

Please Tick

Saving A/C No :

CIF NO :

LOS Reference No. :

Branch FILE No.:

Tie up no.
(if applicable)

PAL/Take Over/NEW/Resale/Top up

Applicant Name : AVINASH SHASHIKANT GHADGE

Co-Applicant Name : SAVITA GHADGE

Contract (Resi.) :

Mobile :

Loan Amount : 2800000/-

Tenure : 30 YEARS

Interest Rate : 8.70%

EMI :

Loan Type : HOME LOAN

SBI LIFE :

Hsg. Loan _____

Maxgain _____

Realty _____

Home Top up _____

Property Location : KAMOTHE

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : (Code No)

Contact Person : AKASH D. WADKAR Mobile No. 9082728675

Name of RACPC Co-ordinator along with Mob No:

| | DATE | | DATE |
|----------------|------|--|------|
| SEARCH - 1 | | RESIDENCE VERIFICATION OFFICE VERIFICATION SITE INSPECTION | |
| SEARCH - 2 | | | |
| EVALUATION - 1 | | | |
| EVALUATION - 2 | | | |

ST / MPST / BM / FS / along with Mob No. :

RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,



MR. RAJU B. CHAUDHARI
Mob. No.: 9892782892
Office No.: 8104216136

Purchaser Name : MR. AVINASH
SHASHIKANT GHADGE

Cont. No.: _____

Owner Name : _____

Builders Name : SKYTECH INFRA

PROPERTY ADDRESS

FLAT NO. 111 , PLOT NO. 12 A

SECTOR: 17 , NODE: KAMOTHE

TAL.: PANVEL , DIST : RAIGAD

- * Stamp Duty
- * Registration
- * CIDCO Transfer
- * Society Registration
- * Conveyance Deed



SAI KRUPA
ENTERPRISES

606, Satra Plaza Building, Plot No. 19/20,
Sector 19D, Vashi, Navi Mumbai - 400703.

Mob : 8104216136

353/6049
Wednesday, April 12, 2023
3:03 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 7023 दिनांक: 12/04/2023

गावाचे नाव: कामोठे
दस्तऐवजाचा अनुक्रमांक: पवल2-6049-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अविनाश शशिकांत घाडगे - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 95

रु. 30000.00
रु. 1900.00

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:17 PM ह्या वेळेस मिळेल.


Joint Sr Panvel 2

बाजार मुल्य: रु.2948926.4 /-
मोबदला रु.3700000/-
भरलेले मुद्रांक शुल्क : रु. 259000/-

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202304915 दिनांक: 12/04/2023
वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000486885202324E दिनांक: 12/04/2023
वँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

लेखिके

दुय्यम निबंधक, पनवेल-२

मल्ल नरेशचंद्र घाडगे

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 6049/2023

नोदंणी :

Regn:63m

गावाचे नाव : कामोठे

| | |
|------------------------|---|
| करारनामा | 3700000 |
| याच्या | 2948926.4 |
| गी देतो की पट्टेदार ते | |
| घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 15ए/17,दर- 93700/- प्रती चौ. मी. सदनिका क्र 111,पहिला मजला,नीलकंठ दर्शन,प्लॉट क्र 12 ए,सेक्टर 17,कामोठे,ता. पनवेल,जि. रायगड. क्षेत्रफळ 23.225 चौ. मी. कारपेट + 5.925 चौ मी छज्जा((Plot Number : 12 ए, ; SECTOR NUMBER : 17 ;)) |
| ण्यात असेल तेव्हा. | 1) 23.225 चौ.मीटर |
| या/लिहून ठेवणा-या | 1): नाव:-मेसर्स स्काईटेक इन्फ्रा तर्फे भागीदार कैलाश गोकर करोत्रा तर्फे कु मू म्हणुन मदन नामदेव ठाकरे - - वय:-33; |
| णी न्यायालयाचा | पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 01, पांचनंद कॉर्नर, प्लॉट नं 6, सेक्टर 24, तळोजा, ता. पनवेल, |
| सल्यास,प्रतिवादिचे | जि. रायगड. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(ं:). पिन कोड:-410208 पॅन नं:-ADIFS6089E |
| पक्षकाराचे व किंवा | 1): नाव:-अविनाश शशिकांत घाडगे - - वय:-27; पत्ता:-प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: फत्यापुर,पो. |
| नामा किंवा आदेश | कामेरी,ता व जि सतारा महाराष्ट्र , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सतारा. पिन कोड:-415019 पॅन नं:- |
| व पत्ता | CFPPG1752R |
| चा दिनांक | 12/04/2023 |
| दिनांक | 12/04/2023 |
| ंक शुल्क | 6049/2023 |
| रणी शुल्क | 259000 |
| | 30000 |

तलेला तपशील:-:

वडलेला 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.

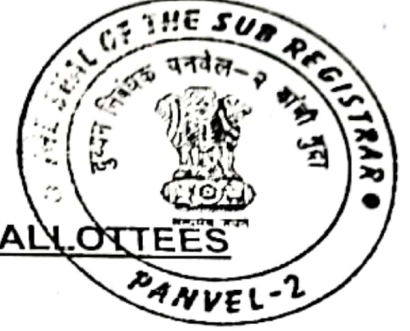
Valuation Report Page

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|--|------------------------------------|------------------|------------------|------------|
| Valuation ID | 202304125431 | 12 April 2023, 02:12:21 PM पवल2 | | | |
| मूल्यांकनाचे वर्ष | 2023 | | | | |
| जिल्हा | रायगड | | | | |
| मूल्य विभाग | तालुका : पनवेल | | | | |
| उप मूल्य विभाग | 15अ/17-कामोठे सिडको से.क्र.17 | | | | |
| क्षेत्राचे नांव | A Class Palika | सर्व्हे नंबर /न. भू क्रमांक : | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक | |
| खुली जमीन | निवासी सदनिका | 117200 | 107500 | चौ. मीटर | |
| 35500 | 93700 | 107500 | 117200 | | |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र(Built Up)- | 31.472चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2वर्षे | बांधकामाचा दर- | Rs.25289/- |
| उद्ववाहन सुविधा - | आहे | मजला - | 1st To 4th Floor | | |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| मजला निहाय घट/वाढ | = 100 / 100 Apply to Rate= Rs.93700/- | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) | | | | |
| | = ((93700-35500) * (100 / 100)) + 35500 | | | | |
| | = Rs.93700/- | | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | |
| | = 93700 * 31.472 | | | | |
| | = Rs.2948926.4/- | | | | |
| Applicable Rules | = 3, 9, 18, 19 | | | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ | | | | |
| | = A + B + C + D + E + F + G + H + I + J | | | | |
| | = 2948926.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | | |
| | = Rs.2948926/- | | | | |
| | = ₹ एकोणतीस लाख अठ्ठ्याचाळीस हजार नऊ शें सव्वीस /- | | | | |

सह मुख्य अधिकारी - २

पवल - २
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पवेल - २
१०४९२०२३
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AGREEMENT BETWEEN PROMOTERS AND ALLOTTEES

FLAT NO.111, 1st FLOOR,
BLDG. KNOWN AS "NEELKANTH DARSHAN"
PLOT NO.12A, SECTOR-17,
KAMOTHE, NAVI MUMBAI.

=====

BUILDING CONSISTS : GROUND + 7 FLOORS (WITH LIFT)

=====

RERA CARPET AREA IN SQ.MTRS. : 23.225 sq.mtrs

NON ACCESSIBLE CHAJJA AREA IN SQ.MTRS. : 5.925 sq.mtrs

=====

SALE PRICE : Rs.37,00,000/-

=====

STAMP DUTY : Rs.2,59,000/-

REGISTRATION FEE : Rs.30,000/-

=====

THIS AGREEMENT is made and entered into at Navi Mumbai, on
this 12th day of APRIL 2023.

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(Signature)
Avinash

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BETWEEN

M/S SKYTECH INFRA, (PAN NO. ADIFS6089E), a Partnership firm,
duly registered under the Indian Partnership Act 1932, represented

by its Partner 1) MR. ANIL BHANJI RAVRIYA 2) MR. BIPIN BHANJI
RAVRIYA, 3) MR. NARAYAN RAGHAVJI RAVRIYA, 4) MR.

KATEESH GOKAR KAROTRA 5) MR. RAGHU AMBAVI PATEL
AND 6) MR. ABDUL GANI ABDUL REHMAN DADAN, having

address at Shop No.1, Panchnand Corner, Plot No.6, Sector-24,
Taloja, Navi Mumbai - 410 208, hereinafter referred to as "THE

PROMOTERS" (Which expression shall unless repugnant to the
context or meaning thereof be deemed to mean and include its
successors-in-interest, executors, administrators and permitted
assignees including those of respective partners) of the **FIRST**
PART,

AND

MR. AVINASH SHASHIKANT GHADGE, aged 27 years, (PAN NO.
CFPPG1752R) an adult, Indian Inhabitants, residing at Fattyapur,
Post Kameri, Taluka and Dist. Satara, Maharashtra - 415 019,
hereinafter referred to as "THE ALLOTTEES" (Which expression
shall unless it be repugnant to the context or meaning thereof be
deemed to mean and include their heirs, successors executors,
administrators and assigns) of the **SECOND PART.**



DESCRIPTION OF PROPERTY

| | | |
|-----------------|--------------------------|-----------------|
| FLAT NO. 111 | FLOOR 1 st | PLOT NO. 12A |
|-----------------|--------------------------|-----------------|

BUILDING : "NEELKANTH DARSHAN"
NODE : KAMOTHE, NAVI MUMBAI
UNDER 12.5% EXPANSION SCHEME
RERA CARPET AREA IN SQ.MTRS. : 23.225 Sq.mtrs
NON ACCESSIBLE CHAJJA AREA IN SQ.MTRS. : 5.925 Sq.mtrs

BUILDING CONSISTS: GROUND + 7 FLOORS (WITH LIFT)
SALE PRICE: Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only)
hereinafter referred to as 'THE SAID FLAT'.

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ley



In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them in the lease agreement, lease deed, Rules and Regulations of CIDCO, Navi Mumbai and RERA.

WHEREAS :

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (1 of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT.).

प व ल AND WHEREAS:
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By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.



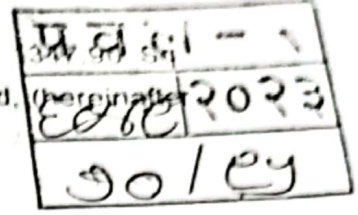
AND WHEREAS:

This agreement shall be subject to rules contained in REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT, or any amendment there in or any re-enactment thereof from time to time or any law as applicable from time to time.

AND WHEREAS:

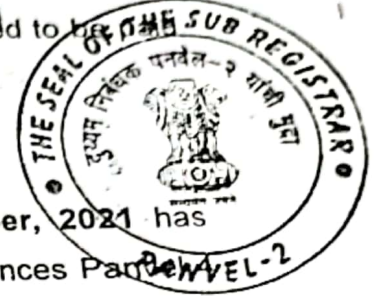
By an Agreement to Lease dated: 29th September, 2021 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1)SMT.GODABAI NAMDEO HUDDAR 2)MR.KISAN NAMDEO HUDDAR 3)MR.ARUN NAMDEV HUDDAR 4)MR.RAMESH NAMDEV HUDDAR 5)MR.JAYANT NAMDEV HUDDAR 6)SMT.BEBIBAI SURESH JOSHI 7)SMT. BHIMABAI ATMARAM HUDDAR 8)MR.VASANT ATMARAM HUDDAR 9)MR. BHASKAR ATMARAM HUDDAR 10)MR.GANESH ATMARAM HUDDAR 11)SMT.VITHABAI BHAGWAN MHATRE 12)SMT. CHANDRABAI @ INDUBAI DINKAR PATIL 13)MR. PUNDLIK PADU HUDDAR 14)SMT.USHA DHARMA TEMBHE 15)MR. LAXMAN DHARMA TEMBHE AND 16)MR.DASHRATH PADU HUDDAR, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot

of Land being Plot No.12A, Sector-17, admeasuring
Mtrs. at village Kamothe, Taluka-Panvel, Dist. Raigad,
referred to as 'THE SAID PLOT')



AND WHEREAS:

THE ORIGINAL Allottees paid the Premium in full agreed to
to the Corporation.



AND WHEREAS:

The said Agreement to Lease dated 29th September, 2021 has
been registered at the Office of Sub Registrar Assurances Panvel-2
Vide Receipt No.11545, Document No.PVL4-10565-2021, Dated
04.10.2021.

AND WHEREAS:

The Physical possession of the said plot has been handed over to
the Original Allottees for Development and Construction thereof the
Building for Residential cum commercial purposes. The corporation
granted permission or license to the Original Allottees to enter upon
the said Plot of land for the purpose of erecting building/s.

AND WHEREAS:

The said Original Allottees have assigned all their rights in & upon the
said plot in favour of M/S.SKYTECH INFRA, for proper consideration.

AND WHEREAS:

By Tripartite Agreement dated 6th December, 2021 between the
CIDCO THE FIRST PART 1)SMT.GODABAI NAMDEO HUDDAR
2)MR.KISAN NAMDEO HUDDAR 3)MR.ARUN NAMDEV HUDDAR
4)MR.RAMESH NAMDEV HUDDAR 5)MR.JAYANT NAMDEV
HUDDAR 6)SMT.BEBIBAI SURESH JOSHI

पंवल
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1) SMT. BHIMABAI ATMARAM HUDDAR 8) MR. VASANT ATMARAM HUDDAR 9) MR. BHASKAR ATMARAM HUDDAR 10) MR. GANESH ATMARAM HUDDAR 11) SMT. VITHABAI BHAGWAN MHATRE 12) SMT. CHANDRABAI @ INDUBAI DINKAR PATIL 13) MR. PUNDLIK PADU HUDDAR 14) SMT. USHA DHARMA TEMBHE 15) MR. LAXMAN DHARMA TEMBHE AND

16) THE THIRD PART & the M/S. SKYTECH INFRA, a Partnership firm, duly Registered under the Indian Partnership Act 1932, with the Assistant Registrar of Firm, Bandra (Mumbai), Vide Registration Receipt No. M000045410, dated 19.04.2017, through its Partners 1) MR. ANIL BHANJI RAVRIYA 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. NARAYAN RAGHAVJI RAVRIYA, 4) MR. KAILASH GOKAR KAROTRA 5) MR. RAGHU AMBAVI PATEL AND 3) MR. ABDUL GANI ABDUL REHMAN DADAN, 'the New Licensees' of THE THIRD PART. The said original Allottees has assigned all her rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

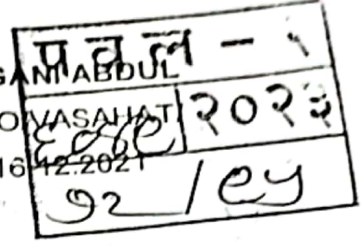
AND WHEREAS:

The said Tripartite Agreement dated 6th December, 2021 has been registered at the Office of Sub Registrar Assurance Panvel 2, vide Receipt No. 19489, Document No. PVL2-16821-2021 Dated 6.12.2021

AND WHEREAS:

The CIDCO has transferred the said Plot in favour of M/S. SKYTECH INFRA, through its Partners 1) MR. ANIL BHANJI RAVRIYA 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. NARAYAN RAGHAVJI RAVRIYA, 4) MR. KAILASH GOKAR KAROTRA

5)MR. RAGHU AMBAVI PATEL AND 3)MR.ABDUL GANI ABDUL
REHMAN DADAN, vide CIDCO Letter No.CIDCO
SATYO KAMOTHE/397/ 2021/1051/E-82316, Dated : 16.12.2021



AND WHEREAS:

The PANVEL MUNICIPAL CORPORATION (PMC), development permission-Cum-Commencement Certificate Reference No.PMC/TP/Kamothe/17/12A/21-22/16320/803/2022 Dated 15.3.2022, granted its permission to develop the said plot and to construct a building for residential cum commercial Purpose on the said plot subject to the terms and conditions of Commencement Letter and thereby approved and sanctioned the plans in respect of the said building, which have been annexed hereto as 'Annexure A'.



AND WHEREAS:

The Promoters are entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS :

The said Plot is earmarked for the purpose of building a residential cum commercial project consisting **Ground + 7 Floors** and the said project shall be known as "**NEELKANTH DARSHAN**" (hereinafter referred to as the said Building).

AND WHEREAS :

The Allottees are offered a Flat bearing number **111** on the **1st Floor**, (more particularly mentioned hereinabove) being constructed on the said plot, by the Promoters

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AND WHEREAS :
The Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and also have entered into standard agreement with RCC Consultant.



AND WHEREAS :
The Promoters have entrusted the architect works to "SHEETAL ARCHITECTS", (hereinafter called "The Said Architect") & RCC works to DESTECH STRUCTURAL CONSULTANTS, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

AND WHEREAS :

The Promoters have registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at No. P52000034879 Dated 28.04.2022 The said RERA Certificate is annexed herewith and marked as Annexure 'B'.

AND WHEREAS :

By virtue of the Lease Agreement/Tripartite Agreement/ Commencement Certificate the Promoters have sole and exclusive right to sell the said Flat in the said building to be constructed by the Promoters on the project land and to enter into Agreement with the Allottees of the Flat to receive the sale consideration in respect thereof.

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



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

AND WHEREAS :
The Promoters have accordingly commenced the construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS :
On satisfying himself about the plans, Deeds, documents etc. and satisfying himself of the title of Promoters the Allottees has applied to the Promoters for allotment and hereby agreed to Purchase Flat No. 111 on 1st Floor being constructed on the said Plot.

AND WHEREAS :
The carpet area of the said Flat is 23.225 square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts,

AS FOLLOWS:-



The Promoters shall construct the said building/s consisting of Ground + 7 upper floors on the 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 Allottees in respect of variations or modifications which may adversely affect the Flat of the Allottees except any alteration or addition required by any Government authorities or due to change in law.

2. The Allottees hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottees

| <u>FLAT NO.</u> | <u>FLOOR</u> | <u>PLOT NO.</u> | <u>SECTOR</u> |
|-----------------|-----------------|-----------------|---------------|
| 111 | 1 st | 12A | 17 |

BUILDING : "NEELKANTH DARSHAN"

NODE : KAMOTHE, NAVI MUMBAI

UNDER 12.5% EXPANSION SCHEME

RERA CARPET AREA IN SQ.MTRS. : 23.225 sq.mtrs

NON ACCESSIBLE CHAJJA AREA IN SQ.MTRS. : 5.925 sq.mtrs

BUILDING CONSISTS: GROUND + 7 FLOORS (WITH LIFT)

hereinafter referred to as "the Flat") for the total consideration of Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only) which is more particularly described in the Second Schedule annexed herewith.

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13. Both the Promoters and Allottees hereby agrees to in such case of termination no interest shall be paid on refund of the consideration by the Promoters to the Allottees.



14. The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 1.5 only and promoters have planned to utilize Floor Space Index of 1.5 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 increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. In case the FSI is increased then that shall be utilize by the Promoters on Project land.

15. The Promoters shall give possession of the said Flat to the Allottees on or before **31/12/2024**. subject to force majeure and reasons beyond the control of the promoters. 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, terrorism, civil commotion or act of God ;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court. restraining the development of the said Plot.
- (iii) Civil commotion, agitation by local persons, strike.
- iv) Non availability of any vital building material including cement, steel, sand etc.
- v) Any change in law, notification and regulation relating to the development of the said project

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Additional to the instruments and actions specifically provided 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 here under or pursuant to any such transaction



50. That all notices to be served on the Allottees and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees or the Promoters by Registered Post A.D

Name of Allottees : **MR. AVINASH SHASHIKANT GHADGE**

(Allottees's Address): **Fattyapur, Post Kameri, Taluka and Dist. Satara, Maharashtra - 415 019.**

Promoters Name : **M/S. SKYTECH INFRA**

(Promoters Address): **Shop No.1, Panchnand Corner, Plot No.6, Sector-24, Taloja, Navi Mumbai – 410 208.**

51. JOINT ALLOTTEES :

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

52. STAMP DUTY AND REGISTRATION :

Any charges towards stamp duty and Registration of this Agreement shall be borne by the Allottees.

53.DISPUTE RESOLUTION :-

Any dispute or difference between the parties in relation to this agreement and/or terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the authority as per the provisions of RERA and the Rules and Regulations thereunder.

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K. S. K. S.



First Schedule herein below Referred to Description of the freehold leasehold land and all other details

SCHEDULE - I

All that piece or parcel of land known as Plot No.12A, Sector-17, in Village Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1347.90 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.11
- On or towards the South By : Plot No.12
- On or towards the East By :Plot No.12B&12C, 11.00 mtrs wide road
- On or towards the West By : Plot No.3A

Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities.

SCHEDULE - II

| <u>FLAT NO.</u> | <u>FLOOR</u> | <u>PLOT NO.</u> | <u>SECTOR</u> |
|--|------------------------|-----------------|---------------|
| 111 | 1 st | 12A | 17 |
| BUILDING | : "NEELKANTH DARSHAN" | | |
| NODE | : KAMOTHE, NAVI MUMBAI | | |
| UNDER 12.5% EXPANSION SCHEME | : 23.225 sq.mtrs | | |
| RERA CARPET AREA IN SQ.MTRS. | : 5.925 sq.mtrs | | |
| NON ACCESSIBLE CHAJJA AREA IN SQ.MTRS. | | | |
| BUILDING CONSISTS:GROUND + 7 FLOORS (WITH LIFT) | | | |

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WITNESS WHEREOF PARTIES HEREIN ABOVE NAMED HAVE
SET THEIR RESPECTIVE HANDS AND SIGNED IN THE
AGREEMENT FOR SALE AT (CITY/TOWN NAME) IN THE
PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON
THE DAY FIRST ABOVE WRITTEN.



SIGNED AND DELIVERED BY THE WITHIN NAMED
Promoters:

M/S. SKYTECH INFRA,
(Authorized Signatory)

MR. KAILASH GOKAR KAROTRA)

in the presence of :

- 1) Ramdas Jadhav (R))
- 2) Pravin Patil (P))



SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottees:

MR. AVINASH SHASHIKANT GHADGE)

Avinash



in the presence of .

-37-

RECEIPT

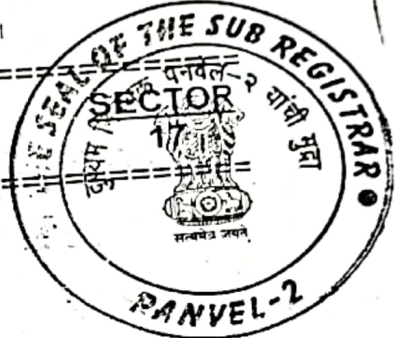
Received of and From the withinnamed ALLOTTEES **MR. AVINASH SHASHIKANT GHADGE** a sum of Rs.7,00,000/- (Rupees Seven Lakhs Only) being the advance payment of Sale Price of FLAT being

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FLAT NO. 111 **FLOOR** 1st **PLOT NO.** 12A

BUILDING : "NEELKANTH DARSHAN"
NODE : KAMOTHE, NAVI MUMBAI

UNDER 12.5% EXPANSION SCHEME : 23.225 sq.mtrs
RERA CARPET AREA IN SQ.MTRS. : 5.925 sq.mtrs
NON ACCESSIBLE CHAJJA AREA IN SQ.MTRS. : 5.925 sq.mtrs



BUILDING CONSISTS: GROUND + 7 FLOORS (WITH LIFT)

DETAILS OF PAYMENT

| Cheque No. | Date | Bankers | Amount |
|--------------|------------|-----------|----------------------|
| 000007 | 06.01.2023 | HDFC BANK | Rs.1,00,000/- |
| RTGS | 13.03.2023 | HDFC BANK | Rs.6,00,000/- |
| Total | | | Rs.7,00,000/- |

WE SAY RECEIVED

Rs.7,00,000/-

M/S. SKYTECH INFRA
(Authorized Signatory)
MR. KAILASH GOKAR KAROTRA
PROMOTERS

ALLOTMENT LETTER

To,
MR. AVINASH SHASHIKANT GHADGE
Add - Fattyapur, Post Kameri, Taluka and Dist. Satara,
Maharashtra - 415 019.

| |
|-----------------|
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| Date 28/08/2023 |
| ४४/२५ |



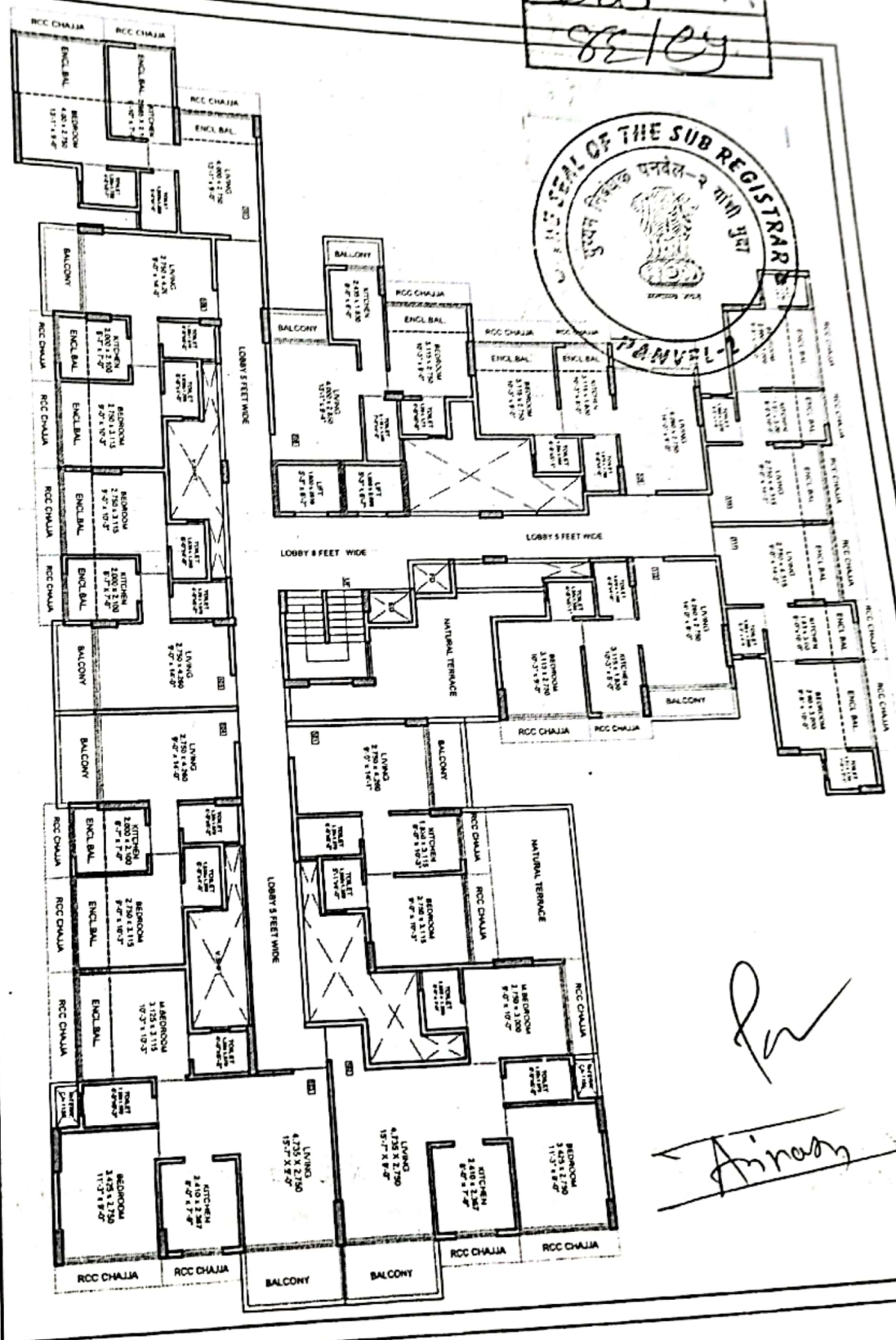
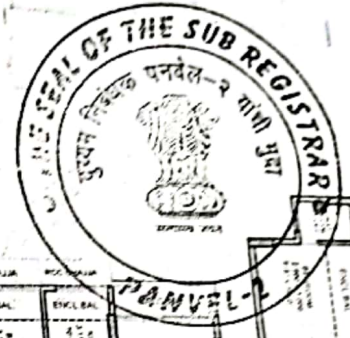
Sub: Allotment of Flat No."111" in the building christened as
"NEELKANTH DARSHAN" being constructed on Plot
No.12A, admeasuring an area of 1347.90 sq. mtrs. lying
being and situate at Sector No.17, Kamothe, Navi
Mumbai and delivery of duly executed Agreement For
Sale for the payment of stamp duty and lodging of
registration thereof.

Dear Sir,

1.This is to place on record that you have approached us to purchase a Flat in our project christened as "NEELKANTH DARSHAN" being constructed on Plot No.12A, lying being and situate at Sector No.17, Kamothe, Navi Mumbai (hereinafter called as 'the Project'). After confabulations, deliberations and negotiations, you agreed to acquire a 1 BHK Flat bearing No. "111" in on 1st Floor (the said Flat) in the project for a lump-sum consideration of Rs.37,00,000/- (Rupees Thirty Seven Lakhs Only). The price of the Flat has been reckoned on the basis of the carpet area only which is 23.225 square mtrs. The Schedule of the payment is set out in the Agreement For Sale adverted to in the succeeding para

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 ४६/०५



SKYTECH INFRA
 "NEELKANTH DARSHAN"

ALL ROOM DIMENSIONS ARE FROM
 UNFINISHED WALL SURFACE,
 INCLUDING ENCLOSED BALCONY,
 AND EXCLUDING CUPBOARD.



1ST FLOOR PLAN
 PLOT NO. 12A, SECTOR - 17, KAMOTHE

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PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

No PMC/TP/Kamothe/17/12A/21-22/16320/403 12022

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2022/2023
8/15

To,

M/S. Skytech Infra
through its Partners
Shri. Kailas Gokar Karotra & Other 5,
Shop no. 01, Panchanand Corner,
Plot No.- 06, Sector- 24,
Taloja, Navi Mumbai 410 208.

SUB :- Development Permission for Residential cum Commercial Building on Plot No.- 12A, Sector- 17, At.- Kamothe (12.5% Scheme) Panvel Dist. Raigad. no. 25448 Dt. 27/12/2021.



- REF :-
- 1) Your Architect's application no. 25846, Dt. 27/12/2021, & no. 1271, Dt. 14/01/2022.
 - 2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/102721/631517, Dated 17/12/2021.
 - 3) Additional FSI NOC issued by CIDCO vide letter no. CIDCO/MTS-II/KAMOTHE-397/2022/1449, Dated. 11/01/2022

Sir,

Please refer to your application for Development permission for Residential cum Commercial Building on Plot No.- 12A, Sector- 17, At.- Kamothe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.
The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

(Signature)

1) Architect,





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel

E mail - panvelcorporation@gmail.com

No PMC/TP/Kamothe/17/12A/21-22/16320/ /2022

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| Plot - (022) | 10/02/2022 |
| Date 10/02/2022 | |

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII of 1966) to, M/S. Skytel Infra Infra its Partners Shri. Kailas Gokar Karotra, Shri. Anil Bhanji Ravriya, Shri. Anil Bhanji Ravriya, Shri. Narayan Raghavji Ravriya, Shri. Raghu Ambaji Patel, Shri. Abdul Rehman Dadan. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 07 Upper Floors) on Plot No.- 12A, Sector- 17, At.- Kamothe (125% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 1347.90 Sq.mt., Residential Built Up Area = 4070.759 sq.mt., Commercial Built Up Area = 278.161 sq.mt., Total Built Up Area = 4348.920 sq.mt.)

(No. of Residential Unit - 84 Nos. & Commercial Unit - 05 Nos.,
No. of Total Unit - 89 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) 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.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner 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 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.
 2. The applicant shall:-
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCFR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) 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.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
 3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
 4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act 1996.
- The conditions of this certificate shall be binding not only on the applicant but also on

PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

No PMC/TP/Kamothe/17/12A/21-22/16320/

/2022

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|----------------------------|------|
| प.व.ल. - २ | |
| Tel - (022) 27465046/47/48 | २०२२ |
| Date 10/12/2022 | |

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) to, M/S. Skytech Infra through its Partners Shri. Kailas Gokar Karotra, Shri. Anil Bhanji Ravriya, Shri. Binod Bhanji Ravriya, Shri. Narayan Raghavji Ravriya, Shri. Raghu Ambayi Patel, Shri. Abdul Gani Abdul Rehman Dadan. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 07 Upper Floors) on Plot No.- 12A, Sector- 17, At.- Kamothe (125% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 1347.90 Sq.mt., Residential Built Up Area = 4070.759 sq.mt., Commercial Built Up Area = 278.161 sq.mt., Total Built Up Area = 4348.920 sq.mt.)

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No. of Total Unit - 89 Nos.)

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- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The commissioner 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 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

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32. 2020/2023
33. 43/09

inspector or other construction work undertaken by him and the same without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf
Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
The meeting of the developers and contractors of the Municipal Corporation and workers not to make the developers aware of the provisions of the Workers' Safety Act.
The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.

34. The design of the septic tank will be in accordance with the design of (IS-2470 & IS-2471) which will be binding on the developer / Architects and his successors (If Applicable)

35. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

36. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate stating that you will not violate the said law.

37. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party/persons specified under RERA act. shall be submitted.

39. The Owner/ Developer is required to construct the discharge line at his own cost.

40. The Owner/ Developer should set up electrical vehicle charging point in the said plot.

41. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 29/07/2017 and must be applied for O.C. with all concerned NOC.

42. This Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No. CIDCO/MTS-II/KAMOTHE-397/2022/1449, Dated. 11/01/2022 and modified lease agreement should be made accordingly.

43. The Owner / Developer has to submit Fire NOC for Lift before intimation of Plinth Completion on the said plot and the conditions mentioned in the Fire NOC shall be binding on the owners.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) M/S. Skytech Infra
through its Partners
Shri. Kailas Gokar Karotra & Other 5,
Shop no. 01, Panchanand Corner
Plot No.- 06, Sector- 24,
Taloja, Navi Mumbai 410 208.



2) Architect,
M/s. Sheetal Architects,
Office no. 12, Raheja Arcade,
Sector- 11, CBD Belapur,
Navi Mumbai- 400 614

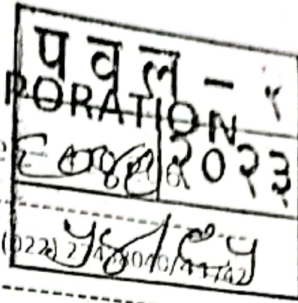
3) Ward Officer,
Prabhag Samati A, B, C, D'
Panvel Municipal Corporation, Panvel



PANVEL MUNICIPAL CORPORATION
Tal.- Panvel, Dist.- Raigad, Panvel

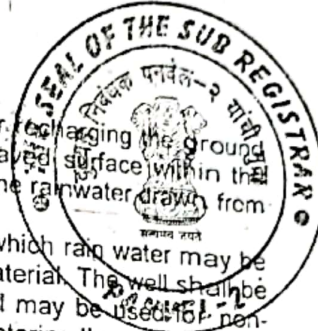
E mail - panvelcorporation@gmail.com

Tel - (022) 2740070/71/72



SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater from terrace and the paved surface.



- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be 100 mm dia for a roof area of 100 sq m

Advocate Chirag Ashwin Thakkar & Associates

ADVOCATE HIGH COURT

Home NL-2/23/A-3, Sector-3, Next to DDCO Office, Near, Navi Mumbai - 400714

chiragthakkar@hotmail.com | advchiragthakkar@gmail.com | 404-98335 11251 | 022-27714168

T.c.c./01/2022

FORMAT - A

Date: 4/4/2022

(Circular No. :- 28 / 2021)

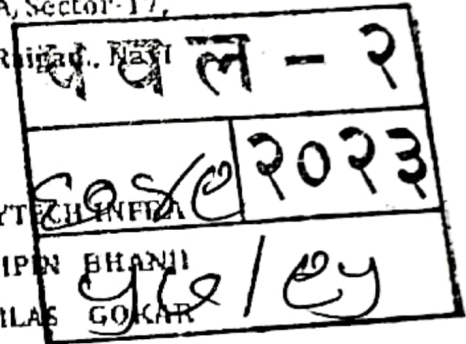
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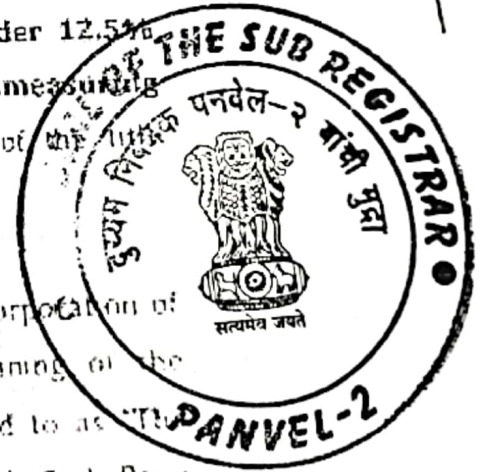
TITLE CLEARANCE CERTIFICATE



SUB : Title Clearance Certificate with respect to Plot No. 12A, Sector-17, Kamothé, under 12.5% Scheme (G.E.S.), Tal. Panvel & Dist. Raigad, Mumbai, admeasuring about 1347.90 Sq. Mtrs.



This is to Certify that I have investigated the Title of M/S. SKYTECH INFRA through its Partners 1. ANIL BHANJI RAVRIYA, 2. BIPIN BHANJI RAVRIYA, 3. NARAYAN RAGHAVJI RAVRIYA, 4. KAILAS KAROTRA, 5. RAGHU AMBAVI PATEL & 6. ABDUL GANI ABDUL REHMAN DADAN in respect of Plot No. 12A, Sector-17, Kamothé, under 12.5% Scheme (G.E.S.), Tal. Panvel & Dist. Raigad, Navi Mumbai, admeasuring about 1347.90 Sq. Mtrs. and also verified the Original/s of the Document/s of the above said Plot as mentioned herein under:



1. AND WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. a Govt. Company within the meaning of the Companies Act, 1956 (1st 1956) (hereinafter referred to as "The Corporation") having its registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai- 400 021. Corporation is a New Town Development Authority under the Provision of Sub-Sec 1 & (3-a) of Section 113 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) hereinafter referred to as the said Act
2. The State Government in pursuant to section 113(A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development & disposal.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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| २२/२५ | |

This registration is granted under section 5 of the Act to the following project under project registration number P52000034879

Project **NEELKANTH DARSHAN** Plot Bearing / CTS / Survey / Final Plot No. / DT No. / ...
KAMOTHE at **Karnothe , Panvel , Raigarh , 410206.**

1. Skytech Infra having its registered office / principal place of business at Tehsil Panvel District Raigarh. 410208.

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

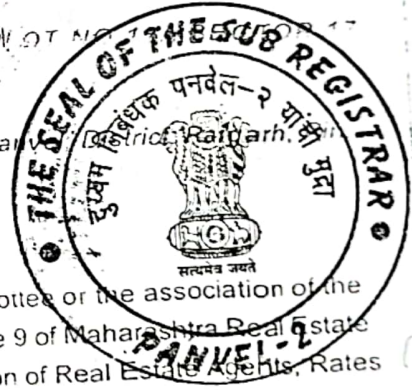
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 28/04/2022 and ending with 31/12/2024 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

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 under the Act and the rules and regulations made there under.



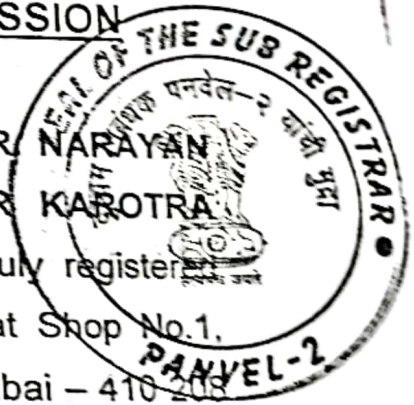
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SPECIAL POWER OF ATTORNEY FOR ADMISSION

KNOW ALL MEN BY THESE PRESENTS THAT We 1) MR. NARAYAN RAGHAVJI RAVRIYA, AND 2) MR. KAILASH GOKAR KAROTRA Partners of M/S.SKYTECH INFRA, a Partnership firm, duly registered under the Indian Partnership Act 1932, having address at Shop No.1, Panchnand Corner, Plot No.6, Sector-24, Taloja, Navi Mumbai - 410 208



DO HEREBY SEND GREETINGS:

Whereas we are the owners in possession of Residential/commercial Flats/shop/office, in our Building Known as NEELKANTH DARSHAN" situated at Plot No.12A, Sector No.17, Kamothe, Navi Mumbai, Taluka Panvel and District Raigad, admeasuring 1347.90 Sq. Mtrs., area (hereinafter for the sake of brevity referred to as "the said Property").

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P52000034879

Project: **NEELKANTH DARSHAN**, Plot Bearing / CTS / Survey / Final Plot No. **1008/2022**, SECTOR 17, **KAMOTHE** at **Kamothe, Panvel, Raigarh, 410206**.

प व ल - २
१०/१५

1. **Skytech Infra** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh** Pin: **410208**.

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, Rules of Interest and Disclosures on Website) Rules, 2017;

◦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

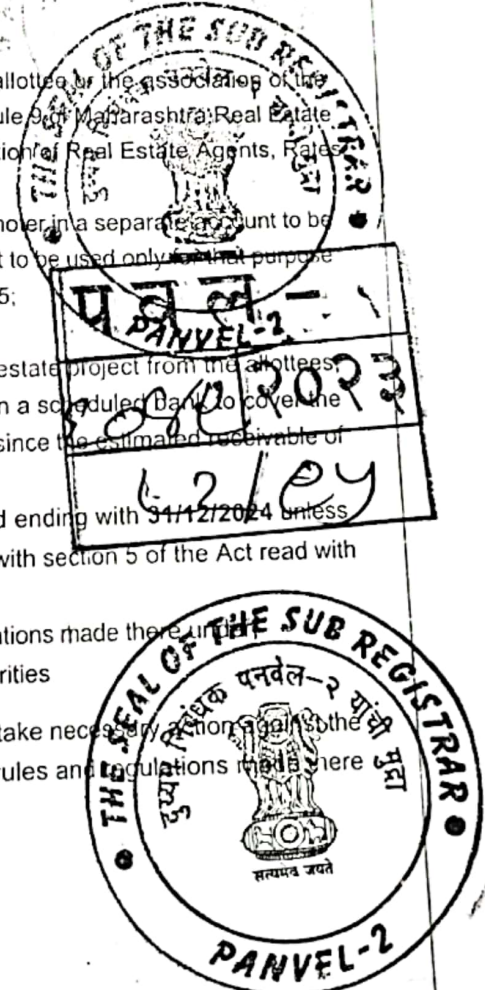
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

◦ The Registration shall be valid for a period commencing from **28/04/2022** and ending with **31/12/2024** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 28-04-2022 17:29:59

भारत सरकार
Government of India

अविनाश शशिकांत घाडगे
Avinash Shashikant Ghadge
जन्म वर्ष / Year of Birth : 1996
पुरुष / Male

8890 8856 5639

- सामान्य माणसाचा अधिकारी

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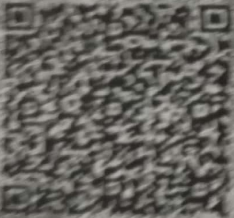
आयकर विभाग



भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CFPPG1752R

342
3237222

नाम / Name

AVINASH SHASHIKANT GHADGE

पिता का नाम / Father's Name

SHASHIKANT BALU GHADGE

जन्म की तारीख / Date of Birth

23/12/1996

हस्ताक्षर / Signature

