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## CHALLAN MTR Form Number-6



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# CHALLAN MTR Form Number-6



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## **Receipt of Document Handling Charges**

PRN

2803202308998

Receipt Date

28/03/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 6259 dated 28/03/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

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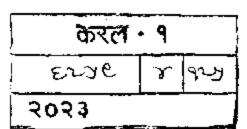
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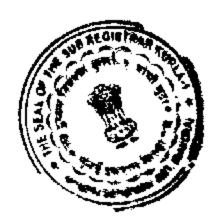
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Receipt Date

28/03/2023

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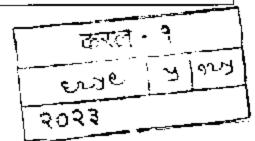
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AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 2023;

## BETWEEN

ADVAIT BUILDERS AND DEVELOPERS, (PAN: AAQFA1009B) a partnership firm duly incorporated under the provisions of the Indian Partnership Act, 1932, having its registered office at G/078, Ground Floor, Eternity Commercial Premises Co-op-Soc Ltd, Teen Haath Naka, Thane (West) – 400 604 through its Partner Mr. Tushar S. Khatu hereinafter referred to as "PROMOTER/DEVELOPER" (which expression shall unless it be repurpaant to the context or meaning thereof be deemed to mean and include the partner for the time being of the firm, the survivor or survivors the help executors and administrators of the last surviving partner in this task their

#### AND

assigns) of the ONE PART;

SHRI. ANKIT JAIN PAN: AXDPJ2084P, having address at- House No. 50, J Block, Jinger Dharamshala. Birbal Chowk, Ganganagar, Rajasthan-335001., hereinafter referred to as the "Purchaser(s)/Allotee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (c) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member, and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns) of the OTHER PART:

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(The Bornder/Developer and the Purchaser(s) are, wherever the context so requires, herein fiter individually referred to as "Party" and collectively as the "Parties").

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") is the owner of a larger property situated at Nehru Nagar, Kurla (East), Mumbai-400 024, bearing CTS. No. 2, Survey No.229 & 267 of Village Kurla-3, District Mumbai suburban, within Greater Mumbai (hereinafter referred to as "the said larger property").
- B. The MHADA prepared a layout of the said Larger property and as per Government Scheme constructed thereon several multi-stored buildings in or about the year 1966-67 and allotted the various tenements therein to the individual allottees on the tenancy basis under various Letters of Allotment and placed the various allottees in possession of their respective tenements.
- C. The MHADA in pursuance of aforesaid scheme had built building bearing no. 126 at Survey No.229 & 267 and C.T.S No. 2(Part) at Nehru Nagar, Kurla (East), Mumbai-400 024(hereinafter referred to as said "Old Building") consist and allotted the various tenacents therein to the individual allottees. There were 4. Inember of the Society who were occupying the Old Building. (Inerest after referred to as "Existing Members")
- D. The allottees of the tements in Building no.126 came together and formed a Cooperative Society being Nehru Nagar Raigad Cooperative Housing Society Ltd. ("Society"), a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/7903/1982-83 and having its registered office at Building No. 126, Nehru Nagar, Kurla (East), Mumbai 400024.
- E. By Indenture of Lease dated 3rd November 2006, duly registered at the office of the Sub-Registrar of Assurances at Kurla-3 under No. BDR-13/9090 of 2006, MHADA granted to Nehru Nagar Raigad Cooperative Housing Society Ltd. ("Society"), the land situated and lying underneath and appurtenant to Building no.126 bearing Survey No. 229 &267 and

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C.T.S No 2(Pt) admeasuring about 837.12 sq. mtrs., situated at Nehru Nagar, Kurla (East), Mumbai – 400 024 ("Land/Project Land"), and more particularly described in the First Schedule thereunder written, on lease for 99 years commencing from 1st April 1980 on the terms, conditions and rent 1993 therein contained.

- F. By Deed of Sale dated 3rd November 2006, duly registered at the office of the Sub-Registrar of Assurances at Kurla-3 under No. BDR-13/ 9091 of 2006, MHADA sold and conveyed to the Society the building no. 126 (Old Building) standing on the said Land. The Society is also enjoying the adjoining tit bit area of about 205.48 sq. mtrs. The Land and Old Building as well as tit bit area are hereinafter collectively be referred to as "Said Property".
- G. By Development Agreement dated 15thNovember, 2010, duly registered with the office of the Sub-Registrar at Kurla-1, under serial no. BDR-3/13150 of 2010 ("Development Agreement"), the Society granted development rights in respect of the said Property to the Developer/Promoter herein, on the terms and conditions therein.
- H. The Society has also executed in favour of the novinces of a Promoter/Developer herein an irrevocable Power of Attorney dated conductive December, 2010 duly registered with the office of the Sub-Resistration at Kuratin, under serial no. BDR-13151authorizing them to do various acts and matters as may be necessary or required to develop the said property in an effective manner and to complete the obligations/commitments as contemplated in Development Agreement dated 15th November, 2010.
- In or about 2018, DCPR 2034 came into force. In accordance with DCPR 2034 flower bed/niche area is no longer permitted free of FSI. In accordance with policy of MHADA certain additional FSI is permitted to be utilised on the said Property. Thereafter, based on the series of discussions between the Society and Developer/Promoter, the Developer/Promoter had submitted revised offer on 11th May, 2018, which was duly accepted by the Society by passing resolution at its Special General Body meeting held on 11th May 2018.
- J. Each of the members of the society signed the consent letters interalial recording the revised terms and further recorded that they have already handed over the possession of their respective premises and the Developer/Promoter has already started paying compensation for the

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temporary accommodation since June 2018. The formal Supplementary Development Agreement ("Supplementary Development Agreement"), recording the revised agreement between the Society and Developer for the development of the Property will be executed shortly.

K. The Promoter is in possession of the said property and are entitled to construct new building on the said land in accordance with the recitals

- E. By virtue of the Development Agreement/Power of Attorney the Developer/Promoter has sole and exclusive right to sell the flats (other than the flats required to be allotted to the members) in the proposed building to be constructed by the Promoter on the said land and to enter into Agreement/s with the allottee(s)/s of the flat/s and to receive the sale consideration in respect thereof;
- M. Upon demarcation of the said plot along with the tit bit area, the total area worked out to be 1050.16 sq. mtrs. (Comprises of 837.12 sq. mtrs. as per lease plus 213.04 sq. mtrs. Tit bit area). MHADA vide its offer letter dated 12th May 2021, approved the proposal for Development of the area of 1050.16 sq. mtrs., with permissible FSI of 3 plus pro rata built up area and ving a total built up area of 6050.48 sq. mtrs. The Developer language in the proposal for December 2021. MHADA its, for letter latest 29th December, 2021, agreed to allot 450 sq. mtrs. The date additional FSI it is form of balance built-up area of the layout subject to have mentioned. The Developer particle has paid the entire premium amount and have duly received the vised plans so that the building to be constructed on the said land will comprise of pit /puzzle/mechanized parking + stift + up to Seventeen or more upper floors by consuming the FSI of 6500 sq. mts. plus Fungible FSI and any additional FSI as may be permissible.
- N. The Promoter through their Architect submitted building plans and applied for IOA, which was initially granted by MHADA on 10th August 2021 and the plans were duly amended on 14th February,2023. A copy of IOA bearing No.MH/EE/BP Cell/GM/MHADA-22/868/2021 is annexed hereto as "Annexure I".

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O. The MHADA has also issued a commencement certificate bearing

No.MH/EE/(B.P.)/GM/MHADA-22/868/2021dated 21st January,2022 to 99 commence construction of the said Project. A cosp 3f3 the said

Commencement Certificate is annexed hereto as "Annexure II".

- P. The Promoter has 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 the balance approvals, if any, from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.
- Q. While sanctioning the building plans, MHADA and other concerned local authorities has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said property and the said building and upon due observance and performance of which only the Completion or Occupancy certificate in respect of the said building shall be granted.

  MHADA/Municipal Council.
- R. Sudam Borkar and Associates, Advocates have issued a Certificate of Legal Title Report dated 4th may 2022 certifying the title of the Promoter to the said Property and the right of the Promoter to develop the said which is annexed hereto as "Annexure III". Property Card extract showing wantle of Society in respect of the said property is annexed hereto as "Annexure IV".
- S. The Promoter has entered into a standard Agreement with M/s Shilp Associates who are registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects;
- T. The Promoter has appointed a Structural Engineer 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.
- U. The Promoters have appointed M/s Skyline Vision Pvt Ltd as a Development Manager to help the Developer to manage, supervise, monitor and co-ordinate the Project in the capacity of 'Development Manager'. The Development Manager is part of Skyline group, which has

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diverse experience in the field of development, construction etc. in real estate. The Development Manager is acting purely as an agent of the Promoter.

Developer lifes commenced construction of the said building in dance with the said proposed plans.

The Developer has commenced construction of a new residential building on the project land to be known as "ETERNAL" comprising of two wings, each wing comprising of pit/puzzle/mechanized parking, stilt and up to Seventeen or more upper floors (hereinafter referred to as the "said building/Said Real Estate Project") on the said Property. The Developer shall in due course of time avail additional FSI, TDR, Fungible FSI or such other potentials and submit revised plans so that ultimately the building to be constructed on the said property will comprise of pit /puzzle/mechanized parking+ stilt+ up to seventeen or more upper floors.

X. The Promoters have applied for registration of the Real Estate Project with MahaRera as required under the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said Act"). has duly registered the Project under registration and Page 1000 (2017) and have issued registration certificate dated 1/12/2022. Copy of the Registration Certificate issued by MahaRera authorities is anneally bereto as Annexure V".

Instruction of this Agreement, the Purchaser(s) has/have demanded inspection the Promoter and the Promoter has given free, full and complete inspection to the Purchaser(s) of all documents of title relating to the said Property and also the plans, layout, designs and specifications prepared by the Architects. Structural Consultants, the Certificate of Title from Advocates/ Solicitors, Revenue Records and/ or all other documents with regard to the said Property and Real Estate Project, as specified under RERA, including the rules and regulations made thereunder or under any other applicable law.

Z. The Purchaser(s) being desirous of acquiring a Flat in the Real Estate Project, has/have applied to the Promoter to allot a Flat (hereinafter referred to as the "said Flat") in the Real Estate Project. The Flat and the Car Parking, if applied for, are hereinafter collectively referred to as the "said

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Premises" and are more particularly described in Part A of SECOND

SCHEDULE hereunder written and hatched in Red colour on the Typical
Floor Plan hereto annexed and marked as "Annexure VI". The Promoter
hereby agrees to sell to the Purchaser(s) the said Premises at or for the total Consideration and subject to the terms and considerations more particularly described in Part B of SECOND SCHEDULE here underwritten.

AA. The Purchaser(s) has/have prior to the execution of these presents paid to the Promoter an amount as described in Part B of SECOND SCHEDULE as Part Payment of the Total Consideration of the said Premises agreed to be purchased by the Purchaser(s) (the payment and receipt whereof the Promoter doth hereby admit and acknowledge). The Purchaser(s) has/have agreed to pay to the Promoter the Total Consideration of the said Premises in the manner mentioned in Part B of SECOND SCHEDULE.

BB. The details of common areas, facilities and amenities of Building, which shall be used by all the flat/s purchasers of occupants of the said Building along with the relevant permissions and approximate available for inspection on the website of the authority at <a href="https://maharera.mahaonline.gov.in">https://maharera.mahaonline.gov.in</a>. The Purchaser's hashave independently made himself/herself/themselves awars approximate promoter/Developer and is/are made aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings.

- CC. The Purchaser/s has/have agreed to purchase said flat in accordance with the provisions of The Real Estate (Regulation and Development) Act,2016 and the rules framed thereunder including model form of Agreement prescribed therein.
- DD. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Premises, agreed to be sold to the Purchaser(s), and the Parties are therefore executing these presents. The Promoter shall lodge this Agreement for registration before the concerned Sub-Registrar and upon intimation from the Promoter; the Purchaser(s) shall attend the office of Sub-registrar and admit execution thereof so as to get the same registered under the provisions of Indian Registration Act, 1908.

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EE. 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

as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said premises.

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

 The Parties hereto agree that the recitals to this Agreement shall form an integral part of this Agreement.

2. In this Agreement unless there is anything inconsistent with or to the subject or context (a) singular shall include plural and (b) masculine shall include feminine and vice versa.

TRUCTION OF PROJECT

ompetition of the known and the constructing a new residential building to be known. ETER comprising of two wings, each wing comprising of publication chanized parking, stilt and up to Seventeen or more upper floors (hereinafter referred to as the "said building/Real Estate project") on the said Property in accordance with the plans, specifications and designs approved by MHADA, which have been seen and verified by the Purchaser(s), with such variations and modifications as the Promoter may consider necessary or as may be required to be made by the concerned authorities or government from time to time or become necessary due to architectural and structural reasons, for which the Purchaser/s hereby gives his/her/their/its consent and shall not raise any objection in future. PROVIDED THAT the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such variations or modifications only if such variation or modification adversely affect area of the said flat, which the Purchaser/s has/have agreed to purchase and not otherwise.

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4. ALLOTMENT OF FLAT AND PAYMENT OF CONSIDERATION - 9

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- hereby agrees to purchase from the Promoter the said Premises in the said Real Estate Project proposed to be known as "ETERNAL" being constructed by the Promoter on the said property, and more particularly described in Part A of SECOND SCHEDULE hereunder written and hatched in Red colour on the Typical Floor Plan hereto annexed and marked as "Annexure VI" for the Total Consideration amount as described in Part B of SECOND SCHEDULE (hereinafter referred to as the "Total Consideration") which is inclusive of the proportionate cost of common area and facilities appertaining to the said flat and the said building, the nature, extent and description of the common areas and facilities are more particularly described in THIRD SCHEDULE Annexed herewith.
  - Ab. The Purchaser has prior to the execution of these presents paid to the Promoter an amount as described in Part B of SECOND SCHEDLIE Part Payment of the Total Consideration of the said Premise agreed to be purchased by the Purchaser from the Promoter (the payment and receipt whereof the Promoter doth hereby admit and acknowledge). Purchaser agrees to pay all the balance amounts towards the said Total Consideration and the "Other Charges" in the manner as provided in Part B of SECOND SCHEDULE (time being of the essence).
  - 4c. MODE OF PAYMENT: All payments to be made by the Purchaser under this Agreement in favour of the Promoter shall be either by way of cheque/banker's cheque/RTGS/NEFT as under: If by way of cheque or banker's cheque (as applicable) in favour of: "ADVAIT BUILDERS BLDG 126 MASTER COLL A/C".

If by way of RTGS/NEFT:

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Name of Account	ADVAIT BUILDERS BLDG 126
Holder	MASTER COLL A/C
Bank Account	99901368368126
Number	
Name of Bank	HDFC Bank
Branch	Chembur Central Avenue
IFSC Code	HDFC0000013
	Holder Bank Account Number Name of Bank Branch



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4d. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, 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 Promoter) tupto the date of handing over the possession of the said premises. The Purchaser shall be liable to pay the said amount of tax and cess to the Developer separately.

4e. The Developer shall on reaching a particular construction milestone/stage as per Part B of SECOND SCHEDULE will forward to the Purchaser/s intimation of the Developer having carried out the aforesaid work at the address given by the Purchaser/s in this Agreement or by Email and the Purchaser/s will be bound to pay the amount of installments within seven days of Developer dispatching such intimation Under Certificate of Posting at the address of the Purchaser/s as given in these presents or on receiving such email from the Developer.

<u>ur</u>chaser/s hereby confirm/s that the consideration, other charges ments under this agreement payable to the Developer are nd all other payments including Goods and Services Tax and other Tax and all other payments, including all kinds of ory to have a per present Law/s future Law/s) for sale of the said Flat to the Purchaser/s sile and same shall be paid and/or settled by the Purchaser/s immediately without making the Developer herein liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards GST and/or any other taxes, by the Purchaser/s, the Purchaser/s shall be liable to pay any penalty that may be levied by such Authority along with interest as may be stipulated by RERA rules on the delayed payment to the Developer or at such rate as may be applicable under relevant law from time to time and the Owner/Developer shall have a first right of lien on the said flat till the amounts, taxes, charges are paid along with interest to the Developer.

4g. The Purchaser is also aware that in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 1% of the consideration while making payment to/crediting the account of the

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Owner/Developer under this Agreement. The amount so deducted by the Purchaser is required to be paid to the Income Tax Authantier on on before the 7th of the next English Calendar month. As required unper the income Tax Act, 1961 the amount of TDS deducted shall be paid b the Purchaser electronically only by using Form NoR2636 The TDS shall be acknowledged/credited by the Owner/Developer, only upon the purchaser submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Owner/Developer in the prescribed Form No. 26AS of the Owner/Developer. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Purchaser alone shall be deemed to be an Assesse in default in respect of such tax and the Owner/Developer shall not be liable for any statutory obligations / liability for non-payment of such TDS.

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- escalation-free. save Price ÍS Total The escalations/increases, due to increase on account charges payable to the competent authority and/or an in charges which may be levied or imposed by the compatent and Local Bodies/Government from time to time. The Promoter under and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent said enclose the Promoter shall authorities the etc., notification/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.
- 4i. Final Carpet Area: The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five

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days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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 4(b) of this Agreement.

- 4j. Adjustment/Appropriation Of Payment: The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 5. OBSERVATIONS OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY: The Promoter hereby agrees 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 nossession of the said premises to the Allottee, obtain from the respect of the Flat.

SERS. The Promoter shall abide by the time schedule for sompleting the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4(a) herein above. ("Payment Plan").

- 7. The Developer have informed the Purchaser/s and Purchaser/s is/are aware that:-
  - The Promoter has made full and true disclosure of the title of the said Property as well as encumbrances, if any, known to the Promoter in the title report issued by their Advocate.

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The Promoter has also disclosed to the Allottees the nature of their right, title and interest or right to construct the

- Prior to the execution of this Agreement, the Promoter has also given iii. inspection of all documents to the Allottees as required by the said Act.
- The Allottees, after having acquainted himself/herself/themselves iv. with all the facts and right of the Promoter and after satisfaction of the same, have entered into this Agreement.
- DISCLOURE AS TO FLOOR SPACE INDEX: The Promoter hereby 8. declares that the Floor Space Index utilized as on date in respect of the project land is 6500sq. mts. plus Fungible FSI and Promoter has planned to utilize Floor Space Index of 6500sq. mts. plus Fungible FSI by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various mentioned in the Development Control Regulation expectation of increased FSI which may be available modification to Development Control Regulations or otherw by the Competent Authority, which are applicable to The Promoter has disclosed the Floor Space Index of 6500sq Fungible FSI, however, the Promoter proposes to utilize any additions FSI as may be approved by the Competent Authority on the project land in the said Project and the Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
  - PAYMENT OF INTEREST: If the Promoter fails to abide by the time 9.1 schedule for completing the project and handing over the Flat to the Purchaser, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the RERA Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser 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 to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchasers to the Promoter from their respective due dates till the dates of payments.

Without prejudice to the right of Promoter to charge interest in terms of sub-cense 9.1 above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/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 Purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this ment.

Provides urther that upon termination of this Agreement as aforesaid, the Provider shall refund to the Allottee(subject to adjustment and recovery of liny agreed liquidated damages being 2.5% of total consideration and all the taxes, stamp duty, registration charges, betokerage paid by the Promoters to all the Authorities/third party in the instalments of sale consideration of the Flat which may till then have been paid by the Allottee/s to the Promoter simultaneously with Purchaser executing and registering. Deed of Cancellation of this Agreement under the Indian Registration Act, 1908. The Stamp Duty, Registration Fee and costs incidental to registration of such Deed of Cancellation shall be borne and paid by the Allottees.

10. 1 AMENITIES AND FIXTURES: The Promoters shall construct the said Real Estate Project as per specifications approved by the competent authority and provide Amenities and Facilities in the Common Areas of standard quality as per the specification more particularly described in THIRD SCHEDULE, hereunder written and the 'Amenities, Fixtures and Fittings' to be provided in the said Flat is more particularly described in

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FOURTH SCHEDULE, hereunder written. The Purchaser configuration of the amenities and facilities mentioned in the THIRD SCHEDULE and FOURTH SCHEDULE hereto are tentative and are subject to 29 9-7 availability.

10.2 The Promoter is constructing a multistorey building and considering necessity to maintain the stability of the building and internal structures, the Allottee/s shall not make any internal changes such as civil, electrical, plumbing etc. during construction and till delivery of possession of the said Flat to the Allottees. If the Allottee/s make any such changes after receiving possession of the said Flat, he/she/they shall do so only after obtaining prior permission from the MHADA/local Authority; and such changes shall be at the entire risk and responsibility of the Allottee/s.

10.3 The Allottee/s acknowledge/s and understand/s that the Mechanic Parking Space/s will be provided, which shall be in the for puzzle parking or pit parking or any other form of parking and stratube designed to minimize the area and/or volume required for parking and (hereinafter referred to as the "Mechanical Parking"). Whe Allotteers aware that such Mechanical Parking involves or may involve operation of one or more machine/s for parking and removing cars and the same could be time-consuming and the Allottee (s) acknowledge/s that the Altottee/s has no objection to the same. The Allottee/s agrees that he/she/they shall not park his/her/their cars at any other place other than the space(s) specifically designated for the parking of the vehicles of the Allottee(s). The Allottee/s hereby agree/s and undertake/s that the Allottee/s shall bear the costs and expenses of the maintenance of the Mechanical Parking. The Allottee/s shall not refuse to bear such costs and/or expenses on the ground of non-utilization of the Mechanical Parking facility or on any other ground.

11. POSESSION DATE: The Promoter shall give possession of the said premises to the Allottee on or before 31st December day of 2025 or such later date, as may be approved by MahaRERA. If the Promoter fails or neglects to give possession of the said premises to the Purchaser/Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by him

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in respect of the said flat with interest at the same rate as may mentioned in the clause 9.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

ORCE MAJEURE: Provided further that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid tate, if the completion of building in which the said premises is to be situated is delayed on account of a Force Majeure Event as stipulated hereunder. -

- (i) war, civil commotion, earthquake flood, fire or any act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iii) Spread of contagious diseases, including declaration of Epidemic and Pandemic situations or lock down.
- 11.1 PROCEDURE FOR TAKING POSSESSION- The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing ossession of the said premises ("Possession Notice") to the terms of this Agreement to be taken within 15 days from the of such notice and the Promoter shall accordingly give session at the Said premises to the Allottee. The Promoter agrees and the to indemnify the Allottee in case of failure of fulfilment of any provisions, formalities, documentation on part of the The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
- 11.2 The Allottee shall take possession of the Said premises within 15 days of the written notice from the Promoter to the Allottee intimating that the said premises are ready for use and occupancy.
- 11.3 FAILURE OF ALLOTTEE TO TAKE POSSESSION OF SAID PREMiSES: Upon receiving a written intimation from the Promoter as per clause 11.1, the Alloftee shall take possession of the Said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Allottee. In The

case the Allottee fails to take possession within the time אינות inq clause 11.1 such Allottee shall continue to be liable to pay maintenance charges and all other outgoings as per clause 14 as applicable.

11.4 DEFECT LIABILITY: If within a period of five years from the date of handing over the Said premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said premises or the building in which the Said premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. The Promoter alone shall be responsible for rectifying such defect.

alterations of the whatsoever nature in the said Flat, and specifical in the structure of the said Flat and the said New Building. It is shall include without limitation, columns, beams etc. or in the fittings here. Further, the Allottees shall not make any alterations in the fittings pipes, water supply connections or any erection or alteration, the bathroom, toilet and kitchen, which may damage water proofit result in seepage of the water. If any of the works as specified hereinabove are carried out then the defect liability automatically shall become void.

- 11.6 The word defect here means only the manufacturing and workmanship defect(s) caused on account of willful neglect on the part of the Promoter, and shall not mean defect(s) caused by normal wear and tear and by negligent use of the Flat by the Occupants, vagaries of nature etc.
- 11.7 It shall be the responsibility of the Allottees to maintain the said Flat/building in a proper manner and take all due care needed including but not limiting to the joints in the tiles in the said Flat are regularly filled with white cement/epoxy to prevent water seepage.
- 11.8 Further where the manufacturer warranty as shown by the Promoter to the Allottees ends before the defects liability period and where such warranties are covered under the maintenance of the said flat and/or the said New Building, and if the annual maintenance

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contracts are not renewed by the Allottees or the association of allottees, as the case may be, the Promoter shall not be responsible for any defects occurring due to the same.

that the regular wear and tear of the said Apartment and the said New Building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature. Such regular wear and tear does not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

11.10 It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottees, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit with the Promoter a report stating the defects in materials used, in the structure and in the workmanship executed keeping in mind the aforesaid agreed clauses of this Agreement.

The Allahees expressly agree that if any damage or change done within the stid Plan or in the said New Building by the Allottees or by any third aderson or and behalf of the Allottees then the Promoter shall not be chasponstate for the same. The Allottees expressly absolve the Promoter from the said liability and specifically consents that on such defect liability on and towards the Promoter.

- 12. USER OF PREMISES: The Allottee shall use the Said premises or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle.
- 13. BECOME MEMBER OF SOCIETY: The Purchaser/s herein shall fully co-operate with the Developer to become the member of the Society, and for that purpose, from time to time, sign and execute applications and other documents to become a member and to sign and return all the documents including Bye-Laws to the Developer within seven days of receipt, thereof, time being of the essence. The Purchaser/s shall not make any objection if any changes or modifications are made in the draft

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Bye-Laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Authority.

- Within 15 days after notice in writing is given by the Promoter to the 14. Aliottee that the said premises is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said premises) of outgoings in respect of the 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 project land and building/s. Until the Society takes charge of the new building, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution ser month towards the outgoings more particularly mentioned in Pair Bet SECOND SCHEDULE. The amounts so paid by the Allottee to the Promoter small not carry any interest and remain with the Promoter until charge of new building is taken by Society. On handing over the charge of the said new building to the Society, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society.
  - 15. The Allottee shall on or before delivery of possession of the said premises pay/deposit with the Promoter, the other charges like share application money, entrance fee of the Society, proportionate share of taxes and other charges/levies in respect of the Society, legal costs etc more particularly mentioned in Part B of Second Schedule.
  - 16. The Allottee shall pay to the Promoter 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 more particularly mentioned in Part B of SECOND SCHEDULE.



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17.1 UNSOLD UNITS IN THE SAID PROJECT: The Developer shall have absolute authority and control as regards the unsold flats/ parking spaces, if any and the disposal thereof. Promoters shall be entitled, but not obliged to, join as a member of the Society in respect of unsold units.

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The Promote shall sell / allot all Flats, car parking spaces intended to be constructed on the said land with a view that, ultimately all the purchasers/allottees of flats in the said new Building shall be admitted to the Society as members. It is agreed and clarified that Promoters shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the unsold units and un allotted car parking spaces separately and independently and the purchasers/allottees of all such flats/units, car parking spaces in said Building shall be admitted to the Society or Association or Limited Company.

At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, there is share of stamp duty and registration charges payable, by document or instrument of transfer in respect of the structure of the seal Building wing of the building. At the time of registration of conveyance by Lease of the project land, the Allottee shall pay to the Hamiltonian by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

# 19. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER The Promoter hereby represents and warrants to the Aliottee as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;



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ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said by a shall be obtained by following due process of law and the competent shall be obtained by following due process of law and the competent laws in relation to the Project, project land, Building/wind and competent laws in relation to the Project, project land, Building/wind and competent laws;
  - vi. The Promoter has the right to enter into this Agreement and has 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 Promoter has 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 project land, including the Project and the said premises which will, in any manner, affect the rights of Allottee/s under this Agreement;
  - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises 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 allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

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The Promoter has duly paid and shall continue to pay and discharge Х. 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 till receipt of Occupation Certificate for the Trace roject;

೯೭೨೮ samotice 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 Promoter in respect of the project land and/or the Project except those disclosed in the title report.

- 20. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Said premises may come, hereby covenants with the Promoter as follows :-
- To maintain the Said premises at the Aflottee's own cost in good and į. tenantable repair and condition from the date that of possession of the emises is taken and shall not do or suffer to be done anything in ilding in which the Said premises is situated which may be the thes, regulations or bye-laws or change/alter or make tion in of the building in which the Said premises is situated and prepares itself or any part thereof without the consent of the diporties, if required.
- Not to store in the Said premises any goods which are of hazardous, ÏĬ. combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said premises 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 Said premises is situated, including entrances of the building in which the Said premises is situated and in case any damage is caused to the building in which the Said premises is situated or the Said premises on account of negligence or default of the Aliottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

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- maintain the Said premises in the same condition, state and regulations and bye-laws of the concerned local authority or other public authority.

  To carry out at his own cost all internal repairs to the said premises and which it was delivered by the Promoter to the Allottee and shall not be or suffer to be done anything in or to the building in which the Said premises is situated or the Said premises which may be contrained any regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Said premises 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 Said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Said premises is situated and shall keep the portion, sewers, drains and pipes in the Said premises and the appurtenances thereto in good tenantable repair and constitute, and in particular, so as to support shelter and protect the other parts of the

building in which the Said premises is situated and shall not chisel of in any other manner cause damage to columns, beams, walls slabs of RCC, Pardis or other structural members in the Said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. As a result of any work, alteration or modification carried out by the Purchaser, if there are any damages to the adjoining Premises, the Purchaser shall be liable to carry out necessary repairs and the Developer shall be absolved from any liability or responsibility arising on account of such work, alternation or modification under the provisions of RERA.
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
  - Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said premises in the compound or any portion of the project land and the building in which the Said premises is situated.

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The dry and wet garbage shall be separated by Allottee/s and the wet garbage generated in the building shall be treated separately on the same plot by the resident / allottees of the building in the jurisdiction of relating to waste disposal and use or water conservation etc. as may be prescribed by the statutory or local authorities from time to time.

Pay-to the Promoter within 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 Said premises 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 Said premises by the Allottee for any purposes other than for purpose for which it is sold.

The Allottee shall not let, sub-let, transfer, assign or part with interest or effit factor of this Agreement or part with the possession of the Said Premise until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

ee Allegies shall observe and perform all the rules and regulations which Sometry or the Limited Company or Apex Body or Federation may 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 Said premises 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 shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding occupancy and use of the Said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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- xiii. Till a conveyance of the structure of the building in which Said prefiles I is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents 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.
- xiv. In the event of the Purchaser committing any breach or act in contravention of the above provision the Purchaser shall be liable or responsible for the consequences in respect thereof to the Developers or to the concerned authority or other Public authority in that behalf.
  - 22. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Cooperative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
  - 23. In case the transaction being executed by this agreement between the Promoter and the Allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable rendunctation/

fees/ charges for services/ commission/ brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ allottee/ both, as the case may be, in accordance with the agreed terms of payment.

- 24. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said premises or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Society as hereinbefore mentioned.
- 25. RIGHT OF THE PROMOTERS TO CREATE A MORTGAGE/ CHARGE/ LIEN:
- The Promoters have not created any mortgage or charge on the said Land or any part thereof, save and except as disclosed in the title reports and/or while registering the said Project under RERA and/or elsewhere in this Agreement.

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ii. The Promoters are, entitled, to avail financing and/ or credit facilities, and create mortgage/ charge/ lien / raise loans and debts from the Development Manager, Banks, Financial institutions or other persons, for the development of the said Land or any part thereof, without making the

Purchaser liable for repayment of the same, by creating mortgage or charge on any units or receivables from sale of such units / premises as may be desired by the Promoters. In case any such mortgage or charge is made or created by the Promoters, 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 Purchaser, who has taken or agreed to take such Premises. The Promoters shall provide requisite NOC, if applicable from such Lender and will clear such loan on or before completion of entire development and handover of the Premises

to the Purchaser.

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iii. In case the Purchaser avails the financial assistance or home loan interalia for purchasing or acquiring the said Premises/flat, then in that event,
the Promoters shall, at the request and cost of Purchaser, allow the
line of an or mortgage to be created upon the said Unit/Flat of such
line of purchaser shall avail such financial
stance of pan. It is agreed and understood that the responsibility/
line by of tepa ment of the said financial assistance/ loan shall be that of

Promoters and its successors and assigns from and against any/all claims, costs, charges, expenses, damages and losses which the Promoters, its successors or assigns may suffer or incur by reason of any action that any Bank/ Financial Institution may initiate on account of the loan or for the recovery of the loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the loan.

#### BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 and secondly, appears for registration of the same before the concerned

SHIP OF THE PARTY OF THE PARTY

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

#### 27. 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, arrangement written or oral, if any, between the Parties in regard to the spirit flat/plot/building, as the case may be.

#### RIGHT TO AMEND.

This Agreement may only be amended through written consent Parties.

# 29. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Allottees of the flat, in case of a transfer, as the said obligations go along with the flat for all intents and purposes.

#### SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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

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thereunder 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.

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METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the said flat to the total carpet area of all the flats in the Project.

#### 32. 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.

OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed at the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter 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 Mumbai.

- 34. The Allottee and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
- 35. NOTICES: That all notices to be served on any of the Parties, as contemplated by this Agreement, shall be deemed to have been duly served if sent to the respective Party by Registered Post A.D./ Speed Post/ Courier or notified Email ID/ Under Certificate of Posting at their respective addresses described in Part C of SECOND SCHEDULE: It shall be the duty of the respective Parties to inform the others of any

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change in address subsequent to the execution of this Agress in the above address by Registered Post/ speed post/ e-mail, failing which, all communications and letters posted at the above address shall be deemed to have been received by such Party.

#### 36. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter 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.

- 37. STAMP DUTY AND REGISTRATION: The charges towards stamp duty of this Agreement shall be borne by the Developer. Registration Charges of this Agreement shall be borne by the purchaser.
- 38. DISPUTE RESOLUTION: Any dispute between parties shall amicably. In case of failure to settle the dispute amicably referred to the Regulatory Authority as per the provision and Estate (Regulation and Development) Act, 2016, Rules and thereunder.

## 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 of Mumbai will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day and the year first hereinabove written.

Me

# THE FIRST SCHEDULE HEREINABOVE REFERRED TO (DESCRIPTION OF THE SAID PROJECT LAND)

All that piece and parcels of leasehold land admeasuring about 837.12 sq. mtrs, plus the tit bit area of 213.04 sq. mtrs bearing CTS No. 2 (pt.), Survey no.229 and 267(Pt) of Village Kurla-3, together with Building No. 126 Nehru Nagar Raigad CHS<sub>t</sub>Ltd. standing thereon which property is situated at Nehru ar Karla (East), Mumbai – 400024 within the registration district and subdistrict of Mumbai suburban.

२०२३ On or towards the North by

; Bldg. No.128

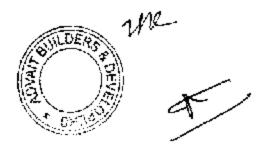
On or towards the South by

: 18.00 meter wide road

On or towards the East by

: 12.25 meter wide road

On or towards the West by : Bldg. no.125





## THE SECOND SCHEDULE ABOVE REFERRED TO: (DESCRIPTION OF THE SAID PREMISES, CONSIDERATION & PAYMENT (SECURITY)

Description of said Premises

Flat bearing No. A-1302 comprising of 1 Bed forms Hell and Kitchen admeasuring 33.72 Sq. Mt. equivalent to 363 Sq. Et. (BERA carpet area) on the 13<sup>th</sup> Floor along with the exclusive use and occupation of Balcony admeasuring NII Sq. Mt. equivalent to NiI Sq. Ft. and shown on the typical floor plan hereto annexed as Annexure 'VI' bounded by red colour line and right to park NiI Car/s in the in the mechanized/ covered car parking system situated at stilt / pit parking level of said building/Real Estate Project known as "Eternal" being constructed on the said Land more particularly described in the FIRST SCHEDULE hereinabove written.

RERA carpet area means the net usable floor area of the Flat, excluding

RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls.

### PART B

Total
Consideration
(excluding all applicable taxes and other

Payment

charges).

Part

Rs.67,51,688/- (Rupees Sixty Seven Lakh Fifty One Thousand Six Hundred Eighty Eight Only)

Rs. 6,61,733/- (Rupees. Six Lakh Sixty One Tho

received
(excluding all applicable taxes and other charges)



Details	%	Amount (Rs.)
On Booking	9.90%	6,68,417/-
On Execution of present agreement within 60-90 from date of booking.	10.10%	6,81,920/-
Completion of Plinth	15%	10,12,753/-
On Completion of 3rd Slab	10%	6,75,169/-
Oп Completion of 7 <sup>th</sup> Slab	10%	6,75,169/-
On Completion of 11th Slab	10% i	6,75,169/-
On Completion of top Slab	10%	6,75,169/-
On Completion of internal plaster, Flooring, etc	10%	6,75,169/-
On Completion of external plaster, Plumbing, etc	10%	6,75,169/-
On offering possession	5%	3,37,584/-
Total Rupees. Sixty Seven Lakh Fifty One Thousand Six Hundred Eighty Eight Only	100%	67,51,688/-

Sr.	Details	! Amount
No. 1 Development C	Therman	2,10,000/-
Z. La Mar		15,000/-
3 Share Money	Fritance fee	700/-
4 Legal Charges		10,000/
5 Corte V Format	ion and registration Charges	4,000/
360 NWater Connect		15,000/
-7 Mahanagar Ga	s Connection Charges	10,500/
8 CAM Charges	@ Rs. 7/- Per Sq. Ft. per month for 12 Months	30,492/
Tatal Business Two Lo	kh Ninety Five Thousand Six Hundred Ninety Two	2,95.692

All taxes including Goods and Service Tax (GST) or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). However, if any increase/revision/new Levy is made applicable, the same will be payable by the Purchaser(s) as per rates applicable time to time. It is expressly understood that the consideration mentioned herein do not include any taxes/levies/cess

		PART C
Promoters	Name	ADVAIT BUILDERS AND DEVELOPERS
Address For	Address	G/078, Ground Floor, Eternity Commercial
Correspond		Premises Co-op-Soc Ltd, Teen Hath Naka, Thane
A STATE OF THE PARTY OF THE PAR	A Property of the second	(West) - 400 604
3 (F 🚳 ]	Email ID	advait.builders@gmail.com
₩Rurchaser(\$)	e Ne H	Shri. Ankit Jain
Address For	a ress	House No.50, J Block, Jinger Dharamshala, Birbal
Cornelsportation Ce		Chowk, Ganganagar, Rajasthan-335001.
	Email ID	bajranglalbanthia@gmail.com
Nominee Details	Name	Manju Jain
**	Address	50- J Block, Jinger Dharamshala, Near Birbal Chowk, Sriganganagar Rajasthan -335001
	PAN	BDCPJ2367K
	AADHAR	922678175424
	Relation	T '
	with	Mother
	Purchaser	
	% Share	100%

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## THE THIRD SCHEDULE ABOVE REFERRED TO:

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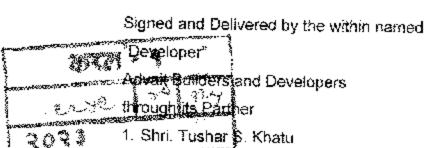
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3	<u>Sr.</u>	List of Amenities	Stage wise time schedule for completion
	No.	and Specification	
Ξ	1	Entrance Lobbies	Same as Possession date of said Flat
	2	Lift Lobbies	Same as Possession date of said Flat
Ï	3	Elevators	Same as Possession date of said Flat
	4	Meter Room	Same as Possession date of said Flat

# THE FOURTH SCHEDULE ABOVE REFERRED TO: AMENITIES, FIXTURES AND FITTINGS TO BE PROVIDED IN THE SAID FLAT

Items	Description
Flooring	Vitrified tile flooring
Internal Walls	Gypsum finished internal walls
Bathroom	Branded Sanitary ware
Piumbing	CP fittings
Electrical	Electric points will be provided with any ISI brand wiring
Paint	Plastic / Acrylic paints on internal walls of Premium quality
Doors	Wooden Main door and Bathroom doors
Windows	Aluminium Sliding / Indows





in the presence of

1 Philly or

2. Pull

SIGNED AND DELIVERED by the within named Purchaser

Shri, Ankit Jain





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In the presence of

- 1 Respections
- 2. Ruch

### RECEIPT

RECEIVED from the Allottee/s a total sum of Rs. 6,61,733/-

(Rupees. Six Lakh Sixty One Thousand Seven Hundred Thirty Three Only) being the advance payment payable by the Allottee/s to us on or before the execution of these presents in respect of sale of the said Apartment.

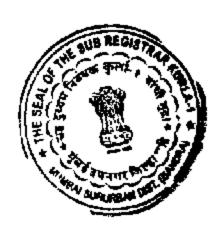
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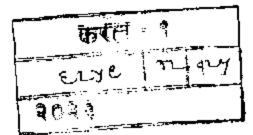
WE SAY RECEIVED.

### FOR ADVAIT BUILDERS AND DEVELOPERS

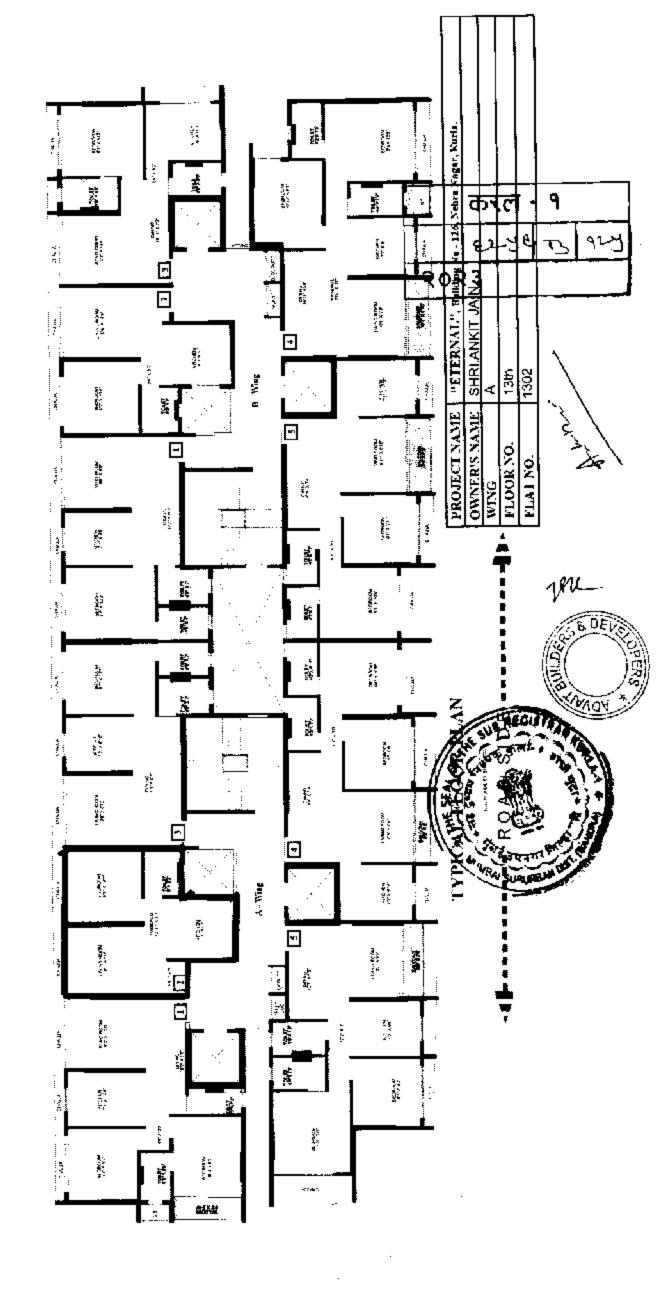
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(Authorized Signatory)









"Annexure I"

### पहाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

WALLA VALTHYRA DELOKIYA ZAM ARTER DEWELLOPMENT ALIEROSETY







Building Permission Cell, Greater Mumbai / MHADA

AMENDED PLAN

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD <del>[H-dt.23</del>

No.MIT/EE/BP Cell/GM/W3/ADA-22/868/2023 Dated:

11 4 FEB 2022

To,

Architect.

Shri, Vilas Dikshit of M/s, Shilp Associates.

317, E- Square, Subhas Road, Above State Bank of India,

Vile-Parle (E), Mumbai-400 057.

Sub: -Proposed redevelopment of existing building No. 126. King Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 ( III, Nehru Nagar Kurla (E), Mumbai - 400 024.

Ref: - 1. Zero FSI IOA plans issued by MHADA dated 10.08.20

2. Zero FSI Plinth C.C. issued by MHADA dated 21.01.2043.

Concession u. No. ET- 194 approved on dtd. 19.07.2022.

4. Application letter from Architect Shri Vilas Dikshit dated l

Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 10.08,2021 approved by MHADA & the following conditions: -

### B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.

- That the plinth/stilt height shall be got checked by this office staff. 1.
- All the payments as intimated by SPA MHADA shall be paid and any other 2. Outstanding that may be levied by any other Govt. Dept. if any shall be borne byThe Society / Applicant.
- 3. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, it differing from the plans submitted for remarks, shall besubmitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree

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authority, fi Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company,

That the Material testing report shall be submitted.

arth by yearly progress report of the work will be submitted by the Architect.

That the Civil Avilation NOC from A.A.I. shall be submitted.

752 That the ILGC design and calculation as per the amended plans shall be Submitted through the registered Structural Engineer.

That all requisites payment fees, deposits, premium shall be paid.

That the payment as per schedule of installment shall be made. 9.

That the up-to-date paid receipts of A. A. & C. I. ward shall be submitted. 10.

hat the Extra water and sewerage charges shall be paid to MCGM & receipt H. shall be submitted.

12. That the Valid Janata Insurance policy shall be submitted,

That the quarterly progress report shall be submitted by L.S. Architect. 13.

That the certificate from GVK informing this office that the AMSL height of 14. topmost elevation of building under reference is within permissible AMSI issued by civil aviation authority shall be submitted before OC.

That the dry and wet garbage shall be separated and the wet garbage generated ding shall be treated separately on the same piot by the occurrents of the building in the jurisdiction of M.C.G.M. The in Sale Agreement to that effect shall be incorporated by elop**en, Owk**er.

hat the proof to DC as per Hon ble Supreme Court of India (S.L.P. Civil No. 708/2019 Oder in Dumping Ground Court Case dated 15/03/2018 shall be potamout and concerned department/S.W.M. Department.

That the egistered undertaking com indemnity bond shall be submitted 17. indemnifying the MCGM/MHADA and its officers, servants, agents and the Municipal commissioner / CEO/VP, MHADA against any all/actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCR 1991.

The safety measure shall be taken on site as per relevant provision of LS. Code 18. and safety regulation.

That the N.O.C. from local electric supply co, shall be submitted. 19.

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- 20. Architect, Structural consultant shall verify the scheme structure, super structure & OHT.
- That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
- 22. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court

## C:GENERAL CONDITIONS TO BE COMPILED BEFORE O.C.

- That the final N.O.C. from MHADA shall be submitted and requirements thereinshall be complied with before submission of B.C.C. if applicable.
- 2. That the low-lying plot will be filled up to a reduced level of at least27.55 M. Fown Hall Datum or 0.15 m above adjoining road level whichever is higher with marum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side.
- That the dust bin will be provided.
- 4. That 3.00 mt, wide paved pathway upto staircase will be provide
- That the open spaces as per approval, parking spaces bekeptopen.
- 6. That the name plate/board showing Plot No., Name willbedisplayed at a prominent place.
- That carriage entrance shall not be provided as registeredstructuralengineer and carriage entrance fee shall be past
- 8. That terraces, sanitary blocks, nahanis in kitchen will not be made Waterproofand same will not be provided by method of pounding and all sanitaryconnections will not be leak proof and smoke test will be done in presence of licensed plumber.
- 9. That final N.O.C. from concerned authorities / empaneled consultants for: a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d)
  Treeauthority.e) Hydraulic Engineer. f) MHADA / MCGM if any) Assessment shall besubmitted before occupation.
- That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
- 11. That the separate vertical drain pipe, soil pipe, with a separate gully trap,water main. O.H. Tauk, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building willnotbe affected if applicable.
- 12. That final completion plans shall be submitted for Completion of work on siteshall be submitted.

- That Site Supervisor certificate for quality of work and completion of the workshall be submitted in prescribed format.
- 14. That the topmost devation level of the building certified by Airport Authority of the building is within the permissible limits of Civil Aviation NOC, shall be submitted before O.C.C.

15. That the provision of Rain water harvesting as per design prepared byapproved reconsultant in the field shall be made to the satisfaction of concerned authority

- That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
- That the certificate from I ift Inspector regarding satisfactory installation and operation of lift will be submitted.
- 18. That the conditions mentioned in the Civil Aviation NOC shall be complied with one set of amended plans duly signed and stamped is hereby returned in thetoken of Approval.
- 19. Water Water icate of 270A as per MMC act 1888 shall be submitted before of a cut of aparts. Certificate.

Executive

--Sd--

(Anil N. Rathod)
Executive Engineer /B.P. Cell(E/S)
Greater Mumbai/ MHADA

Copy to,

- The Hon'ble Chief Officer / M.B., for information and necessary action please.
- a) The set of plans attached herewish for your information & necessaryaction. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-625/2876/2022 dt. 02.12.2022for Gross piot area 1050.16Sq. Mt. A set of approved plans for information and necessary action please.
- 2. The Architect/ Layout Cell/ M.B. for information and necessary action please. The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-625/2876/2022 dt. 02.12.2022for Gross plot area 1050.16Sq.Mt.The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar. MHADA Layout, Kurla.

n and reservate regions

A set of approved plan for information and necessary action please.

3. Executive Figureer (Kurla Division), for information and excessary please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per Demarcation issued by Mumbai Board vide No. EE/HGD/MB/4232/2009, dt.28.12.2010, for Gross plot area 1050.16 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Nebru Nagar, MHADA Layout, Kurla. (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

For forward of information & necessary action.

Copy to:

- Dy. Ch.E. Eng. /BP Cell / A for information please,
- A.E.W.W. <sup>17</sup> Ward (MCGM)
- A.A. & C. 'L' Ward (MCGM)
- 7. Assistant Commissioner 'L' Ward (MCGM)

M/s. Advalt Builders & DevelopersC.A. to Nehru Nagar No.126),Nehru Nagar, Kurla (E), Mumbai-400 024.

(Auil N. Rathod)

Executive Engineer /B.P. Cell(E/S)

Greater Mumbai/ MHADA

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## महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA MOLINING AMD APEA DEVELOPMENT AUTHORITY

Building Permission Cell, Greater Mumbai 7

(A designated Planting for MHADA layouts constituted as per government regulation No. 1PB/4318/167/CR-51/2015/UD-11 DT, 23 May, 2018.

### COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-22/868/2021

2 1 JAN 2022



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M/s. Advait Builders & developers

C.A. to Nehru Nagar Raigad CHS Ltd.

Bldg, No. 126, Simated at Nehru Nagar,

Kurla (E) Mumbai 400 024.

Sub. Proposed redevelopment of the existing building No.126. North Nagar Raspace CHS Ltd., Sincated at Nebro Nagar, Kurla (EXN) 0.24

Ref.: 1. TOA plans issued by MHADA dated 08.10.2021.

Architect application dated 07.12.2021.

Dear Applicants.

With reference to your application dated 10.12.2021 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Plauning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to redevelopment of Proposed redevelopment of the existing building No.126, Known as Nehrn Nagar Raigad CHS Ltd., Situated at Nehru Nagar, Kurla (E) Mumbai 400 024.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in LO.A. piref. No. EUBP CELL/GM/MHADA-22 868 2021 dt. 10.08.2021 and following conditions.

हार्थे निया बहस, असम्पन्त, तक्कि (पूर्व), सुंबई १४०० ०५५ £%370 | 1.080±100 চাৰিলেলি না কংকা সংখ্যাসকলত

Gana fyeman Bhayan, Kalanagar, Bandra, East), Mumbai (400 051). Pagne 58495600

Fex. Not. 022-26592958

Website i www.mhada.maharashtvi.gov.m

- The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be the applied or used or permitted to be used by any reason until occupancy nemocial repeatments.
  - The Commercement Cornficate Development permission shall remain valid
  - 4 This permission does not entitle you to develop and which does not vest in you or in conservent on of the provision of coastal zone management plan.

२०३३

- 5. If construction is not commenced this commencement cartificate is renewable every year out such extended period shall be in no case exceed three years provided further that such hips shall not par any subsequent application for these permission under section 44 of the Maharashtra Regional and Town Plane. 206.
- 6. The development work in respect of which permission is granted under this certified has a received out or the use thereof is not in accordance with the
  - restrictions imposed by the VP & CEO MHADA is contravened or not complied with.
    - The VP & CFO / MHADA is satisfied that the same is obtained by the applicant intough transfor misrepresentation and the appellant and every nerson deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but
  on his heirs, executors, assignees, administrators and successors and every
  person deriving title three gh or under him.

1/3

करल - १ ८०३८ अनु केन्यु २०२३

8. That the work shall be carried out as per the approve

all other relevant permissions applicable to this prop-

VP & CEO. MHADA has appointed Shit. Will Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This vol. is issued for work upto plinth as per approved IOA plans nated in 08 2023.

This CC is valid apto 2 0 JAN 2023

(Anil N. Rathod) Executive Engineer/B.P.Cell (E.S.) GM / MHADA



### "Annexure III"

# Sudam Borkar & Associates

Bild Shoppers Spot Gokuldham. Film City Road Matad (F), Mumbas 400097

ú-ma litadysudamborkar≆gmail.com.

OCAT

Format (Circular No:-28/2021)

# কংল FLOW OF THE TITLE OF THE SAID PROPERTY.

#### 4] Title of the said Property:

- The Maharashtra Housing and Development Authority ("MHADA") as the owner of a larger piece and parcel of land bearing City Survey No. 2 (Pt). Survey Nov. 229 and 267 of Village Kurla 3. Taluka Kurla, Mumbai Subarban District, lying being and situate at Nebru Nagar. Kin O Glasto, Mumbai ("the said Property").
- MITADA constructed building on the said Property and a lotted tenements therein to the individual of offices, and the allocaes of tenements in Building No. 126 formed a society in the come of Nehro Nagas Raigad Co-operative Housing Society Limited ("said Society"). The said Society is registered under the negletation No. BOMPHSG/7903-1980-8 members in the said Society.
- By and under Lease deed dated 3rd November, 2006, registered of Registrar (1 Assurances at Kurfa - 3, under Serful Number No. BDR executed by and between MHADA as the Lessor of the one part and of the other part, MHADA granted the leasehold rights of the said flah sq. 1008-116 the Society. For the period of 99 years communiting from and or the terms are conditions cornained therein.
- By and under Sale deed stated 3rd Navember, 2006, resistered with the of Assurances at Kurla – 3, under Serial Number No. BDR 113, 9001 (2006) by and between MIIADA as the Vendor of the one part and the said Society as the the other part. MHADA conveyed to the said Society the said building no. 126 having ground piecel apper floors, to the manner and for the consideration contained therein.
- Since the building No. 126 was quite out and in a dilapidated condition, the members of the said Society devided to go in for redevelopment of the said Property and pursuant to resolution passed. in the General Body. Meeting of the Society field in 27,06,2010, the Society appointed Mrs. Advait Builders and Developers, a partnership firm, as "the Developer" to redevelop the said Property.
- By and order Development Agreement dated 15th November, 2010, registered with the office of the Sub-Registrar of Assurance at Kurla-I, under Serial No. BDR - 13150/2010, made and executed between the said Society and Mis. Advair Builders and Developers, the Society appointed the Developer to redevelop the said Property, in the manner and on the terms condition contained therein.
- The Society executed Power of Attorney dated 2nd December, 2010, registered with the office of the Sub-Registron of Vestitance at Kurla-1, under serial No. BDR 13151/2010 in favour of the nominees of the Developer to facilitate redevelopment of the said Property by the Developers as per the relevant previsions of the law.



#### B) Mutation Fatry :

The name of Maharashtra Flousing and Development Authority is recorded as the owner/holder of the sate Land in the Property card, and the name of Nebru Nagar Raigad Competative Housing society. Unimed is recorded as Lessee of the said translatide Matarion Forty No. 128 deed

terroussions and san tions obtained for development of the said Property:

10. Incomplifier of A proval dates: 16th August, 2021 assess to MHADA bearing No. MH SE BROWN MHADA-22 868 2021, the MHADA assess the ZLRO FSI iOA for the Building authorsaid Property, subject to the conditions mentioned freezent.

By Commencement Certificine dated 21° fanuary, 2022 issued by the MHADA bearing No. MHPE (BP) CM-MHADA 522868(2)(2), the MHADA sweet permission to construct Building unic plints level, subject to the consistors reconstruct treetin.

### Di Search Report and Property Card:

sea, thes to be taken in the offices of Sub-Registrar of Assurances Mumbal at Mumbal Bandharer the period commencing from 1992 to 2022 and Chembur, Vikroli and Chembur Affice Sn. 1 to 5. Computer) for from 2002 to 2022, through Search Clerk Shri Banger Zahid there are no registered Lis-pendens, encambrances or agreements relating all to the Ute of the Society or the said Developer during the said period.

The native of Malata at a Housing and Development Authority is recorded as the awner holder of the said Landburg Property card, and the name of Nehru Nagar Raigad Co-operative Housing Notices, Landburg Statemented as I essee of the said Landburg Motorion Entry No. 128 dated

E) Litigation : NIL

Dated this 3th November, 2022.

Place: Monibal

For Sudam Borkar & Associates

Sudam Borkar Advocate

# Sudam Borkar & Associates

FORMA1 = A (Circular Not- 28/2021)

169.

Maharashtra Reni Estate Regulatory Authority (ISC) Honse for Bhavan, Near RBL F-Block, Bendra Kurla Complex, Bandea - Fast, Manabal, Maharashtra, Pin-1600a) B // Shopper's Spot. Gokuldham, Film City Road, Maiad (#), Mumbar - 400097

E-mail\_advsudamborkar@gmail.com Mob: 998705 mile

LEGAL TITLE REPORT

Sub. The elements correlate with respect to all time place and purves of land bearing City Survey No. 1.29; of Village Karra - 5 forming part of larger piece of land bearing Survey No. 229 &267, admensioning 837.12 sq. mirs, or thereabouts and structure being building bearing No. (26, situated at Neiron Nagar, Karla (Last), within the Mumbar Suburban Destruct ("the said Properties").

I have investigated the title of the captioned property on the request of Mrs. Advantage bevelopers, having its office at Shop No. C -78, Diemay Mall, Temi Hath Sakada 400604 and comes of the following decuments be --

- Description of the property. At that piece and parcel of land bearing. City with all of Village Karla. It forming part of Larger piece of Land hearing Servey 12.22 admost ring \$37.12.84. Miss. (1050.15.84. Miss. as per demonstation plan & Miss.) detect 12.08.20(8) ("the said Land") along with building bearing No.105 ("the said land") along with building bearing No.105 ("the said land") as given and situated at Nelmo Nogar, Kurla (Past), within the Mumbal Subarban (Past).
- 2) Ine title documents of the said Land and the said Building, and permissions obtained so far for the development of the said Property
  - (a) Case Deed dated 3's November, 2006;
  - (b) Sale Deer dated 3rd Nevember, 2006,
  - (c) Development Agreement dated 15th November, 2010;
  - 62: Power of Attorney dated 2" December, 2010;
  - [6] Infiltration of Approval dated 10th August, 2021 issued by MHADA;
  - Commercement Certificate dated 21° January, 2022 issued by the MEDDA.
- Properly card issued by City Survey Office dated 03/03/2021.
- 4) Search report by Search Clork Shri Harish Bangera for 30 (Thirty) years from the year 1992 fell 2022.

On perusal of the above-mentioned documents and other relevant documents relating to fitte of the said Property, I am of the opinion that Nebra Nagar Raigad Co-operative Housing Society Limited is entitled the said Property as Thesee' of the said Land and owner of the structure on the said Land it. Building so, 1°6 and Mis. Act at Builders and Developers are entitled to redevelop the said Property pursuant to execution of the Development Agreement detect 15th November, 2010 and Power of Attorney. 2nd December, 2010, under aggree of MHADA, as per the applicable Development Central Regulations and the title of Mis. Advant Builders and Developers to redevelop the said Property is clear, marketable and without any one ambrances.



Owners of the land. Eessee of the Land Developer of the Land.  $^{\circ}$  . The Maharashtra Housing and Development Author (y.

Score Naga, Reigna Co-operative Housing Society Limited.
 Mis. Advait Builders and Developers

effecting the flaw on the title of the Society and the Developer is enclosed herewith as 2022 RORA Place Membri

For Sudam Borkar & Associates

Sudam Borkar **Advocate** 





# महाराष्ट्र®शासन "Annexure IV"

		मालग	ात्ता पत्रक		16002
गाव/पेत : कुर्ली भाग =३			का. : नगर भूमापन अधिकारी,कुर्ला		िल्हा : मुंबई सपनगर
नगर भुमाधन कपांक	शिट प्लॉट नंबर नंबर	क्षेत्रचौ.सी.	धारणाधिकार	ञासनाला दिलेल्या आकार तगरिक्तं आणि स्वराज्यः फ्रेस	
₹		३८५६६.३०	रम-^	र <del>ल ४२४२३.८० दि १४ ल्</del> यु ग	सुन दार्मिक
मुदिपापिकार				करल	- 9
हक्कावा मुक धारक H					<u></u>
वर्षः १५६६ महार ६८ जुहनिर्माण मञ्जल.				Erze	75/924
पहेदार	••••••	*		2023	
इत्तर भार			ı		
इतर अरे					

िनांक	व्यवहार	खंद कमाक	नविन घारक(धा) पट्टेदार(प) किंवा बार	<b>साक्षा</b> कंन
হ/কং/প্রস্তুত	मा. अञ्चर उपिण्टकाधिकारी अवेरी यांचेकडील हु हु.नं. ASCA MM/A% दि. १८/०३/७३ अन्वयं विभश्नेती सारा र.च. ४२४२३.८० वि. ०९/०८/७९ परसुन बसविणेत आला आहे			सारी- २६/५९/१९७५ न.मू.अ.क. २५वड कानगर नृंदर्द
<b>3</b> /99/ <b>1984</b>	आडंगहा ९९ वर्ष गहाराष्ट्र मृ.नि. में <i>होक ७</i> ०९ ३ <b>घी.भी</b> .		L चळारा को क्रिक्टिक सोसावटी	Alden jak
W64/3000	. माडेपठा दि.∜ध्र∕्⊐ णासुनः १९ व्य कलाराने क्षेत्र ८३७.प२ ची.भी.	६९०/२००६	क्षक पार्ट स्वाहित्य को अपदिक्षक संस्कृतिकृति	केरफ र के. के प्रश् 09/2002 में राष्ट्र कुली
१६/०५/ <i>५</i> ००५	ा. ्रानि,आंचेकडील नाडेपटटानवर-३/२१५९ ०९ वि.२६/३/०९ व इकक्षील आदेश क न.भू.फु/माग-३/ स.मु.क.३/२००९ वि.७/५/०९ अनार्य वि.९/४/७ पासुन ९० वनकरीला भाडेगतटेबार म्हणून पुढील नांच वास्त्रत केले.		पड़ेदार निरुक्त स्पेरियी पत कृपा निर्देशियों पूर निर्माणसंस्प्री भगोजीत क्षेत्र १९६० व्यक्ति	THE PARTY OF THE P
<b>-</b> √o <u>3</u> /4nºo	गहाराष्ट्रं मृहिनर्गाण संख्ळ. यांगी सह जिल्हा दुध्यम िबंधक कञ्जील नींद्रमीकृत भर्देपटटहाने २९ वर्षे कालागर्पोसन्तर भावेपटट्याने वित्याने मृद्रेदार सदरी नांदायी नोंद केली.	24943/1996	्र L नवविक्यं बिहार को,ऑप.हो,सोसस्यदी क्षेत्र ८६१.८९ हो,सी	ंबरफ़ार के.3८४ प्रमा <b>सही-</b> ३९/अ०/३०°० न मू अ.कुली
୧/୩୦/୧୦୩୫	भाडेपट्ट्याने सह दुख्यमं निर्वेधक कृत्ती – १ यां वेळलील भाडेपट्टा करल – १/०स्त क्रमांक – ६८६८/२०१३ व शेल डिड करल - १/वरत ऋ५८६९/ २०१३ अन्ययं न.भू.क. २ पै. २७५० वॉ.भी, क्षेत्राच, नेहरू नगर कल्लाश्यक की.कॉप डॉ.सं लि. यांसी ६० वर्षे मुदतीची वेलोवेळी ३० वर्षानी मुनर्जियोग करणेचे शतीवर नोंद केली.		। गेहरु नगर कलासदन को.ऑप ही.सो.लि/८७५,छ ची.भी.	फेरकार के <b>२९</b> ५ प्रमा सही- २९/५०/२०१४ न.मु.अ.कुटी
<b>0/</b> 03/2544	ना.सहाय्यक अभियंता (बेन्डल १र्भट प्टेन) एल् एण्ड एन् गार्ड यांनेकडील पत्र क्रगांक/ACC/S/?SVL/१२०० दि. १० जून २०१४ - १४०वेट कार्यालयाकडील तातडी हर् काया/संयुक्त (एस्ता केंद्री) गोजणी अन्यये ५९२.ऋ जी.मी. क्षेत्र ५६ न्युंबई म्हानगर पालिका प्रस्तावित रस्ता केंद्रीकड़े दाखल करणेत गेत आहे.		***************************************	फेरफार कं.२९५ प्रमा सही २०/०२/२०११ न.मृ.ज.कुली
<b>४/२३/२०१</b> ५	भारेपट्टराने सह दुय्यम निवसक कुली-१ वाचे कडोल भारेपट्टा बदर १३/२३०४/२००४ दिनांक ५५/४४/२००४ च शमिदस्तांतरण पत्र = १४४-१३/१३०४/२००४ दि.१९/१३/२००४ व सूची क.३ अन्वयं न.भू.७. २५७ी ७२९.० वो.मी. भेजास भारेपट्टेच र १४ णून २२ वर्षे करीता नेहरू नगर जिल्ली को.ओं हो सो.लि. ये नांपायी नींद केली. माजगर्वेटी अयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पूर्ण योथेकडील परिण्यक क्रांना.मू.५/गि.माजस्त्री नोद/२०१२ पूर्ण दि.१६/२/२०५९ व इकडील आदेश ब्यान.मू.पुर्ला भाग -३/फे.फा.क ३३०/२०५५, दिनांक १४/१२/२०१५ सन्वयं निलकत गरिकेवर नमूद अंकी होन अक्षरी अर्थ्यीय हन्नार पावशे सह सन्द पुर्णीक तीन दशांग ची.वी दाखल केले.		। (प <b>ंकेहरू नगर त्रिमृती</b> को.ऑप.डो.सो.सः हिं <sub>।</sub> १९९९ = ची.सी.)	फ्रेन्फार के ३०० प्रना सही- ०६/०४/२०१५ न.मू.श.कुली केरफार के ३३० प्रमा रही- १४/१२/२०१५ न.मू.श.कुर्ला
7/03/309R	अद्धेषम्चाने । महाराष्ट्र गृहनिर्माण नंडल थानी रथाँचे भाराकी वे नामुक्त २ पैकी या मिळकतीनथील ७९५,०० ची.मी. क्षेत्र मा. रुह सुरयम भिक्षेष्क कुली भाष-३ मुर्थ्य उपनगर जिल्हा यांचे कडील नोदणीकृत माझेव्हा दस्त अध्वदर १३/६९%/२००८ भोदणी दिनांक २/०९/२००८ अन्वये एकुण ९९ तर्ष कालागरीकरीता भाडेपहुराने दिल्लाने सुभुक २ गवील ७९५,०० ची.मी. धेआरा इतर हत्क सदरी भाडेपहुराण म्हणून नेहरून रुह वर्षाताई को.ओ. ही.सो.लि. दिखे चपार्यी नोंद दाखल केली.		- नेटरूनगर वर्षाताई को.ओ. हो.सो.लि. (१९९१,०० ची.मी क्षेत्रास)	
<b>ৼ</b> /০ৼ/২৬৭৬	भाजे4हाने महाराष्ट्र गृहिनियोण मेंडळ वांनी त्यांचे मालकीचे न.सू.छ.२ मैकी था निककती नवील २२४.३४ ची.मी. दिद सीट क्षेत्र स्था रह बुख्यम निबंधक कुलो माग-४ मुबंई उपनगर जिल्हा थाने कड़ील नौराणीलूक पुरवर्णा भाखेपहात् चस्त क. करल - ४/६३२८/२०१६ नोंदर्णा दिनांक ३८/०६/२०५६ ७-वर्ष २५७ण ९६ वर्ष कालानवी करीता माडेपह्रयात्र चिल्प्यने न गु.क. २ मधील २२४.३४ ची.मी. टिट बीट क्षेत्रास इतर ४०५० संदर्श भाडेपहेवार म्हणून नेहरू सम्प्र वर्षताई को.डॉ. ही.सो.लि. यांचे नावाकी नोंद दाखल केली.		नेहरू नगर वर्षाताई को. भींप ही.सो.कि. (२२४.३४ वी.मी. वीट मीट क्षेत्र)	फ़ेरफ़.२ क.३५८ अगाप सही - ०३/०३/२०५७ न.भू.अ.कुर्ला

	0. 0.0. 40.0.!		
मुद्रेपहाने — महाराष्ट्र मृहनिर्माण गंडल यांनी त्यांचे भाल	की वे च.भू.क.२ या मिळळतीमधीळ २५७.९३ वी.मी. िट	L	: ंतेल्स्डलार क्री.कृद्धाः प्रभागीः
बीट क्षेत्रसाम्यः सह दुःनिः कुळा -४ पुगई ७५नगर जिस्ह	( याचेकडील नोदणांकृत पुरवणी आर्डपट्टा दस्ते जरल) - राजराज्या	नेहरू गुगर श्रीद गृहसा	अही-
१८/०३/२०९७ स∕५२।६/३०९७ दिगके १४°०/२०१३,नॉवणी दिनक ०	कर उन्हर प्रशास कान्यस एक्स एक सम्मान का स्वर्धात होता ।	सहकारी गृहनिम् गूर्भस्या	4Z/05/70#0
्याहेग्ह्याने दिल्याने पहेदार सबसे नेहरू नगर श्री दक्त दाखल रूजी तरोच सह दू मि.कुटी-४ गृ.ठ जि.यांचे कडीत	हुता स्थानक का रक्ताची भारतक अस्ता (मी साथ जानाम जास)	(म्) (२५७.५३ मो.मी.कीक	শুস্⊲া,কলে
्दारका कथा दशक शहरूदु १७-१५०:-४ गु.०.१५ सम् कहार : सदरची नोट दाखल केळी.	1 4-3 CIII.00-2 G.WI-87 3400 50406, G.437-27-49 87-005	बीट क्षेत्र)	- <b>4</b> ,•
	राज्यों के कार का के किसी का विकास की कार्य के 1907 (1917)	· <del> </del>	
माटेनट्ट्याने — महाराष्ट्र निर्मण भंडळ शांनी उसहे भ चौ.मी,क्षेत्रास मा.सह. पुरसम निर्मण कुर्ला-१ मू.उपनगर वि	भिन्याम राज्युकार एका या निकायता स्थानक राष्ट्र-अञ्		
्या.मा.सञास मा.सह. पुरस्यम । नाववक कुळा- न सूडपनः स । :प/१११४४८/२०१६ - नॅप्स्पी चि.स८/मध्यपः सेळ डीड -करव	र क्षा द्वापयस्थात सादगापुरत सामगढ् द्वारा प्रतापासम् । र १८ विकास विकास विकास के वर्ष विकास विकास का <del>विकास</del> सम्मी प्रता	ļL .	जेल्स्टनर जन्दद्वकार म <sup>ा</sup>
: १५ गाइकटारामा व प्रभा । प्रभारतक्षण व सक्र अञ्च –करव इ./१००२०वर्षः विदर्शनप्रवद् अमिट स्वार एक पत्र, सूर्यो क्रांत, दिनांवर प	१ -१७ १९८८५ २०१६ । इ.१८४ १०० २०१६, मार्थ्य ५)   सूचा ॥; १८४००४ १५०० । जर्मना ज्यांनीकरील एवा के रेक स्टार्टियर्सी	निहस्स नगर एकस	<del></del>
इ.स.च्यापार प्रकार विशेष कर विशेष करा । का.स्ट्राइकसी ७१४४४८४४४४४४ नेहरू नगर एकरूप अध्या	१६८ १४ एउन्हें तालान त्याच्याकाल जातक प्रमुख्य र तुष्य ; १५५५ १८५५ विकास १५८ १८८५ व्यक्त स्टाउटी समान पर मार्चित	्को.ऑप.डी.ली.ह्नि.८७५.३३	13/4:/2o49
कालावधी करीता भारतहरू वह तर एक्क सबरी भारेपहेर		'र्मां मी क्षेत्रास	નગુરાકુભા
नावाची जैद वा <u>स्तुक वेदकी</u>	शर कार्यून नाइका नगर १५७वन व्याखान गरा हो। हा तर वाचा		
गाँडेपट्टाने सम्भ ताल नेपांग नटल यानी किये नाल	का व शस्त्रत्वा कृता भाग –३ मध्यल न भूका २ व एकूणा जन्म किलान किलान करणा किलान वर्ग सम्बद्धि के सम्बद्धि है	•	
क्षेत्र <b>क देश भी</b> भी प्रेकी ट्रेस एक <u>जी भी कार्क</u> है सब	्रा सह । जल्हा चुच्चम हावधक वर्ष २ (आस्ट्राज्य) हुन्हरू -		ं विकासन के १८० <b>कार्य</b>
हपनार किलालां भी जिल्ही ने सेल की र गर्भ १३८६ / अपन्य आमिलेखा मुंबई, उपनार क्रिकेट गांवी प्रक्रिक ला सारे प्रकृतिकार निवसके कर्म समुद्धिः प्रनगर	वर्ष्ट्रातिक पुत्रिक वर्ष्ट्रात्म स्वरूप्तिक जिल्हा । वर्षाक्ष प्रयास्त्र ।	લાસમાની	ंफ्रेन्स्कार कं.३८१ प्रेगाणे सही
्रिवर्गरवर्ग कार्या कर्मा कार्या कार्या विकास समित	-हा वस्ताकः व्ययं १७८४ -१८९६,वा २ (१४८५ १९८५), कृत् विकास सारिकारीच क्रांक्टीकान सामी स	अस्य गुणा को ऑप. हो सो लि.	; <del>52</del> /99/3045
क्रिकेट व्यक्ति विश्वविक क्रिकेट क्रि	ाजारका चायकारका स्वरूप स्था सूचा आग्राह्म अस्य स्थानीय माननी समयाना विस्तृत स्थानीय स्थानीय स्थानीय स्थानीय	यगःबानः हास्सातराः ८८२.९२ वी.मी.क्षेत्रास	न. <b>मु</b> .अ. कुला
- Sand and a second sec	्राच्या क्षेत्रका प्रस्तिवर्द्धः स्थलनार । १००८ च स्थलनार साध्यसङ्घान	६६४ पुर पा.चा आप र	. A. 3. 20
्रवर्ग को, वस्त.क.१७८४/ १९८५, वि. क्र/१५४३० । अन् त्र हेमहेदार स्ट्रमून जालापूर्व के अपि.हो.से .लि.पांचे न वर्ग	नम् नाम्यस्य रहेन्य साधुन ५४वन काळावता क्यापा सी नोट टारक्क केळी		
भाडेपट्ट्यों सहाराष्ट्र गृहितमांग नेडळ दोनी त्यांचे ल	क्रमान क्रांकित के विकास के स्थापन नामुक्ता रचा एकुण क्षेत्र । स्वर्कात के वार्कित के विकास के स्थापन के		
३८५६६ ३ चो .गी.पैकी ९६२ ५६ ची.मी. क्षेत्रारा ११ राह दू.नि	. ਸੂਲ ਜਾ ਸੂ.ਦ. ਸ.। ਹ. ਸੀਫ਼ ਪੀਸੰਸ ਫੋਲਾ ਜਲ ਫੀਫ. ਸੀ. ਸਫ਼ਤ ਸੂੰਨ ਸੂਤ ਵਿੱਚ ਸੀੜੇ ਲਈ ਲਈ ਨੂੰ ਜੀਵ ਲੀ ਜਲ ਸੂਤੇ		) America Albanica de la constitución
३/ १५२०/१६ तब् दि.१२ किरोबर १२१५.३) राह दु निकुल		रुरिता विधानहरू को ओप	े फ्रेस्फार के.इ९४ प्रमण्य किसी
४०१/२०२० इत.१७२८/१७.सह. दी.१२ डिसेन्स.१२५६ हो सह. दु.ति.कृत इत.१७२८/ १९६७/दि.२४८०४/२७५२ , ५) सह. दुव्यम नि.वृ	भा- । चु.उ.४५.आगक्षाक्षकाक ७४६ ७ त. सुमा १२४,६६१तः । स्टब्स् ६ मानः क्षेत्र सन्तिकतीलः ध्यानेकन कनी कार नामने ।	शास्त्र । पद्यानाहरू के आप ही सो हि	ୁଖନା-  ୩୦/୦୩/୨୯୧୦
्क अन्तर राष्ट्र की अर्थन कर के स्थान की स्था की स्थान क	pool न नुस्तावास वकलाव नास्पद्धः सूचा क्रास्ट्रक्तः : म न विकारिकस्थितः स्वाक्तरक्ताः व्यक्तरस्थानकः	का समान्य १६५ ४६ ची मी क्रेन्स्राच	न.गू.स. लुर्डा
क.१७१८/९७ दि.२५/०१/२०१२ म ५) राह दु नि.कुली १ दि.१९/०१/२०१९ अन्वये दि.५/९/१९७२ पाणुन ६९ वर्षे क	्र, स.जि.व स्कार जाळाडूकः क्राफार २० ५ जन्मीकवित सर्वेष्ट्रेयक स्थाप स्टीन विद्यासन्त	গ্রেক্ত্র ক একসার	. म. भी दार की छ।
को आंग हो.सो तिस्यांचे नावांची नोद दाखल केली.	कार्यवाकारका अवसङ्घार कथून स्टारता वद्या गर्छः	:	
!			<u></u>
भ डेमट्ट्याने महाराष्ट्र गृहुनिर्माण मङ्ग्य धानी त्यांचे		:	!
एकूण क्षेत्र ३८५६६.३ औ.मी.मैकी ८८७.६६ ची.मी. इतज्		:	<u> </u>
यांचेकटील गाडेपुटा <u>दुस्तु वि.३</u> फेब्रुवारी १९२६ अ.स. वु. १	1.कुला -९.मुच्ड ल.म.। श्रीतात्र या व्यवस्थित भारत हो सूचा	- 052	फेरसकार के ३५६ प्रनागे 
०/०२/२०२०	४९९७, शु सर्व युगनाकृता =५,मुबर्च छानाजाङ्ग बाद्र । १८८५ - १८८५ में १८८५ - १८८५ १८८५ १८८५	शरयुतीर्थ को ऑप सो कि	सही
०/०३/२०२० सावेककी क्या क्या किया करी वेजिए ५५५४/५६ वह वि सावेककी क्या क्या करी के किया करी के अपने ५५५४/५६ वह वि सावेककी के किया करी के स्ट्रांस के स्ट्रांस की सावेककी की सावेकिक की सावेकिक की सावेकिक स्ट्रांस की स्ट्रांस की सावेकिक की सावेकिक की सावेकिक सावेकिक सावेकिक स्ट्रांस स्ट्रांस सावेकिक स्ट्रांस सावेक	, go en gualgon -4, gos como an a tracción Su sentencia so la tracta de como alaboración	८८७.६६ चौ.सी.क्षेत्रास	46/65/5050
स्थार के किया के जाति स्थापक के प्रतिस्था के किया के क	१.२२१ <b>६८</b> १९६६,५ मुब्ध पुराननामा व सालायक मा सहल । १.८५२० विकास स्टब्स्ट्राट विकास स्टब्स्ट्राट	्ट८७.६६ ची.नी.क्षेत्रास	ন দূড়, কুলা
्रभगार विकास करिया है। क्रिक्ट आयोग करिया करिया करिया है।	१११० वर्षे कि सार्व कांस्कृति केंद्र काक्स्य केर्नी		
्रम्भ विकास क्षेत्रा संस्था सारम् स्थानिक स्थापना स्थापना स्थापना स्थापना स्थापना स्थापना स्थापना स्थापना स्था	काष,सामान्याम प्रशासनाय ५ प्राचात करता. सन्दर्भनाराम्य		ļ
निवस्पाकानिम अक्टूब्स्कारी मुंबई अपन्यू विकला य	दक्षां भावशा क्रासी/कार-अन्त्री आवश्रश्रश्रश्रश्य	_	फ़ेरफ़ार के ३९८ प्रमाण
कि <b>म्बर</b> ्कि राज्य व <b>क्रिकेटील</b> कि स्थापिक राज्ये <b>टी</b> नावा व	विता अन्वय नगर भूम पन कुला यथाल नःभूतकः र पैकी	ंमुंबद महानगर प्रदेश	सही
७/०२/२०२० <mark>(१०३६) हो हो जो जो हिने हो दे</mark> ता या पहेल्स के एक्ट्रीके का स्वतुत् <b>े एक्ट्रिक प्रोति</b> करोग या <mark>में इंट्रीक वर्ष के दुर्ग हो हो हो है</mark> स्वारो ४/-	<u>क्षक्षाकः कृत्या यःच्कद्भ अनुन मुन्य महानगर प्रवश्</u>	विकास प्राधिकरण	<b>₹6/6₹/</b> ₹6₹6
: १५६६स आस्पारस्या स सन्दर्भन्याः स्वतंत्रसम्बद्धाः स्वतंत्रसम्बद्धाः स्वतंत्रसम्बद्धाः स्वतंत्रस्य	इतक वाष्कि मुद्दमार आक्र रून भारपद्द्यान । दल्य या	৭০৪৪৫.৪ <b>৪ বাঁ.দা.এ</b> জ	न.मृ.अ. कुर्ल
Ad and			
याडेप्स्ट्रबर्क <b>तह राष्ट्रभृतिका</b> स्यक्त्र <b>म</b> ने त्यांचे मार क्षेत्र अर <b>्देश कि मृतिहरूक कि में</b> गामनास ॥ सह	इकाचा असलेला कुला भागः ३ मधील न.मू.लू.२ चे एलूम्		
क्षेत्र ३८५६६ दे 🖦 मी प्रतिस्थान 🕦 स	द्वारकम् निवसक कुला-१, पुरुद्दे उपनगर जिल्ला बाँदे	į,	: देकेर हार के,800 प्रमाणे
यांनेकडील रोले क्षेड्यांस्य क्षेत्रकर, दि, ए४/८/१९२५, अ	ाह दुरुयुग् निवधक् कुल्हा-१, गुन्द उपनगुर जिल्हा बाँद्रे <sub>:</sub>	नेहरू नगर जीवन साफत्य	सही-
३/०८/२०२० यांचेककील भार्डपट्टा देरत,नंदर-३/११४४,दि.०४/८/९२९३	अ खरेबीजत सुन्नी क्र.॥.४) मन्डेपद्दा सुन्नी क्र.॥.५। गुन्दहः	को आंप होसिंग सोसायटी	
गृहिनर्माण व क्षेत्र विकास मंख्य ( म्हान्य ) यांचेकडील जा.	क्रात्वाअ <b>्रक्</b> तामुम्म <b>ाद्धश</b> ्चन्द्वनाक् <b>अस</b> ्क्रास्टरम्	fo.	નાનુઝાજુઓ
अन्वयं दि.०V०₩1९८० पासून ९९ वर्ष कालावधीकारे			
को.ऑफ हीसिंग सोसायटी हिंद. यथि माधाची नोंद करखज के	ਜ <b>ੇ</b> .	<u>.</u>	:
को.ऑफ होसिंग रोसायरी कि.यति मधाबी नौंद करखज के मारेगद्त्याने - महार कु गृहितिगोण गंजक योगी त्योचे गार	ली. रकीया अरातील कुर्ला गांव ३ मधील न भू क्राउं चे रुठूण		:
को.ऑफ हीरिंग सोसायटी कि.येथि मधाबी नोंद कुछक के मारेपद्क्याने । महाराष्ट्र गृहिकिर्गण गंडळ योगी ह्यांचे गार क्षेत्र ३८५८६.३ ची. मी.पैकी ७२५० ची. मी.क्षेत्रारा ९ सह	ली. रकीचा अरातेल कुर्ला भाग ३ मधील न भू क्ष <b>ेचे एकूण</b> । दुख्यम निबंधक कुर्ला ९, मुंबई चन्नगर जिल्हा कांड्रे		
को.ऑप होशिंग योगायटी कि.योवै मधाबी नींद देखक के भाकेमद्द्याने - महाराष्ट्र गृहिकाण गंकक योगी ह्यांचे गार क्षेत्र ३८५६६.३ ची. मी.मैकी ७२५.० ची. मी.क्षेत्रारा ९) सह योबेकडील भाकेमङ्ग दस्ता क्र.बदर ५/६०५४/२०५०गोंदगी	ली. रकीचा अरालेल कुली गांव ३ मधील न भू क्रांट चे रुठूण व्हियम जिबंधक कुली १, मुंबई चन्नगर जिल्हा कोडे दि.२४४०५२०१३,१) तह दुख्यम जिबंधक कुली ९, मुंबई		•
को.ऑफ होरिंग यो गायटी कि.येथि मायाची नींद देखक के भाकेपहत्याने - महाराष्ट्र गृह निर्माण गंडक योगी त्यांचे गात क्षेत्र ३८५६६.३ ची. मी.मैकी ७२५.० ची. मी.क्षंत्रास ९) याह यांचेकडील भाडेपट्टा दस्त क्र.बंदर ३/६०६४/२०५०गोंदगी अक्टरफ्टा	ली. रकीचा अरालेल कुली भाग ३ मधील न भू क्ष <b>े चे एकू</b> ण दुष्यम निबंधक कुली १, मुंबई एपनगण जिल्हा कोडे दि.२५८०५२०१०,भू तह दुष्यम निबंधक कुली ९, मुंबई -३८,६२१५५२०९० नोदागी दि २५८०५१२०५३) तह दुष्यम	L नेबल्च नाए औरग्रस्थ को	राही
को.ऑप होतिंग यो गायटी कि.येथि मायाची नींद देखक के भाकेपहत्याने महाराष्ट्र गृह निर्माण गंडक योगी त्यांचे गात क्षेत्र ३८५६६३ ची. मी.मैकी ७२५,० ची. मी.क्षेत्रास ५) सह योचेकडील भाडेपङ्घ दस्त क्र.बदर ६/६०६४/२०५०गींदगी अ <sup>१६</sup> २/२०२० निर्वेषक कुलां-९, मुंबई समस्यार जिल्हा योदे संवेकलील	ली. रकीचा अरालेल कुली भाग ३ मधील न भू % 3 चे स्टूरण दुख्यम निबंधक कुली १, मुंबई उपनागर जिल्हा कोडे दि.२४/८५/२०°०,७ सह सुख्यम निबंधक कुली ९, मुंबई -३/,६२१५/२०९० नोदागी दि २४/०५/२०९०,औ सह सुख्यम भारतहा सुनी क.॥,दस्त क.३०६४/२०९०,नोदागी दिनांक	L नेहरू नगर सौयाग्य को ऑड बौरिन सोजायटी कि	<b>राती</b> १४/१२/२८२०
को.ऑफ होरिंग यो गायटी कि. येथे माथाबी नींद देन्खक के भाकेपहत्याने महाराष्ट्र गृह निर्माण गंडक यांनी त्यांचे गात क्षेत्र ३८५६६.३ ची. मी.मैकी ७२५.० ची. मी.क्षेत्रास ५ सह योचेकडील भाडेपङ्घ दस्त क्र.बदर ६/६०६४/२०५०नींदगी अ/५३/२०२० निर्वेषक कुली-९, मुंबई चांगेकडील सेल डीड दस्त क्र.बदर - निर्वेषक कुली-९, मुंबई चग्नगर जिल्हा योदे क्येकडील व २८/०५/२०५० ८ घु सह दुस्यम निर्वेषक कुली ५, मुंबई चग	ली. रकीचा अरालेला कुली भाग ३ मधील न भू % 3 चे स्टूरण दुर्व्यम निबंधक कुली १, मुंबई उपनागर जिल्हा कोडे दि.२४/८५/२०°०,१) तह दुर्व्यम निबंधक कुली ९, मुंबई -३/,६२१५/२०९० नोदागी दि २४/०५/२०९०,श्लीतह दुव्यम भारतहा जुली क.॥,दस्त क.,१०६४/२०९०,नोदागी दिनांक स्पर्त जिल्हा बोडे यांग्रेकडील अभिक्षस्त तरणाच्य, सुनी	८ नेहरू नगर सौंगाग्य को ऑब होसिन सोलायटी लि	राही
को.ऑप होतिम यो सायरी कि.येथि माथाबी नींद देन्खक के भाकेपहत्याने महाराष्ट्र मृहितमाण मंत्रक यांनी त्यांचे मार क्षेत्र ३८५६६३ ची. मी.मैकी ७२५,० ची. मी.क्षेत्रास ५ सह योचेकडील भाडेमङ्ग दस्त क्र.बदर ६/६०६४/२०५०मीदगी अ/५२/२०२० तिबंधक कुलां-१, मुंबई संग्रेकडील केल डीक दस्त क्र.बदर - १८/०५/२०५० ६ घ) सह दुस्यम निबंधक कुली १, मुंबई सम क्र.मुदस्त क्र.६०६५५२० नींद मी दिनांक १८/०५/२०५०	ली. रकीचा अरालेल कुली भाग ३ मधील न भू % ३ चे स्कूम द्वारम निबंधक कुली १, मुंबई उपनागर जिल्हा कोडे दि.१५/०५/२०°०,१) तह तुरयम निबंधक कुली ९, मुंबई -३/,१,२१५/२०९० नोदामी दि १५/०५/२०९०,१) तह दुय्यम भारतहा जुली क.॥,दस्त क.,०६४/२०९०,नोदामी दिनांक स्पर जिल्हा बोडे यांचेकजील अभिक्षस्त तरणाच्या, सुनी (००४ दि.८९/०४/५५/८० णस्त ५५ वर्ष कालावधीकरिता		<b>राती</b> १४/१२/२८२०
को.ऑप होतिम यो सायटी कि.येवि साथावी नीट देखक के साक्षेपहत्याने महार कु गृहिनियोण गंकक योगी त्यांचे गार के अर्थ, व्यां में अंदे मार के अर्थ, व्यां में अर्थ में	ली. रकीया अरातेल कुली गांव ३ मधील न भू क्ष ३ चे एकूण   दुखम निबंधक कुली १, मुंबई उपनागर जिल्हा कोई  दि. १८८५५२००० नोदानी दि १५/०५/१०५०,शु सह दुख्यम  अ. १८१५५२००० नोदानी दि १५/०५/१०५०,शु सह दुख्यम  सोराष्ट्रश चुकी क.॥,दस्त क. १०६४/२०५०,नोदानी दिनांक  एम्स जिल्हा बोड़े योचेककील अमिश्वस्तां तरण ज्य. सुनी  क्ष्ये दि,०४/०४/५५८० प्रसूच ५५ वर्ष कालावधीकरिता  सायरो कि. योचे नावाची नींच जान्नर फेक्के.		<b>राती</b> १४/१२/२८२०
को.ऑफ हीरिंग यो सायटी कि.येवि साथावी नींद देन्छक के भारेपद्त्याने महार कु गृहितिर्गण गंगक योती त्यांचे गात क्षेत्र ३८५६६.३ ची. मी.विकी ७१५.० ची. मी.विकास १) यह योवेकडील भारेपद्व रस्त क्र.बदर ६/६०६४/२०५०मींदगी लगगगर जिल्हा बांद्रे चांगेकडील भेल जीत दस्त क्र बदर - निबंधक कुली-९, मुंबर्ट लगगगर जिल्हा बांद्रे चांगेकडील ने २८/०५/२०६० व इ. हत्यम निबंधक कुली १, मुंबर्ट जग क्र.गृदस्य क्र.६०६/५/२०५० नींद भी दिनोक १८/कंप्र२०५०६ भारेपद्वार म्हणून नेहरू नगर सीमण्य को जीय हीसिंग सो	लें. रकीया अरातेल कुली गांव ३ मधील न भू क्ष ३ चे एकूण वृद्धम निबंधक कुली १, मुंबई उपनागर जिल्हा कोई दि. १८०५ २०००, भू सह दुख्यम निबंधक कुला ९, मुंबई -१८,६२६५५ २००० नोदागि दि १५८०५ २०००, भू सह दुख्यम गांठगट्टा सूची कृशा, दस्त क. १०६६८ २०००, नोदागी दिनांक गांच जिल्हा बोई यांचेकडील अभिहस्तां तरण ज्या, सूची १००४ दि,८५८०४ १५५० ए सूच १५८ वर्ष कालावधीकरिता सायती लि. यांचे नायाची नींच जानल फेली.		<b>राती</b> १४/१२/२८२०
को ऑब होशिंग यो सायटी कि होये माटाबी नींद दे खंड के भारेमद्द्याने महाराष्ट्र गृहिनेगांण गंडळ योती त्यांचे गात क्षेत्र ३८५६६३ ची. मी गंकी ७२५० ची. मी खंडारा ५ याई यांचेकडील भारेनट्टा दस्त क्र.बदर ६/६०६८/२०५०गींदगी उपनगर जिल्हा बांद्रे चांचेकडील भेल खीड दस्त क्र.बदर - निबंधक कुल - ५ मुंबर्ट उपनगर जिल्हा बांद्रे क्यंचेकलील न २८/०५/२०५० व घ्र.सह मुख्यम निबंधक कुली १, मुंबई उप क्र.सुदस्त काइक्स्मूप्टरूप नींद गी दिनांक १८/क्सूर०५०७ भारेपद्वेदार म्हणून नेहरू नगर सीमान्य को ऑप हो सिंग सो	लें. रकीया अरातेल कुली गांव ३ मधील न भू क्ष ३ चे एकूण वृद्धम निबंधक कुली १, मुंबई उपनागर जिल्हा कोई दि. १८०५ २०००, भू सह दुख्यम निबंधक कुला ९, मुंबई -१८,६२६५५ २००० नोदागि दि १५८०५ २०००, भू सह दुख्यम गांठगट्टा सूची कृशा, दस्त क. १०६६८ २०००, नोदागी दिनांक गांच जिल्हा बोई यांचेकडील अभिहस्तां तरण ज्या, सूची १००४ दि,८५८०४ १५५० ए सूच १५८ वर्ष कालावधीकरिता सायती लि. यांचे नायाची नींच जानल फेली.		सती °M'1२/२०२० न.भू अ कुली
को.ऑप होरिंग यो गायटी कि.योवे साथावी नीट देखक के मार्केपह्त्याने महार कु गृहितिगण गंकक योती त्यांचे गाव होत्र ३८५६६.३ ची. मी.मैंकी ७१५.० ची. मी.सेवास १) यह योवेकडील भारेनकु दस्त क्र.बदर ३/६०६४/२०५०गींदगी लगनगर जिल्हा बांद्रे चांपेकडील भेल डीड दस्त क्र.बदर - निबंधक कुली-१, मुंबई उपन्यार जिल्हा बांद्रे चांपेकडील भेल डीड दस्त क्र.बदर - निबंधक कुली-१, मुंबई उपन्यार जिल्हा बांद्रे चांपेकडील शिवंधल कुली १, मुंबई उप क्र.तु.दस्त क्र.हु०५/४०५० नीद मी.दिनोक १८/क४१२०५० भारेपहेदार महणून नेहरू नगर सीमाय्य को जीय होसिंग सो भारेपहेदार महणून नेहरू नगर सीमाय्य को जीय होसिंग सो	ली. रकीया अरातेल कुली गांव ३ मधील न भू क्ष ३ चे एकूण इस्सम निबंधक कुली १, मुंबई उपनागर जिल्हा कांडे दि. १४,८५५,४८९०,१) सह दुस्यम निबंधक कुला ९, मुंबई -१४,६५६५,४२०९० गोदागी दि १४,४०५,४०९०,१) सह दुस्यम् गोराष्ट्रश् जुली क.॥,दस्त क.५०६४,४२०९०,गोदागी दिनांक गांद जिल्हा बांडे यांचेकजील अभिहस्तां तरण ज्य. सुनी १००४ दि,८५८४,५५८० प्रस्तु १५५ वर्षे कालावधीकरिता सायती लि.यांचे नायाची नींद जालत केली. लकोचे असलेला कुला भाग -३ मधील न भू क २ चे एकुण्य	ऑय दीसिन सोलायटी सि 	सती १४/१२/२०२० न.भू अ कुळी केरकार कं.४०३ प्रमाणे
को.ऑप होरिंग सोसायटी कि.योरी सधारी नींद देखक के सारेपद्त्याने सहार कु गृहितांण गंडक यांनी त्यांचे गार के उपदिश्य ने अहार कु गृहितांण गंडक यांनी त्यांचे गार के उपदिश्य है उपदृष्ट की. मी.क्षेत्रास ११ सह यांकिकील भारे ने उपदेश की उपदेश राज्य कर र कि को जीत देख के कि लिए मी.क्षेत्रास के बहर के कि को जीत देख के करीत के कि कि के की देख के करीत के उपरेक्ष रेकिक की लें परेक्ष की के सुर्व के कि कि कि के कि	ली. रकीया अरातेल कुली गांव ६ मधील न भू क्ष ३ चे एकूण दुब्बम निबंधक कुली १, मुंबई उपनागर जिल्हा कोई दि. १८०१५/२०१० गोदागी दि १५/०५/२०१०,शु सह दुस्यम् गोराष्ट्रश सुनी क.॥,दस्त क.१०६४/२०१०,शु सह दुस्यम् गोराष्ट्रश सुनी क.॥,दस्त क.१०६४/२०१०,नोदागी दिनांक गार जिल्हा बोई यांचेकजील अभिहस्तां तरणा ज्य. सुनी १००४ दि. ८१/०४/५५८० प्रमुक्त ५५ वर्षे कालावधीकरिता सायती लि.यांचे नामाची नीच जानल केली. हाजीचे असलेला कुला भागा-इ मधील न भू जार चे एकुणा भू सह दुख्यम निबंधक वर्ष पर स्मित्नेस्स मुंबई स्पननार १, दि.९८ नोकीयर १९८५,शु सह दुख्यम निबंधक क्रनाक		१४/१२/२०२० न.भू अ कुटरी केरकार कं.५०३ प्रमाणे सही
को.ऑप हीरिया यो सायटी कि.येयि साथायी नींद देन्खक के सार्केपद्द्याने महार कु गृहितियोग गंकक योगी त्यांचे गार के अर्थ-इन्होंने स्थानि क्यांचे गार के उपित है पर है जिस्त है जो मी.संबास १९ सह योवेक ही जा भारते हुए दस्त का बदर के १८०६०१ २०५०वीं होगी जान कर है जिस्त है जो के लीक दस्त का बदर के निबंधक कुली-१, मुंबई उपित गिर्म है जो के ति है जो के उपलब्ध है जो मी.येकी ट्राइ जो मी.येकी ट्राइ जो मी.येकी ट्राइ जो मी.येकी ट्राइ जो मी.येकी है जो के उपलब्ध है जो के ति है	ली. रकीया अरातेल कुली गांव ६ मधील न भू क्ष ३ चे एकूण दुब्बम निबंधक कुली १, मुंबई उपनागर जिल्हा कांड्रे दि. १८०५५ २०१० में द्वा हुख्यम निबंधक कुला ९, मुंबई १८,१५१५ २०१० गोदागी कि १५/०५/२०१०,शु सह दुख्यम गोराष्ट्रा जुली क.॥,दस्त क.१०६४/२०१०,गोदागी दिनांक गांद जिल्हा बांदे यांचेकजील अभिहस्ता तरण ज्या, सुनी १०६४ दि. १९/८४/५५८० प्रमुक्त ५५ वर्ष कालावधीकरिता सायती लि.यांचे नायाची नीच जावल केळी. १८०८ मोर्थीयर १९८५,श्रासील न भू कारीयांच्या क्रमाक १५,दि.१८ मोर्थीयर १९८५,श्रासत दुख्यम निबंधक क्रमाक १५,दि.९८ मोर्थीयर १९८५,श्रासत दुख्यम निबंधक क्रमाक	ऑय दीसिन सोलायटी सि 	राती १४/१२/२०२० न.भू अ कुळी केरकार कं.४०३ प्रमाणे सती २९/१२/२०२०
को.ऑप होरिंग सोसायती कि.योरी साथादी तीर ते उठक के सारेपद्त्याने सहार कु गृहितिगण गंडक यांनी त्यांचे गार हो ते ३८५६६.३ ची. मी.पैकी ७२५.० ची. मी.पेकार ११ सह यांवेकडील भारेपद्वा दस्त क्र.बदर ३/६०६४/२०५०मोदणी जगनगर जिल्हा बांदे चांवेकडील सेल डीड दस्त क बदर - निबंधक कुली-९, मुंबई जगनगर जिल्हा बांदे चांवेकडील के उ८/०५/२०६० व इ. सह द्व्यम निबंधक कुली के, मुंबई जग करा, दस्त कहार प्रक्रित के पी. दिनांक १८/कप्र२०५० मोद भी दिनांक १८/कप्र२०५० मादेपदेवार महणून नेहरू नगर सीमाय्य को बीय होसिंग सी मादेपद्वा महणून नेहरू नगर सीमाय्य को बीय होसिंग सी मादेपद्वा नो सी प्रवास के असर प्रविद्या के अप सी प्रवास के असर प्रविद्या होते मादे के अप १८५६६३ वी. मी.पेकी ८८६ व वी. मी.इतक्या क्षेत्रा साथ के अप १८५६६३ वी. मी.पेकी ८८६ व वी. मी.इतक्या क्षेत्रा साथ के प्रवास के असर के इस्त के इस्त के इस्त के सीच के इस्त के इस्त के स्वास के साथ के सीच के इस्त के इस्त के सीच के इस्त के इस्त के सीच के इस्त के इस्त के इस्त के सीच के इस्त के इस्त के सीच के इस्त के इस्त के इस्त के सीच कीच इस्त इस्त के सीच के इस्त इस्त के इस्त	ली.  रकीया अरातेल कुली गांव ६ मधील न भू क्ष ३ चे एकूण । दुख्यम निबंधक कुली १० मुंबई एउनागर जिल्हा कांडे दि. १८०५५,२०००,१ सह दुख्यम निबंधक कुली ९. मुंबई एउनागर जिल्हा कांडे दि. १८०५५,२०००,१ सह दुख्यम निबंधक कुली ९. मुंबई १८८५५,१ सह दुख्यम निबंधक कुली विनांक एउट जिल्हा कांडे यांचेकजील अभिहस्तालरण ज्य. सुनी । १० वि. १८०५,१ ५८०,१ मुंबई वांचेकजील अभिहस्तालरण ज्य. सुनी । १० वि. १८५५,१ १८००,१ मुंबई व्यक्ति । १८०५ वि. १८५५,१ मुंबई व्यक्ति । १८०५ वि. १८५५ वि. १८५५,१ मुंबई व्यक्ति । १८५५ वि. १८५५ वि. १८५५,१ सह दुख्यम निबंधक क्रनाक १८५८,१ सह दुख्यम निबंधक क्रनाक १८५८,१ सुनी क्रवा,भाडेनहा दस्ता ६ इस्तुई अपनुत्र पर्यं १८५५,१ सुनी क्रवा,भाडेनहा दस्ता ६ इस्तुई अपनुत्र पर्यं १९६५,१ सुनी क्रवा,भाडेनहा दस्ता ६ इस्तुई अपनुत्र पर्यं १९५५ वि. १८५५,१ सुनी क्रवा,भाडेनहा दस्ता ६ इस्तुई ४५५,१ सुनी अपनुत्र १९७२ पासून १९०४ क्रवे कालावर्ष करिता	ऑय दीसिन सोलायटी सि L प्रितीसाम्य कोॲटा टॉगो	सही १४/१२/२०२० न.भू अ कुट्टी डेक्सकार डंड.५०३ प्रमाणे सही

हि मिळकत पिठका (दिनांक 0३/०३/२०२१ ६:४६:५३ PM रोपी) किजीतल स्वाक्षरीत केली असल्यामुके त्यावर कॉणस्याही सही किव्याची आवश्यकता नाही. गिळकत पत्तिका डाजनलीड दिनांक ०४/०३/२०२१ ५०६:५५ FM वैधता प**हताळणी साठी mp://asplearsheh**ms-mehant.gov.hv733 FVproper yeard या सकेत स्थळावर जःऊन २२९०९००००२९८३३०८ हा क्रमीक पापसपा.





### Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule  $\delta(a)$ ]

हार ३६ ५८ वर वर्ग

This registration is granted under section 5 of the Act to the following project under policy segistration number P51806047907

Project: Eternal ..., Plot Bearing / CTS / Survey / Final Plot No.: C.T.S. No. 2 (pt.) at Kurla, Kurla, Mumbal Suburban, 400024;

- Advait Builders & Davelopers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400604.
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the alloftees;
  - 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 Wobsite) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in maintained in a schedule bank to cover the cost of construction and the land cost to be as per sub- dause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5; OR

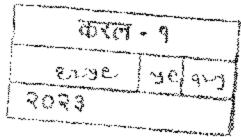
That entire of the amounts to be realised hereinafter by promoter for the real estate a piect from the floaties from time to time, shall be deposited in a separate account to be maintained in a strength bank to cover in cost of construction and the land cost and shall be used only for that purpose, since the astimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 01/12/2022 and ending with 3 1/42 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;
- lpha 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 herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Fremanand Prabhu (Secretary, MahaRERA)
Date:01-12-2022 11:49:14

Dated: **01/12/2022** Place: **M**umbai

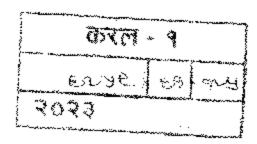
Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority



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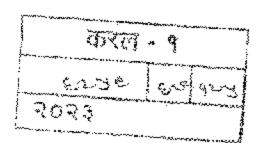
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गाकाचे नाव :

(1) विलेखाचा प्रकार, भोवदल्याचे स्थरूप करारनामा किंव त्याचे अभिलेख विधा करार संबेधलेख व बाजारभाव (भाशेषटट्याच्या गबतीन पटटाकार आकारणी देती की पटटेदार से नमूद करावे) मोबदला रू. 78,487,000 60.

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२ 3 मकोम 'सर्वे नं 229 ५ 267, सि ही (2) भू-मायन, पोटिहिस्स्त व घरक्रमांक (1) वर्णनः विकसन करसन्। प्र. मीचे दुल्तं 3, जमीने रसनं 2 , देन 1943 थीं पि · · · गोहर नगरे रायगर का की हासाल. नेहरू नगर, कुली पुर्व मुं 24 तक +4 मजस्याची ईनारत , संयकाम पर्व 1968 , एकुण 40 सदिनिका , गोंधशाम क्षेत्र 900 मी मि कानपेट --- सक्तन्तु भिक्कावीनायतसे विकास स्वतः ----प्रकीयों ने 3705/10/कै/3163/10/के दिनांक 1/12/2010 (1)

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(4) आकारणी किंगा जुडी देण्यात अरोल तेन्द्र

(1)

(5) दर्श्वऐक्ज करून देण्या-यः ग्धकाराचे व संपूर्ण क्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनःमा किया आदेश असल्याना, प्रतिवा**दीये** नाम म भांपूर्ण प्रता

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(2) केहरु मध्य नावंग्रद की आ है, सी कि तक स्केटरी नरेत दत्तारंभ सादम - - चर/कृतंद भः वरीजीत्माणे: गल्ली/एरकः -: ईमारवीर्ष नःसः -: ईमारक मः -: पेठ/वसारकः तालुकाः -: पिनः : पँन अस्तरः -: SECUS RECISTA

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करून विस्थासः 15/11/2010 नोदणीया

(9) अनुक्रमोक, खंड व पृत्त

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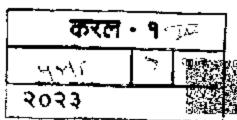
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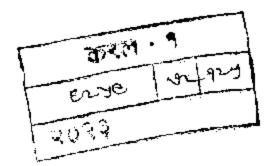
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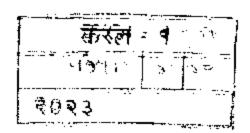


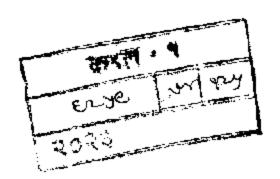
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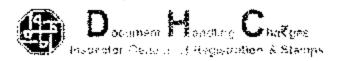
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## Receipt of Document Handling Charges

PRN 1603202306487 Receipt Date

16/03/2023

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Payment Details

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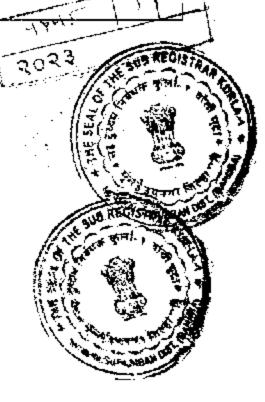
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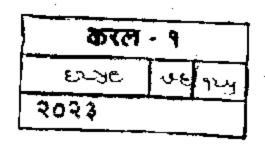
Bank Name PUNB

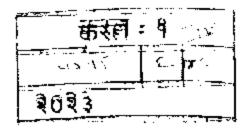
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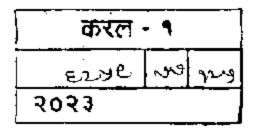
Mugher











### Department of Stamp & Registration, Maharashtra

### Receipt of Document Handling Charges

PRN 1603202335487 Date 16/03/2023

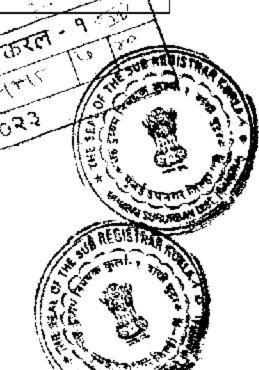
Received from SELF, Mubile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurie 1 of the District Mumbai Sub urban District.

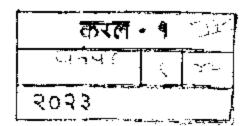
## Payment Optalis

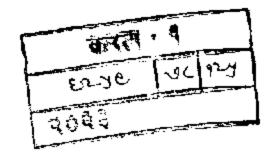
i					
	Bank Name	PUNB	Date	16/03/2023	
	Bank CIN	-0004152023031605910	REF No.	5111778612	11 July 1

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

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### POWER OF ATTORNEY

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TO ALL TO WHOM THESE PRESENTS SHALL

SHRIKRISHNA KHATU, an Indian inhabitant holding permanent account number [AKPPK9114Q] and residing at Bidg. No. 10A, Flat No. 102, Herumb CHSL, New Mhada Colony Sahakar Nagar, Near Tilak Nagar, Station Chembur East, Mumbai – 400071 & ASHISH U. SAKHARE an Indian inhabitant permanent account number [AWIPS7112F] and residing at Flat 16. Z. Tagamai CHS, Plot No. 10, Sector 21, Opp. MTNL Office Kharghar Panyelff agad — 19210 in the capacity of Partners / Authorized Signatory, of ADVAIT BUILDERS DEVELOPERS, a Partnership firm duly registered under Indian Partnership Act 1932 & having address Building No 126, Nehru Nagar Raigad Chsl. & Building No 136. Vishal Chsl, Nehru Nagar, Kurla Fast Mumbai 400 024, having account number [AAQFA1009B], hereinafter referred to the ast availability account number [AAQFA1009B], hereinafter referred to the ast availability Developers" (which expression shall, unless it be repugnant as the culification meaning thereof be deemed to mean and include its successors at the hereby SEND GREETINGS:

### WHEREAS:-

The firm is the process of redeveloping a piece of land being Building No. 126, Nehro Nagar Raigad Chsl. being all that piece and parcel of land admeasuring Leased Area of 837.12 Sq. Mts., Plus Tit Bit Area of 213.04 Sq. Mts. (Total Plot Area 1050.16 Sq. Mts.) & Building No. 136, Vishal Chsl. admeasuring Land Leased Area of 780 Sq. Mts., Plus R.G. Area 338.15 Sq.

Mts. (Total Plot area 1118.15 Sq. Mts.) bearing Survey No: Survey no. 229

& 265(19 Nb. 2 (P.T.) of, Kurla. (East), Mumbai 400024 Within the registration District and Sub-District of Mumbai City and Mumbai Suburban.

2. The firm intends to construct a building on the portion of the said Property in the name of "ETERNAL & BLISS", as its Sale component and intends to sell, transfer, lease, mortgage or let on Leave and License basis the premises, Flats, Units, Offices. Shops, apartments, garages, parking spaces, etc.(hereinafter referred to as the Said Premises) to be constructed thereon, to Tie Prospective Purchasers/s.

Accordingly the firm requires to execute and register various Deed of Assignment, Deed of Apartment, Agreement for Sale, Deed of Conveyance, Sale Deed, Supplementary Deed, Rectification Deed, Cancellation Deed, Confirmation Deed, Assignment / Transfer of Right of Way, Surrender of Apartment, Beauty, Agreement, Lease Deed, Deed of Mortgage, Loan

streament (cells altion) Undertaking, Affidavits, P.A.A.A and / or any other deeds repeutive Purchaser/s and otherwise.

However the preoccupation of work, We shall not be able to personally attend before the Registrar / Sub- Registrar of Assurances for registration of necessary deeds, documents and agreement, affidavit, undertaking, in respect of the said Premises, executed by us on behalf of the firm and hence for the purpose. I/we hereby appoint, constitute MR. RUPESH RAMESH GHULGHULE Indian Inhabitant, having his address at of Room No. 203, Vaishnavi Apartment, Laxmi Nagar, Nalasopara (b), 401209 to be my/our lawful attorney to perform and comply with all the acts, deeds and any other related matter as are hereinafter contained with respect to the said Property.

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NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSTH THAT

We, TUSHAR SHRIKRISHNA KHATU & ASHISH UMESHCHANDRA

SAKHARE, in the capacity of the Partner / Authorized Representative of the firm,

do hereby appoint, constitute and nominate MR. RUPESH RAMESH

GHULGHULE (hereinafter referred to as "the said Attorney") to be the firm attorney to perform and comply with all the acts, deeds and any other related matter as are hereinafter contained with respect to the said Property:

- (1) To present for the registration of the Deed of Assignment, Deed of Apartment, Agreement for Sale, Deed of Conveyance, Sale Deed, Supplementa Rectification Deed, Cancellation Deed, Confirmation Deed, Sale bitment Transfer of Right of way, Surrender of Tenancy, Tenancy Agreement, Transfer of Right of way, Surrender of Tenancy, Tenancy Agreement, Transfer of Mortgage, Loan Agreement, Declaration, "Undertaking, Affidavit, P.A.A.A and / or any other deeds, document/s, write nomenclature which is executed by us or which will be having for executed by us, in respect to the said Premises, for and on behalf of the literand complete comply with all the related formalities.
- (2) To register all the above referred deeds, documents, writings as stated hereinabove, executed by us, for and on behalf of the Company, with respect to the said Premises and to appear before any concerned Registrar of Assurances or Sub- Registrar of Assurances or any other Officer of the Registering Authorities to register the same and to represent and / or lodge any documents for registration and admit execution of any such document/s, writings executed by us, for and on behalf of the firm.

W

(3) To sign and deliver the necessary forms, applications, undertakings and the Sub Registrar of Assurances at Kurla and / or Bombay or any other registration authority.

(4) To obtain/collect the registered documents from the Registration Office and pay the requisite fees thereof. To apply for the certified copies of the registered agreements and collect / obtain the same by paying the necessary charges thereof.

AND I, do hereby agree to ratify and confirm all and whatsoever said.

Attorney shall lawfully do cause to be done by these presents.

# THE SERVE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property)

of land admess long about leased Arca 837.12 Sq. Mts., Plus Tit Bit Area of 213.04 Sq. Mts. (Total Plot Area 1050.16 Sq. Mts.) bearing CTS NO. 2 (P.T.) together with all casement right situate lying and being at MHADA Layout. Building no. 126, Nehru Nagar Raigad Chsl. Nehru Nagar village Kurla, Mumbai Suburban District, Kurla, Mumbai – 400 024, and, bound as follows:

ON OR TOWARDS EAST : 12.25 meter wide road

ON OR TOWARDS WEST : Building No. 125.

ON OR TOWARDS SOUTH : 18.00 meter wide Road.

ON OR TOWARDS NORTH : Bldg. No. 128

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## THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property) $\left\{ - \right\}$	
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करल - १

A building consisting of stilt plus 17 upper floors, standing on a pic of land admeasuring about Lease Area 780 Sq. Mts., Plus 86 Area

Mts. (Total Plot area 1118.15 Sq. Mts.), bearing CTS NO. 2 (P.

with all easement right situate lying and being at MHADA L

No. 136, Vishal Chal. Nehru Nagar village Kurla, Mumbai 🏰

Kurla, Mumbai – 400 024 and bound as follows:

ON OR TOWARDS EAST By Nala

ON OR TOWARDS WEST : By 12.20 meter wide No

ON OR TOWARDS SOUTH : Ganesh Hall & Scheme Ameni

ON OR TOWARDS NORTH : By Building No. 135

IN WITNESS WHEREOF we have signed hereunder

后<sup>们</sup>day of <u>「叫中民 C. H</u> , 2023.

Signed and Delivered by the within named

TUSHAR S. KHATU

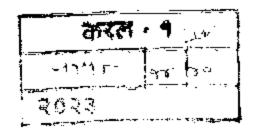
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ASHISH U. SAKHARE

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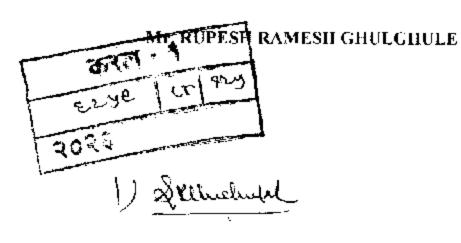






Partner/ Authorized Signatory of )
ADVAIT BUILDERS DEVELOPERS, )

We Accept: )
Signed for and on behalf of "the said Attorney" )







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इस्तक्रमांक व दर्व: 13/50/2010

Thursday, December 91, 2010

सूची क्र. दोन INDEX NO. II

4127 PM

कुर्ला

दुष्यम् निरंग्यः काला (कुला) करल - १ कि. चित्रक छ र चित्रक छ र २०२३

(1) विसेखांबा प्रकार, भोवदत्यांचे श्वश्य करारनामा किंवा त्याचे अभिलेख किंवा कतार संदोधलेख व बन्मारभाव (श्राञ्चेपद्रद्याच्या भावतीत पदराकार आकारणी देती की यहदेदार के नमूद करावे)भोवदला रू. 76,487,000.00

गावाचे नाव :

बा.मा. क. 6,278,000.00

(2) भू-पाएन, घोटहिस्सा व घरक्रमॉर्फ (असल्यास) (1) वर्णकः विकसन करारनामा , मीजे कुली 3, जिमीन व बांधकाम , सर्वे नं <u>229 व 267 कि टी</u> एसने 2 , क्षेत्र 1043 ची कि ------ नंहरु नगर रायगढ़ को की मी लि , दि नं 126, नेहरु नगर , बांक्किम बर्ध देश हैं , स्कुण 40 सदिनिया , बांधकाम क्षेत्र 900 जै कि कारवेट --- सदरदू विकर्णनिवास्ट विकास हम्म ---- एडीजे ने 3705/10/क/3:83/10/क दिनाक 1/12/2010 के ति

(३)क्षेत्रफळ

(4) आकारणी किंदा जुडी वेण्यात असेल तेव्हा

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(5) दरतरेवज करून देण्या-या प्रकाराचे व संपूर्ण पत्ता नाव किंदा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादीचे भाव थ संपूर्ण पत्ता (३) नेहरू नगर रायगढ को ब्यों हो सो लि तर्फ घेअराम् अन्त रावणी गाँधे मेहरू नगर सायगढ़ को ओ हो सो लि छ दि १ 126, मेहरू नगर स्थान के छा महती/पस्ताः -; हमारतीये नावः -; ईमारत हो -; पेत/बमाहतः -; पॅन नग्बरः -. (३) नेहरू नगर रायगुढ पढ़े ओं हो सो लि तर्फ छोड़ेटरी/होड स्तिरीम साक

नं: वरीलाग्राणं; गल्ही/रस्थाः ; ईमारतीयं नावः -; ईमारती तालुकाः -; पिनः -; पॅम एम्बरः -/ (३) नेहरू मृतर सावपङ को जो ही सो दिः तर्फ खजीनही

मर/पूर्वेट नंं विश्वेतवभागेः यस्ति/रह्नाः -; ईगारतीचे नावः सहर/मादः -; नातुकाः -; पिनः -; पेन नम्बरः

(5) दस्तऐतज करून धेण्या-मा यक्षकासचे नाव व संपूर्ण यसा क्रिक्ष दिवाणी न्यायस्त्रयाचा हुकुमनामा क्रिका आदेश असल्यास, वादीचे नज व संपूर्ण पता

(1) भेरानी अद्भेत विरुक्त औड डेडलपर्स तके मागरिकार तुवार एके के होतिया विरुक्ति ए विंग, पांडपुरक होड. ठाने प : गलनी/रस्ताः :: ही -: पेट/वसाहतः : सहस्रागावः :: तांतुकाः -:पिनः : हे न नवः : -:

(2) मेसभं अहेरा विरूप्त श्रेंड डेव्हलपते सके गामीदार आधान साखरे - - ५२/५सँट मं: वरीलप्रामाणेह गर्स्स/४स्ता: -; ईमारकोद्रे माद: -; ईमारत मं:- , वेद/वसाहत: -; सहर/माद: -; आतुका: -;विन: -; मेंन उत्पर: -.

(7) বিনাক কন্ধন বিল্যাল্ 15/11/2010

(8) नरेंदणीना

(9) अनुक्रमांक, छंड व पृष्ट

(গ্চ) বাজাবমবোমনার্গ যুৱাক স্থাকে ।

(11) बाजारभावाद्याणे नौदर्धी

02/12/2010 10150 /2010

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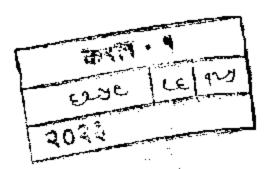


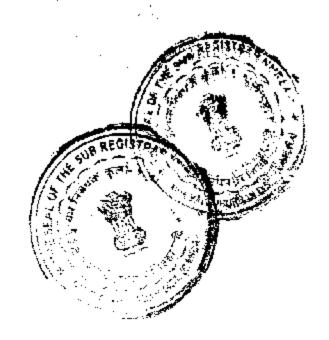
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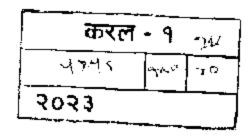
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म्बर्ग क्ष्या**क्क्ट्रल - १** ২০২३

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े प्रतिकार क्षेत्र औरमाहास १ का त्या । उत्तर सम्बद्ध । <del>एका उन्हें सी</del> र अस्पतालन अपने पुरार तथा के प्रस्तात है उस बाउँ वे 👢 अस्त असे, सोमान्त्रान 🧸 🛲 ्रदेश १५ वर भाग महार कालावार । १९ १५ वर संस्था प्राप्तान क्ष का हुन भारता क<del>रियान रहे प्रशिक्ष के हैं और भारता और उन्हें के अने का पह स्वाप्त के स</del>्वाप्त के करा शक्त के किया करता हो। 🕠 🙃 हा है है है कि है है **से समा**क्र के के के किस कर के स्ट्रांस के स्ट्रांस के स्ट्रा (では、) かがためではないのは、「は、「は、」という。 まつは、いろく はでは、大きを持てます。 は、「は、」という。 は、「は、「は、「は、「ない」という。 は、「は、「は、「ない」という。 は、「は、「ない」という。 ないは、「ない」という。 ないは、「ない」という。 「ない」という。 「ない」という。」 「ない」という、「ない」という。」 「ない」という、「ない」という。」 「ない」という。」 「ない」という、「ない」という。」 「ない」という、「ない」という、「ない」という。」 「ない」という、「ない」という、「ない」」 「ない」」 「ない」、「ない」、「ないい」という、「ないい」という、「ないい」という、「ないい」という、「ないいっしい。」 「ないい」」 「ない、」」 「ない」、「ない、」」 「ないいっしい。」 「ないい。」 「ない、」」 「ないい。」 「ないい。」 「ないい。」 「ないい。」 「ないい。」 「ないい。」 「ないい。」 「ないい。」 「ないいっしい。」 「ないいっしい。」 「ないいっしい。」 「ないい」」 「ないいっしい。」 「ないい」、「ないい。」 「ないいっしい。」」 「ない」、「ないいっしい。」 「ないいっしい。」」 「ない」」 「ない」」 「ないい」」 「ない」」 「ない」」 「ない」」 「ない」」 「ない」」 「ないい」、「ない、」」 「

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. १९५ मार १<del>१ वर्षक १,</del> १, १, १००० वर्षक छ। क मार्ग्याक विकास है। एक स्टब्स्ट en a sección de la se<del>ria de</del>s d<del>el</del> cuer

प्रता कार प्रवासकात है। जा राज्य (१८०० राज्य १८०० राज्य का से अधिक राज्य प्रतासकात्र आस्त है। यह जिल्हा राज्य (१९७६ राज्य १९६६ राज्य १९६६ राज्य का से अधिक राज्य प्रतासकात्र आस्त हैं। यह ने अपने अस्ति हैं। यह से अस्ति १९६४ राज्य राज्य के सम्मी सर्वे, अस्ति । १९५४

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্ৰাপ্ত কৰা ও প্ৰথম কৰিবলৈ প্ৰথম আৰু স্থান কৰা কৰা কৰিবলৈ কৰিবলৈ কৰিবলৈ কৰিবলৈ কৰিবলৈ কৰিবলৈ কৰিবলৈ কৰিবলৈ কৰিবল প্ৰথম কৰিবলৈ ক

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मा विवास अन्य प्राप्त कर अ<del>व्यक्ति के</del> अन्यास्त्र अन्य स्थापना महत्त्वमा की बार अस्य भी स्थापना अस्य अस्य पर्दे ाका तका न प्रथम (च.४) है। एका न (एका के (ए) हमाना का र रामण र नामें की कार का नाम तक्ष ে প্ৰায়েশ্ব কাল্যালের জিলা ব্যাহিত্যিক স্থান ক্ষেত্ৰ ক্ষেত্ৰ স্থানিক ক্ষেত্ৰ ক্ষেত্ৰ ক্ষেত্ৰ ক্ষেত্ৰ ক্ষেত্ৰ কিন্তু কাল্যালের স্থানিক ক্ষেত্ৰ ক্ষেত্ৰ

য় । ক্ষেত্ৰ (B)M(A) fra et al Mine le o QAC(CVII) e া বা সংগ্ৰেম কৰা বিভাগ বিভাগ কা জ্বাসিক নিজ

असर है। जाता विकर्णना के असर अने का कार्य एक क्यान अकता कर T MEDIAN FOR HE BY THE MEDIAN PARK

्र प्रकार करिया । प्रकार के प्रकार करिया के प्रकार कर के उन्हें के प्रकार के किया है । इस उन्हें के उन्हें के अपने मान्यास के किया के प्रकार के प्रकार कर स्थापित के प्रकार के किया किया किया किया के प्रकार के प्रकार के प्र के प्रकार के देखें के अपने के प्रकार के प्रकार के प्रकार के किया के प्रकार के प्रकार के प्रकार के प्रकार के प्र TELL SERVICE FOR IT AFFOLISH BASESSEEN

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तिकारी काशास्त्र अन्य स्वास्त्रकारी विकास हर । राकान अभिनादिने भागार राज्ञ

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BALL MONTH JAN-19



DUE DATE. 07-03-20191

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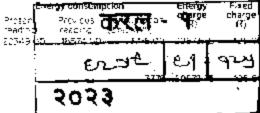
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TRACK YOUR CONSUMPTION (UNITS)

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DUE AMOUNT



DISCOUNTED BILL AMOUNT

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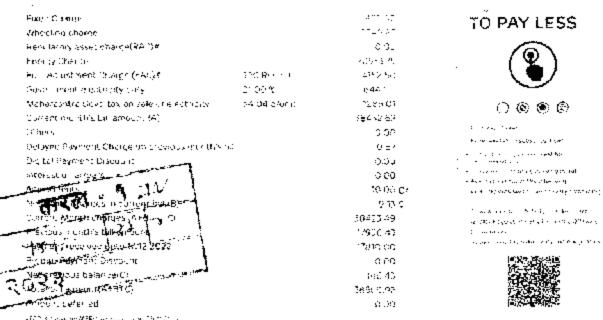
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**VSC8** 





ROUND SUM PAYABLE WITH THIS BY 38550.00 -14 J ₹0₹₹

KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION Mour Striff Structure (Effective from 01.04.2022)

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भगर भुवावन क्रमांक	नेवर जंबर सेज की मी	धार <b>णा</b> शिकार	तगरिन आणि त्याच्या क्रेर	गाउँचा व्यक्त साह्या था तमाराणीकी नियत वेळ
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। विदेशकार पर पर कालेक्ट्रा १५ वर्ग महत्त्वाच्य गु.सि. स. श्रेस्टाङ्	uc sud et		1//3/2	्रातही- 'विक्रो क्षितीप/५७/१९७५
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र प्राप्त करणाः कालातस्योत्काओ सहेराव प्रधाने विस्थान वर्षे	हार संदर्भ न वाची नोच केली,		२५०३/१९५६ <b>में असिटी से</b> म्साट है है २५/१५%/१९५६ <b>३५० के बार्स</b>	(4W 5046
भागे सामग्रहने सत् युट्यार नेकाल कुलां -	्रातिकोत्र प्रातामा करना । ८८ <del>५०</del> -			(EARTHA
्रिकेट के प्राप्त कर है। कि कि स्वरंग के प्राप्त के प्राप्त के प्राप्त के प्राप्त के प्राप्त के प्राप्त के प्र	ी में हर २ है। रहन राज्ये ही, संक्रया	ेनेहरू रायर जनसम्बद्धमानो श्रीप्रा	de la vice ministra	NAME OF THE PARTY
हाँ उसे कि. <b>मार्ची</b> १० वर्षे मृद्यीची देशोंचे <del>ही</del> र	ो इन दर्भागी पुनर्रिजेमील करणेचे क्षार्थी : २०	नथ लेल्डी.	वर्व आप है। स्व व्यास	
मः सहायकः अभियंता (देवालकोट प्लेन्)	एक १९५ ४५ वर्ड गाँउकडील १५ कम	र क/A01/8/ISI/ /१३०३ <b>ति</b> ५०		ंकरफ़ार <b>क्षे</b> .२९५ हमार्च
भागारा मात्रक सूत्र २०५४ व ५५०ते ल कादांलधाक ठील से वृक्षस्त्रवह सम्राप्तर वाहितक वस्त वित्त रक्ष	ीतंबी हुए कायन/स्थलन त्रस्ता केटी। ह	कियों अन्तर्ध ४०७५३ के.से. संत		. सही- , २०४० <i>६</i> ८२०५६
de des autores de casa des relativas	तः रुगः वालामा मार्थ्यः स्थाना व्यासार्थः	. <b></b> :		र.भू अ कुत्रां
भारतेपात् ५३० स्ट क्ल्यम् नितानकः दूरनी ।	• <b>साँ<u>दे</u> करील भाडेपद्वा सहर्</b> मा३५५३०	ध्र/५०७ <b>८ विमाक ११/५३/</b> ५००८ व	or the part of	फ़रकार के ३०० जमा <sup>छ</sup>
१९८७५८ भागको अभिक्ररेतका ६६ - ५ हे - यद्धर ५३४९ हुँ है हुए । अभाग भाग्नेपञ्चार वह पूर्व १६ वर्षे अभीता ने	ा वि १९/५५/२००६ संशुक्त हा,२ ५५ इंद्र में १९ निमाने १४.४ (डी.स्) लि. धेर	विसम्बद्धाः स्थैकी छर्द्यः चौत्रीः संदर्भा नीट स्त्री	(फि.ने⊭रानगर किन्ती को.ऑफ.डी कोस्पक्ति।	ेस्सरी- ेक्श/०४/२०४५
न जगवंदी असुन्त आणि संबादक मूर्व		:	.સરદાવે.મીડા	ा भूक कुल
<sub>राजराज्य स्टब्स</sub> ्याद्धिरुक्षेत्र ५७ (३.७५/५/६/५) मा 🕏 ४	াজিল সাম্মা কাল্যান্ত ভাল ক	usin lating salabasi - <del>Dari</del> as	:	क्षेत्रफार क्री.३३० धना से सम्भा
क्षा पर रहा प्रमाण । वर्ष मान्य २०१५ अन्य विकास । प्रतिकास । वर्ष मान्य काला केली	मूद क्षेकी क्षेत्र अ≝री अंडिनीए हजार गः	रशे सहस्रक पुर्णाक शीन दलांदा		4 <b>X</b> /43/5540
र अध्यक्ष <del>। महाकाश्च कृतिकाम स्टब्</del>	य नी ल्यांचे महत्राधिचे च भ छ ३ १७। व	ं केलकर्तमान्य १९५० के के		ं १ ६७ हरता
(१५) का कहा दृष्यम् निव्धक दृष्टां मान् ३	। •• ਤੇ ਤੇ ਤੇ ਜਨ੍ਹਾਂ ਕਿਹੜੀ ਗੀ ਹੋ ਲਈ ਜੀ	്ത്രിലെ ജ്യൂത്തെ ക്കെ കാര്	्धः ्नेऽकलगर गर्गाकाई वर्ग ≤	्के <b>रप्रगर</b> के ३५९ वस्तुओं हार्यास
क्किक्स मार्थि प्रिश्चिम स्टारिंग में प्रति मिनाया अपूर्व है। इस्सील अभाग भी है, के बाद दा चार्चक	अन्द क्लाय एक्ष्म १५ द्रव्य कालावशिकरी • सम्बद्धे पार्डवद्वेतार कृष्णम सहस्र नगर	ित्य यादे कुणाने विख्यान संभूद्धाः पर्यात डे का, क्षेत्र को की कि जाते।	् = इक्स्पियर गाँउसङ्ग्रह वर्ग ड हो स्रोतन्ति, १७१४ हरू वर्ग से	्राष्ट्र- १ ०३/०३/३०५०
भारतक राज्य दाख्य वन्तर		i	्थेवर;	च.भू आ.कुल'
भारपहान गयागळ् गृहािर्कशं महत्त्वः टिट कोट क्षेत्र सः, सहं दुख्यम मिक्किय पुत्रक	। ਆਪ–ਲੂ ਸੂਬੰਡੇ ਲਾਵਤਾਨ ਜ਼ਿਲਮਾ ਹਾਣਿ ਹਨ	ੀਲ ਦੀਰਈਆਮ ਲੜਕੀ ਆਪ੍ਰੇਸ਼ਕ		क्रासक है की अन्त्र प्रान्ताम
(१८) अर्थर १९५६ विक्षि हर्षः यक्षिति । ५८% इत्युर्दर ३ .२५६ स्रोत्या (१५	ীৰ্ণ ক এক/ওছ/জি ৭৪ জা <del>নৱৰ্ত্তী</del> চলচ্চাত্তৰ ল	ये कालावरी करीता क्रकेटका है।	रोहारक समार दर्भा (१)ई की. ऑफ ही उसे, दिंद	शहरी-
िल्याने न (गृ.स. १ मधील २२८.५४ औ.) एम्.११६ के आं (ग्रे.स). कि सांच नवादी वे	ि किंद्र और अंकास sav siges तरहरी	भड़े।द्रेदार स्त्रपुत्र नेहरू देवर	वरहर,३५ चौ.मी. तीर बीज	०५/०३/२० <b>१७</b> राज्ञुःस कुल्ली
	•••	<u>-</u>	(क्षेत्र) 	

Mr.



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<b>48</b> è	है (हुइने नहरदाष्ट्र मुहानिर्माण महला बानी त्यांसे मालको में लाभुक्र २ या मिळ करीमधील संस्थापक जोती। जिल्ल			करकार क्रेड्स प्रताय
শীব	र देखरा गा. सह दू.सि. कुली -४ मुनंदे समुक्तप जिल्हा सन्तिकद्वेल नोदर्गामुख दर-भी भू केन्द्र चरत् करत	-	-०४ अध्यक्षादलकृषा	राष्ट्री
178/5/1948/5	प्रदर्भ राज्य का एक पुरस्ता पुरस्त के पुरस्त के प्रदर्भ के प्रस्ता के प्रदर्भ के प्रस्ता के प्रदर्भ के प्रदर्भ प्रदर्भ राज्य के किसीके अब्धानमंत्रक के स्वतंत्रकी विश्वांक प्रदर्भ राज्य के प्रस्ता के प्रदर्भ के प्रदर्भ के		पुर का है। जुड़ निमाण संस्था ्	967,1879093
मा 🤆	ध्यत्रकाने जिल्लामी व्हेल्पर राज्यों नेवृक्त निगर का बनाइका संवद्धार व्यवस्थान (१८०८-१५ व व ) स्थान (१९५)		#500000 <b>61 전 전</b>	নগ্ৰেক্ত কলাও নগ্ৰেক্ত কুলো
417	बल केकी हाहेब राहातु नि.कुली-४ <sub>पु.</sub> ं. कि.योचे कहील गल के अंक्रिकीन्ट १३२ ४ में 198, वि.संक्र प्रभाव संस्थे	3	ीत के <del>भ</del>	andra Ama
- राह	दमी बेद ्राख्य केर्सी.			
: 173	हमदृद्ध्यान महाराष्ट्र <u>भिक्षेण <del>क्षेट्र- राजनी</del> इय</u> हि गालकार्य न धुकार पत्नी या सिकासी स्थात अन्य क्ष			
: <del>-1</del>	ਕੇ ਕਰਨ ਕਰਵਾਨਾਵੇਂ ਵਿੱਚਕ ਨਲੰਗਾਨਿਊਸਰਾਲ ਜ਼ਿਲਾ ਬਾਬਦ ਹੈ। ਜੋਹਾਉਹਦ ਜਲੇਪੂਨਾ ਵਲੋਂ ਲਾਹਰਾ	:.		किस्तान के ३६. प्रमाण
	最近なから 一直 最高な行動性 日本 新い Line とうとらいからない はったか Vande 宇宙-東川 長年 は	:		
100/A 1/2 1/2	न्तरस्य क्षेत्रका विभारताकाह सन्ते बीट -क्षेत्रस्य क्षेत्रकार्वश्चित्रका विभारता प्रकारसम्बन्हा स्वयः । १९८८-१९६ क्षित्रसाहुसम्भ पन् <del>तरमूर्</del> ति कर् हिसीचे १८/११/२३४६ तसेच व्यक्तिसम्बन्धिः व १८८८-१९५३ १८८४-१९ क्षेत्रसम्बन्धिः स्वर्ति केष्ट्रसम्बन्धिः तोच्यत्रम् १९४४-१२०१६ विनोधः १४/२१२०४८ सम्बन्धः एकुणः ३० वर्ष			·(南
A 1500 MA 100 100	The contract of the contract o	:	्रज़ंभ्यारी को कि ८०९७३	
منتب	A STATE OF THE PROPERTY OF THE		ंनेशेक्राण -	મામુક્ક તુનકો
1 71	का प्रिक् <b>रिती मेरे</b> घट्टा हो हतेर हा <b>क्स</b> सुद्रके मार्केस कर स्वयूत केरण ज्यार भार १ वर १ का औप ही सी कि. पेरी			
	માર્ગ નોંદ્ર વારક્ષ્ણ્યું કે કેર્મન ના માન			
<del></del>	प्रिकृतक् <mark>य - स्व महाराष्ट्र निर्माण संश्चक कार्य न्यानं गात</mark> कीय असलल कुरशण उनकील अञ्चल ने बारलण			
िश्चर्य	🚂 👰 🐧 💏 की में की, 2008 में कि इसकी की कार में हैं है की की में कि की अधिकेय है है है है है			
	<del>ਰਕਾਰ ਵਿਕਾਰ ਸਿੰਦਿਆ ਸਾਹਿਤ</del> ਦੇਸ਼ਤ ਮੈਂਸਟ ਦੇ ਭਾਰਤ ਸ਼ਹੂਤ ਸ਼ਹੂਤ ਸੰਸਾਨ ਸੀ। ਸਾਹਿਤ ਦਾ ਸਾਫ਼ ਦੇ <b>ਸਫ਼ ਵਿਕਾਰ ਮਿਲਮ</b> ਰਹੀ ਸੰ		:	(५)५% च वर्षः ३८५ <b>ए</b> च्या
	पुराक्षा करा स्थाप / वेषवण्या करण		अलगपूर्वा	₹ <u>७</u> -
/es/2047 (17)	ह दुर्घात निवंधक कुली शुमुद्दं, ३५नगर विरुद्धा वर्षिकारीक रहेवीस्या सूत्री लगा		એક્સમાં કો એ છે.	\$t/91/9hts
ر ش	हाक्री कराइन्बर एम्.डि. २२८ च २०४८ हैं। सह मुख्यन विवेधक कुरते नामुंबई, जनगर विसंदा मुख्येकडील अञ्चलकी		८८५१ चा माँ अंकर	चानुबन्धको ।
-	में अन्य दक्षा के प्रश्निक स्थाप है। उत्पादन स्थाप अन्यनी कि एड्राइस स्थाप नासून १६०० काल वर्षी असीता			
:51	भागक <b>व.</b> प्रस्तातक करते हैं। प्रस्तातक करण के काल में करते हैं। प्रस्तात करते हैं। इन्हें देल नेहाकून अज्ञानुर्ती रहे, ऑप.सी. सा.सि.सा.चे लागाबी नोंब आयर के लेवी			
				• • • • • • • • • • • • • • • • • • •
भः	डेबइट <u>कने सहस्<mark>यास अस्तिस्थ के नेकर भा</mark>नी, रहीचे मालकीचे अललेला चुरुष ५३ मधील गामुकारन स्कूरा केल्र</u>			;
·		:		
34	स्तार्थ के हैं है जिसे के किरोकर १९६९ के इस है के कुछ ने दुः उस एक के विकास के किरोकर की जोर है है कि किरोकर १९६९ के इस है कि कुटी-1 है कि बाद विकेश के किरोकर १९६९ के इस है कि कुटी-1 है कि किरोकर के किरोकर है के अपने कि किरोकर के कि अपने कि किरोकर के कि अपने कि किरोकर के कि अपने कि अपने कि किरोकर के कि अपने कि कि अपने कि कि अपने कि	:		कर्णारको ३५४ छनः
	र्वश्रिक <mark>्षेत्रे हैं है ह<del>ुन कि हैं व हराका रहा न</del>हा है है जिल्हान में नुमानि को वेकडील सरेदीकर सुपी अवस्थान</mark>	:	पुरिवार विधानहरू की और	जन्दी: -
rangraja ya	अक्षेत्र १५५५ क्षेत्र २०४० -४४ <b>- १</b> ८ <b>- १८ - १८ - १</b> ८ - इस्कार निकार मा गाउँ के विदेश करना राज्यका समी समाधार स		20,02	14 Y 24/20 \$.
- NO	अन्य रिका के प्रेराविकाय के पा रहे। हि.क.सी. है है व वाचकड़ी के जा के /पार्ट के अवस्था/रहन है		ংকল কোনোনিকৈৰিক	শন্ম কুল
- UŞ	्रि <i>ार १</i> ००६ <b>- केन्द्र रोहर (रोहरू) पाहर</b> २७ वर्ष कल्लवर्थ करिया भागेरहेद र न्त्रणुन सरिया दिशा गडळ			
	ब्राप हो.सो, के अध्यक्तकार्य के ने द दास्तक के ही.	:		
				;
५७५	रेबेट त्यान <u>नहां पर प्रतिकार के अ</u> थानी तहींने महत्त्वचेच असकेला ए की गाव३ गरीन नहीं क्रार वे			:
<u></u>	हुन है । इंदिइंड है भी.मी वैकी १,७५३३ मी.मी. इसल्या रोजार १६ वर पुरिन्तुओं न्यानुबई ५.५ वि सेंड			
 ਬ	बेकडोस भा <b>डे</b> महा अस्त दिख प्रमूल संस्थरहा हु सर कुलि हुन्ही प्रथमवर्ष साम दिस्सीत वालेककाल सारपदा सूनी			भीतरात सक्ते अर्थ असा
	॥ ,यस्त कर्मी ब्युरुद्धरभष्टप्रसे वह धेरांचे भरतेप्रभएंग, अ सन बुध्धेत्नर्जा न्यकुंई दाविनस्ता चेहे		ः ध्युनीर्थ को जोप को लि	Sinke
ta et eft efte det i	<del>रीकार्यक्र केल <b>अने उपन्य करियो</b>क्ष</del> र प्रेन्स्ट के अध्यक्ष का <b>राज्य स</b> कि कार्य प्राप्तिक समित कार्य अधिक सिल		ं१ मी श्रीतरः	4:V09/3/3/30
ফ	र <b>दोरहत प्रार्थ रहे करोहर को भी अपने अ</b> ध्यक्ष कर कि <i>श्रमान</i> परिश्त कर के बहुने में का बारि और सारा से बंद		ाक्ष <b>ः योग्धः।</b>	न.म.स. कृत्यं
78	रदीखर <b>मुख्ये के किन्दिर अ</b> तिहासके के प्रदेश रहा के दूर कि एक प्रश्नित के एक के मूं की मीता वा है और कारता सेक्ष्य मारक <b>होर्यकृति के कि को को</b> की प्रदेश की कि दूर मारक एक राजनार हिंद कर के कार का कि की कार्यकर मारक का सुनि क <b>े के के की कुर्तकों भी देश होने कर के प्रदेश की की और को कि मीता मीता की के कालक करता.</b>			
	ा <b>र्थ के केर</b> के किया है कि है है जिसके के अपने के किया है है जो है है जो है है जो है है जो है है जा है है जा है है	:		
: 7	व विभिन्न के जिल्ला के अपने के दिन्न मार विकेश या चेक होता आवेश के अमेर के बे-अमेरी अवेश अरहा प्राप्त		I	Beller & Johnson
ļļ á	क्रिक्वर्य स्वीपम के क्षेत्रिक्व कि रेप क्रिकेश्वर है। विकार हायती अन्तर्य तमह मुनार । कुली पर्यात समूक्तर पर्य		मुख्हें अभू राज्यान प्रतेषा	ंक्की-
// <b>02/3</b> 65 <b>9</b> 00	क्रीदेशी <mark>हो</mark> ती ज <u>िल्ली केर</u> हो या रह यानरभागे होगायहाययाचा कुछा पार्यन्त्र केर्यम भूपई कालिएर १६५०		जे <del>स्</del> कार अधिकारण	ligarin gygdde
ি	<mark>कीस प्राप्तिक कर्म के किला सम्मात करके</mark> और शक्त शर्षिक भूतभाते अवगरता प्रकेश त्याने दिन्याची			ते भू अं कुला
ं नं	deg Sufcista		.444.144 -11.11111	****
	है। क्रिकेट <mark>के के जिल्ला मुक्तानिक में बळ है। कि</mark> हो के भारत के सा अपकोला कुछो गए। - इसमील नामुक्तार वे एकुन	* • - • • • • •	• • • • • • • • • • • • • • • • • • • •	!
i dire	्रेट्रिकेट में पिति राज्येक्ट हो, मिक्रावा पा सह पुष्पण विकाल कुलाना, एवंड उपनाम जिल्हा अहे	: :		i.
1	प्रदेशक है के हिस्कट्टर अंतरहर है अशेट के तर तर ते हैं कर विकास के ते प्रदेश कर है के उपने के किए हैं के किए क कि कि कि हिस्कट्टर अंतरहर है अशेट के तर ते हैं कि किए कि कि किए कि किए किए किए किए किए	:	••	प्रवेद १६६ क्यारक प्रमा
1	HENDER AND STREET, BUTTONES WAS CHARGEST AS GROUP OUR TOTAL BOTT IN GREAT A WINDOW		नेशक नगर जीवन का कन्य	
A osta statistical	निकेद के भारतमा के कि बेदर-३/४% कि कि प्रश्निक के विश्वतिकत पूर्ण के 1531 गाउँपहा तुर्ण का 150		को ऑन हरिसेन सोसायटी	rg/h5/9696
17	र <b>वेर्त्यपुर्व संस्थानिक विदेश</b> है (बहारा) पित्रकारित का का आउन्ह थिए रूप कर रूप रूप के रूप के रूप के रूप के प्र को विदेश राज्य महिन्द के कि कि कि विदेश कि रहिण के प्रकार के पूर्व के स्वाप के प्रकार के प्		tin.	न,पुण,कर्ला
17	· 📆 🗸 📆 प्रतास स्टब्स्य 📉 🦎 🎢 🎢 🎆 विश्वास १ अस्य विश्वास स्टब्स्य	: ;		: "
164				
·····	<b>ुपट्टि</b> यार्ट के बृहार पट्ट एटरिनर्र <b>, न्डिय हो <del>क</del>ि</b> यों ने गासको ये असलेला फुला अस - ३ कॉ ल र गुलान थे रह्म प			!
2	A transfer of the Company of the Application of the Company of the	: :		
71	नेकडीर माडपूडा वस्ता के बहुत की अर्थ के राज्य होंगी कि उपराय के स्वाप करते. से ता दूरका विसे के लेखना सुंदर्श पनापर विकास <mark>सिंह मार्थिक के ले</mark> क करते करते के साथ के साथ के साथ की कि साथ की कि साथ की की साथ की साथ की साथ की स	:		ः १५.५५,५ कः, ३०७ सन्
	त्र कराव के प्रमुख्य कराव का मान्य कराव कराव कराव कराव कराव कराव कराव है। यह उस विकास कराव कराव कराव कराव कराव प्रमाण किस्ति भागि क्रिकेट किस्ति के सम्बद्ध के सामन कराव कराव कराव की कि का के स्थान कराव कराव कराव कराव कराव	. :		ਜ਼ <b>ਦੀ</b> -
713746AC	anning managarang marampangga kanggarangga kanggarangga kanggaran da dilak ini saji anggarangga dipingga dipin Bangga kanggarang marampangga kanggarangga kanggarangga kanggaran da dipinangga kanggarangga kangga dipinangga		वह हर वयर श्रीमण्य को	י איניין פאפר (אַר אַר אַרייין אַר אָרייין
	<b>बब्धक पुरावः च, तुब्धक वाण<del>्यनव</del> । भारतः ,य च च</b> च चमारकात्र म ७०६ । जूनक क्रमा , ५०का का १४४,८४४ । अध्यक्षक का उद्याजन	'. :	अंख्र हॉस्टिम योगायदी लि	
:17	प्रथमप्रकार राष्ट्र शहर बुरुवम जिन्नेशक कुरतो-५. मुन्दे उपनार र जिल्ला और धारी पर्वीक जनिहरूको उसर एक सूची			-मुलसुली
3/		:		
?/ я	ग्रादरत क.६०६५/२०% नेदमी देखेक् २८८०५/२०% अन्यये दि <sub>र</sub> ाराकार स्टब्स पासून ४९ वर्ष <del>क्षाकारी काँदेस</del>			
?/ 死	॥.वरत कार्याक्षिरेस्टर नेवर्गा विमान २८८०५/१०५ अन्य वि.स्प्रेटर ४८८ पासून ५५ गर्म क्यापार्याकारीकारीत. देयहेन्यर म्हणून नेतक नरण साम न्याको और हास्तिन सोसायहाँ है। योचे नगर वा नीय दाखल केली.			
२/ इन १४:	દેવફેડાલ મરાપૂન નેટ ઋ નવર રાખ ત્યું હતે औર દાખિયા શોસામકો કિંદ મોને નવા વો નોર્વ વાઇક્ટ જેવી.			
२/ इस १९१ स्था	દેપદ્રેલ્પર મર મુનાનેલ અનંદર સામ વધારને સ્ક્ષેપ હાર્યસ્થ સોસાયકો કિંદામાંથે નવા માનવે વાજી કાંગ્લી. 'હેપદ્રાન્કમાં આ મદાસાચ્યુ ગુણિનો'લ નેસ્કા વાર્યો અને સેમાણે કોંગ્લે અહિંકા હુકનો આયાન સ્થી આવ્યો, કોંગ્લે બે પુરૂષ			
२/ इ भा भा हो	देपहें अर म्यापून नेत के नरण राज वस को अहेप हार्गिक सोसायहर्ग हैंसे सोने नवत वा नोर्च प्राध्यक्ष केली. केपहरनक्षक स्माराज्य पुरुष्तिनीय नेकार वार्गी व्यक्ति महिल्लीचे व सेलेका कुली मारा सम्बद्धि वर्गी, केपियो प्रप व इस्प्रदेश, वर्गी, यो बेकी १४६, ए को मेरे इसक्या क्षेत्रस्य सु सह दुस्टम विश्वक वर्गी पर अभियोग्या, चुंबह एक सब			वे सहार बर्ड ५३ प्रमा
२/ इ. १५: भा धा	देपहें अर म्ह पून नेत के नरण राज न्याको और हार्पिक सीसायहों कि ग्रीने नका वा नोर्च कार्यक केली. केपहरन्त्रकों स्न महाराष्ट्र पूरु निर्माण नेकार वार्ण कोचे माले कीचे व सेलेका कुको कार नद मधीक कोचू केपियों पूक व इरपहर, इन्हें, सी बेसी १८६ कार्य में इसकता केलास सु सह दुस्त्रम विशेषक वर्ग पर अभिनेत्र्य, पूनेह कर पर इन्हा बादे आधारक्षील किया खोड़, बदार 72क्का १९८५ किया, कोचेंगर १९८५ से इस दुस्ता नेर्पिक क्राक्त	:	 	वे स्टब्स् बर्ध्यक्ष प्रमा जाती
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भारत सरकार २०२३ 

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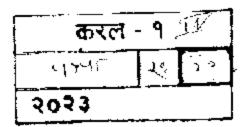
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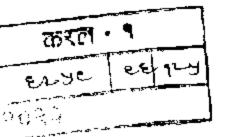
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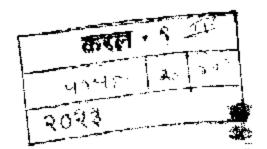




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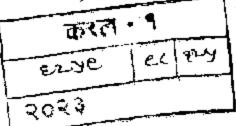
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## भारत सरकार

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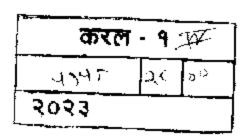
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आयकर विमाम INCOMETAL DEPARTMENT



मारत स्टब्स् चारत सरमार GOVT.OF INDIA

करल - १ Erze 2023

TUSHAR KHATU

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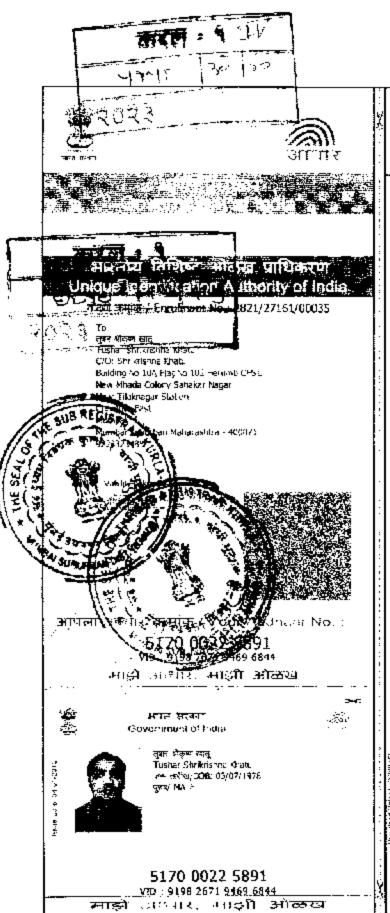
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#### मार्कती

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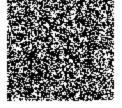


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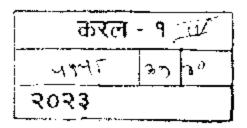
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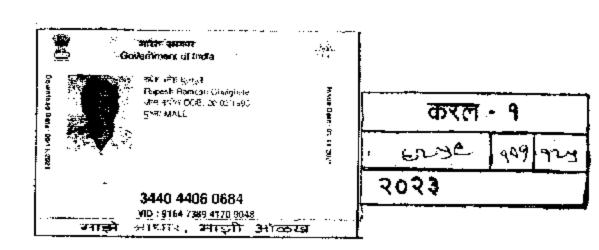


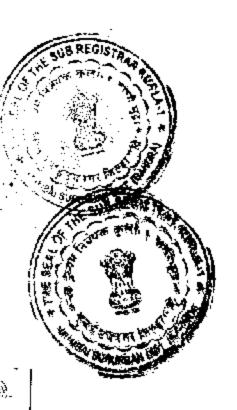
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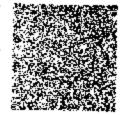




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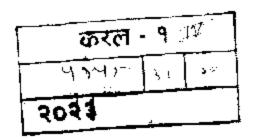
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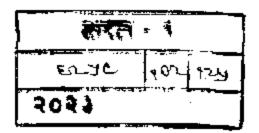


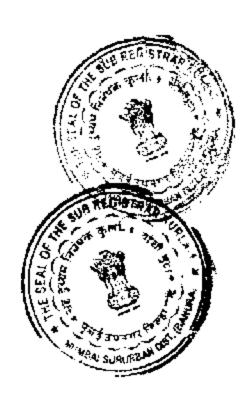
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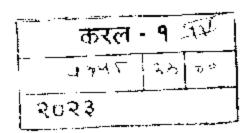


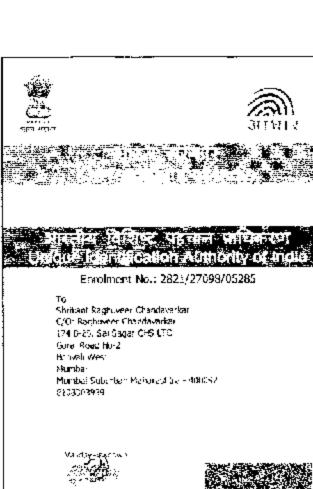














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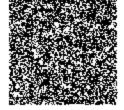
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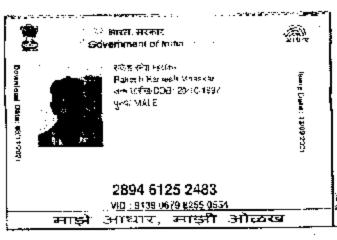


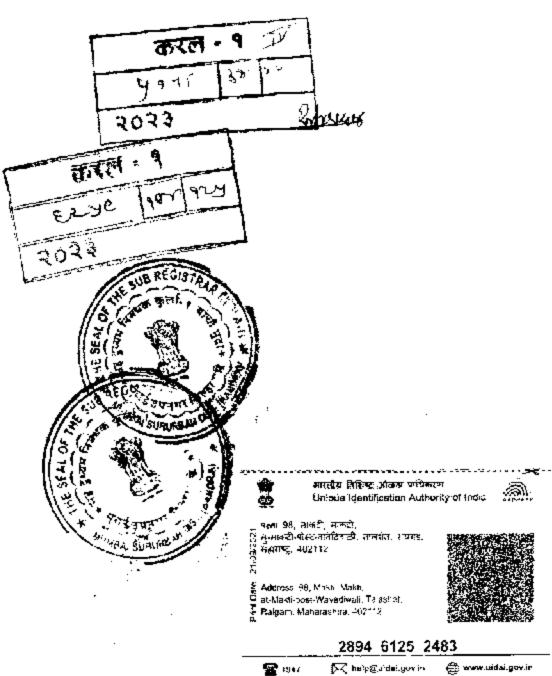
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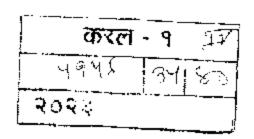


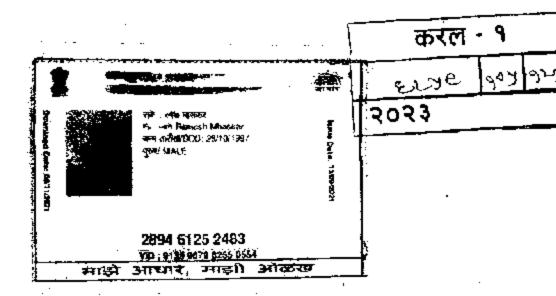


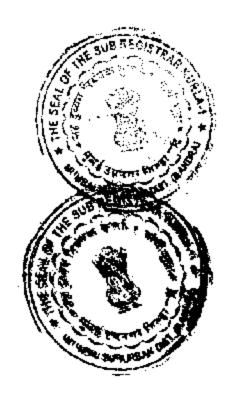


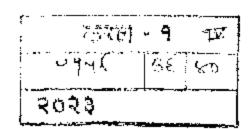


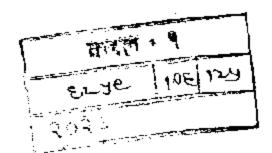


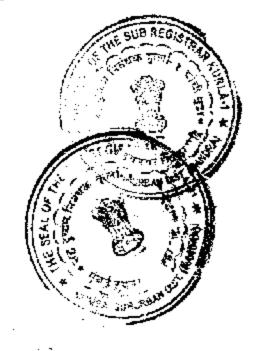


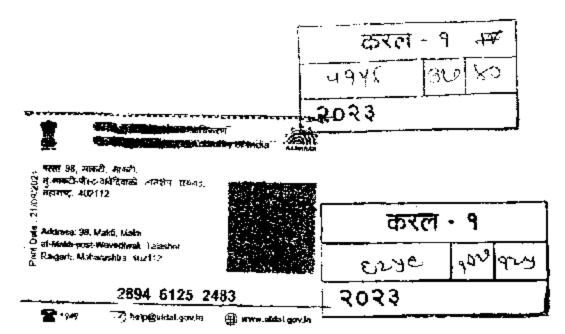


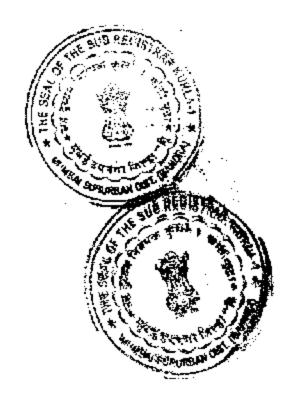












दन्त्र रोष्ट्रास्य अधिक

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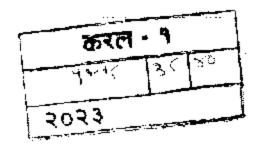
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(48-क) জীকা কান্তুঠ ভাল (৪) নিন্দি কেই কিছিল আইট্ৰেক পাৰ কৰা কৰি কৰিছে। দান চকাৰ ইছৰ কৰিছে আইট্ৰ কৰিছে আইট্ৰেক কৰিছে। সংগ্ৰিক কৰিছে

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इस्त नीयवारा भाग-2

दस्त शर्माक.5158/2023

ব্যব্য রাম্যাক (মান্য্র1/5158/2023) दरना**ना प्रकार** :-सूलपुक्ष-धाराज

शनु ह पश्चन गान व पन्ना

> ताब अहेत विरुद्धने क्षेत्र देव्हरूपार्स के कार्नाचार नृधार थी कृष्ण धान् पना प्राप्टि में ऑफिन माला मा यु द्रमारतीये २.३; दिव्योग में 126,हेडस कार स्वयंत्र सी मृत्य एस लिमिटेश इ.सिन्डीर नं, **13**5 विशाल को एस एक लिमिटेड, काबि क कुनो ५४ मूं ५६ , संट नं: रेडन स्पर , पद्धराष्ट्र MUMBAL 16 (97:AAOFA1009B

ताब:अदैन विष्टने सेंद्र देखलाम्ने ने भागोतार आशीद यु माध्ये धच्या: व्यक्तिम्, अधिकाः भाष्या स. च, इमारतीचे लाव: बिक्डींब में 126,नेहरू नाम - अरुड है। एक एस लिमिटेड व बिल्डींग स. 136 विशास सी एस एस सिमिटेंड, क्वॉक ता हुसी पूर्व मुंबई, रीड से: तर् नगर , ५५ र ३, भ्यार्ट,

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ਬਰ ਰੱਕਰ:AAQFA:009B

ष्ट्राकल्याचर प्रकार <del>पुरसम्बद्धार देशास</del> ēτ :-44 स्वाध<del>री</del> .

शलम्बन्दार देणार ∍# :-48 મ્યાલ<sup>ુક</sup>્

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ेरा अन्तर्राहार करन देशार तथाकशील । गुण-पुरान्धारभागः । चा अस्त ऐ<mark>स्त्रा करन दिल्याचे सबुल करनातः</mark> िंद्र। क्र.3 की बेटा:16 / 33 / 2043 04 / 05 / 14 PM

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#### पर के, पक्षकाराचे नाद व पना

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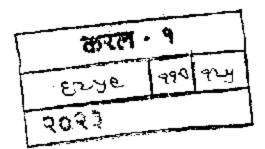
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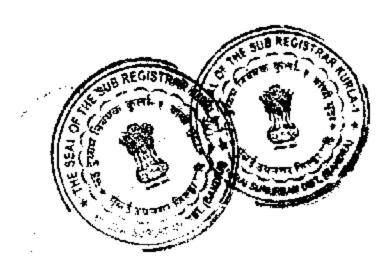
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> मु.भा महसने सह. दृष्यम निबंधक, कुर्ला-१ मुंबई उपनगर जिल्हा

# <u>घोषणापत्र</u>

करल - १ ६२-५९ | ११३ | १२५ २०२३

मी रूपेश रमेश घुलघुले यादवारे घोषित करतो की, दुय्यम निर्वधक कुर्ला 1 यांभे कार्यालयात करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अद्वैत बिल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खात् व इतर दिनांक 16/03/2023 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणिस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किया कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किया अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र विद्रू देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किया अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखन्य पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. स्वरू केल्युखन्य पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. स्वरू केल्युखन्य पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. स्वरू केल्युबल्यारपत्र क्षा क्षा करण्यास मी पूर्णतः सक्षम आहे.

चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ औ

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कुलमुखत्यारपत्र धारकाचे

नाव व सही

दिनांक:- 28/03/2023

मी पात्र राहीन याची मला जाणीव आहे.



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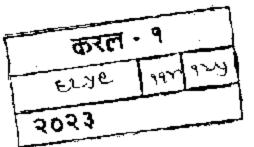
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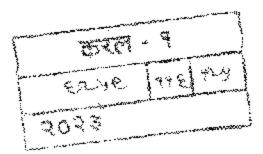
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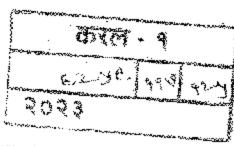
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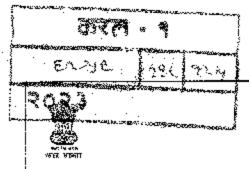




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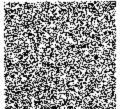






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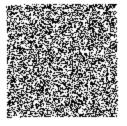


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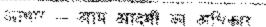
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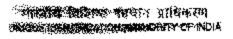
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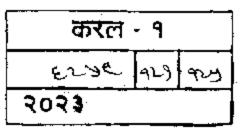
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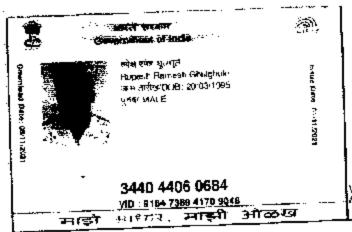


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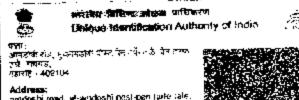










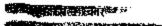


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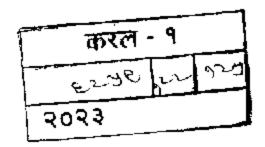
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आधार - सामान्य माणसाचा अधिकार







### **ब्रिक्ट के जिल्हा अधिक रण** THE THE PARTY OF India

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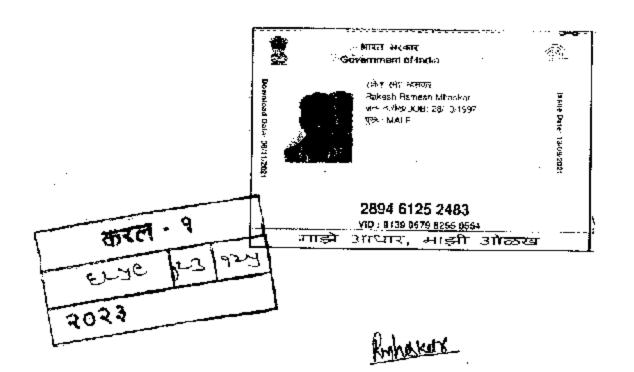


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्रम्बर्धः परि ...म्याप्तः विकाशित्रकाता Aut पत्तः २८. सामदी मानदी १९ तु-भक्ष-दे-प्रेस्ट्रमानेदिक्द्री, तरुका स्वयाद १९ महागण्ड, 402112

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<u>संगळवार,28 मार्च 2023 3:35 म.नं.</u>

दस्त गोषवारा भाग-1

दरत क्रमांक: 6259/2023

इस्त क्रमांक: <mark>करल1 /6259/202</mark>3

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मोबदला: स. 67,51,688/-

भरलेले मुद्रांक शुल्क: रु.4,05,200/-

ु, नि, सह, दु, ति, करल**ा** यांचे कार्यालशाह

थ, फ्रे. 6259 वर दि.28-03-2023

रोजी 3:28 म.नं. वा. हजर केला.

पावती:7022

पावंती दिनांक: 28/03/2023

सादरकरणाराचे नाव: अंकित जैन

नोंदणी फी

₹. 30000.00

दस्त हाताळ**णी** फी

∗, 2500.00

पृष्टांची संख्या: 125

एकुण: 32500,00

कुर्ला-१ (वर्ग-२)

दस्त हुजर करणाऱ्याची सही:

दस्ताःचा प्रकार: करायनामः

गुड़ांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हृद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हृदीत किंवा उप-उट (रोन) मध्ये नमूद न केलेल्या कोणत्याही सागरी धेत्रात.

भिक्का के. 1 28 / 03 / 2023 03 : 28 : 50 PM ची वेळ: (सादरीकरण)

भिक्का के. 2 28 / 03 / 2023 03 : 29 : 48 PM ची वेक: (फी)

करल - 🎙 ತಿಲ್ವಾತ २०२३



दरस नीपवंदर, भाउ-2

करण1 ररत कमांक.6259/2023

दश्त कमांक :**भएम** ५/6**25**8/2023

दस्ताचा अकार :-संस्थरनस्मा

पञ्चक्षका से नाय व पत्तर असुक्.

भाषःअधेस विज्वासी अंत वेयहलपासी ये भागीचार तुषार भी, लातू वर्षे अयुनीकदश्या करिका **कु मु** महणून रुपेक्ष रमेश चुलघुते भवाधनिक ने: ऑफिस की/73, माळा ने: बळ मजला, इमारतीचे ताब: इटर्निटी ५५विंधत विधायसेभ को-आंष्ठ सोलायमी सिनियेन, ब्लॉक के अभै पश्चिम, रोड नं: तीन हार नहना, बङ्गाराष्ट्र, अभै.

र्पन शंकर:AAQFA1009B

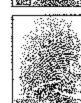
मात्र अंक्षित कैम

यत्ता(क्लॉट मं) हाएका में, ५० । माळा मं: -, इपारतीचे नात, ले ब्लॉक, बल्देंक के केमराक्कर, राजरशामा , सेंड से, ब्रियर धर्मशाब्क, कीरकला चीच, राजस्थात, भंगासगर, नेत र्गबन:AXDPJ2084P

पञ्चकाराचा प्रकटर लिङ्गा देखार **5**5 (-28)

लिहुन घेणार दर :-28 स्वाक्षरी:-





बरील इस्ट्रेबज ६०न देशार प्रधानकीतः। करारना**धर**ाचा वस्त ऐत्रज करण दिल्लाचे समुद्ध सरहादः िक्त ज.3 की दे∞:26 / 03 / 2023 00 : 38 ° 29 PM ।

#### জন্মৰ:

खालोज इसम अ**में शिकेरीस करनात की ते क**लाएंडज करन देशाम्यानां व्यक्तीधः औरटरशास, यारपारी खेळख पद्यविकत

अस्तरः । ५% को रापि राज्य व पत्ता

न(८)अधिक लामदेव विवर्क

44:27

प्रसः:80, मृत्योतर-मुध्यनी, मुख्यली सफें तके, मुख्यली **सके नाटम, रागगड, माण**गान <sub>प्रवासनी</sub> जिन कोड:402112

भाग्नभावेश रमेश म्हलकर

प**य**:25 पक्त:98, माकटी, इ. माकटी, पोस्ट वावेदिकाळी, तत्वशेद, धायगट বিৰ <u>ৰীজ,482</u>112

<u>छापःचित्र</u>











মিকার কু.4 বী ইল:28 / 03 / 2023 03 : 40 : 01 PM

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1	ADVAIT BUILDERS AND DEVELOPERS	eChaltan	69103332023032814873	MHO17478613202223Ë	405200.00	SD	0008863354202223	28/03/2023
2		DHC		2803202308998	500	RF	28039(1230)89980	28/03/2023
3		DHC		2803202337651	2000	RF	28032023078510	28/03/2023
4	ADVAII DUSLDERS AND DEVELOPERS	eChallan		MH617476615202223E	36000	RF	0008683384202223	28/03/2023

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

प्रवासित कर्ण्याह देते कि या दस्तामार्थ एक सम्बोधियों गर्भ अक्टर १०००

our Sights as Registrants 🎉天雲 🖖

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