 24 at Pushpak, Navi Mumbai.

Thanking You

Yours faithfully,

Document certified by BHUSHAN
 RAMCHANDRA CHAUDHARI
 <rcchaudhari@gmail.com>
 Name : BHUSHAN
 RAMCHANDRA CHAUDHARI
 Designation : Associate
 Planner
 Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18226/TPO(NM & K)/2022/9913

Date : 10/11/2022

To,

Shri. Jagdish Mahadev Somase And Ms. Mahavir
Const...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9761

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	4	4	7	0	2
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. **329**, Sector **24** at **Pushpak**, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-18226/TPO(NM & K)/2022 dated 10 August, 2022

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- Name of Assessee : Shri. Jagdish Mahadev Somase And Ms. Mahavir Construction Through Partner Shri. Narendra Moolchand Kothari, Shri. Nitesh Laxmilal Singhvi
- Location : Plot No. **329**, Sector **24** at **Pushpak**, Navi Mumbai
- Plot Use : Resi_Commercial
- Plot Area : 499.57
- Permissible FSI : 1.5
- GROSS BUA FOR ASSESSEMENT : 1392.43 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 370665

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20220402102344702	14/10/2022	370665	20220402102344702	18/10/2022	Net Banking

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Sub : Development Permission for **Mixed** Building on Plot No. **329** , Sector **24** at **Pushpak** ,
Navi Mumbai.

Ref : Your Architects online application dated 10.08.2022

Dear Sir/ Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot
No. **329** , Sector **24** at **Pushpak** , Navi Mumbai. The Development Permission is hereby
granted to construct **Mixed** Building on the plot mentioned above. The Commencement
Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith,
subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

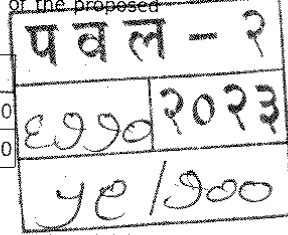
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **Shri. Jagdish Mahadev Somase And Ms. Mahavir Construction Through its Partner Shri. Narendra Moolchand Kothari, Shri. Nitesh Laxmilal Singhvi, Shop No - 03, Shiv Darshan Chs. Ltd, Prabhat Colony, RoadNo - 02,CTS-90,Santacruz (e)Mumbai** for Plot No. **329** , Sector **24** , Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 6Floor** Net Builtup Area **1201.41** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	1126.24	75.17	0
UNIT (in Nos.)	24	4	0



A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.



1. This Certificate is liable to be revoked by the Corporation if :-

- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

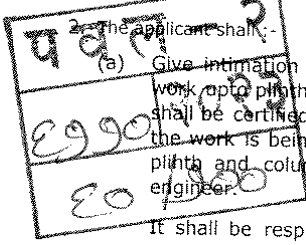
Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.



- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

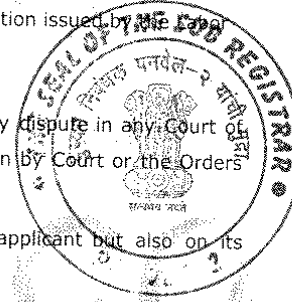
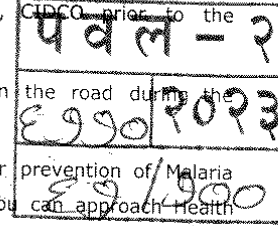
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ASSOCIATE PLANNER (BP)

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Health Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 2,500.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of



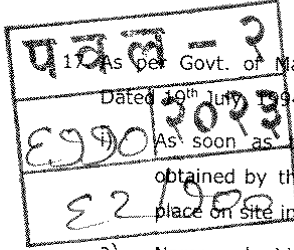
Thanking You

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Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

transformer, if any, etc.



As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 9th July 1994 for all buildings following additional conditions shall apply.

As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

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RAMCHANDRA CHAUDHARI
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Name : BHUSHAN
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Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

DESIGNER'S CHECKLIST

PROJECT NO. _____ SHEET NO. _____

DATE: _____

APPROVED SUBJECT TO THE CONDITIONS SPECIFIED BY THE CONTRACTOR

DESIGNER'S SIGNATURE: _____

DATE: _____

DESTINATION

FOR THE USE OF THE ENGINEER

FOR THE USE OF THE ARCHITECT

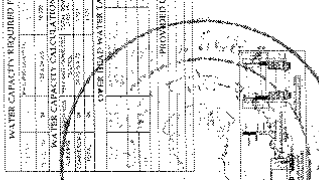
FOR THE USE OF THE CONTRACTOR

FOR THE USE OF THE OWNER

पवल - 2

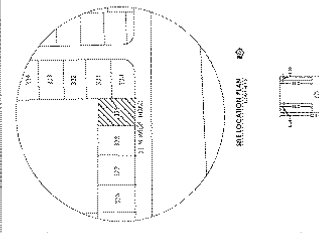
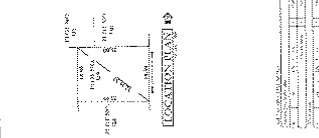
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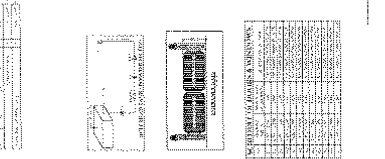
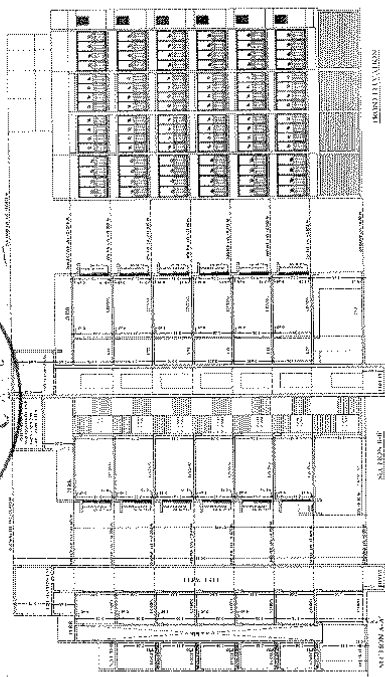
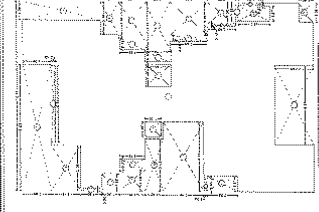
WATER CAPACITY REQUIRED FOR HORIZONTAL U.G. WATER TANK

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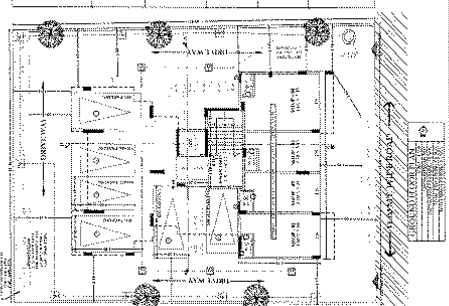
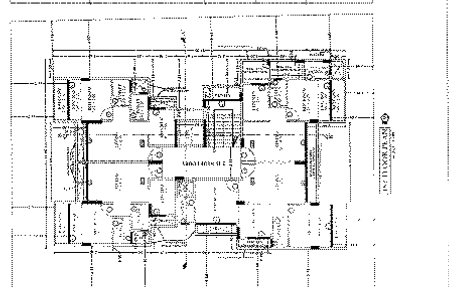
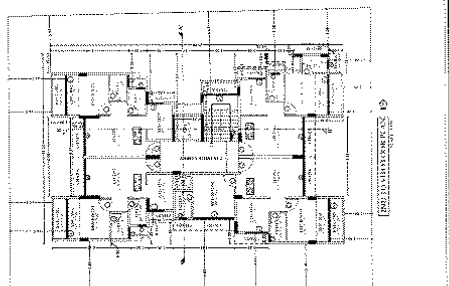
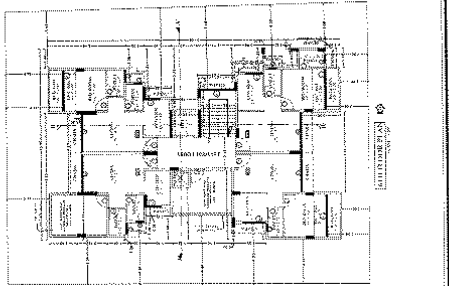
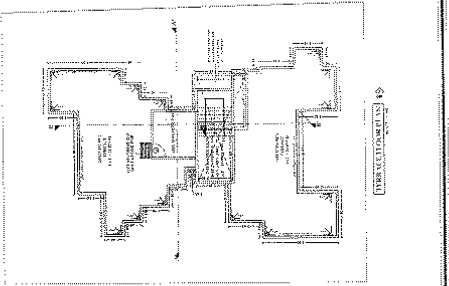
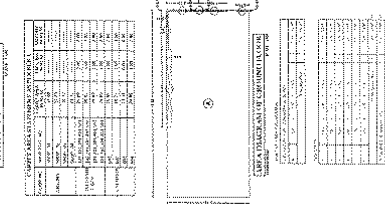
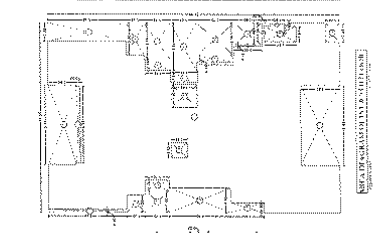
WATER CAPACITY REQUIRED FOR HORIZONTAL U.G. WATER TANK

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

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२५/१००	

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000048904

Project: **MAHAVIR DARSHAN** , Plot Bearing / CTS / Survey / Final Plot No.: **329 at Ulawe, Panvel, Raigadh, 410206,**

Taluka: Mumbai, District:
Mumbai Suburban, Pin: 400055.

1. **Mahavir Construction** having its registered office / principal place of business at

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 (l) 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 **24/01/2023** and ending with **31/12/2025** 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
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:24-01-2023 14:17:54

Dated: **24/01/2023**
Place: **Mumbai**

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

पवल - २
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08/02/2023
Wednesday, February 08, 2023
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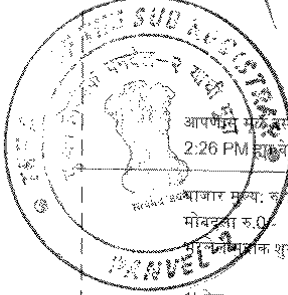
Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2457 दिनांक: 08/02/2023

पत्राचा नाव: महाळ
दस्तावेजाचा अनुक्रमांक: पवन2-2107-2023
दस्तावेजाचा प्रकार: कुलमुखत्यारयव
ग्राहकाचे नाव: मेघार्थ महावीर बंस्तुवखन तर्फे भागीदार नरेंद्र भूलचंद्र कोठारी - -

नोंदणी फी ₹. 100.00
दस्त हाताळणी फी ₹. 300.00
पृष्ठांची संख्या: 15
एकूण: ₹. 400.00



आपण मंडळ, थंयनेल प्रिंट, सुची-२ अंदाजे
2:26 PM हातवेळी पिटेल.

J.J. Jadhav
Joint Sr Panvel 2

भाजार मूल्य: ₹. 1/-
मोबिलीटी रु. 0/-
मंडळी मूल्य: ₹. 500/-

सह दुय्यम निबंधक र्ग-२
(पलयेत - २)

- 1) देयकाना प्रकार: DHC रकम: ₹. 300/-
डीडी/घनादेशाचे ऑर्डर क्रमांक: 0702202308150 दिनांक: 08/02/2023
वेंकचे नाव व पत्ता:
- 2) देयकाना प्रकार: eChallan रकम: ₹. 100/-
डीडी/घनादेशाचे ऑर्डर क्रमांक: MH01499901920223E दिनांक: 08/02/2023
वेंकचे नाव व पत्ता:

मुक दस्तऐवज पाच

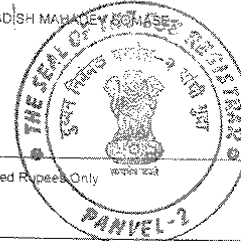
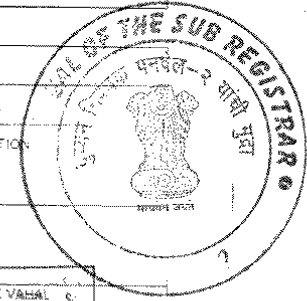
J.J. Jadhav
दुय्यम निबंधक र्ग-२
सह दुय्यम निबंधक र्ग-२
पलयेत - २



CHALLAN
MTR Form Number-6

पवल - २	
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₹ ६००/०००	

GRN	MHD14989019202223E	BARCODE			Date	08/02/2023-12:40:49	Form ID	28.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	RAIGAD			Full Name	MAHAVIR CONSTRUCTION			
Year	2022-2023 One Time			Flat/Block No.	PLOT NO 329			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		500.00		Road/Street	SECTION 24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100			
0030063301 Registration Fee		100.00		Area/Locality	PANVEL RAIGAD			
				Town/City/District	2300 २०२३			
				PIN	9 / 198 2 0 6			
Remarks (If Any)								
SecondPartyName=JAGDISH MAHADEV SOMASEKHAR								
Total		600.00		Amount In Words	Six Hundred Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque-DD Details				Bank CIN	Ref. No.	89103333023020814128 2791201918		
Cheque/DD No.				Bank Date	RBI Date	08/02/2023-12.41.48 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9862356404
सदर चालन केवल मुख्य निबंधक कार्यालयाने नोंदणी करण्याकरिता दस्तऐवजाची लागू आहे. नोंदणी व करण्याकरिता दरमहासाठी सदर चालन लागू नाही.

Jagmusc

[Handwritten Signature]

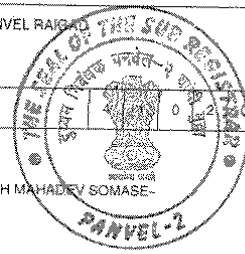
पवल - २
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CHALLAN
MTR Form Number-6



GPRN	MH014989019302223E	BARCODE	Date 08/02/2023-12:40:49		Form ID 25 2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Office Name	PN-2 PANVEL 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)			
Location	RAIGAD	Full Name	MAHADEVI GONDOLICTION		
Year	2022-2023	Flat/Block No.	PLOT NO.322		
Account Head Details	Amount In Rs.	Premises/Building	2 / 94		
0030046401	Stamp Duty	Road/Street	SECTOR 24, PUSHPAK VARAL		
0030063361	Registration Fee	Area/Locality	PANVEL RAIGAD		
		Town/City/District	PANVEL-2		
		PIN	6		
		Remarks (If Any)	SecondPartyName=JAGDISH MAHADEV SOMASE-		
		Amount In	Six Hundred Rupees Only		
		Words			
Total	600.00				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332023020814128	2791801918
Cheque/DD No.		Bank Date	RBI Date	08/02/2023-12:41:48	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

DEFACED
₹600.00
DEFACED




Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9892356404
सादर चालन केवळ दुरुपेक्षा निबंधक कार्यालयात नोंदणी करायच्या दस्तऐवजां लागू आहे. नोंदणी न करताच्या दस्तऐवजां सादर चालन लागू नाही.

Challan Defaced Details

सह जुयम निबंधक वर्ग-२
(पनवेल -२)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-2107	0007441973202223	08/02/2023-14:09:22	IGR147	100.00
2	(IS)-353-2107	0007441973202223	08/02/2023-14:09:22	IGR147	500.00
Total Defacement Amount					600.00

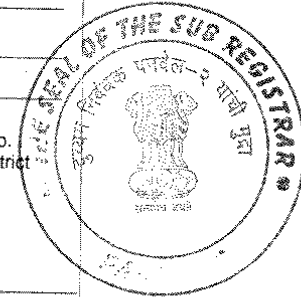
पवल - २
२९०० २०२३
३९/१००

 **D**ocument **H**andling **C**harges
Inspector General of Registration & Stamps

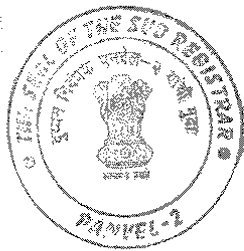
Receipt of Document Handling Charges

PRN	0702202306150	Receipt Date	08/02/2023
Received from , Mobile number 9892356404, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 2107 dated 08/02/2023 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.			
DEFACED ₹ 300 DEFACED			
Payment Details			
Bank Name	IBKL	Payment Date	07/02/2023
Bank CIN	10004152023020705388	REF No.	2815282496
Deface No	0702202306150D	Deface Date	08/02/2023

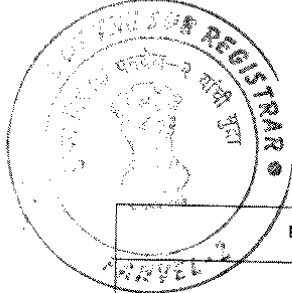
This is computer generated receipt, hence no signature is required.



पवल - १
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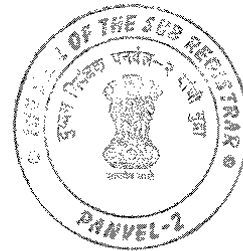


पवल - २
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0702202306150	Date 07/02/2023
Received from , Mobile number 9892356404, an amount of Rs.300/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 07/02/2023
Bank CIN 10004152023020705388	REF No. 2815262496
This is computer generated receipt, hence no signature is required.	

पवल - २
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पवल - २	
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५ / १५	

IRREVOCABLE GENERAL POWER OF ATTORNEY

BY

MR. JAGDISH MAHADEV SOMASE.

IN FAVOR OF

1) MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI

Partner of M/S. MAHAVIR CONSTRUCTION



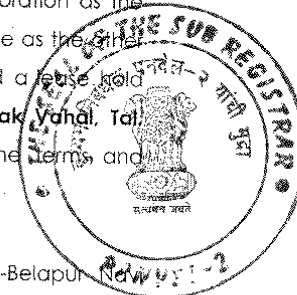
TO ALL TO WHOM THESE PRESENTS SHALL COME I, **MR. JAGDISH MAHADEV SOMASE.** Having its address -House No-108, At- Ulwa, Post-Ulwa, Tal-Panvel,

Dist-Raigad-410206, do hereby

SEND GREETINGS:-

पवल - २	
१९९०	२०२३
१० / १००	

WHEREAS by registered **Agreement to Lease** dated 21.08.2017 and under **Registration Document Serial No. PVL-4-9637-2017** on 22.08.2017 and under **Registration Receipt No.13145** dated 22.08.2017 which is entered and executed between CIDCO LTD., therein referred to as Corporation as the First Part and **MR. JAGDISH MAHADEV SOMASE,** as the Licensee as the second part therein and by virtue of Agreement to Lease acquired a lease hold rights in respect of said **Plot No. 329, Sector No. 24, Pushpak, Yaha, Tal. Panvel, Dist. Raigad, admeasuring 500.00 Sq. Mtrs.** with the terms and conditions contained therein.

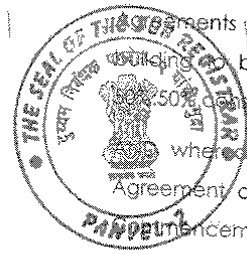


AND WHEREAS by a Tripartite Agreement made at CBD-Belapur Mumbai on 11/02/2022 between Lessor the one part and **MR. JAGDISH MAHADEV SOMASE,** of the second part and **1) MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI** Partner of **M/S. MAHAVIR CONSTRUCTION** of the third part and the same was duly registered vide **Registration Receipt No. 2355** under **Registration Document Serial No. PVL-2-2103-2022** dated 11/02/2022.

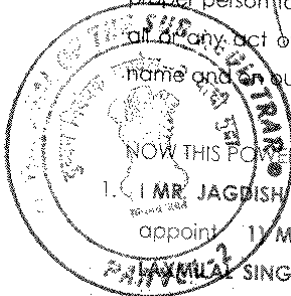
Jagdish Somase

Narendra Moolchand Kothari
Nitesh Laxmilal Singhvi

प व ल - ५
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 ६ / १२५



प व ल
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 ०२/२०२



1) MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI Partner of M/S. MAHAVIR CONSTRUCTION are entering into separate agreements with other several Purchasers agreeing to sell the flats in the building to be constructed by them on the said land to the extent of 50% constructed units.

whereas due to our name is included in the registered Tripartite Agreement as a Original Licensees and New Licensees and also in the commencement Certificated issued by CIDCO Ltd., it is just and necessary for me to appoint & authorize appoint 1) MR. NARENDRA MOOLCHAND KOTHARI and 2) MR. NITESH LAXMILAL SINGHVI Partner of M/S. MAHAVIR CONSTRUCTION, to complete the transaction in respect of the said Flats with the prospective Purchasers with authority to enter and execute the Agreement verify & present before the Sub-Registrar of Assurances for registration of the Agreement in respect of the said Flats, which are of their share and hence it is necessary to appoint, constitute nominate fit and proper person to be our true and lawful attorney/authorized signatory to do all or any act of the following act, deeds, matters and things for us in our name and on our behalf.

NOW THIS POWER OF ATTORNEY WITNESSTH AS FOLLOWS:

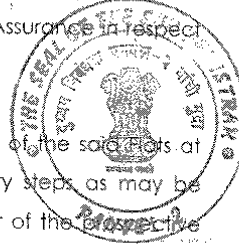
1. I MR. JAGDISH MAHADEV SOMASE, do hereby nominate, constitute and appoint 1) MR. NARENDRA MOOLCHAND KOTHARI and 2) MR. NITESH LAXMILAL SINGHVI Partner of M/S. MAHAVIR CONSTRUCTION, an adult having address Shop No. 3 Shiv Darshan Chs Ltd., Plot No. 48 TPSV CTS No. 99, Prabhat Colony, Road No. 02, Santacruz (East) Mumbai- 400055. (hereinafter for the sake of brevity referred to as "the said Attorney") to be our true and lawful attorney/authorized signatory to do all such following acts, deeds, matters and things for us in our name on our behalf, more particularly described as hereunder:
2. To Appear before competent Government authority as well as semi government body under the law for any purpose for and behalf of us in respect of execution & registration of Agreement of said proposed

Jagdish S.

नरेंद्र

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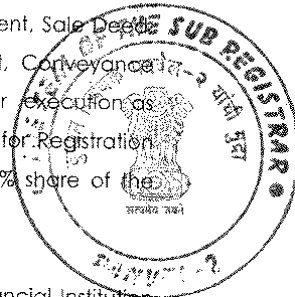
residential Flats which are more particularly mentioned in the schedule of the property including registration of the documents relating to the said Purchase/Sale before the Office of Sub-Registrar of Assurances in respect thereof.



- To execute and to lodge the documents in respect of the said Flats at the office of the Sub-Registrar to take all necessary steps as may be necessary for the sale of the said premises in favour of the prospective Flat Purchasers as our attorney may deem fit and proper and to take all necessary steps as may be necessary for the effective sale in favour of prospective Flat Purchaser.

पवल - २	
२९००	२०२३
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- To deal with the Prospective Flat Purchasers in respect of the said Flats and also to complete the entire transaction as the said Attorney may deem fit and proper.



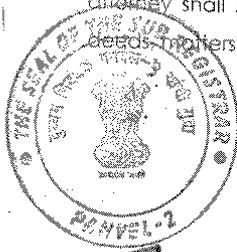
- To lodge the said Agreement for Sale, Deed of Assignment, Sale Deed, Lease Deed, Rectification Deed, Tripartite Agreement, Conveyance Deed, and any other document which is applicable for execution as confirming party with the Sub- Registrar of Assurances for Registration and admit execution thereof. To the extent of only 50% share of the parties.
- To deal and correspond with the CIDCO/PMC/Bank/Financial Institution or any other concerned authority for water supply connection, MSEB and to sign execute necessary papers, documents, applications etc. pertaining to thereto.
- GENERALLY to do all such act, matters, and things as our attorney may deem fit and proper in respect of the said Flats/shops which is more particularly described in the schedule of the property.

[Handwritten signature]

[Handwritten signature]

प व ल - २
2906/2023
6/94

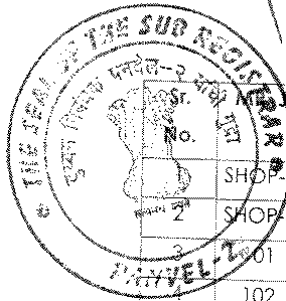
AND I do hereby undertake to ratify and confirm all whatsoever our said attorney shall lawfully do or cause to be done in respect of all the acts, deeds, matters and things, as if carried out by us in our presence.



प व ल - २
2990/2023
08/900

SCHEDULE OF THE PROPERTY

The Flats, which are located in "MAHAVIR DARSHAN" Building situated upon Plot No. 329, Sector No. 24, Pushpak Vahal, Tal. Panvel, Dist. Raigad, admeasuring 500.00 Sq. Mtrs.. The said Flats & Shops are follows:



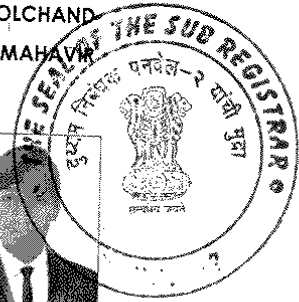
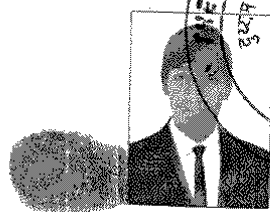
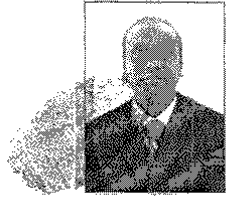
		M/S. SHAGDISH MAHADEV SOMASE.		M/S. MAHAVIR CONSTRUCTION	
	SHOP-3	G. Floor		SHOP-1	G. Floor
	SHOP-4	G. Floor		SHOP-2	G. Floor
3	101	1 ST Floor		301	3 RD Floor
	102	1 ST Floor		302	3 RD Floor
5	103	1 ST Floor		303	3 RD Floor
6	104	1 ST Floor		304	3 RD Floor
7	201	2 ND Floor		401	4 TH Floor
8	202	2 ND Floor		402	4 TH Floor
9	203	2 ND Floor		403	4 TH Floor
10	204	2 ND Floor		404	4 TH Floor
11	601	6 TH Floor		501	5 TH Floor
12	602	6 TH Floor		502	5 TH Floor
13	603	6 TH Floor		503	5 TH Floor
14	604	6 TH Floor		504	5 TH Floor

Somase.

on 21/11/23

प व ल - २	
२९१०	२०२३
०५/१००	

Specimen signature of our said Attorney We 1) MR. NARENDRA MOOLCHAND KOTHARI & 2) MR. NITESH LAXMILAL SINGHVI Partners of M/S. MAHADEV CONSTRUCTION, is as under:



Handwritten signature of Mr. Narendra Moolchand Kothari

Handwritten signature of Mr. Nitesh Laxmilal Singhvi

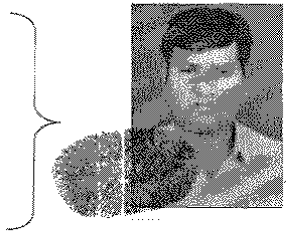
IN WITNESS WHEREOF WE, MR. JAGDISH MAHADEV SOMASE, have signed this POWER OF ATTORNEY on this 8th day of FEB 2023.

Signed and Delivered by the)

Within named)

MR. JAGDISH MAHADEV SOMASE

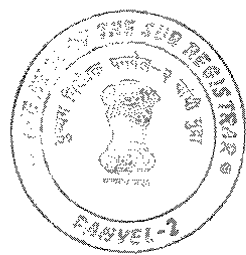
Handwritten signature of Mr. Jagdish Mahadev Somase



Witnesses:

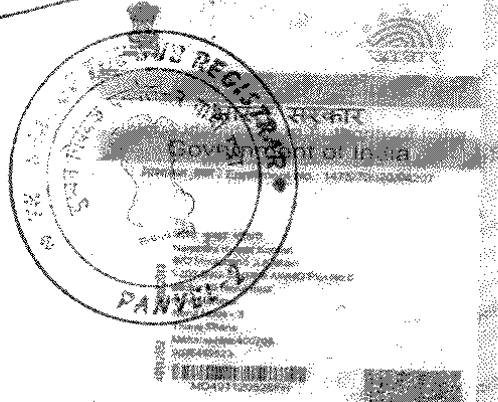
1. M.N. TEAKARE *[Signature]*
2. R.S. JADWAN *[Signature]*

प व ल - २	
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८ / १५	

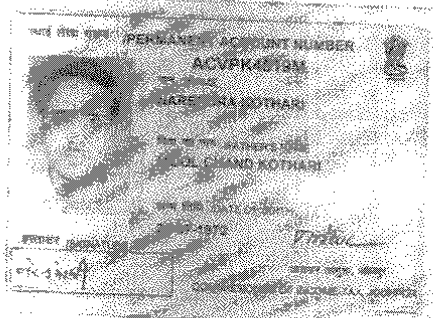
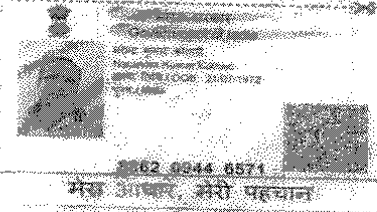


पवल - २
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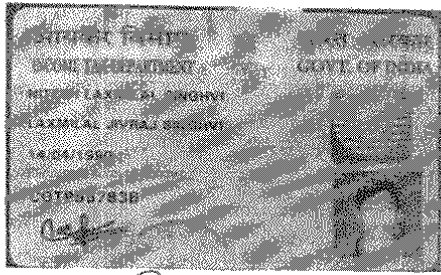
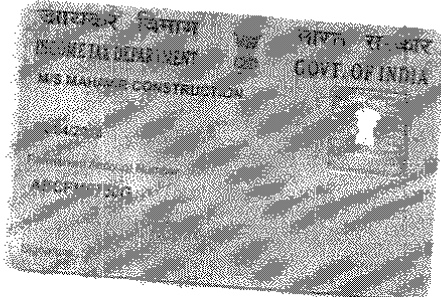
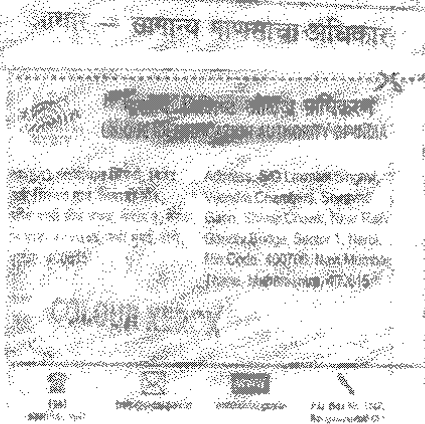
पवल - २
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 ९० / ९५



आपका आपस संख्या / Your Pan Card No.:
8862 0944 6571
 मेरा आधार, मेरी पहचान



मरकम



Handwritten signature

2103/2022

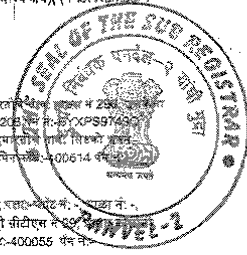
सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2
 दिनांक : 21/03/2022
 नोंदणी :
 Regn:63m

भाषणे नाव : वहाक

(1) विक्रीचा प्रकार	भारतनामा
(2) क्षेत्रफळ	60
(3) बांधकाम (संक्षेपपट्ट्याचा) सवनिष्पट्ट्याकार बांधकामी वेतो की पट्टेदाराने वसूल करावे	1566149.86
(4) मू.मापन, पोटद्विगार व फलकमाप (असल्यास)	1) पाविकेचे नाव: रायगड हजर वर्गाने, इतर माहिती: प्लॉट नं 329 सेक्टर 24 दुय्यक वहाक वा. पनवेल जि. रायगड. क्षेत्रफळ 499.57 चौ. मी. (सदरचा दप्त हा निपक्षीय करारनामा आहे) (50 % अविभाज्य क्षेत्र) (Plot Number : 329 ; SECTOR NUMBER : 24 ;)
(5) क्षेत्रफळ	1) 249.785 चौ.मीटर
(6) अक्षरणी किंवा जुदी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणाऱ्या/लिहून देणाऱ्या बांधकामाचे नाव किंवा विक्रीची न्यायालयाच्या हुकूमनामा किंवा अधिक असल्यास, प्रतिबाधिते दाख व घ्या.	1): नाव:-जयदिक महादेव संभासे -- बच:-42; पत्ता:-प्लॉट नं. - , माळा नं. - , इतर माहिती: प्लॉट नं 288, क्षेत्रफळ पनवेल जि. रायगड. रोड नं. - , महााराष्ट्र, इंदौर (०); पिन कोड:-410208 पॅन नं:-XPS9769 2): नाव:-आसदा देवी, सितिके हिं. नं. -40; पत्ता:-प्लॉट नं. - , माळा नं. - , इतर माहिती: प्लॉट नं 48, क्षेत्रफळ पनवेल जि. रायगड. रोड नं. - , महााराष्ट्र, इंदौर (०); पिन कोड:-400614 पॅन नं:-AAGG07403
(8) राखणे करून घेणा-या पक्षकाराचे व किंवा विक्रीची न्यायालयाच्या हुकूमनामा किंवा अधिक असल्यास, प्रतिबाधिते नाव व घ्या	1): नाव:-सहस्रिका महादेव संभासे, क्षेत्रफळ पनवेल जि. रायगड. रोड नं. - , महााराष्ट्र, इंदौर (०); पिन कोड:-400614 पॅन नं:-AAGG07403 2): नाव:-सहस्रिका महादेव संभासे, क्षेत्रफळ पनवेल जि. रायगड. रोड नं. - , महााराष्ट्र, इंदौर (०); पिन कोड:-400614 पॅन नं:-AAGG07403
(9) दस्तऐवज करून दिल्याचा दिनांक	11/02/2022
(10) दप्त नोंदणी केल्याचा दिनांक	11/02/2022
(11) भट्टकामाद, खंड व पृष्ठ	2103/2022
(12) बांधकामाप्रमाणे मुद्रांक शुल्क	78400
(13) बांधकामाप्रमाणे नोंदणी शुल्क	15700
(14) क्षेत्र	

प व ल - 1
 2900 2023
 99 / 94

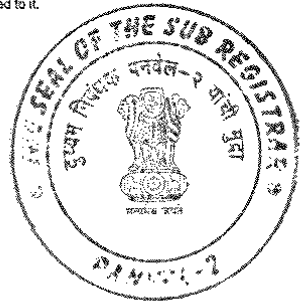


प व ल - २
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 ६६६/९००

मुद्रांकनासाठी विचारात घेतलेला तपशील:-
 शुल्क आकारनामा नियदलेला अनुच्छेद :-

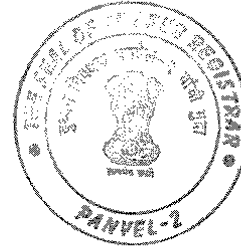
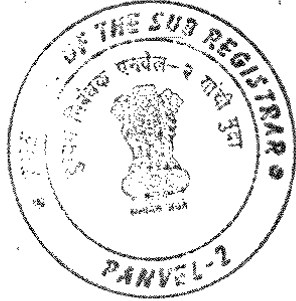
(f) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वरी-२
 (पनवेल-२)



पवल - २	
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७८/१००	

पवल - २	
२९००	१००९
९२/९५	



Jagdish

JAGDISH MAHADEV SOMASE
MAHADEV SOMASE
15/02/2023
PANVEL-2
PANVEL-2



भारत सरकार
GOVERNMENT OF INDIA
प्रतिक दीपक बहिरा
Pratik Deepak Bahira
जन्म वर्ष / Year of Birth : 1991
पुंलिंग / Male

3903 7760 4700

सामान्य भाणसाचा अधिकार

प व ल - २	
2900	२०२३
93 / 99	



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIYPT0285G

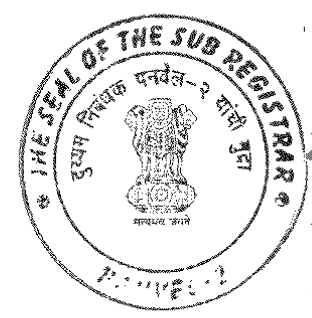
नाम / Name
MADAN NAMDEV THAKARE

पिताचे नाव / Father's Name
NAMDEV PANDURANG THAKARE

जन्म तारीख / Date of Birth
05-01/1993

हस्ताक्षर / Signature

प व ल - २	
२९००	२०२३
७७ / ९००	



353/2107 पवला 2 सुधवार, 08 फेब्रुवारी, 2023 2:09 म.नं.
2107/2023 दस्तावेज क्रमांक
१९९० वोडार मुद्रांक-र-०११
६०/१९ मरफे वहीर शुल्क: ₹. 500/-

दस्त सोपवारा भाग-1

पवला 2 १४/१५
दस्त क्रमांक: 2107/2023

मोवदला: रु. 00/-



दु. ति. सह. दु. ति. पवला 2 यांचे कार्यालयात
श. क्र. 2107 का दि. 08-02-2023
दस्तावेज क्रमांक
दस्तावेज क्रमांक: 2107/2023
वोडार मुद्रांक-र-०११

पावती: 2457

पावती दिनांक: 08/02/2023

सादरकरणाचे नाव: मेसर्स महावीर कंस्ट्रक्शन वर्क प्रागीदार नरेंद्र मूलचंद कोठारी --

मोदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	

एकूण: 400.00

J. J. Panvel
Joint Sr Panvel 2

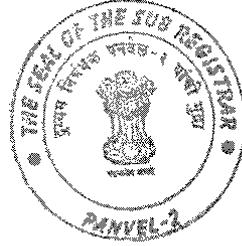
J. J. Panvel
Joint Sr Panvel 2

दस्तावेज प्रकार: कुलमुबत्यारपत्र

मुद्रांक शुल्क: (25-अ) जंगण सालमतेच्या वाढतीत असेल तर

शिक्षा क्र. 1 08 / 02 / 2023 02 : 05 : 51 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 02 / 2023 02 : 06 : 59 PM ची वेळ: (फी)



दस्तावेज सादर करताना जोडलेले दस्तऐवज
कुलमुबत्यारपत्र, चढवलेले इत्यादी वगैरे
आवृत्त आगवारा याची संपूर्ण तपासणी
प्रसन्न निष्पत्तीसाठी राहिली

J. J. Panvel
सिध्दत देणारा

J. J. Panvel
सिध्दत देणारा

08/02/2023 2 23:24 PM

दस्तावेज प्रकरण-2

दिनांक 9/2/23
दिनांक 2107/2023

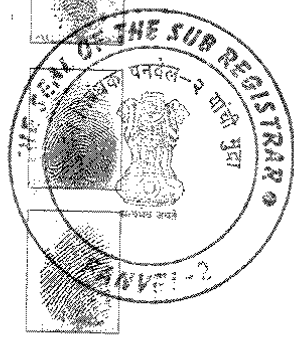
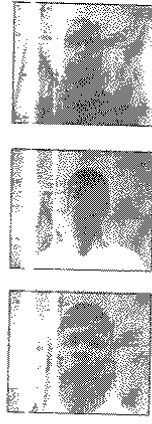
दस्तावेज क्रमांक: 2/2107/2023
दस्तावेज प्रकार: - कृष्युद्धारपत्र

पवल - २

६९९० २०२३

अपक्रमांक क्रमांक
७/१००

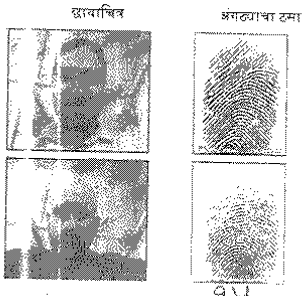
- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | साक्षात्कार |
|----------|--|--|-------------|
| 1 | नाव: महामर्ग महावीर कन्स्ट्रक्शन वर्क प्रायिव्हाट लिमिटेड - -
पत्ता: प्लॉट नं: ---, माळा नं: --, इमारतीचे नाव: शॉप नं 03, शिव दर्शन
सींगचाम, फाईनल प्लॉट नं 48, टीपीएमव्ही सीटीएम नं 99, प्रभात
कोलॉनी, रोड नं 2, मांसाकृज इन्स्ट. मुंबई, . ब्लॉक नं: -, रोड नं: -,
महागण्ड, मुम्बई,
पिन नंबर: ABCFM6750G | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-49
म्हाम्तारी:-
०१२०२१ | |
| 2 | नाव: महामर्ग महावीर कन्स्ट्रक्शन वर्क प्रायिव्हाट लिमिटेड
पत्ता: प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: शॉप नं 03, शिव दर्शन
सींगचाम, फाईनल प्लॉट नं 48, टीपीएमव्ही सीटीएम नं 99, प्रभात
कोलॉनी, रोड नं 2, मांसाकृज इन्स्ट. मुंबई, . ब्लॉक नं: -, रोड नं: --,
महागण्ड, मुम्बई,
पिन नंबर: ABCFM6750G | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-31
म्हाम्तारी:-
०१२०२१ | |
| 3 | नाव: दशदीप महादेव भोसले - -
पत्ता: प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: प्लॉट नं 329, नेक्टर
24, प्लॉक वडाळ ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -,
महागण्ड, राईगड (००).
पिन नंबर: | कृष्युद्धारपत्र देणार
वय :-42
म्हाम्तारी:-
०१२०२१ | |



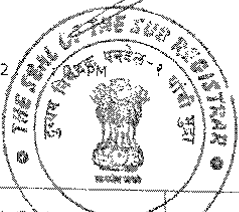
वरील दस्तावेज करून देणार न्यायालयीन कृष्युद्धारपत्र चा दस्तावेज करून दिल्याचे कबुल करणान,
शिक्का क्र.3 ची वेळ: 08 / 02 / 2023 02 : 20 : 13 PM

शेअर -
खालील इमज अर्बे लिंबेरीन करणान की ते दस्तावेज करून देणा-यांना व्यक्तीस: जोळखतात, व न्यायी शेअर फटविनात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | साक्षात्कार | अपक्रमांक टप्पा |
|----------|--|-------------|-----------------|
| 1 | नाव: प्रतिक बहिरा - -
वय: 29
पत्ता: पनवेल
पिन कोड: 410206 | | |
| 2 | नाव: यदुन ठाकरे - -
वय: 37
पत्ता: पनवेल
पिन कोड: 410208 | | |



शिक्का क्र.4 ची वेळ: 08 / 02 / 2023 02



अवशिष्ट करणेचे वग आदी, पत्र करणान एकूण 99
पाने आहेत. पुस्तक क्र. ६
क्रमांक 2900 तर नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no./ Vendor	GRN/Licence	Amount	Mode	Reference No.	Date
1	MAHAVIR CONSTRUCTION	eChallan	69103332023020814128	MH014989019202223E	500	SD	0007441973202223	08/02/2023
2		DHC		0702202306150	300	RF	0702202306150D	08/02/2023
3	MAHAVIR CONSTRUCTION	eChallan		MH014989019202223E	100	RF	0007441973202223	08/02/2023

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

Know Your Rights as Registrants
 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
 2. Get print immediately after registration.
 For feedback, please write to us at feedback.karita@gmail.com

पवल - २
 १९९० २०२३
 ८२/९००

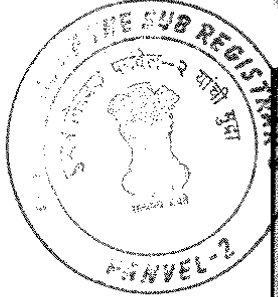
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

M/S MAHAVIR CONSTRUCTION

04/04/2016

Permanent Account Number
 ABCFM6750G

Signature



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

NITESH LAXMILAL SINGHVI
 LAXMILAL JIVRAJ SINGHVI

14/04/1990

Permanent Account Number
 CGTPS5783B

(Handwritten signature)

निदेश लक्ष्मीलाल सिंघवी
 Nitesh Laxmilal Singhvi
 जन्म वर्ष / Year of Birth: 1990
 पत्नी / Spouse

6493 0925 6356

आधार - सामान्य माणसाचा अधिकार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Laxmilal Singhvi,
 Vijendra Chambers, Shivrao
 Gaon, Shivaji Chowk, Near Rajiv
 Gandhi Bridge, Sector 1, Nerul,
 Thane, Maharashtra, 400615

COLOUR XEROX

1947
 1800-180-1847

http://uidai.gov.in

www.uidai.gov.in

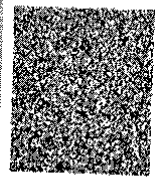
P.O. Box No. 1947
 Deeg/301005/501

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUUPM2658N



नाम / Name
RAKESH SHANTARAM MHATRE

पिता का नाम / Father's Name
SHANTARAM NARAYAN MHATRE

जन्म की तारीख /
Date of Birth
02/05/1988

Rakesh Mhatre
हस्ताक्षर / Signature

03002090

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DEVYANI H PATIL
HEMANT PATIL

27/02/1991

Permanent Account Num
CFJPP9217G

पवल - २
२७/०२/२०२३
६३/१००



भारत सरकार
Unique Identification Authority of India
Government of India

नियंत्रण क्रमांक / Enrollment No 1216/00149/01527

To,
रकेश शंताराम म्हात्रे
Rakesh Shantaram Mhatre
S/O Shantaram Mhatre
Khajuri Chunabhatti 65/7, Gaikar Chawl, V.N. Purav Marg
Chunabhatti
Mumbai
Maharashtra 400022

21072011

Ref: 1 / 29F / 389 / 1996 / P



UE636712769IN



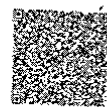
आपका आधार क्रमांक / Your Aadhaar No. :

3330 8467 8556

आधार - सामान्य माणसाचा अधिकार



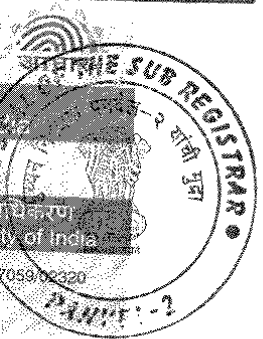
भारत सरकार
GOVERNMENT OF INDIA
रकेश शंताराम म्हात्रे
Rakesh Shantaram Mhatre
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



3330 8467 8556

आधार - सामान्य माणसाचा अधिकार

Rhatre



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No: 2821/20590020

To
Devyani Rakesh Mhatre

G/O Rakesh Mhatre,
65/7, Gaikar Chawl,
V.N Purav Marg,
Near Agie A-38 Gym,
Khajuri Chunabhatti,
VTC, Mumbai, PO, Sion,
Sub District: Mumbai City, District: Mumbai City
State: Maharashtra, PIN Code: 400022
Mobile: 9082 388409



KG29869463FI

आपका आधार क्रमांक / Your Aadhaar No.

8866 0010 3773

मेरा आधार, मेरी पहचान



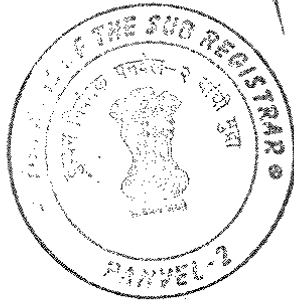
भारत सरकार
GOVERNMENT OF INDIA
देव्यानी रकेश म्हात्रे
Devyani Rakesh Mhatre
जन्म वर्ष / Year of Birth : 1991
स्त्री / Female

8866 0010 3773

मेरा आधार, मेरी पहचान

Patil

प्रवल - २	
६९७०	२०२३
८४/१००	

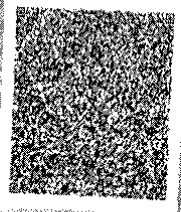


आयकर विभाग
COME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUUPM2658N



नाम / Name
KESH SHANTARAM MHATRE

पिता का नाम / Father's Name
SHANTARAM NARAYAN MHATRE

जन्म की तारीख /
Date of Birth
05/1988

हस्ताक्षर / Signature

03032020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DEVYANT RAKESH

HEMANT PATIL

27/02/1991

Permanent Account Number

DEUJPP9217G

हस्ताक्षर

पवल - २
६९९०/२०२३
८५/१९८०
आधार



भारत सरकार
Unique Identification Authority of India
Government of India

नोदविषयका क्रमांक / Enrollment No 1216/00149/01527

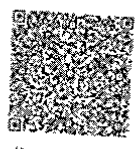
To,
रमेश शान्तराम म्हात्रे
Rakesh Shantaram Mhatre
S/O Shantaram Mhatre
Khajuri Chunarbhathi 65/7, Gaikar Chawl, V.N. Purav Marg
Chunarbhathi
Mumbai
Maharashtra 400022

21/07/2011

Ref: 1 / 29F / 389 / 1996 / P



UE6367127591N



आपला आधार क्रमांक / Your Aadhaar No. :

3330 8467 8556

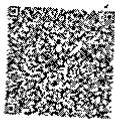
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रमेश शान्तराम म्हात्रे
Rakesh Shantaram Mhatre
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



3330 8467 8556

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

भारतीय विदेशी पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. 282127059/02321

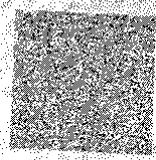
To
Devyani Rakesh Mhatre

O/O Rakesh Mhatre,
65/7, Gaikar Chawl,
V.N.Purav Marg,
Near Agle Agle Gym,
Khajuri Chunarbhathi,
VTC, Mumbai, PO: Sion,
City District: Mumbai City, District: Mumbai City,
State: Maharashtra, PIN Code: 400022
Mobile: 9082358409

25/08/2011



KG219669463F1



आपला आधार क्रमांक / Your Aadhaar No.

8866 0010 3773

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

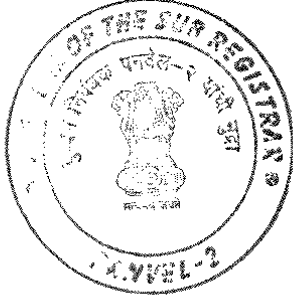


Devyani Rakesh Mhatre
DOB: 27/02/1991
Female

8866 0010 3773

मेरा आधार, मेरी पहचान

प व ल - १	
६९९०	२०२६
८९/९००	



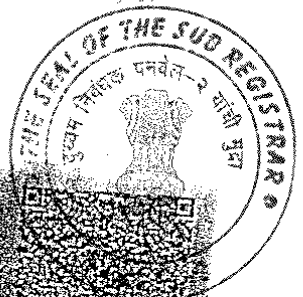
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६६७/३००



भारत सरकार
Government of India

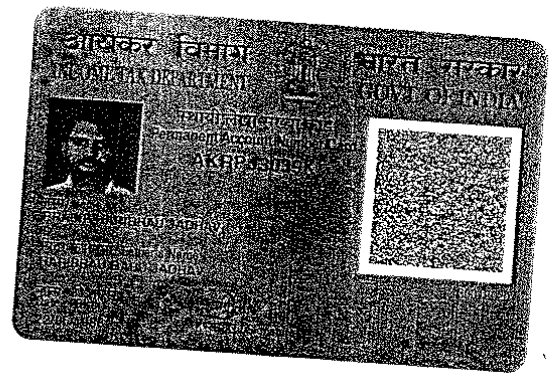


मदन नामदेव ठाकरे
Madan Namdev Thakare
जन्म तारीख / DOB : 05/01/1993
पुरुष / Male

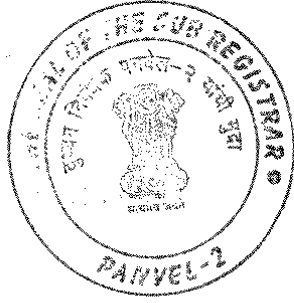


6784 0510 6142

आजिर - सामान्य माणसाचा अधिकार



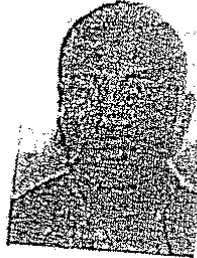
पवल - २	
६९९०	२०२३
८८/९००	



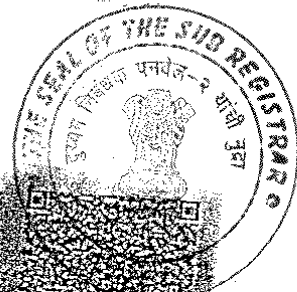
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६६/९००



भारत सरकार
Government of India

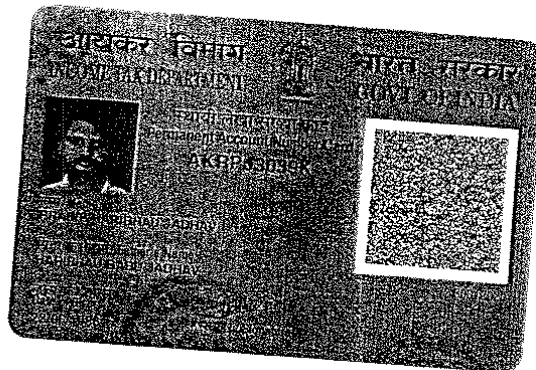


मदन नामदेव ठाकरे
Madan Namdev Thakare
जन्म तारीख / DOB : 05/01/1993
पुरुष / Male

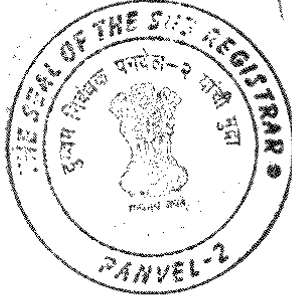


6784 0510 6142

आधार - सामान्य माणसाच्या अधिकार



पवल - २	
२९	२०२३
२०/१००	

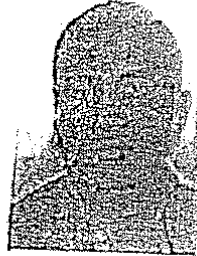


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२९०२०२३
२९/१०००



भारत सरकार

Government of India

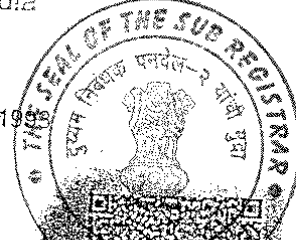


मदन नामदेव ठाकरे

Madan Namdev Thakare

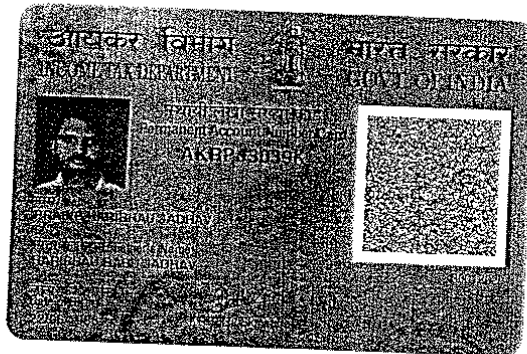
जन्म तारीख / DOB : 05/01/1998

पुरुष / Male

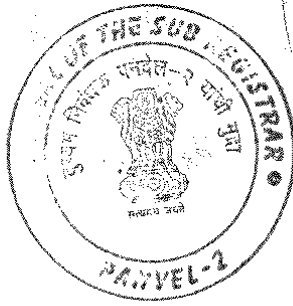


6784 0510 6142

आधार - सामान्य माणसाच्या अधिकार

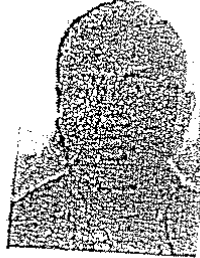


पवल - २	
६९९०	२०२३
०२/१००	



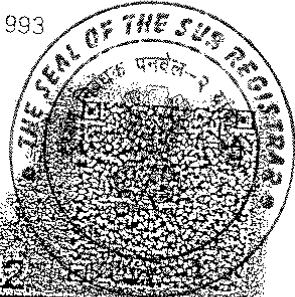


भारत सरकार
Government of India



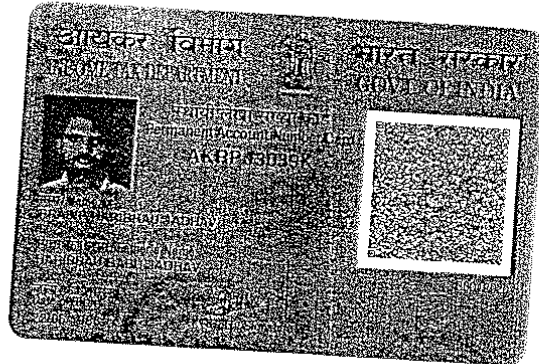
मदन नामदेव ठाकरे
Madan Namdev Thakare
जन्म तारीख / DOB : 05/01/1993
पुरुष / Male

प व ल - २
६९९० २०२३
६३/९००

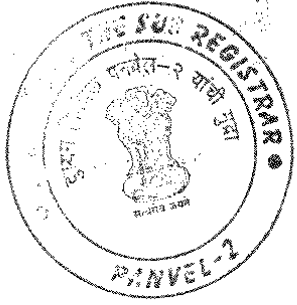


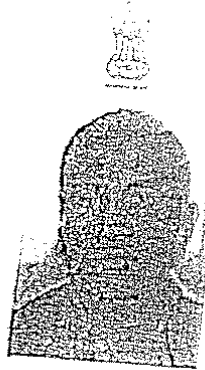
6784 0510 6142

आधार - सामान्य माणसामाळा अधिकार



प व ल - २	
६७७०	२०२३
२६/१००	

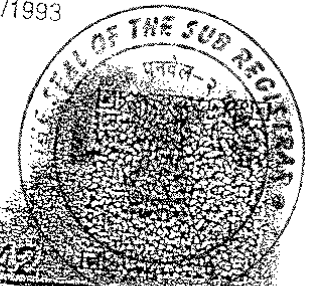




भारत सरकार
Government of India

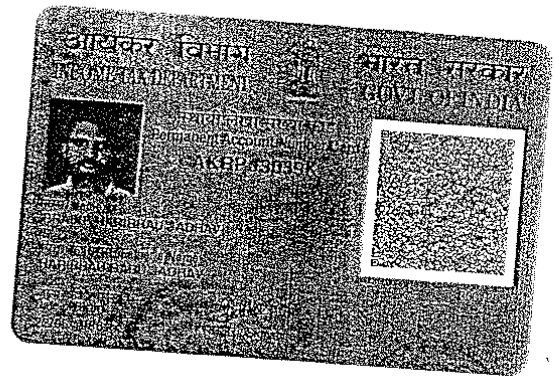
मदन नामदेव ठाकरे
Madan Namdev Thakare
जन्म तारीख / DOB : 05/01/1993
पुरुष / Male

प व ल - २
६९९०२०२३
९५/१००

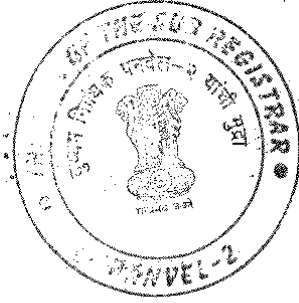


6784 0510 6142

आजिर - सामान्य जाणसंख्या अधिकार



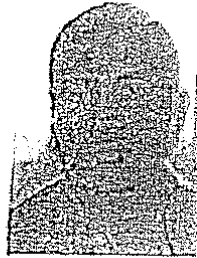
प व ल - २	
६९९०	२०२३
९६/१००	



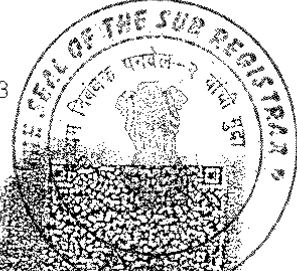
प व ल - २
६९९० २०२३
६६/१००



भारत सरकार
Government of India

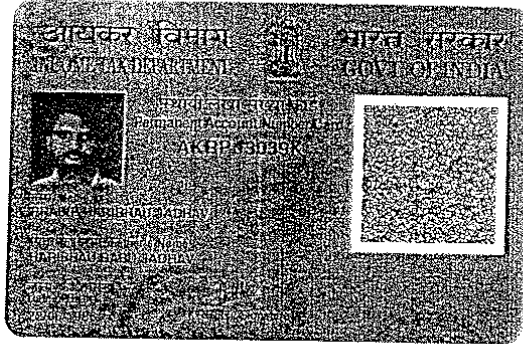


मदन नामदेव ठाकरे
Madan Namdev Thakare
जन्म तारीख / DOB : 05/01/1993
पुरुष / Male

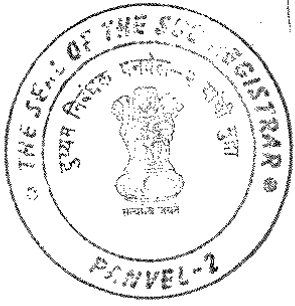


6784 0510 6142

आधार - सामान्य माणसाच्या अधिकार



प व ल - २	
६९९०	२०२३
६८/९००	



353/6110
गुरुवार, 13 एप्रिल 2023 3:01 म.नं.

दस्त गोपवारा भाग-1

पवेल 2 22/900
दस्त क्रमांक: 6110/2023

दस्त क्रमांक: पवेल 2 /6110/2023

वाजार मूल्य: रु. 22,90,847/-

मोवदला: रु. 34,00,000/-

भगलेले मुद्रांक शुल्क: रु. 2,04,000/-

दु. नि. मह. दु. नि. पवेल 2 यांचे कार्यालयाने

अ. क्र. 6110 वर दि. 13-04-2023

संजी 2:42 म.नं. वा. इजर केला.

पावती: 7096

पावती दिनांक: 13/04/2023

मादरकरणाराचे नाव: राकेश शांताराम म्हात्रे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त इजर करणाऱ्याची मदी:

एकूण: 32000.00

Joint Sr Panvel 2

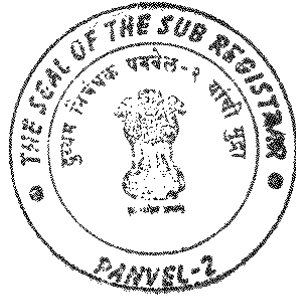
Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 13 / 04 / 2023 02 : 42 : 32 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 13 / 04 / 2023 02 : 44 : 09 PM ची वेळ: (फी)



दस्त एवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

[Signature]
लिहून देणार

[Signature]
लिहून घेणार
[Signature]

दस्त गोपवारा भाग-2

पवत 2 900/900
दस्त क्रमांक:6110/2023

13/04/2023 3 22:32 PM

दस्त क्रमांक :पवत2/6110/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मान्यता देणार - जगदीश महादेव सोमसे तर्फे कु मु म्हणून मेसर्स महावीर कन्स्ट्रक्शन तर्फे भागीदार नितेश लक्ष्मीलाल सिधवी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उलवे,वा पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईसाहू(ः). पॅन नंबर:FYXPS9749Q	मान्यता देणार वय :-32 स्वाधरी:-		
2	नाव:मेसर्स महावीर कन्स्ट्रक्शन तर्फे भागीदार नितेश लक्ष्मीलाल सिधवी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 03, शिव दर्शन सीएचएस, फार्नल प्लॉट नं 48, टीपीएसव्ही सीटीएम नं 99, प्रभात कॉलोनी, रोड नं 2, सांताक्रूझ ईस्ट, मुंबई, ब्लॉक नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ABCFM6750G	लिहून देणार वय :-32 स्वाधरी:-		
3	नाव:राकेश शांताराम म्हात्रे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खजूरी चूनाभट्टी 65/7,मायकर चाळ,व्ही.एन.पुरव मार्ग,चूनाभट्टी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AUUPM2658N	लिहून घेणार वय :-35 स्वाधरी:-		
4	नाव:देवयानी राकेश म्हात्रे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खजूरी चूनाभट्टी 65/7,मायकर चाळ,व्ही.एन.पुरव मार्ग,चूनाभट्टी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:CFJPP9217G	लिहून घेणार वय :-31 स्वाधरी:-		

वरील दस्तऐवज करून देणार तयाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:13 / 04 / 2023 03 : 15 : 05 PM

ओळख:-

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

अनु क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रदीप हरिभाऊ जाधव - - वय:34 पत्ता:606, सत्रा प्लाझा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड:400703		
2	नाव:मदन नामदेव ठाकरे - - वय:39 पत्ता:606, सत्रा प्लाझा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड:400703		

प्रमाणित करणेत येते की, सदर दस्तास एकूण 900

शिक्षा क्र.4 ची वेळ:13 / 04 / 2023 03 : 15 : 44

पामे आहेत. पुस्तक क्र. 9

क्रमांक 8990 वर नोंदला.

Joint Sr/Panvel 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Details Number	Date
1	RAKESH SHANTARAM MHATRE	eChallan	69103332023041219534	MH000530011202324E	204000.00	SD	0000299333202324	13/04/2023
2		DHC		1304202302917	2000	RF	1304202302917D	13/04/2023
3	RAKESH SHANTARAM MHATRE	eChallan		MH000530011202324E	30000	RF	0000299333202324	13/04/2023

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

गावाचे नाव : वहाळ

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2290847.265
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र 7,दर 56700/-प्रती चौ. मी,सदनिका क्र 504,पाचवा मजला," महावीर दर्शन " भूखंड क्र 329,सेक्टर क्र 24,पुष्पक वहाळ,ता. पनवेल,जि. रायगड. क्षेत्रफळ 29.89 चौ. मी. कारपेट. + 2.80 चौ मी बालकनी + 2.80 चौ मी एन्क्लोज बालकनी((Plot Number : 329 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 29.89 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स महावीर कन्स्ट्रक्शन तर्फे भागीदार नितेश लक्ष्मीलाल सिंघवी - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 03, शिव दर्शन सीएचएस, फाईनल प्लॉट नं 48, टीपीएसव्ही सीटीएस नं 99, प्रभात कॉलोनी, रोड नं 2, सांताक्रूज ईस्ट, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-ABCFM6750G 2): नाव:-मान्यता देणार - जगदीश महादेव सोमासे तर्फे कु मू म्हणुन मेसर्स महावीर कन्स्ट्रक्शन तर्फे भागीदार नितेश लक्ष्मीलाल सिंघवी - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उलवे,ता पनवेल जि रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(०). पिन कोड:-410206 पॅन नं:-FYXPS9749Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राकेश शांताराम म्हात्रे - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खजुरी चूनाभट्टी 65/7,गायकर चाळ,व्ही.एन.पुरव मार्ग,चूनाभट्टी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AUUPM2658N 2): नाव:-देवयानी राकेश म्हात्रे - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: खजुरी चूनाभट्टी 65/7,गायकर चाळ,व्ही.एन.पुरव मार्ग,चूनाभट्टी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-CFJPP9217G
(9) दस्तऐवज करून दिल्याचा दिनांक	13/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	13/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6110/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	204000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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.