

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		28 March 2023, 03:29:53 PM	
Application ID	202303289787	करल 1	
मूल्यांकनाचे वर्ष	2022		
जिल्हा	मुंबई (उपनगर)		
स्थळ विभाग	107-कुर्ला 3		
मूल्यांकन विभाग	भुगण - उत्तरेकडे मूल्यदर विभाग क्रमांक 107/513 मधील रेल्वे कॉलनीचा भाग, दक्षिणेकडे मूल्यदर विभाग क्रमांक 107/513 चा उत्तरेचा भाग, पूर्वेकडे चेंबूर गावची हद्द, पश्चिमेकडे गडचिरोली हद्द.		
मार्ग क्रमांक / भू. क्रमांक	सि.टी.एस. नंबर 42		
आवृत्त मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुल्या जमिनीचे	निवासी सराफिका	कार्यालय	दुकाने
82350	82350	90600	98830
औद्योगिक	मोजकामनाचे एकक		चेरस मीटर
82350			
वरील क्षेत्राची माहिती			
विकास क्षेत्र (Urban ID)	37-11चे रड मीटर	मिळकतीचे प्रकार-	बांधीव
विकास क्षेत्राचे वर्गीकरण- उदरगमन सुविधा	1 आर सी सी आहे	मिळकतीचे क्षेत्र	बांधकामाचा दर -
		11th floor / 3rd floor	Rs.30250/-
वरील संपुष्ट -	Sale Type - Final Sale		
	Plot/Kastle or built up Property constructed after circular dt 02/01/2018		
करल विहाय घटकमाद	- 110% apply to rate = Rs.90585/-		
करल व सुधार विळकतीचा प्रति शे. मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा-मानुसार टक्केवारी) * खुल्या जमिनीचा दर (((90485-27230) * (100 + 100)) + 27230) = Rs.90585/-		
सुधार मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र 90585 * 37.11 Rs.3361609.35/-		
Applicable Rates	= 10.4		
एकत्रित अंतिम मूल्य	= सुधार मिळकतीचे मूल्य + उदरगमन मूल्य - मेहताईन मरसा क्षेत्र मूल्य + शेतकाम मूल्य + वरील संपुष्ट मूल्य + वरील संपुष्ट मूल्य + खुल्या जमिनीचे मूल्य + इमारती/भवनाने खुल्या जमिनीचे मूल्य - इतर बांधकाम + एकीकृत बांधकाम = A + B + C + D + E + F + G - H + I + J = 3361609.35 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3361609.35/-		

करल - 9
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 2023

Home Print



सह. दुय्यम निबंधक
 कुर्ला-9 (वर्ग-2)



CHALLAN
MTR Form Number-6



GRN	MI1017476613202223F	BARCODE	Date		28/03/2023-16:42:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)		AAQFA1009B			
Office Name	KRI 1 SUB REGISTRAR KURLA NO 1			Full Name		ADVAIT BUILDERS AND DEVELOPERS	
Location	MUMBAI			Flat/Block No.		FLAT NO. A-1302, ETERNAL	
Year	2022-2023 One Time			Premises/Building		KURI A EAST	
Account Head Details		Amount In Rs.		Road/Street		MUMBAI	
0030045501	Stamp Duty	405200.00		Area/Locality		MUMBAI	
0030063301	Registration Fee	30000.00		Town/City/District		MUMBAI	
				PIN		4 0 0 0 2 4	

Remarks (If Any)

PAN2=AX5PJ2084P-SecondPartyName=ANKIT JAIN--



करल - १
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Four Lakh Thirty Five Thousand Two Hundred Rupees
2023

Amount in Words Only

4,35,200.00

Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103337023032814873	724694515
Cheque/DD No.		Bank Date	RBI Code	28/03/2023-15:44:00	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK	Not Verified with RBI		
Name of Branch		Scoll No. , Date	Not Verified with Serial			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.

खंडर चलन केवल दस्तावेज केवल कार्यालय में ही दर्ज करने के लिए मान्य है। नोटणी के लिए दस्तावेज दर्ज करने के लिए सही नोटणी लागू करें।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-369-6259	0008683384202223	28/03/2023-15:35:29	IGR197	30000.00
2	(S)-369-6259	0008683384202223	28/03/2023-15:35:29	IGR197	405200.00
Total Defacement Amount					4,35,200.00

A. Singh *Bhargava*



CHALLAN
MTR Form Number-6



GRN	MH017476613202223E	BARCODE	W 1 7 4 7 6 6 1 3 2 0 2 2 2 3 E	Date	28/03/2023 16:42:52	Form ID	25 2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		KRL1_JT SUB REGISTRAR KURLA NO 1		PAN No.(If Applicable)		AAQFA1009B	
Location		MUMBAI		Full Name		ADVAIT BUILDERS AND DEVELOPERS	
Year		2022-2023 One Time		Flat/Block No.		FLAT NO. A-1302. ETERNAL	
Account Head Details		Amount In Rs.		Premises/Building		KURLA EAST	
0030045501 Stamp Duty		405200.00		Road/Street			
0030083301 Registration Fee		30000.00		Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 3 0 2 4	
				Remarks (If Any)		PAN2=AXDPJ2084P-SecondPartyName=ANKIT JAIN-	

करल - १
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Total	4,35,200.00	Amount In Words	Four Lakh Thirty Five Thousand Two Hundred Rupees Only
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Payment Details		IDBI BANK		FOR USE IN RECEIVING			
Cheque/DD Details				Bank CIN	Ref. No	5910333202	
Cheque/DD No.				Bank Date	RBI Date	28/03/2023	
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified With Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चालन केवल मुख्यतः जिल्ला कार्यालयत मोदणी करावयाच्या दस्तावेजांसाठी लागू आहे. मोदणी न करावयाच्या दस्तावेजांसाठी लागू नाही.

(Signature)

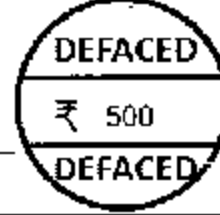


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2803202308998	Receipt Date	28/03/2023
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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.



Payment Details

Bank Name	PUNB	Payment Date	28/03/2023
Bank CIN	10004152023032808266	REF No.	5112957128
Deface No	2803202308998D	Deface Date	28/03/2023

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

A. Singh

Singh

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

Receipt of Document Handling Charges

PRN 2803202307651

Receipt Date 28/03/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, 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.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name PUNB

Payment Date 28/03/2023

Bank CIN 10004152023032807047

REF No. 5112951397

Deface No 2803202307651D

Deface Date 28/03/2023

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

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करल - १
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२०२३



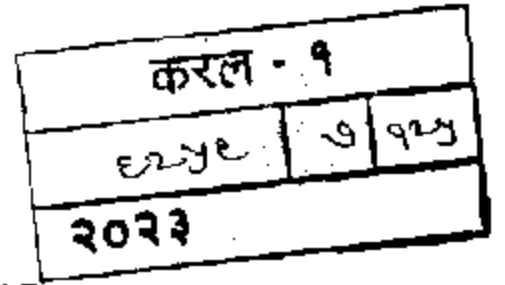
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2803202307651	Date 28/03/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNE	Date 28/03/2023
Bank CIN 10004152023032807047	REF No. 5:12:561347
This is computer generated receipt, hence no signature is required.	



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2803202308998	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 (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNE	Date 28/03/2023
Bank CIN 10004152023032808266	REF No. 5:12:567128
This is computer generated receipt, hence no signature is required.	



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AGREEMENT FOR SALE

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This AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 28th day of March 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 repugnant 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 of them, the heirs, executors and administrators of the last surviving partner (or his/her/their assigns) of the ONE PART;



AND

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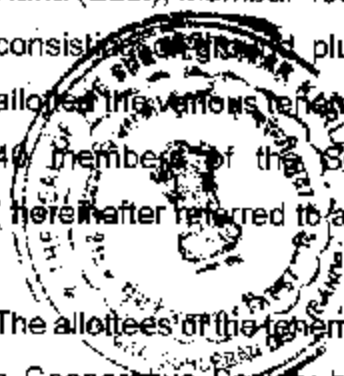
(The Promoter/Developer and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as the "Parties").

2023

The Promoter/Developer and the Purchaser(s) are, wherever the context so requires, hereinafter 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") consisting of ground plus four upper floors for residential purpose and allotted the various tenements therein to the individual allottees. There were 40 members of the Society who were occupying the Old Building. (hereinafter referred to as "Existing Members")
- D. The allottees of the tenements 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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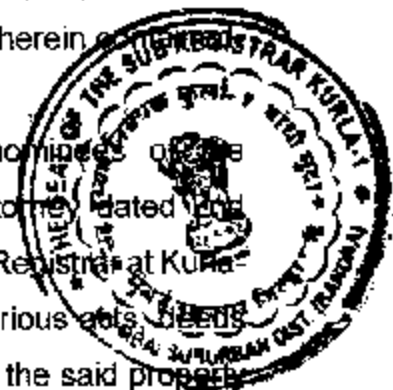
C.T.S No 2(Pt) admeasuring about 837.12 sq. mtrs., situated at Nehru Nagar, Kurla (East), Mumbai – 400 024 ("Land/Project Land") and more particularly described in the First Schedule thereunder written, on lease for 99 years commencing from 1st April 1980 on the terms, conditions and rent therein contained.

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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 15th November, 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 nominees of the Promoter/Developer herein an irrevocable Power of Attorney dated 10th December, 2010 duly registered with the office of the Sub-Registrar at Kurla-1, under serial no. BDR-13151 authorizing 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.



I. 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 inter alia 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.

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K. The Promoter is in possession of the said property and are entitled to	एनए	१०
construct new building on the said land in accordance with the recitals		
hereinabove:	२०२३	

L. 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 VPP, allowing a total built up area of 6050.48 sq. mtrs. The Developer has paid the entire premium amount before 31st December 2021. MHADA by its offer letter dated 29th December, 2021, agreed to allot 450 sq. mtrs. of additional FSI in the form of balance built-up area of the layout subject to payment of additional consideration as therein mentioned. The Developer/Promoter has paid the entire premium amount and have duly received the revised plans so that the building to be constructed on the said land will comprise of pit /puzzle/mechanized parking + stilt + 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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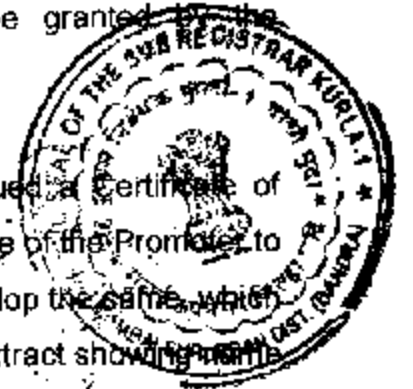
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21st	January, 2022	to 99
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O. The MHADA has also issued a commencement certificate bearing No.MH/EE/(B.P.)/GM/MHADA-22/868/2021 dated 21st January, 2022 to commence construction of the said Project. A copy of 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 by the 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 same, which is annexed hereto as "Annexure III". Property Card extract showing details 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.

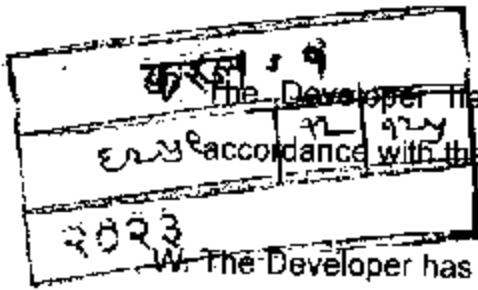
U. The Promoters have appointed M/s Skyline Vision Pvt Ltd as a Development Manager to help the Developer to manage, supervise, monitor and co-ordinate the Project in the capacity of 'Development Manager'. The Development Manager is part of Skyline group, which has



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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.



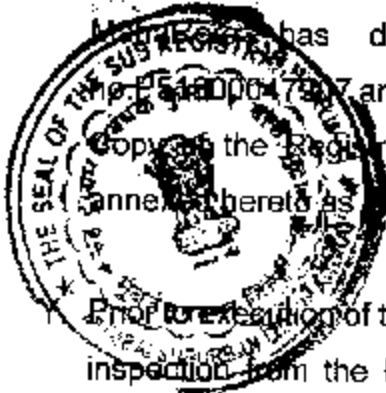
The Developer has commenced construction of the said building in accordance with the said proposed plans.

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").

MahaRera has duly registered the Project under registration No. RE/REG/2016/7207 and have issued registration certificate dated 1/12/2022.

Copy of the Registration Certificate issued by MahaRera authorities is annexed hereto as "Annexure V".



Prior to execution of this Agreement, the Purchaser(s) has/have demanded inspection from 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



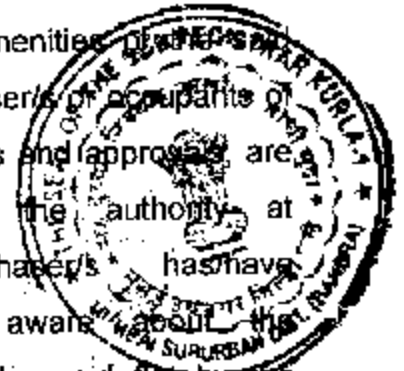
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Premises" and are more particularly described in **Part A of SECOND SCHEDULE** hereunder written and hatched in Red colour on the Typical Floor Plan hereto annexed and marked as "**Annexure VI**". The Promoter hereby agrees to sell to the Purchaser(s)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

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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 the Building, which shall be used by all the flat/s purchaser/s or occupants of the said Building along with the relevant permissions and approvals, are available for inspection on the website of the authority at <https://maharera.mahaonline.gov.in>. The Purchaser/s has/have independently made himself/herself/themselves aware of the specifications and internal amenities provided in the said flat by the 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.

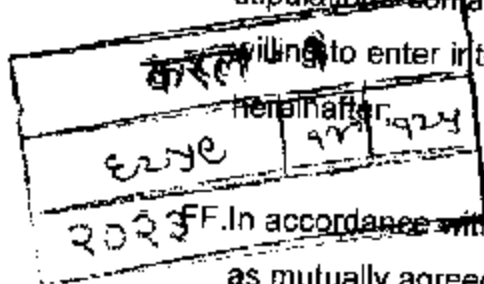
DD. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Premises, agreed to be sold to the Purchaser(s), and the Parties are therefore executing these presents. The Promoter shall lodge this Agreement for registration before the concerned 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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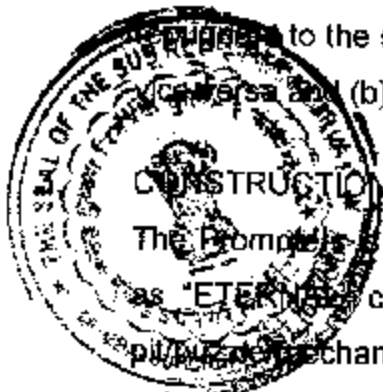
EE. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now



will be willing to enter into this Agreement on the terms and conditions appearing hereinafter. In accordance with the terms and conditions set out in this Agreement and 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:-

1. 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 repugnant to the subject or context (a) singular shall include plural and vice versa and (b) masculine shall include feminine and vice versa.



CONSTRUCTION OF PROJECT

The Promoter is constructing a new residential building to be known as "ETERNAL" comprising of two wings, each wing comprising of ~~two~~ mechanized parking, lift 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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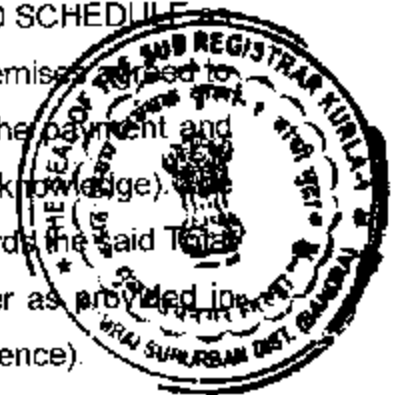
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4. ALLOTMENT OF FLAT AND PAYMENT OF CONSIDERATION

4a. The Promoter hereby agrees to sell to the Purchaser and the Purchaser 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.

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4b. The Purchaser has prior to the execution of these presents paid to the Promoter an amount as described in Part B of SECOND SCHEDULE. Part Payment of the Total Consideration of the said Premises 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:

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



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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) upto 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.

4f. The Purchaser/s hereby confirm/s that the consideration, other charges and all payments under this agreement payable to the Developer are net amount and all other payments including Goods and Services Tax (GST) or any other Tax and all other payments, including all kinds of taxation payments and liabilities (whether payable as per present Law/s and/or as per future Law/s) for sale of the said Flat to the Purchaser/s shall be on account of the Purchaser/s alone 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

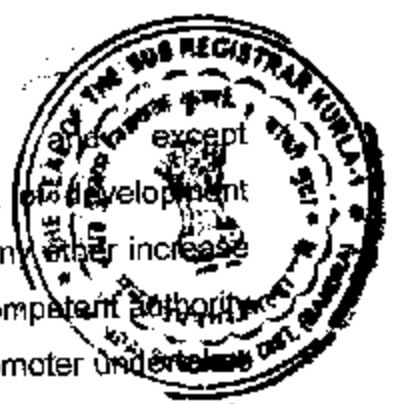


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Owner/Developer under this Agreement. The amount so deducted by the Purchaser is required to be paid to the Income Tax Authorities before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Purchaser electronically only by using Form No. 26AS. 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.

Tax Authority		
As required under	✓	927
No. 26AS		

4h. The Total Price is escalation-free, save escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said 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 possession of the said premises to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.



6. TIME ESSENCE FOR THE PROMOTER AS WELL AS THE PURCHASERS. The Promoter shall abide by the time schedule for completing 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:-

i. 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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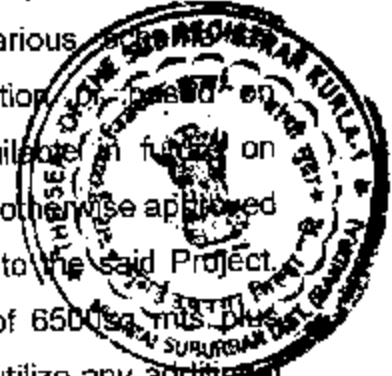
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ii. The Promoter has also disclosed to the Allottees the nature of their right, title and interest or right to construct the said New Building

iii. Prior to the execution of this Agreement, the Promoter has also given inspection of all documents to the Allottees as required by the said Act.

iv. The Allottees, after having acquainted himself/herself/themselves with all the facts and right of the Promoter and after satisfaction of the same, have entered into this Agreement.

8. DISCLOURE AS TO FLOOR SPACE INDEX: The Promoter hereby 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 provisions mentioned in the Development Control Regulation. On basis of expectation of increased FSI which may be available on modification to Development Control Regulations or otherwise approved by the Competent Authority, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 6500sq. mts. plus Fungible FSI, however, the Promoter proposes to utilize any additional 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.



9.1 PAYMENT OF INTEREST: If the Promoter fails to abide by the time 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

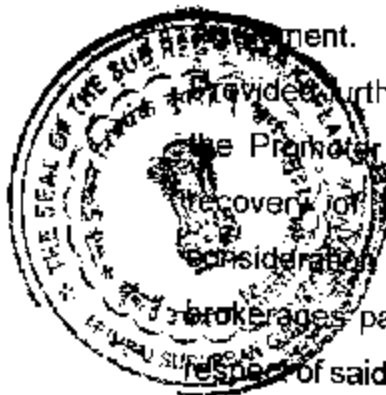


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payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchasers to the Promoter from their respective due dates till the dates of payments.

9.2 Without prejudice to the right of Promoter to charge interest in terms of sub-clause 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:
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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 Agreement.



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery for any agreed liquidated damages being 2.5% of total consideration and all the taxes, stamp duty, registration charges, brokerages paid by the Promoters to all the Authorities/third party in respect of said premises) within a period of thirty days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee/s to the 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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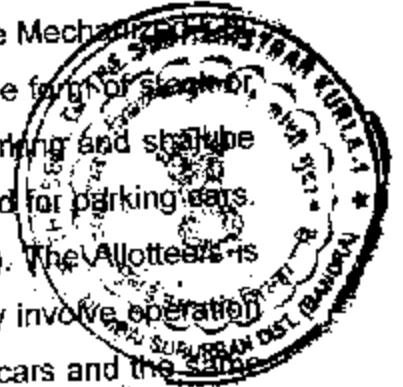


FOURTH SCHEDULE, hereunder written. The Purchaser confirms that the amenities and facilities mentioned in the THIRD SCHEDULE and FOURTH SCHEDULE hereto are tentative and are subject to availability.

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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 Mechanical Parking Space/s will be provided, which shall be in the form of stack or puzzle parking or pit parking or any other form of parking and shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as the "Mechanical Parking"). The Allottee/s is 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 Allottee/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.



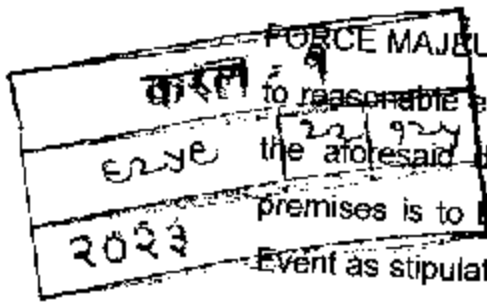
11. POSSESSION DATE: The Promoter shall give possession of the said premises to the Allottee on or before 31st December day of 2025 or such later date, as may be approved by MahaRERA. If the Promoter fails or neglects to give possession of the said premises to the Purchaser/Allottee on account of reasons 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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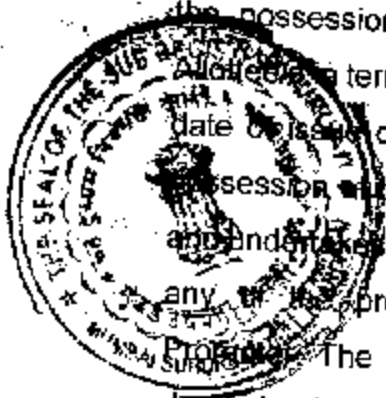
in respect of the said flat with interest at the same rate as may mentioned in the clause 9.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.



FORCE MAJEURE: Provided further that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, 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 the possession of the said premises ("Possession Notice") to the Allottee in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall accordingly give possession of the Said premises to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. 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 Allottee 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

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case the Allottee fails to take possession within the time ~~provided in~~ **करल**
clause 11.1 such Allottee shall continue to be liable to pay maintenance
charges and all other outgoings as per clause 14 as applicable. **एनए 23 927**

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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.

11.5 PROVIDED HOWEVER that the Allottees shall not carry out any alterations of the whatsoever nature in the said Flat, and specifically in the structure of the said Flat and the said New Building. **वेब** shall include without limitation, columns, beams etc. or in the fittings here. Further, the Allottees shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may damage water proofing and 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.

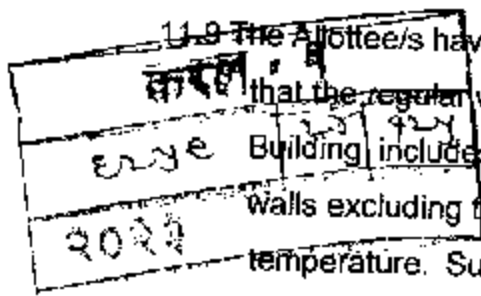
11.8 Further where the manufacturer warranty as shown by the Promoter to the Allottees ends before the defects liability period and where such warranties are covered under the maintenance of the said flat and/or the said New Building, and if the annual maintenance



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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.



11.9 The Allottee/s have been made aware and the Allottee/s expressly agree 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 Allottees expressly agree that if any damage or change done within the said Flat or in the said New Building by the Allottees or by any third person on behalf of the Allottees then the Promoter shall not be responsible for the same. The Allottees expressly absolve the Promoter from the said liability and specifically consents that on such act done, he/she/they shall waive his/her/their right to enforce the 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

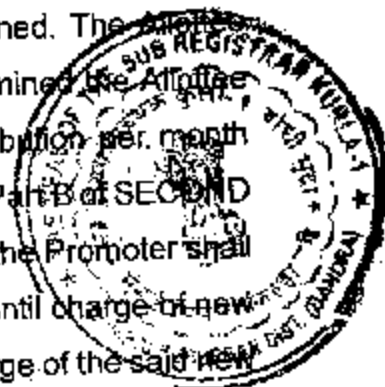


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Bye-Laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Authority.

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14. Within 15 days after notice in writing is given by the Promoter to the Allottee 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 Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution per month towards the outgoings more particularly mentioned in Part B of SECOND SCHEDULE. The amounts so paid by the Allottee to the Promoter shall 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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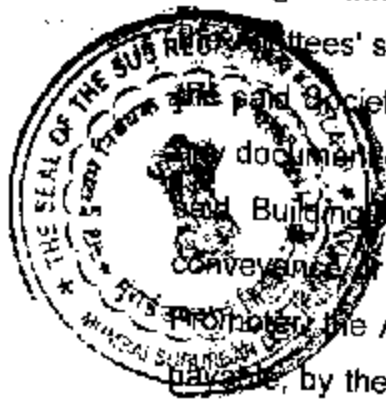
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17.1 UNSOLD UNITS IN THE SAID PROJECT: The Developer shall have absolute authority and control as regards the unsold flats/ parking spaces, if any and the disposal thereof. Promoters shall be entitled, but not obliged to, join as a member of the Society in respect of unsold units, if any, in the Real Estate Project.

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The Promoters 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.

18. 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, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or document or instrument of transfer in respect of the structure of the said Building wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, 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 Allottee 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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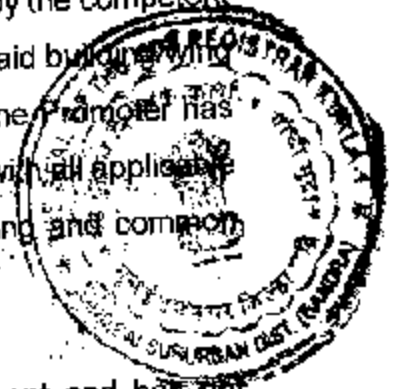
ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

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iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. 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 building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;



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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x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till receipt of Occupation Certificate for the

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xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the 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 whosever hands the Said premises may come, hereby covenants with the Promoter as follows :-

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

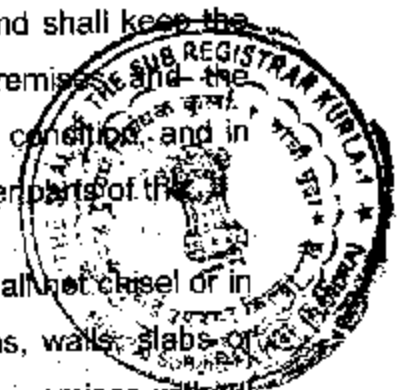
ii. Not to store in the Said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said premises is situated or storing of which goods is objected to by the concerned local or other authority 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 Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.



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- iii. To carry out at his own cost all internal repairs to the said premises and maintain the Said premises in the same condition, state ~~order~~ **9n** which it was delivered by the Promoter to the Allottee and shall not do 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 contrary to the rules and 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 tenable repair and condition, 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 or in any other manner cause damage to columns, beams, walls, slabs or 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.
- vii. 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.

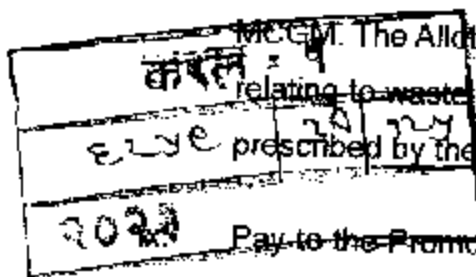
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- viii. The dry and wet garbage shall be separated by Allottee/s and the wet garbage generated in the building shall be treated separately on the same plot by the resident / allottees of the building in the jurisdiction of MCGM. The Allottee shall follow the environmental norms including those relating to waste disposal and use of 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.

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



- xii. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the 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 the 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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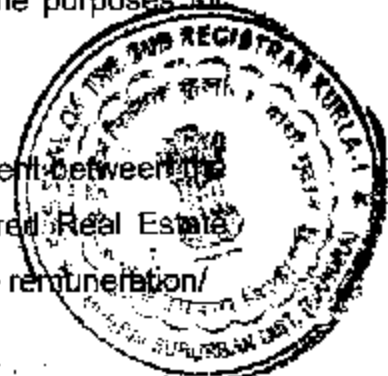
xiii. Till a conveyance of the structure of the building in which Said premises is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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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 Co-operative 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 remuneration/ 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:

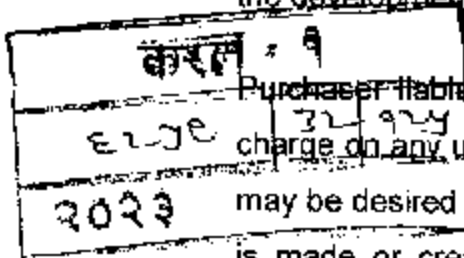
i. The Promoters have not created any mortgage or charge on the said Land or any part thereof, save and except as disclosed in the title reports and/or while registering the said Project under RERA and/or elsewhere in this Agreement.



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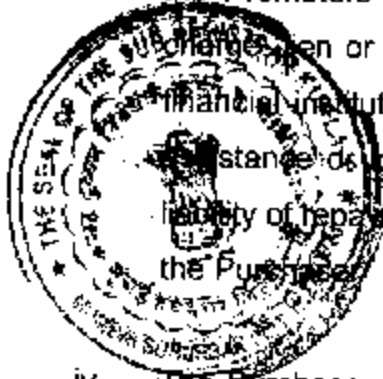
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- ii. The Promoters are, entitled, to avail financing and/ or credit facilities, and create mortgage/ charge/ lien / raise loans and debts from the Development Manager, Banks, Financial institutions or other persons, for the development of the said 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.

- iii. In case the Purchaser avails the financial assistance or home loan *inter-alia* for purchasing or acquiring the said Premises/flat, then in that event, the Promoters shall, at the request and cost of Purchaser, allow the mortgage, lien or mortgage to be created upon the said Unit/Flat of such financial institution from whom the Purchaser shall avail such financial assistance or loan. It is agreed and understood that the responsibility/liability of repayment of the said financial assistance/ loan shall be that of the Purchaser.



- iv. The Purchaser indemnifies and hereby agrees to keep indemnified the 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.

26. 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

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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.

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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, arrangements, written or oral, if any, between the Parties in regard to the said flat/plot/building, as the case may be.



28. RIGHT TO AMEND

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

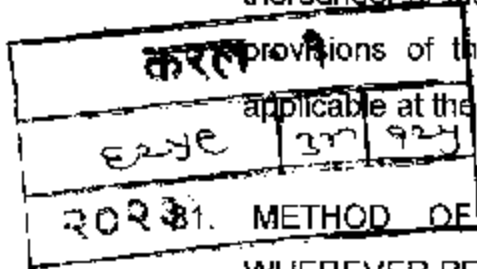
30. SEVERABILITY

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.

31. 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.



33. PLACE 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 between 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 Agreement 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.

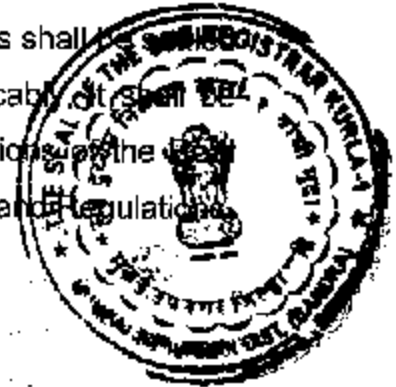
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36. JOINT ALLOTTEES

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 be amicably. In case of failure to settle the dispute amicably, it shall be referred to the Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.



39. 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.



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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 Rajgad CHS Ltd. standing thereon which property is situated at Nehru

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Near Kurla (East), Mumbai - 400024 within the registration district and sub district of Mumbai suburban.
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- 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



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

PART A	
Description of said Premises	<p>Flat bearing No. A-1302 comprising of 1 Bedroom, Hall and Kitchen admeasuring 33.72 Sq. Mt. equivalent to 363 Sq. Ft. (RERA carpet area) on the 13th Floor along with the exclusive use and occupation of Balcony admeasuring Nil Sq. Mt. equivalent to Nil Sq. Ft. and shown on the typical floor plan hereto annexed as Annexure 'VI' bounded by red colour line and right to park Nil 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.</p> <p>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.</p>

PART B	
Total Consideration (excluding all applicable taxes and other charges)	Rs.87,51,688/- (Rupees Sixty Seven Lakh Fifty One Thousand Six Hundred Eighty Eight Only)
Part Payment received (excluding all applicable taxes and other charges)	Rs. 6,61,733/- (Rupees. Six Lakh Sixty One Thousand Seven Hundred Thirty Three Only)



Payment Schedule:

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/-
On Completion of 7 th Slab	10%	6,75,169/-
On Completion of 11 th Slab	10%	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/-



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Other Charges:

Sr. No.	Details	Amount
1	Development Charges	2,10,000/-
2	Electrical Charges	15,000/-
3	Share Money & Entrance fee	700/-
4	Legal Charges	10,000/-
5	Society Formation and registration Charges	4,000/-
6	Water Connection Charges	15,000/-
7	Mahanagar Gas Connection Charges	10,500/-
8	CAM Charges @ Rs. 7/- Per Sq. Ft. per month for 12 Months	30,492/-
Total Rupees. Two Lakh Ninety Five Thousand Six Hundred Ninety Two Only.		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 Address For Correspondence	Name	ADVAIT BUILDERS AND DEVELOPERS
	Address	G/078, Ground Floor, Eternity Commercial Premises Co-op-Soc Ltd, Teen Hath Naka, Thane (West) - 400 604
Purchaser's Address For Correspondence	Email ID	advait.builders@gmail.com
	Name	Shri. Ankit Jain
	Address	House No.50, J Block, Jinger Dharamshala, Birbal Chowk, Ganganagar, Rajasthan-335001.
Nominee Details	Email ID	bajranglaibanthia@gmail.com
	Name	Manju Jain
	Address	50- J Block, Jinger Dharamshala, Near Birbal Chowk, Sriganganagar Rajasthan -335001
	PAN	BDCPJ2367K
	AADHAR	922678175424
Relation with Purchaser	Mother	
% Share	100%	



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THE THIRD SCHEDULE ABOVE REFERRED TO:
COMMON AREAS, AMENITIES

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Sr. No.	List of Amenities and Specification	Stage wise time schedule for completion
1	Entrance Lobbies	Same as Possession date of said Flat
2	Lift Lobbies	Same as Possession date of said Flat
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
Plumbing	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 Windows

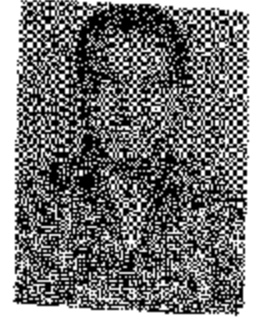


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Signed and Delivered by the within named

2021	Developer
	Advait Builders and Developers
	through its Partner
2023	1. Shri. Tushar S. Khatu



in the presence of

1. Anshu Khatu

2. Ravi

SIGNED AND DELIVERED
by the within named Purchaser

Shri. Ankit Jain



)
)
)
)
)
Ankit Jain
)
)



In the presence of

1. Anshu Khatu

2. Ravi

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 ADAIT BUILDERS AND DEVELOPERS



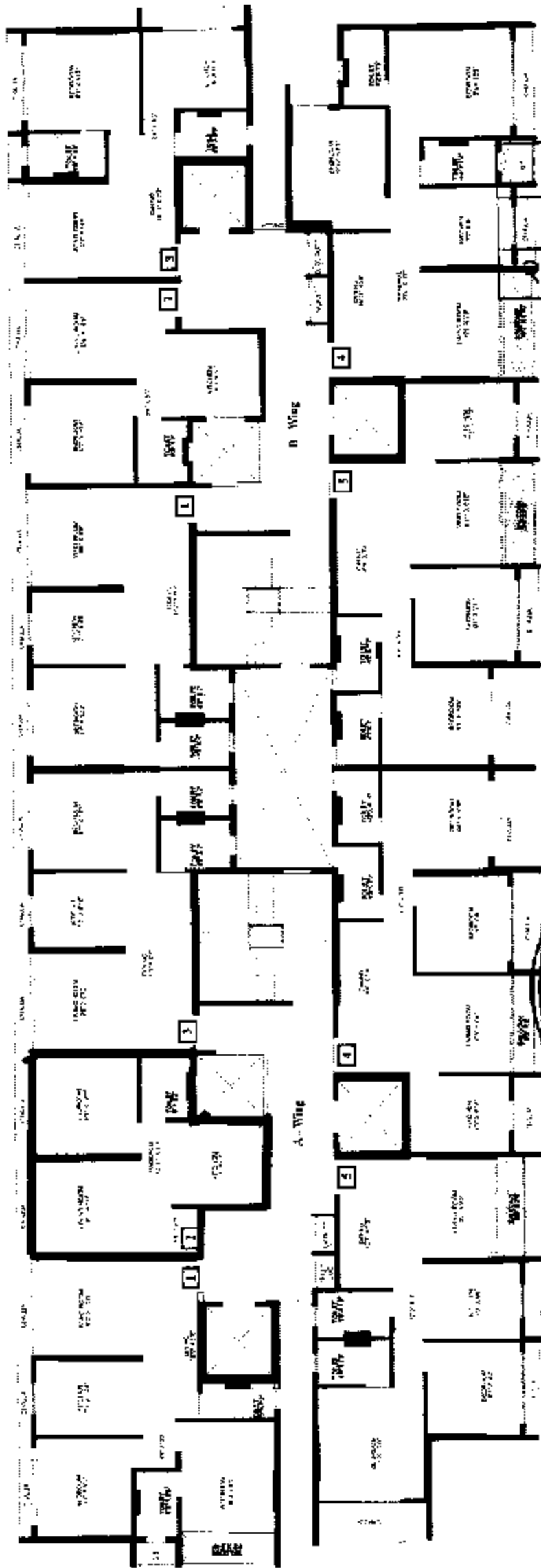
M. Chatur

(Authorized Signatory)



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PROJECT NAME	"ETERNAL", Building No - 118, Nehru Nagar, Kurla.
OWNER'S NAME	SHRI LANKIT JAIN
WING	A
FLOOR NO.	13th
FLAT NO.	1302



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A. J. Jain

TYPICAL SECTION PLAN

"Annexure I"

पहाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
URBAN DEVELOPMENT AUTHORITY



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MHADA



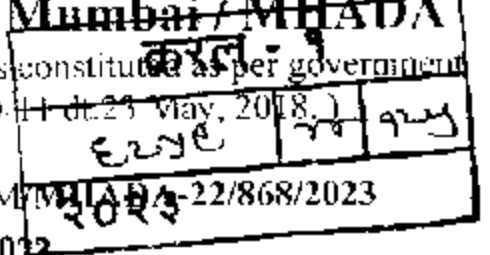
Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/CD dt. 23 May, 2018.)

AMENDED PLAN

No. MILEE/BP Cell/GM/MHADA-22/868/2023

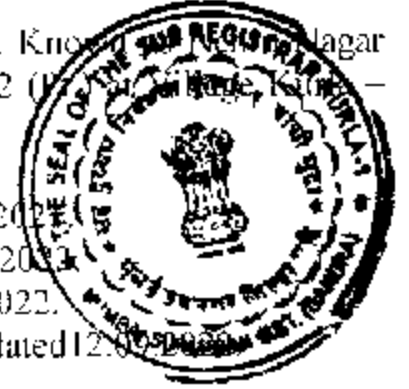
Dated: **14 FEB 2023**



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, Krowli Nagar Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Part III), Nehru Nagar Kurla (E), Mumbai - 400 024.

Ref: - 1. Zero FSI IOA plans issued by MHADA dated 10.08.2021
2. Zero FSI Plinth C.C. issued by MHADA dated 21.01.2022
3. Concession u. No. EI- 194 approved on dtd. 19.07.2022.
4. Application letter from Architect Shri Vilas Dikshit dated 12.02.2023



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

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

1/5

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

4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the Civil Aviation NOC from A.A.I. shall be submitted.
7. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
8. That all requisites payment fees, deposits, premium shall be paid.
9. That the payment as per schedule of instalment shall be made.
10. That the up-to-date paid receipts of A. A. & C. I. ward shall be submitted.
11. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
12. That the Valid Janata Insurance policy shall be submitted.
13. That the quarterly progress report shall be submitted by L.S./Architect.
14. That the certificate from GVK informing this office that the AMSI height of topmost elevation of building under reference is within permissible AMSI issued by civil aviation authority shall be submitted before OC.
15. That the dry and wet garbage shall be separated and the wet garbage generated in building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
16. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D33708/2007) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
17. That the registered undertaking cum indemnity bond shall be submitted 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.
18. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
19. That the N.O.C. from local electric supply co. shall be submitted.

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20. Architect, Structural consultant shall verify the scheme is progress as per sub structure, super structure & OHL.
21. 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

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall 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 least 27.55 M Low: Hall Datum or 0.15 m above adjoining road level whichever is higher with murrum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces be kept open.
6. That the name plate/board showing Plot No., Name of the building, etc. will be displayed at a prominent place.
7. That carriage entrance shall not be provided as per design registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahans in kitchen will not be made Waterproof and same will not be provided by method of pounding and all sanitary connections 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) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM (if any) Assessment shall be submitted before occupation.
10. 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. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system of the residential part of the building will not be affected if applicable.
12. That final completion plans shall be submitted for Completion of work on site shall be submitted.



13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
16. 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.
17. That the certificate from Lift 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 the token of Approval.
19. Water Works Certificate of 270A as per MMC act 1888 shall be submitted before of a valid Gas supply Certificate.



--Sd--

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

Copy to,

1. The Hon'ble Chief Officer / M.B., for information and necessary action please.
 - a) 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. 02.12.2022 for Gross plot area 1050.16 Sq. 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. 02.12.2022 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 Nehru Nagar, MHADA Layout, Kurla.

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3. A set of approved plan for information and necessary action please.
Executive Engineer (Kurla Division), for information and necessary action 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. FE/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 Nehru 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:

4. Dy. Ch.E. Eng. /BP Cell / A for information please,
5. A.E.W.W. 'I.' Ward (MCGM)
6. A.A. & C. 'I.' Ward (MCGM)
7. Assistant Commissioner 'I.' Ward (MCGM)
8. M/s. Advait Builders & Developers C.A. to Nehru Nagar (Bldg. No.126), Nehru Nagar, Kurla (E), Mumbai-400 024.



(Amit N. Rathod)
 (Amit N. Rathod)

**Executive Engineer /B.P. Cell(E/S)
 Greater Mumbai/ MHADA**

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"Annexure II"

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. FPB/4318.167-CR-5F2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EP/ (B.P./FGM/MHADA-22/868/2021

Date: 21 JAN 2022



To,

M/s. Advait Builders & developers
C.A. to Nehru Nagar Raigad CHS Ltd.
Bldg. No. 126, Situated at Nehru Nagar,
Kurla (E) Mumbai 400 024.

Sub. - Proposed redevelopment of the existing building No.126, Known as Nehru Nagar Raigad CHS Ltd., Situated at Nehru Nagar, Kurla (E) Mumbai 400 024

Ref: 1. IOA plans issued by MHADA dated 08.10.2021.
2. 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 Planning 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 Nehru 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 IOA ref No. EUBP CELL/GM/MHADA-22/868/2021 dt. 10.08.2021 and following conditions.

प्राधिकरण कार्यालय, महाराष्ट्र शासन, कोर्टी (पूर्वी), मुंबई - ४०० ०२५
दूरध्वनी : २६६४२०५८
फॅक्स नं. : २६६४२०५८

1/3
Gata Arman Bhavan, Kurla Nagar, Bandra - East, Mumbai - 400 051.
Phone: 66405600
Fax No: 022-26642058
Website: www.mhada.maharashtra.gov.in



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 occupied or used or permitted to be used by any person until occupancy permission has been granted.

The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you or in a tenant in on of the provision of coastal zone management plan.

5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. This certificate shall be liable to be revoked by the VP & CEO - MHADA if:



a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the conditions of the certificate.

b. The condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO - MHADA is contravened or not complied with.

c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person 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.

7. 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 through or under him.

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8. That the work shall be carried out as per the approved plans & all other relevant permissions applicable to this proposal.

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

This C.C. is issued for work upto plan# as per approved IOA plans dated 10/08/2021

This CC is valid upto 20 JAN 2023

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



"Annexure III"

Sudam Borkar & Associates
ADVOCATES

B-7, Shoppers Spot, Gokuldham,
 Film City Road, Malad (E),
 Mumbai - 400097
 E-mail: sudamborkar@gmail.com

Format - A
 (Circular No.-28/2021)

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FLOW OF THE TITLE OF THE SAID PROPERTY.

A) Title of the said Property :

- The Maharashtra Housing and Development Authority ("MHADA") is the owner of a larger piece and parcel of land bearing City Survey No. 2 (P1), Survey Nos. 229 and 267 of Village Kurla - 3, Taluka Kurla, Mumbai Suburban District, lying being and situate at Nehru Nagar, Kurla (East), Mumbai ("the said Property").
- MHADA constructed building on the said Property and allotted tenements therein to the individual offices and the allottees of tenements in Building No. 126 formed a society in the name of Nehru Nagar Rajad Co-operative Housing Society Limited ("said Society"). The said Society is registered under the registration No. BOM/HSG/2903/1980-85 and there are 49 members in the said Society.
- By and under Lease deed dated 3rd November, 2006, registered with the office of the Sub-Registrar of Assurances at Kurla - 3, under Serial Number No. BDR - 13, 9001/2006, made and executed by and between MHADA as the Lessor of the one part and the said Society as the lessee of the other part, MHADA granted the leasehold rights of the said Land for a period of 99 years commencing from 1st January 1980, in the manner and on the terms and conditions contained therein.
- By and under Sale deed dated 3rd November, 2006, registered with the office of the Sub-Registrar of Assurances at Kurla - 3, under Serial Number No. BDR - 13, 9001/2006, made and executed by and between MHADA as the Vendor of the one part and the said Society as the Purchaser of the other part, MHADA conveyed to the said Society the said building no. 126 having ground plus 4 upper floors, in the manner and for the consideration contained therein.
- Since the building No. 126 was quite old and in a dilapidated condition, the members of the said Society decided to go in for redevelopment of the said Property and pursuant to resolution passed in the General Body Meeting of the Society held on 27.06.2010, the Society appointed M/s. Advait Builders and Developers, a partnership firm, as "the Developer" to redevelop the said Property.
- By and under Development Agreement dated 15th November, 2010, registered with the office of the Sub-Registrar of Assurances at Kurla-I, under Serial No. BDR - 13150/2010 made and executed between the said Society and M/s. Advait 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-Registrar of Assurances at Kurla-I, 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 provisions of the law.



B) Mutation Entry :

The name of Maharashtra Housing and Development Authority is recorded as the owner/holder of the said Land in the Property card, and the name of Nehru Nagar Rajwad Co-operative Housing Society Limited is recorded as Lessee of the said Land vide Mutation Entry No. 128 dated 04.01.2022.

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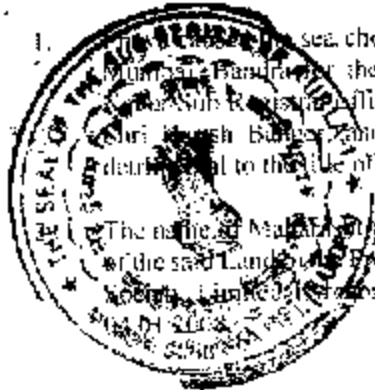
1. Permissions and sanctions obtained for development of the said Property :

By intimation of Approval dated 10th August, 2021 issued by MHADA bearing No. MH/EE/BPC/HH/MHADA-22-868/2021, the MHADA issued the ZERO FSI IOA for the Building on the said Property, subject to the conditions mentioned therein.

2. By Commencement Certificate dated 21st January, 2022 issued by the MHADA bearing No. MH/EE/BPC/HH/MHADA-22-868/2021, the MHADA issued permission to construct Building upto plinth level, subject to the conditions mentioned therein.

D) Search Report and Property Card :

1. Searches to be taken in the offices of Sub-Registrar of Assurances Mumbai at Municipal Bandra for the period commencing from 2002 to 2022 and Chembur, Vikroli and Vashi Sub Registrar Office No. 1 to 5 (Computer) for from 2002 to 2022, through Search Clerk (Municipal Bandra) and there are no registered Dis-pendens, encumbrances or agreements distributed to the title of the Society or the said Developer during the said period.



The name of Maharashtra Housing and Development Authority is recorded as the owner/holder of the said Land in the Property card, and the name of Nehru Nagar Rajwad Co-operative Housing Society Limited is recorded as Lessee of the said Land vide Mutation Entry No. 128 dated

E) Litigation : NIL.

Dated this 3rd November, 2022.
Place : Mumbai

For Sudam Borkar & Associates

Sudam Borkar
Sudam Borkar
Advocate



Sudam Borkar & Associates

ADVOCATES

FORMA - A
(Circular No:- 28/2021)

B / A Shopper's Spurt, Gokuldham,
Film City Road, Malad (E),
Mumbai - 400097
E-mail: advs@sudamborkar@gmail.com

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To,
Maharashtra Real Estate Regulatory Authority
J.K. House 7th Bhuvan, Near RBI 7-Block,
Bandra Kurla Complex, Bandra - East,
Mumbai, Maharashtra. Pin- 400051

LEGAL TITLE REPORT

Subj: Title clearance certificate with respect to all title piece and parcel of land bearing City Survey No. 7 (P1) of Village Kurla - 5 forming part of larger piece of land bearing Survey No. 229 & 267, admeasuring 837.12 sq. mtrs. or thereabouts and structure being building bearing No. 126 situated at Nehru Nagar, Kurla (East), within the Mumbai Suburban District ("the said Property").

I have investigated the title of the captioned property on the request of **M/s. Advant Builders and Developers**, having its office at Shop No. C-78, Elements Mall, Teeni Hath Naka, Bandra West - 400604 and copies of the following documents i.e. -

- Description of the property** - All that piece and parcel of land bearing City Survey No. 7 (P1) of Village Kurla - 5 forming part of larger piece of Land bearing Survey No. 229 & 267, admeasuring 837.12 Sq. Mtrs. + 1050.15 Sq. Mtrs. as per demarcation plan & Map dated 12.08.2018 ("the said Land") along with building bearing No. 126 ("the said Building") being and situated at Nehru Nagar, Kurla (East), within the Mumbai Suburban District.
- The title documents of the said Land and the said Building, and permissions obtained so far for the development of the said Property:
 - Case Deed dated 1st November, 2006;
 - Sale Deed dated 3rd November, 2006;
 - Development Agreement dated 15th November, 2010;
 - Power of Attorney dated 2nd December, 2010;
 - Intimation of Approval dated 10th August, 2021 issued by MHADA;
 - Commencement Certificate dated 21st January, 2022 issued by the MHADA.
- Property card issued by City Survey Office dated 03/03/2021.
- Search report by Search Clerk Shri Harish Bangera for 30 (Thirty) years from the year 1992 till 2022.

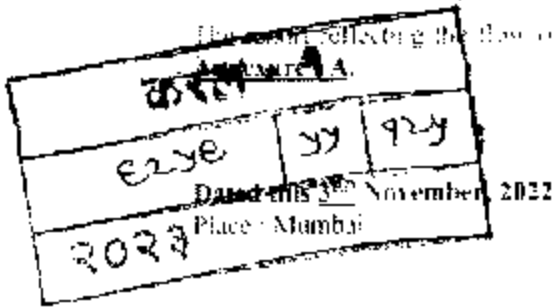
On perusal of the above-mentioned documents and other relevant documents relating to title of the said Property, I am of the opinion that Nehru Nagar Rajgud Co-operative Housing Society Limited is entitled the said Property as 'Lessee' of the said Land and owner of the structure on the said Land i.e. Building no. 126 and M/s. Advant Builders and Developers are entitled to redevelop the said Property pursuant to execution of the Development Agreement dated 15th November, 2010 and Power of Attorney 2nd December, 2010, under aegis of MHADA, as per the applicable Development Control Regulations and the title of M/s. Advant Builders and Developers to redevelop the said Property is clear, marketable and without any encumbrances.



Owners of the land
Lessee of the Land
Developer of the Land

- : The Maharashtra Housing and Development Authority.
- : Smta. Naga. Kangan Co-operative Housing Society Limited.
- : M/s. Advait Builders and Developers

The copy reflecting the flow of title of the Society and the Developer is enclosed herewith as



For Sudam Borkar & Associates

Sudam Borkar
Sudam Borkar
Advocate



महाराष्ट्र शासन "Annexure IV"

मालमत्ता पत्रक

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गा.व./पेत : कुर्ली भाग - ३	तानुका/न.शु.का. : नगर भूमापन अधिकारी, कुर्ली	जिल्हा : मुंबई उपनगर
नगर भूमापन कर्मांक	सि.ट.प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
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मुदियाधिकार	हस्ताकावा मुक्त धारक नं	वर्ष: २०२६
	मदार ५२ गृहनिर्माण मंडळ.	
पट्टेदार	इतर मार	इतर सेरे

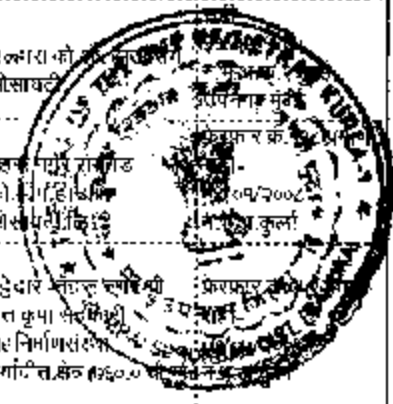
शासनाला दिलेल्या आकरणाचा किंवा शाब्दाचा नमूद आणि त्याच्या फेरतपासणीची नियत वेळ

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दिनांक	व्यवहार	सह क्रमांक	नविन धारक(धा) पट्टेदार(धा) किंवा मार	साक्षात्करण
२६/११/१९९९	गा. अग्र उपप्लॉटकारां उधेरी यांचेकडील ह.ह.नं. A/C/A/NEW/२९९ दि. १८/०३/१९९९ अन्वये विमोक्षी मार. र.ज. ४२४२२.८० दि. ०१/०८/१९९९ पासून बसविणेत आला आहे			सही- २६/०९/१९९९ न.शु.अ.क्र.२६६६ उपनगर मुंबई
२३/११/१९९५	गाडेपट्टा ९९ वर्ष महाराष्ट्र गृ.नि. म. डेट ७५५.३ चौ.मी.			
०४/०९/२००८	गाडेपट्टा दि. ४/९/०८ पासून २९ वर्ष अग्रापते ६५८.५२ चौ.मी.	सह दु.दि. कुर्ली १ ६९०/२००८ ०३/१४/२००८	नेहरु नगर रोडवरील को.ओ.पी.सी. लि. १३३३ सो.लि. १३३३	फेरफार क्र. १०९ प्रमाणे सही- ०९/०९/२००८ न.शु.अ.कुर्ली
०३/०५/२००९	गा. दु.नि.यांचेकडील गाडेपट्टा नंबर-३/२५५९ ०९ दि.२६/३/०९ व इकडील आदेश क्र न.शु.कु/माग-३/ न.शु.क्र.२/२००९ दि.१४/५/०९ अन्वये दि. १४/४/१० पासून ९० वर्षांकरिता फेरफारतेदार म्हणून पुढील नांव दाखल केले.			फेरफार क्र. २५५ प्रमाणे सही- ०९/०५/२००९ न.शु.अ.कुर्ली
२४/०३/२०१०	महाराष्ट्र गृहनिर्माण मंडळ यांचा सह जिल्हा दुय्यम निबंधक कडील नोंदणीकृत गाडेपट्टा नंबर २९ वर्ष काळावरील गाडेपट्ट्याने दिल्याने पट्टेदार सदरी नावाची नोंद केली.	सह दु.दि. कुर्ली १ २५६३/१९९६ ०३/१२/२०१०	नेहरु नगर रोडवरील को.ओ.पी.सी. लि. १३३३ सो.लि. १३३३	फेरफार क्र. ३८४ प्रमाणे सही- २५/०३/२०१० न.शु.अ.कुर्ली
२६/११/२०१४	गाडेपट्ट्याने सह दुय्यम निबंधक कुर्ली - १ यांचेकडील गाडेपट्टा करल - १/पस्त क्रमांक - ६८९८/२०१२ व डेट दि.०८/११/२०१४ करल ४/वरत क्र.६८६९/२०१३ अन्वये न.शु.क्र. २ पै. ८७५.० चौ.मी. क्षेत्राने नेहरु नगर कालावरील को.ओ.पी.सी. लि. यांची ६० वर्षे मुदतीची वेळोवेळी ३० वर्षांनी पुनर्निर्माण करणेचे अर्तीवर नोंद केली.			फेरफार क्र. २९५ प्रमाणे सही- २६/११/२०१४ न.शु.अ.कुर्ली
२०/०३/२०१५	ना. सहायक अभियंता (इंजल र्मेट प्लॅन) एल्.ए.ए.ए. एन्.गड यांचेकडील पत्र क्रमांक/A/C/O/३/२९/१/१९२० दि. १०/०३/२०१५ व इकडील कायदेशीर तातडी हर कायदा/संयुक्त एस्ता रुंदी गोळाची अन्वये ५१२.३० चौ.मी. क्षेत्राने मुंबई महानगर पालिका प्रस्तावित एस्ता रुंदीकडे दाखल करण्यात येत आहे.			फेरफार क्र. २९५ प्रमाणे सही- २०/०३/२०१५ न.शु.अ.कुर्ली
०६/०६/२०१५	गाडेपट्ट्याने सह दुय्यम निबंधक कुर्ली - १ यांचे कडील गाडेपट्टा नंबर १३/२३०६/२००८ दिनांक १४/११/२००८ व रजिस्ट्रार कार्यालय पत्र - १६२-१३/२३०६/२००८ दि. ११/१३/२००८ व सुची क्र.३ अन्वये न.शु.क्र. २ पै.की ७९९.० चौ.मी. क्षेत्राने गाडेपट्ट्याने १४ पासून २९ वर्षे करिता नेहरु नगर त्रिमूर्ती को.ओ.पी.सी. लि. येनांवाची नोंद केली.			फेरफार क्र. ३०० प्रमाणे सही- ०६/०६/२०१५ न.शु.अ.कुर्ली
१४/१३/२०१५	म. जगवती अयुक्त आणि संचालक शुभि अमितेरा (म.राज्य) दुणे यांचेकडील परिपत्रक क्र.ना.शु.१/मि.प/अहरी नोंद/२०१५ दुणे दि.२६/३/२०१५ व इकडील आदेश क्र.न.शु.कुर्ली गा. - ३/फे.फा.क्र २३५/२०१५ दिनांक ०४/१३/२०१५ अन्वये निलकत फेरफार नमूद अर्ती हे- अहरी अहरीक तनार पावले सह सप्त पूर्णांक तीन दशांश चौ.मी. दाखल केले.			फेरफार क्र. ३३० प्रमाणे सही- १४/१३/२०१५ न.शु.अ.कुर्ली
०३/०३/२०१५	गाडेपट्ट्याने महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.शु.क्र.२ पैकी या मंडळकरीनेकडील ७५५.०० चौ.मी. क्षेत्र मा. सह दुय्यम निबंधक कुर्ली भाग-३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत गाडेपट्टा दस्त क्र.४५२९/१३/१९९६/२००८ नोंदणी दिनांक २४/०९/२००८ अन्वये एकूण ९९ वर्षे काळावरील गाडेपट्ट्याने दिल्याने न.शु.क्र. २ पैकी ७५५.०० चौ.मी. क्षेत्राने इतर हक्क सदरी गाडेपट्ट्याने ५६५.५० चौ.मी. क्षेत्राने २ वर्षांताई को.ओ.पी.सी. लि. यांचे नावाची नोंद दाखल केली.			फेरफार क्र. ३५५ प्रमाणे सही- ०३/०३/२०१५ न.शु.अ.कुर्ली
०३/०३/२०१५	गाडेपट्ट्याने महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.शु.क्र.२ पैकी या मंडळकरीनेकडील २२४.३४ चौ.मी. टिट वीट क्षेत्र मा. सह दुय्यम निबंधक कुर्ली भाग-३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत पुरवणी गाडेपट्ट्याने दिल्याने न.शु.क्र. २ पैकी २२४.३४ चौ.मी. टिट वीट क्षेत्राने इतर हक्क सदरी गाडेपट्ट्याने म्हणून नेहरु नगर २ वर्षांताई को.ओ.पी.सी. लि. यांचे नावाची नोंद दाखल केली.			फेरफार क्र. ३५२ प्रमाणे सही- ०३/०३/२०१५ न.शु.अ.कुर्ली



<p>92/02/2016</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.मु.क्र.2 या मिनोरिटीमध्ये 200.53 चौ.मी. क्षेत्रात शेतसाग. राह दु.नि. कुर्ला -8 मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत नु.20/पी.आय.ए. वस्त करत 2/92/14/2016 दिनांक 24/02/2016 नोंदणी दिनांक 08/02/2016 अन्वये एकूण 20 वर्षे कालावधीकरिता भाडेपट्ट्याने दिल्याने ग्राहदार सदरी नेहरू नगर शी वस्तुक्रमा क्रमांकी गु.निर्माण संस्था (गु) यांचे नावाची नोंद दाखल केली तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>L नेहरू नगर शी वस्तुक्रमा संस्था गु.निर्माण संस्था (2016-13) चौ.मी. क्षेत्रात शेतसाग</p> <p>फेरकार क्र. 293 प्रमाणे सही- 22/02/2016 न.मु.अ. कुर्ला</p>
<p>93/02/2016</p>	<p>भाडेपट्ट्याने — महाराष्ट्र निर्माण मंडळ यांनी त्यांचे मालकीचे न.मु.क्र.2 पी.सी. या मिनोरिटीमध्ये 200.53 चौ.मी.क्षेत्रास सा.रा. दु.यु.नि. कुर्ला-1 उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्ट्या वस्तु कर करत 2/93/14/2016 नोंदणी दि. 10/02/2016 सेल डी.सी. -क.व.र. -2/93/22/2016 दि. 12/02/2016, भाडेपट्ट्या सुची 11 दि. 12/02/2016 अन्वये एकूण 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली.</p>	<p>L नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. 201.53 पी. सी. क्षेत्रात</p> <p>फेरकार क्र. 294 प्रमाणे सही- 13/02/2016 न.मु.अ. कुर्ला</p>
<p>20/09/2016</p>	<p>भाडेपट्ट्याने — महाराष्ट्र निर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>L अ.प.गु.पी. जो. ऑ.प. ही. सो. लि. 200.53 चौ.मी. क्षेत्रात</p> <p>फेरकार क्र. 295 प्रमाणे सही 20/09/2016 न.मु.अ. कुर्ला</p>
<p>10/01/2017</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>फेरकार क्र. 296 प्रमाणे सही- 10/01/2017 न.मु.अ. कुर्ला</p>
<p>10/02/2017</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>फेरकार क्र. 297 प्रमाणे सही- 10/02/2017 न.मु.अ. कुर्ला</p>
<p>20/02/2017</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>फेरकार क्र. 298 प्रमाणे सही- 20/02/2017 न.मु.अ. कुर्ला</p>
<p>13/01/2020</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>फेरकार क्र. 299 प्रमाणे सही- 13/01/2020 न.मु.अ. कुर्ला</p>
<p>10/02/2020</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>फेरकार क्र. 300 प्रमाणे सही- 10/02/2020 न.मु.अ. कुर्ला</p>
<p>25/02/2016</p>	<p>भाडेपट्ट्याने — महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे असलेला कुर्ला भाग -3 मधील न.मु.क्र.2 ये एकूण क्षेत्र 324.53 चौ.मी.पैकी 200.53 चौ.मी. क्षेत्रास 20 वर्षे कालावधी करिता भाडेपट्ट्याने ग्राहदार सदरी नेहरू नगर एकाग्र जो. ऑ.प. ही. सो. लि. यांचे नावाची नोंद दाखल केली. तसेच राह दु.नि.कुर्ला-8 गु.उ.जि.यांचे कडील पत्र जा.क्र./कुर्ला-8/320/2016, दि. 13/12/16 अन्वये सदरी नोंद दाखल केली.</p>	<p>फेरकार क्र. 301 प्रमाणे सही- 25/02/2016 न.मु.अ. कुर्ला</p>

दि. मिकसत पत्रिका (दिनांक 03/03/2021 8:35:13 PM शेजी) डिजिटल स्वाक्षरीत घेतली असल्यामुळे त्यावर कोणत्याही सही किंवा टिप आवश्यकता नाही.
मिकसत पत्रिका डाउनलोड दिनांक 03/03/2021 9:05:45 PM
वेबसाइटचा पत्ता <http://app.kshikshak Maharashtra.gov.in/> वर प्रवेश करावा. या संकेत स्थळावर जाऊन 229090002923302 (1) क्रमांक वापरावा.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

करल - १		
६२५६	५८	१५
२०२५		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800047907

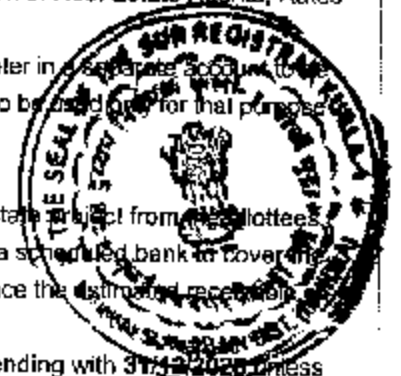
Project: **Eternal** , Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. No. 2 (pt.) at Kurla, Kurla, Mumbai Suburban, 400024;**

1. **Advait Builders & Developers** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400604.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated completion of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **01/12/2022** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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




Dated: **01/12/2022**
Place: **Mumbai**

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

करल - १		
२०२३	५६	१५७


PROFORMA - B

1. Name of the applicant: _____
 2. Address: _____
 3. Occupation: _____
 4. Date of birth: _____
 5. Date of issue: _____
 6. Validity: _____
 7. Remarks: _____

8. Signature of the applicant: _____
 9. Signature of the authority: _____
 10. Date: _____
 11. Place: _____

TABLE - 9
EDGE COPY
2022



The image shows a highly degraded and noisy scan of a table. The table is composed of many small, rectangular cells arranged in a grid. The content within these cells is illegible due to the low resolution and high noise level. A circular stamp or seal is visible on the left side of the table, partially overlapping the grid. The stamp appears to have some text or a logo, but it is also illegible. The overall appearance is that of a very poor quality photocopy or scan of a document.

കരം - 9		
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2023		

MANUSCRIPT - 9




I hereby certify that the above mentioned manuscript is the property of the Government of Kerala and is deposited in the State Library, Thiruvananthapuram.


Date: 15/12/23

Signature: [Signature]

Name: [Name]

Designation: [Designation]



This manuscript is deposited in the State Library, Thiruvananthapuram, Kerala, India.

MS. No. 1012/23

Date: 15/12/23

2025



करल - १
 ६२५६ ६३ ९२५
 २०२३

प्रमाणपत्र - ३

पञ्जाब प्रान्त, भारत सरकार

पञ्जाब विधानसभा

३१/०१/२०२३

1. This certificate is issued to the member of the Punjab Legislative Assembly in accordance with the provisions of section 149 of the Constitution of India.

2. This certificate is issued to the member of the Punjab Legislative Assembly in accordance with the provisions of section 149 of the Constitution of India.

1958
E. W. ...
2023




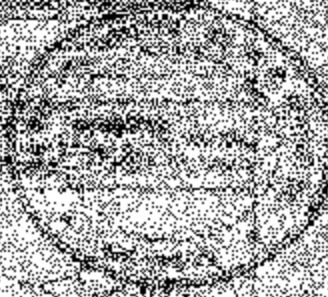
STANDARD


OUR OWN

PROPOSAL

	FORM 9
	2020







FOR THE YEAR 2020

IN THE MONTH OF

APPROVED BY

DATE

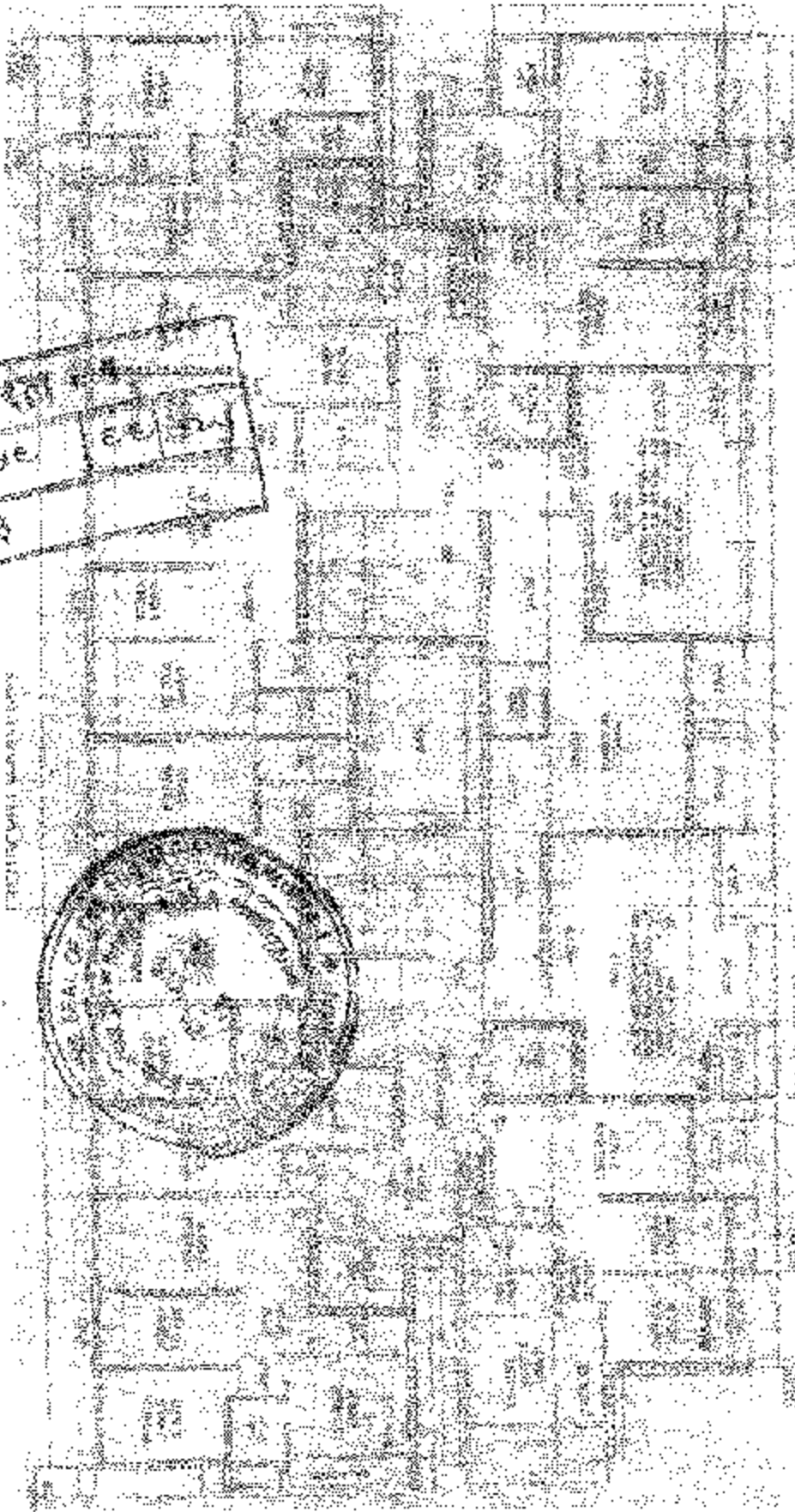
9	
2020	2020

FOR THE YEAR 2020

IN THE MONTH OF

APPROVED BY

DATE






2023	ELVE	2023
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2023 ELVE 2023

करल - १		
६२३६	६९	१२५
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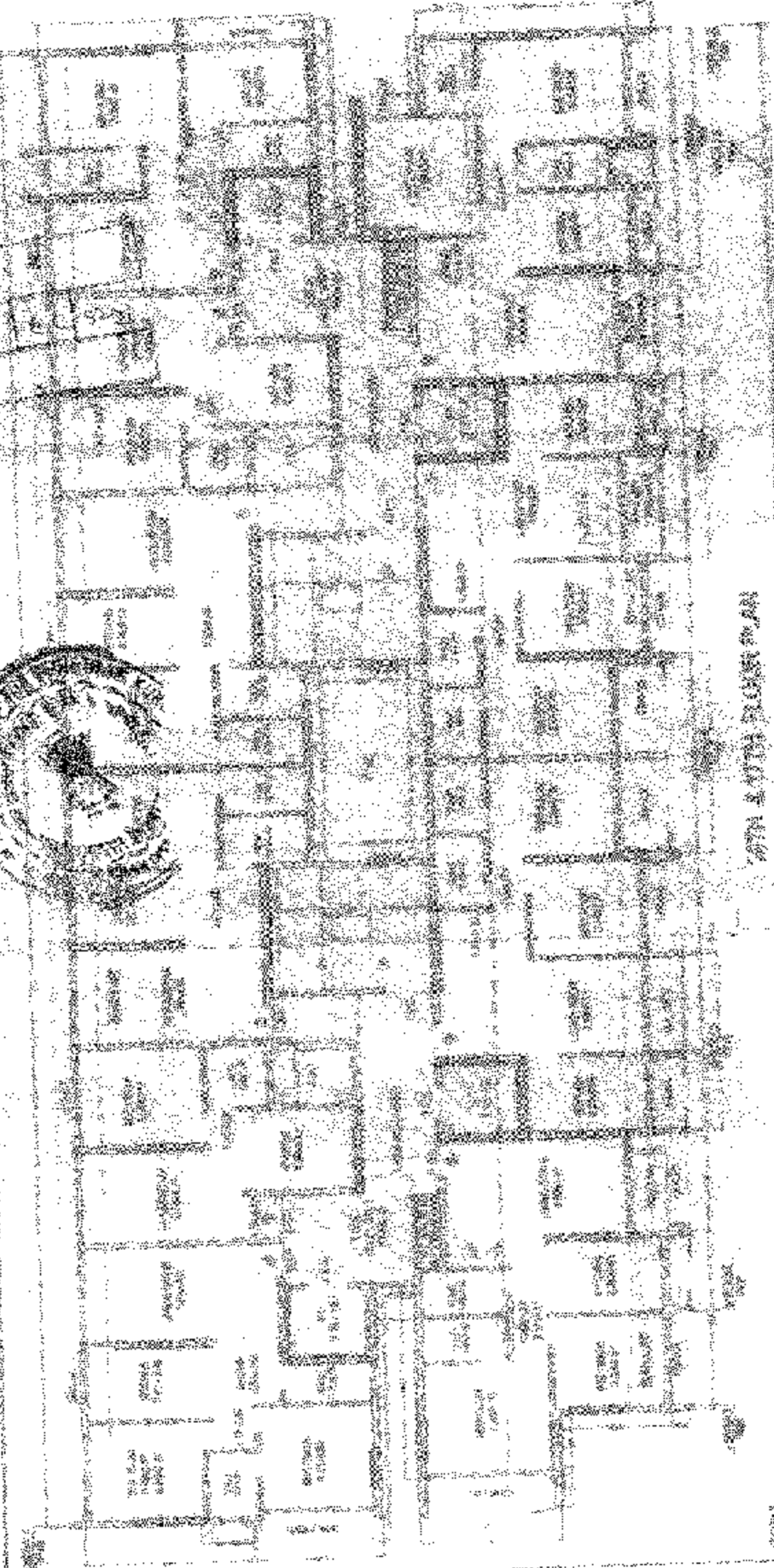




This document is a copy of the original document.
 It is not to be used as evidence.
 Date: 10/10/2023

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गावचे नाव: कुर्ला

(1) विलेखाचा प्रकार, भोववल्याचे स्वरूप कराखनामा किंवा त्याचे अधिलेख किंवा करार स्मरणपत्र व अज्ञातभाव (भाडेपट्ट्याच्या नावनीत पट्टाकार आकारणा देतो की पट्टेदार से नमूद करावे) भोववला रु. 75,487,000.00
अ.ना. रु. 6,278,000.00

करल - 9
एलए ६६ १५
२०२३

(2) भू-मापन, फोटोहेल्स व घरक्यांक (अवस्थापन)

(1) वर्षान: विस्तार करारनाम, मीचे कुर्ला 3, जमीन व मोकळी, खर्च नं 229 व 267, सि टी एसन 2, इंच 1043 सी पि --- नैहर नगर रावगड को ओ हो सी लि नं 125, नैहर नगर, कुर्ला पुर्व मुं 24 बळ +4 मजल्याची इमारत, मंडळकाम पर्व 1968, एकूण 40 मजल्या, मंडळकाम क्षेत्र 800 मी पि क्वार्टर --- रावगड मिकनीनाकरचे विकसन हक्क --- एसीजे नं 3705/10/म/3183/10/के दिनांक 17/12/2010
(1)

(3) क्षेत्रफल
(4) अज्ञातणी किंवा जुबी टॅप्पात अरोल तेव्हा

(1)

(5) वस्तुपत्र करून घेण्या-या पक्षानाचे व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अस्तित्वात, प्रतिवादीचे नाव व संपूर्ण पत्र

(1) नैहर नगर रावगड को ओ हो सी लि तर्फे मंडळकाम अगत रावणी मोरे - - कर/प्लॉट नं: नैहर नगर रावगड को ओ हो सी लि नं 125, नैहर नगर, कुर्ला पुर्व मुं 24; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वस्तुहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
(2) नैहर नगर रावगड को ओ हो सी लि तर्फे मिकनीनाकरचे विकसन हक्क - - कर/प्लॉट नं: वरीलपत्राचे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वस्तुहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
(3) नैहर नगर रावगड को ओ हो सी लि तर्फे खणीगडाल संजय वीरगुडकरांचे विकसन हक्क - - कर/प्लॉट नं: वरीलपत्राचे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वस्तुहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

(6) वस्तुपत्र करून घेण्या-या पक्षानाचे नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अस्तित्वात, यादीचे नाव व संपूर्ण पत्र

(1) मेसर्स अहेर विल्डर्स अँड टेक्निकल सर्व्हे मॅग्निटुड तुवाय एन एच कोर्पोरेशन लिमिटेड, ए विंग, चाळीसदर रोड, खर्च प: गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वस्तुहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
(2) मेसर्स अहेर विल्डर्स अँड टेक्निकल सर्व्हे मॅग्निटुड तुवाय एन एच कोर्पोरेशन लिमिटेड, ए विंग, चाळीसदर रोड, खर्च प: गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वस्तुहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

- (7) दिनांक करून घेण्याचा 15/11/2010
- (8) नोंदणीचा 02/12/2010
- (9) अनुक्रमेण, खंड व पृष्ठ 13150 /2010
- (10) अज्ञातगावामध्ये मुद्रांक शुल्क रु 3824350.00
- (11) वजापभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



369/5158

पावती

Original/Duplicate

Thursday, March 16, 2023

गोंदणी नं : 39M

4:07 PM

Regn. 39M

पंजी क्र.: 5834 दिनांक: 16/03/2023

वाचक का नाम: कुर्ली

चलान संख्या: कलन-5158-2023

चलान प्रकार: कुलमुकामचलान

वाचक का पता: अद्वैत निम्बर्स अँड रेजलर्स ने रागीडाह तुवार श्रीकृष्ण धातु

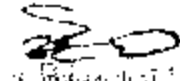
गोंदणी फी	₹. 100.00
नया कुलमुकामी फी	₹. 800.00
पृष्ठांकी संख्या 40	

कुलम: ₹. 900.00

DELIVERED

वाचक का मुद्रा: अक्षय कुमार शिंदे, मुंबई-400002

4:22 PM (IST) कलकत्ता डिजिटल


 सह. दुय्यम निबंधक
 कुर्ली-9 (वर्ग-2)

चलान का प्रकार: 1/1

चलान का क्र.:

चलान की संख्या: 5158-2023

चलान का प्रकार: OHO खतम: ₹. 500/-

चलान का प्रकार: अद्वैत क्रमांक: 1603202305487 दिनांक: 16/03/2023

चलान का प्रकार:

21 व. चलान का प्रकार: eChalan खतम: ₹. 100/-

चलान का प्रकार: अद्वैत क्रमांक: M/015829701202223E दिनांक: 16/03/2023

चलान का प्रकार:

करल - 9		
६५४६	५०	१२५
२०२३		

Handwritten signature



करल - १
 ५५५
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CHALLAN
 MTR Form Number-6

GRN	MHG16879761207223F	BARCODE	[Barcode]		Date	16/03/2023-15 16:43	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL*_JT SUB REGISTRAR KURLA NO 1			PAN No. (If Applicable)	AAQFA1009N			
Location	MUMBAI			Full Name	ADVA T BUILDERS AND DEVE: OPERS			
Year	2022-2023 One Time			Flat/Block No.	BUILDING NO 125, NEHRU NAGAR HA.GAD			
Account Head Details	Amount In Rs.			Premises/Building	CRSI AND BUILDING NO 136 V/IA: CHR			
0030045501 Stamp Duty	500.00			Road/Street	KURLA EAST			
0030069301 Registration Fee	100.00			Area/Locality	MUMBAI			
				Town/City/District	MUMBAI			
				PK	1 0 0 0 2 0			
				Remarks (If Any)	PAN=CUJG8815F1-SecondPartyName=RUPESE RAMESH MULGHA: 5-			
Total				Amount In	Six Hundred Rupees Only			
				Words				
Payment Details				IDB BANK	FOR USE IN RECEIVING BANK			
Cheque-00 Details				Bank CIN	Ref No	69103332023051613601		724209639
Cheque/00 No.				Bank Date	RBI Date	16/03/2023 15:37:14		Not Verified with RBI
Name of Bank				Bank Branch	IDBI BANK			
Name of Branch				Scrol No. / Date	Not Verified with Scrol			

करल - १
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600.00



Department ID: MUMBAI
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 only मुंबई मंडळ दुसऱ्या निरक्षर (अशिक्षित) नांवाची करवनाच्या दस्तावजां लागू आहे. नांवाची व करवनाच्या दस्तावजां तद्वर मुंबई मंडळ लागू आहे.

Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	User/Id	Defacement Amount
1	(S)-369-5158	000637961320223	15/03/2023-16:07:48	IGR197	100.00
2	(S)-369-5158	000637961320223	15/03/2023-16:07:48	IGR197	500.00
Total Defacement Amount:					600.00

Handwritten signature and stamp.

Handwritten signature.

करल - १		
५७५	३	३००
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करल - १		
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२०२३		



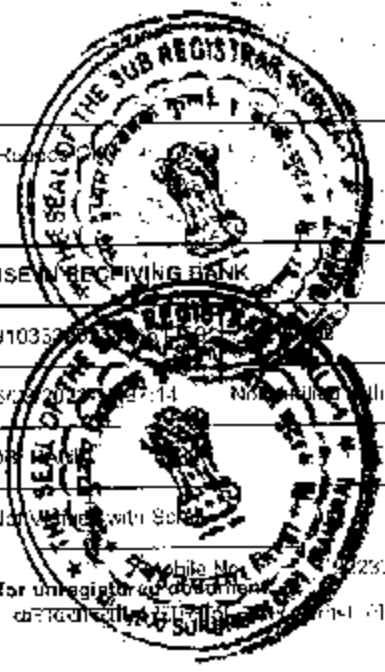


CHALLAN
MTR Form Number-6

करल - १		
५५५	३	२०
२०२३		

GRN	MH016879781202223E	BARCODE	Date		16/03/2023-15 16:43	Form ID	48(9)
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable) AACFA1009B			
Office Name KRL1 - JT SUB REGISTRAR KURLA NO 1				Full Name ADVAIT BUILDERS AND DEVELOPERS			
Location MUMBAI				Flat/Block No. BUILDING NO 12B, NEHRU NAGAR RAJENDRA			
Year 2022-2023 One Time				Premises/Building CHSL ANANDJI TRADING NO 138, V/S-A/C/151			
Account Head Details				Road/Street KURLA EAST			
0010045501 Stamp Duty				Area/Locality MUMBAI			
0030003301 Registration Fee				Town/City/District			
				PIN 400024			
				Remarks (If Any)			
				PAN2=CULPG6Gt6I1-SecondPartyName=R. JPFSS-I RAMESH			
				GHULGHULE-			
				Amount In 5 x Hundred Rupees			
Total				Words 500.00			
Payment Details ID3- BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN Ref. No 691035			
Cheque/DD No.				Bank Date RBI Date 16/03/2023 16:43			
Name of Bank				Bank-Branch HDB			
Name of Branch				Serial No. , Date Non Working with Seal			

करल - १		
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Department ID: 223123485
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 साहज भातच कोच्य दृढाज निशयक कार्यालयक जेदगी करायवाल्या दर-साठी लागू असे. नोंदणी न करायवाल्या दस्तऐवजां साठी लागू नाही.

Handwritten signature and stamp

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Document **H**andling **C**harges
 Registrar General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1603202306487 Receipt Date 16/03/2023

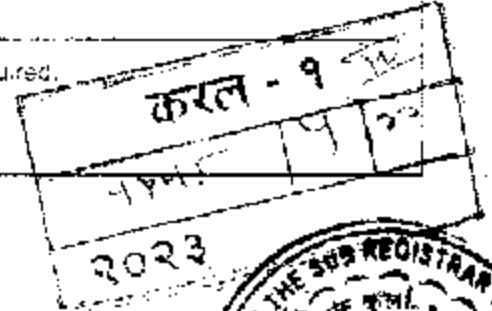
Received from SELF. Mobile number 0000000000 an amount of Rs 800/-, towards Document Handling Charges for the Document to be registered on Document No. 5158 dated 16/03/2023 at the Sub Registrar Office at S. R. Kuria 1 of the District Mumbair Sub-urban District.



Payment Details

Bank Name PUNB	Payment Date 16/03/2023	क०	१५	१५
Bank CIN 10004152023031605910	REF No. 511778532	2023		
Deface No 1603202306487D	Deface Date 16/03/2023			

This is computer generated receipt hence no signature is required.



Wahata

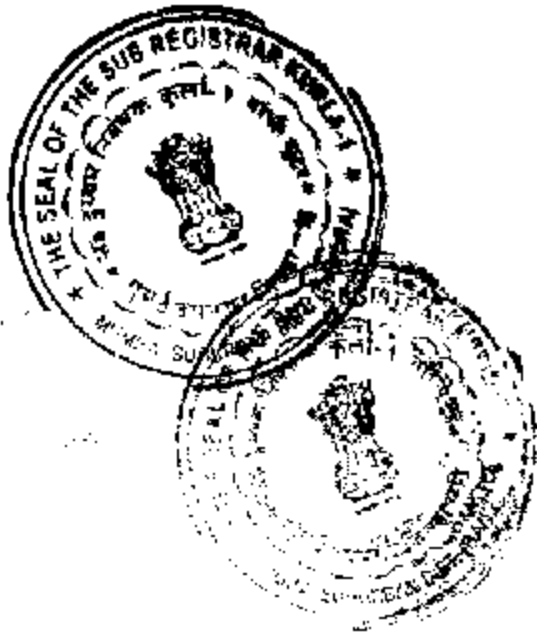
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करल - १		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1603202305487	Date 16/03/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, 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 Details	
Bank Name PUNB	Date 16/03/2023
Bank CIN 0004152023031605910	REF No. 511778812
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POWER OF ATTORNEY

करल - १		
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TO ALL TO WHOM THESE PRESENTS SHALL COME, we TUSHAR

SHRIKRISHNA KHATU, an Indian inhabitant holding permanent account number [AKPPK9114Q] and residing at Bldg. 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 holding

permanent account number [AWIPS7112F] and residing at Flat No. 102, Tarumar CHS, Plot No. 10, Sector 21, Opp. MTNL Office Kharghar Panvel Raigad – 40210

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 East Mumbai 400 024, having bank account number [AAQFA1009B], hereinafter referred to the as **Advait Builders**

Developers” (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns)

hereby **SEND GREETINGS:**

WHEREAS:-

1. The firm is the process of redeveloping a piece of land being Building No. 126, Nehru 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.

TK

AK

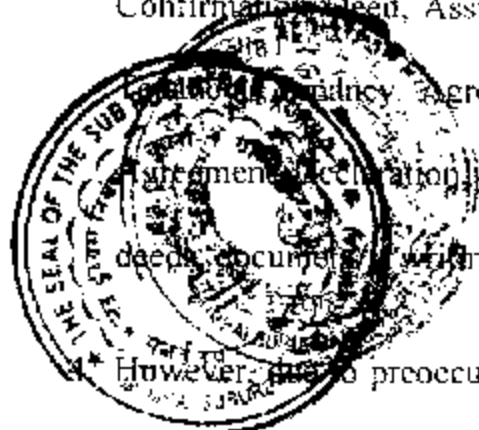
Mts. (Total Plot area 1118.15 Sq. Mts.) bearing Survey No: Survey no. 229

& 2 करला 9 नं. 2 (P.1) of, Kurla. (East), Mumbai 400024 Within the		
4741-	92	20
registration District and Sub-District of Mumbai City and Mumbai Suburban.		
2023		

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

The 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 Right of Way, Agency Agreement, Lease Deed, Deed of Mortgage, Loan Agreement, Declaration, Undertaking, Affidavits, P.A.A.A and / or any other deeds, documents, writings, with the Prospective Purchaser's and otherwise.



However, due to 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 (E), 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.

2023

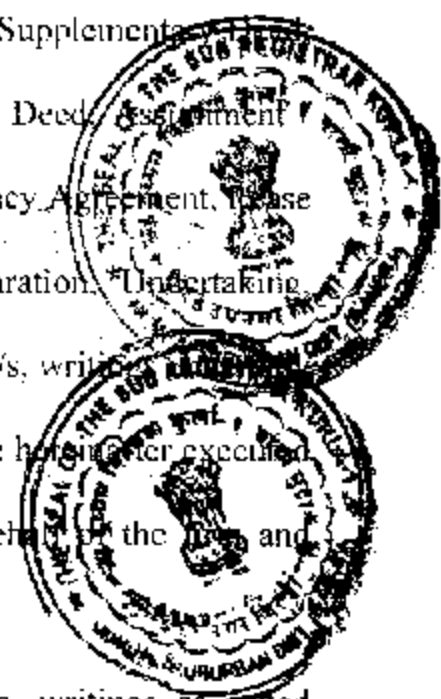
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NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSTH THAT
 We, TUSHAR SHRIKRISHNA KHATU & ASHISH UMESHCHANDRA
 SAKHARE, in the capacity of the Partner / Authorized Representative of the firm,
 do hereby appoint, constitute and nominate MR. RUPESH RAMESH
 GHULGHULE (hereinafter referred to as "the said Attorney") to be the 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:

करल १		
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- (1) To present for the registration of the Deed of Assignment, Deed of Apartment,
 Agreement for Sale, Deed of Conveyance, Sale Deed, Supplemental
 Rectification Deed, Cancellation Deed, Confirmation Deed, Assignment
 Transfer of Right of way, Surrender of Tenancy, Tenancy Agreement, Lease
 Deed, Deed of Mortgage, Loan Agreement, Declaration, Undertaking,
 Affidavit, P.A.A.A and / or any other deeds, document/s, writings
 nomenclature which is executed by us or which will be hereinafter executed
 by us, in respect to the said Premises, for and on behalf of the firm, and
 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.

MS

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(3) To sign and deliver the necessary forms, applications, undertakings and writings as may be required for registering the aforesaid documents before 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.

करल - १
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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 SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property)

A building consisting of stilt plus 17 upper floors, standing on a piece or parcel of land addressing lying about leased Area 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 easement right situate lying and being at MIHADA Layout, Building no. 126, Nehru Nagar Rajgad 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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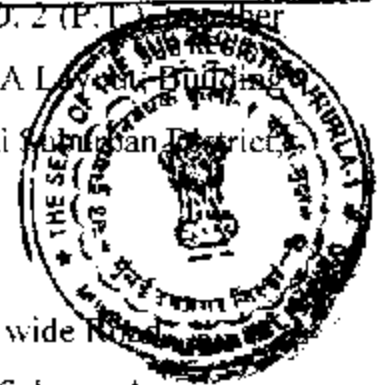
THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property)

करल - १		
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A building consisting of stilt plus 17 upper floors, standing on a piece of land measuring about Lease Area 780 Sq. Mts., Plus PG Area 338.15 Sq. Mts. (Total Plot area 1118.15 Sq. Mts.), bearing CTS NO. 2 (P.T.) with all easement right situate lying and being at MIADA LANE Building No. 136, Vishal Chsl. Nehru Nagar village Kurla, Mumbai Suburban District Kurla, Mumbai - 400 024 and bound as follows:

- ON OR TOWARDS EAST : By Nala
- ON OR TOWARDS WEST : By 12.20 meter wide Nala
- ON OR TOWARDS SOUTH : Ganesh Hall & Scheme Amenity
- ON OR TOWARDS NORTH : By Building No. 135



IN WITNESS WHEREOF we have signed hereunder
16th day of MARCH, 2023.



Signed and Delivered by the within named

TUSHAR S. KHATU

Tushar



ASHISH U. SAKHARE

Ashish



Ashish U. Sakhare
 27/03/2023

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Partner/ Authorized Signatory of)
ADVAIT BUILDERS DEVELOPERS,)

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

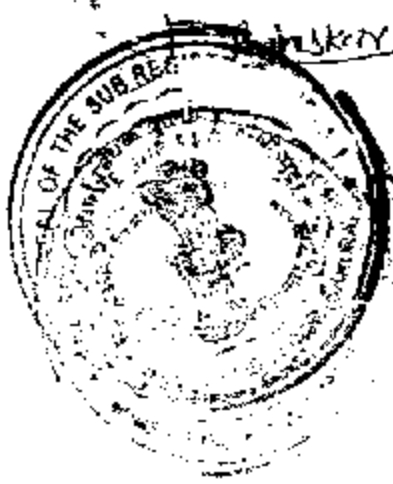
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MR. RUPESH RAMESH GHULGHULE

)
Rupesh Ghulghule



Rupesh Ghulghule





दस्तावेजांचे क्रमांक: 13150/2010

Thursday, December 01, 2010
20:42:57 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव: कुर्ला

दुय्यम निबंधक:

कुर्ला (कुर्ला)

करल - 9

पिन कोड: 576

445

Page 1 of 1

2023

- (1) वित्तखाचा प्रकार, भोवदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या मानकीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भोवदला रु. 78,487,000.00
ना.मा. क्र. 6,278,000.00

- (2) भू-पापन, गोंडहिस्ता व धरकामांक (असल्यास)

(1) धर्षित: विकसन करारनामा, मोजे कुर्ला 3, जमीन व बांधकाम, सर्वे नं 229 व 267, वि.सी. एच.नं 2, क्षेत्र 1043 चौ.मी. --- नेहरू नगर रायगड को.ओ.ही.सी.लि.सि.नं 126, नेहरू नगर, कुर्ला पुर्व मुं-24 रज.नं 4 मजल्याची ईमारत, बांधकाम क्र. 4385, एकूण 40 सदनिका, बांधकाम क्षेत्र 900 चौ.मी. क्षेत्र --- सादरदु.पि.विक्रीकरावटे विकसन इ.प.ए.डी.जे.नं 3705/10/के/31.83/10/के दिनांक 1/12/2010

2023

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुळी देण्यात असलेले तसे

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- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) नेहरू नगर रायगड को.ओ.ही.सी.लि.सि. तर्फे घेऊन येऊन आलेली गोष्टी --- पर/फ्लॅट नं: नेहरू नगर रायगड को.ओ.ही.सी.लि.सि.नं 126, नेहरू नगर, कुर्ला पुर्व मुं-24 रज.नं 4 मजल्याची ईमारत, बांधकाम क्र. 4385, एकूण 40 सदनिका, बांधकाम क्षेत्र 900 चौ.मी. क्षेत्र --- सादरदु.पि.विक्रीकरावटे विकसन इ.प.ए.डी.जे.नं 3705/10/के/31.83/10/के दिनांक 1/12/2010



- (5) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

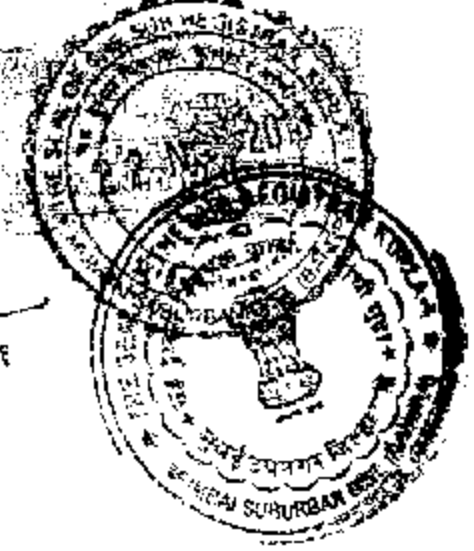
(1) भैरवा अष्टौत विश्वस अँड डेव्हलपर्स तर्फे गागीदार सुधार एस.ए.सी. वी.सी.ए. विल्डींग, ए.विंग, पॉन्डमेट्ट रोड, टापो प: गळो/रस्ता: --- ईमारत नं: --- पर/फ्लॅट नं: --- शहर/गाव: --- तालुका: --- पिन नंबर: ---

(2) मेसन अष्टौत विश्वस अँड डेव्हलपर्स तर्फे गागीदार आशिम साखरे --- पर/फ्लॅट नं: --- शहर/गाव: --- तालुका: --- पिन नंबर: ---

- (7) दिनांक करून दिल्याचा 16/11/2010
(8) नोंदणीचा 02/12/2010
(9) अनुक्रमाने, खंड व पृष्ठ 13150/2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 3824350.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) सेवा



खरी प्रत
सह. दुय्यम निबंधक, कुर्ला-६
मुंबई उपनगर जिल्हा

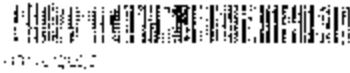


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SCAN QR CODE TO PAY
YOUR BILL VIA UPI
Use any bank / UPI App

Bill Paid

adani
Electricity

*Chk Y No: 001120
Account: 51
Date: 27/02/2019*

This electricity bill number reflects a true and is used as a proof of ownership of any property or premises

BILL OF SUPPLY - RESIDENTIAL

M S NEHRU NGR RAIGAD CHS
126 4172 NEHRU NGR KURLA RD
Mumbai 400024

Mobile No.
Email ID
Connected Load 1.03KW

To update your email id and mobile number, call us on 19122 or 1800 200 3036.



ACCOUNT NO.
102202010



BILL MONTH
JAN-19



DUE DATE*
07-03-2019*

DUE AMOUNT

5100.00

NEW

Maharashtra Govt's tax on sale of electricity has increased by 10 paisa/unit (refer the back of the BR for more details).

DISCOUNTED BILL AMOUNT

Round sum bill payable (after discount of ₹ 37.00) on or before discount date 27-02-2019 ₹ 5063.00

LATE PAYMENT BILL AMOUNT

Round sum bill payable (including DPC of ₹ 51.00) after due date 07-03-2019 ₹ 5114.00

*Please refer to current LR for details.
*Round sum means payable in one instalment.
*You shall not pay more than the due date due after interest charged at the prevailing rate.

Nitin Kate

NITIN KATE
Business Head
East Division

19122 We're listening.

For power interruption, complaint or restoration status
SMS POWER to 19122 account no. to 205511030 from any mobile no
Give us a missed call on 1800 332 9938 from your registered mobile no
For other queries to What-App on 9022 61 3036 (Pay to Reel)

CUSTOMER CARE CENTRE / INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)
1) Tilak Nagar, Road No. 4, Chembur, Mumbai - 400 024
2) P. No. 3001-3072, J. Pathar, Junction, Andheri-Kurla Road, Mumbai - 400 072

करल - 9

19122

2023

Bill No. 100138604766 Bill Date 14-02-2019 Type of Supply SINGLE PHASE

Bill Distribution No. EAST/ER4-FILAK/MAHAR/10045074/0372 Cycle No. 20

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Max. phasing factor (M.F)	Present reading	Reading	Units consumed	Fixed charge (₹)
LT (W)	657062		2023	2023	0	2.00

TRACK YOUR CONSUMPTION (UNITS)

Dec-18	0
Nov-18	0
Oct-18	53
Sep-18	63
Aug-18	10
Jul-18	74
Jun-18	94
May-18	72
Apr-18	60
Mar-18	73
Feb-18	82

IMPORTANT MESSAGE

Your consumption is high. Please check the meter and wiring. If you are not satisfied, please contact the Customer Care Centre. We will be happy to assist you.

REGISTRAR KURLA

Pay via CASHBACK

Pay your Electricity bill on Paytm App, get up to

2700 Cashback

Scan QR code to avail offer

REGISTRAR KURLA

App: Paytm QR Code: 100138604766 Date: 14/02/2019

The *Q*

HOW YOUR BILL WAS CALCULATED RATE/TARIFF INR (₹)

Electrical energy (HSN Code 27160000)	
Fixed Charge	95.00
Wheeling Charges	727.60
Regulatory Asset Charge	135.93
Energy Charge	2305.00
Fuel adjustment charge (FAC)	202.07
Government electricity duty	16.00%
Madhya Pradesh Govt. Tax on sale of electricity	₹0.75/unit
Current month bill amount (A)	452.23
Other Tax on sale Adjustments	0.00
Unpaid payment charges (in previous months bill)	0.87
Discount Payment Discount	0.00
Interest on arrears	8.56
Adjustments	0.00
Net of the charges in current bill (B)	9.53
Current month charges (A+B)	414.76
Previous month's bill amount	967.46
Payment received up to 09-02-2019	0.00
Promot payment discount	0.00
Net previous balance (C)	967.46
Total bill amount (A+B+C)	5104.24
Amount deferred	0.00

MAHARASHTRA GOVT'S TAX ON SALE OF ELECTRICITY HAS INCREASED BY 10 PAISE/UNIT

Direct form
 From 2019, Government
 has increased the
 tax on electricity
 by 10 paise with effect
 from 01/01/2019. The
 amount of 10 paise
 will be added to the
 electricity bill.
 The amount of 10 paise
 will be added to the
 electricity bill.
 The amount of 10 paise
 will be added to the
 electricity bill.



Read the bill carefully to avoid any mistake. In case of any discrepancy, please contact the Customer Care Centre.

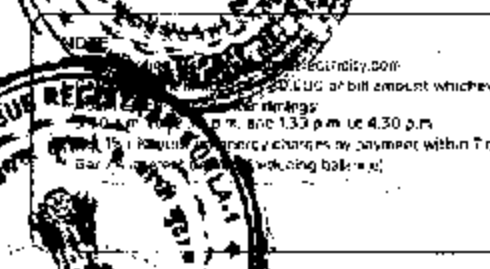
₹ 5104.24
 PAYABLE WITH THIS BILL

KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION

Your tariff structure (Effective from 01/09/18)

Tarif Category	Fixed Charge (₹/unit)	Energy Charge (₹/unit)	Surcharge (%)	PA (₹/unit)	PA (₹/Unit)
10-100	60	2.60	1%	0.10	2.70
101-300	95	5.62	1%	0.10	5.72
301-500	95	7.20	1%	0.10	7.30
> 500 (Residential)	120	8.95	1%	0.10	9.05

Please check the bill for any discrepancy. If you find any error, please contact the Customer Care Centre. The bill is valid for 30 days from the date of issue.



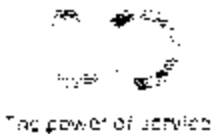
State Consumer Disputes Redressal Forum (CGRP)
 Only for redressal of disputes covered by ICAR.
 The forum is established under the Consumer Protection Act, 1986.
 Head Office: H-2, DDA Flt. 1, Connaught Place, New Delhi-110001.
 Office: Sector-16, Near Devidas Lane Telephone
 No. 2005 4742.
 E: ConsumerForumAUM@delhi.gov.in
 W: http://www.cgripky.com

- If paying by cheque, please remember:**
- Cheque should be Account Payable to the bill number.
 - Always attach payment slip. Do not detach it.
 - Mark 'No D/E' and 'No Stoppage' when making multiple bill payments by cheque.
 - Make cheque payable to 'Genl. Electrician'.
 - Cheque payable subject to realization.
 - Cheque should be in favour of 'M.P. State Electricity Board'.
 - Attach a postal amount of ₹250 per bill.
- You can also pay your bills using Suvidha.

POWER THEFT RESULTS IN POWER TARIFF INCREASE - REPORT IT.
 Honest citizens bear the cost of power stolen by others. Report it.
 If you spot an electrical theft, please report on 19-24-24 or 2019-24-24.

PLEASE REMEMBER
 Using electricity connections for purposes other than what provided for will result in disconnection of electricity as per law.
 Kindly state 'at 404' if you are using electricity for other than the intended purpose.
 Please quote your account no. 19240188 in all your correspondence.





स्वच्छगृह

Visit us at www.adanipower.in or
write to us at adani@adanipower.in



www.adanipower.in
1800-121-1212

adani
Electricity

BILL OF SUPPLY COMMERCIAL

VISHAL CO-OP HSC SOCIETY
EEDS NO 133
NEHRI, NAGAR, GIRIA (PAST)
MURTA
MUMBAI 400024
Mobile No 9211111111
Email Id adani@adanipower.in
Connected Load in kW 9.73
PAN AAMM56K
GSTIN

19122 We're listening.

For power interruption complaints or restoration status

Bill No. 1274758 843 Bill Date 29.01.2023
Bill Distribution No. Chandra (1) 431647

CUSTOMER CARE CENTRE/REGISTRATION ADDRESS

करल - १-१४
www.adanipower.in
१००० २७ ००
2023 Cycle No. 13
Type of Supply T150C

This electricity bill is either reflects a bill for a to be used as a proof of any property or premises

To update your email id and mobile no, call us on 19122



ACCOUNT NO
153108862



DUPLICATE DATE
DEC-22



CONNECTION DATE
30.01.2023

Electric Smiles

3370

YOUR CURRENT CONSUMPTION

Connection Date: 30.01.2023

Tariff	Meter number	Multiplying Factor (MF)	Present Reading	Previous Reading	Energy consumption	Energy charge (₹)	Fixed charge (₹)
LT 11A	810903	1	20349.00	16574.00	करल - १-१४	₹ 3370	₹ 924
TOTAL						₹ 3370	₹ 924

Energy consumption	Energy charge (₹)	Fixed charge (₹)
करल - १-१४	₹ 3370	₹ 924
2023		

TRACK YOUR CONSUMPTION (UNITS)



IMPORTANT MESSAGE

DUE AMOUNT
₹ 38560.00*

Small step to save the environment.
Switch to paperless bills and
save ₹10 every month.

DISCOUNTED BILL AMOUNT

Round sum of payable (after discount) of ₹ 38560.00, as of before a sum of ₹ 39950.00

LATE PAYMENT BILL AMOUNT

Round sum of payable (including late payment charges) of ₹ 39950.00, as of date 29.01.2023

₹ 39950.00
₹ 38560.00

MAHESH ANDHAR
Cashier



PAY-IN APP FOR CHEQUE DROP

- This bill is generated by the Adani Electricity Mumbai Limited (AEML) on behalf of Adani Electricity Mumbai Limited (AEML).
- The bill is generated on the basis of meter reading and other data received from the meter.
- The bill is generated by Adani Electricity Mumbai Limited (AEML) on behalf of Adani Electricity Mumbai Limited (AEML).
- The bill is generated by Adani Electricity Mumbai Limited (AEML) on behalf of Adani Electricity Mumbai Limited (AEML).



0153108862/00098560300120230003905300003826014012023

BILL NO: 1274758 843 Found Sum payable ₹ 38560.00 Discounted Amount/ Round sum ₹ 38280.00 Amount after GST (Round sum) ₹ 39950.00
Bill date: 29.01.2023 Bill receipt date: 29.01.2023

370382700003690300 2024010009190300000000000101 2023

Fixed Charge	477.00
Wheeling charge	112.00
Revenue asset charge (RA) %	0.00
Energy Charge	425.15
Fixed Adjustment Charge (FAC) %	472.50
Government electricity duty	0.44
Mechanical & electrical maintenance charges	12.00
Current electricity (Lamp) (A)	564.32
Others	0.00
Delayed Payment Charge on previous bill (if any)	0.00
Discount Payment Discount	0.00
Interest on bills	0.00
Account No.	10-00-00
Net amount payable	3856.00
Amount paid	0.00
Net amount payable	3856.00
Amount due	3856.00
Net amount payable	3856.00
Amount due	3856.00
Net amount payable	3856.00
Amount due	3856.00

TO PAY LESS



Energy Efficiency Tips:
 • Turn off lights when not in use.
 • Use energy-efficient appliances.
 • Check for leaks in pipes and faucets.
 • Seal windows and doors.
 • Use programmable thermostats.



2023
 2023
 2023

ROUND SUM PAYABLE WITH THIS BILL 3856.00

KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION
 Your Bill Structure (Effective From 01.04.2022)

	Basic	Normal	Peak	Total
All units	425	543	547	1515

TOD Tariffs (In addition to above base tariffs) applicable when TOD meter is installed

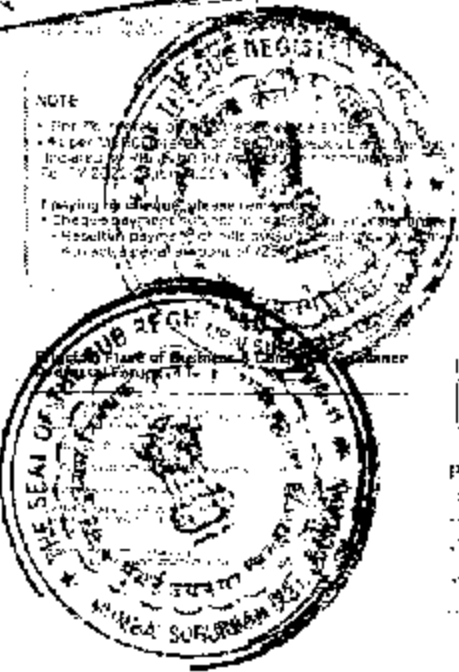
	Basic	Normal	Peak	Total
TOD Tariff	0.00	0.00	0.00	0.00

NOTE

- The bill is valid for 30 days from the date of issue.
- In case of any dispute, please contact the concerned office.
- The bill is subject to change without any notice.
- The bill is valid for 30 days from the date of issue.

The bill is valid for 30 days from the date of issue. In case of any dispute, please contact the concerned office.

The bill is subject to change without any notice. In case of any dispute, please contact the concerned office.



ENERGY CONSERVATION TIPS

- Turn off lights when not in use.
- Use energy-efficient appliances.
- Check for leaks in pipes and faucets.
- Seal windows and doors.
- Use programmable thermostats.

PLEASE REMEMBER

• Please pay your bill on time to avoid penalties.
 • Please contact us if you have any queries.
 • Please use energy-saving devices to reduce electricity consumption.



<https://www.sdnlectra.com>

Handwritten signatures and marks.

महाराष्ट्र शासन

करल - १

मालमत्ता पत्रक

20 20

गावा/पैठ : कुली भाग ३	ता.नुका/म.भू.का. नगर भूसापन अधिकारी, कुली	२०२३	जिल्हा : मुंबई उपनगर
नगर भूसापन क्रमांक	शिल्लो नंबर	प्लॉट नंबर	सारणीकार
		32/188/3A	

सासनात्मक विवेकाचारकाचा किंवा मांड्याचा तापविले आणि त्याच्या क्रूरताप्रसंगीची नियत वेळ र.क्र.२२४२३.२७ दि.१७.०५.१९५५ मधील तरतूद

सूचिप्रदायक

हवामाना मुळे घारक १

वर्ष: २०२३ महाराष्ट्र रूग्णनिर्माण मंडळ

वर्षांतर

इतार आर

इतार तारे

करल - १

२०२३

२३ १२३

२०२३

विन साय कागा

विन साय कागा

सादाका

दिनांक	घाबदार	संख्या	सादाका
२०/०६/२०२३	गा. ३५५४ उपनगराधिकारी प्रदारी व वेवणीत हू हू ने, ADC/LNE/AM/२२९ मि. १८५०/२४ अन्वये विनयेची साय २०२३/२३०६/३०		
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२३/०६/२०२३	गा. सु. वि. सावेकरीत न. भू. क्र. २३/२०२३ दि. २३/०६/२०२३ मंडळ २३ वर्षी कर साय २३०६/२३ जी जी	२३/०६/२०२३	२३/०६/२०२३
२३/०६/२०२३	म. ना. सु. वि. सावेकरीत न. भू. क्र. २३/२०२३ दि. २३/०६/२०२३ मंडळ २३ वर्षी कर साय २३०६/२३ जी जी	२३/०६/२०२३	२३/०६/२०२३
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MK

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करल - १ २४		
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करल - १		
६२५६	६५	१२५
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आयकर विभाग
 INCOME TAX DEPARTMENT
 आवात बिल्डर्स & डेवेलपर्स

भारत सरकार
 GOVT OF INDIA

18/082089
 Permanent Account Number
 AAQFA10089



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करल - १ 11		
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करल - १		
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करल - १ <i>12</i>		
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करल - १		
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHIS - SAKHARE

U D SAKHARE

DS:06/1973

AWIP57112F

Q101



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करल - १		
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भारत सरकार
 Government of India



5355 2665 9373

सामान्य माणसारां अधिकार

भारत सरकार
 Government of India



5355 2665 9373

सामान्य माणसारां अधिकार

०१

करल - १		
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GUSHAR KHATU
SHRIKRISHNA SITARAM KHATU
05A07/1578
Permanent Account Number
AKPPK9114Q

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Date: 26/01/23

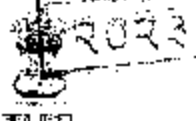
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कार्ड नं. = 9 11V

47415 28/10/22



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्रांक संख्या - Enrolment No. - BZ1/27161/00035

To
तुषार श्रीकांत खातू
Tushar Shrikant Khate
C/O: Shri Krishna Khate
Building No 10A, Flag No 101 - Heramb CHSL
New Mhada Colony Sahakar Nagar
Near Tikknagar Station
Chembur East
Mumbai - 400071

Number of Enrolment - 400071



आपला Aadhaar संख्या / Your Aadhaar No. :

5170 0022 5891
VID : 9198 2671 9469 6844

माझी आवृत्त / माझी ओळख



भारत सरकार
Government of India



तुषार श्रीकांत खातू
Tushar Shrikant Khate
जन्म तारीख/DOB: 03/07/1976
पुरुष MA

5170 0022 5891
VID : 9198 2671 9469 6844

माझी आवृत्त / माझी ओळख

घाटेची

- ही एक प्रतिलिपि प्रतिका आहे. नागरिकत्व नाही.
- सुरक्षित QR कोड अथवा ऑनलाईन XML ऑनलाइन प्रमाणीकरण वापरून अंदाजित कर.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Online XML/ Online Authentication.
- This is electronically generated letter.

- ही प्रतिलिपि प्रतिका आहे.
- ही नागरिकत्व प्रमाणित करणारी आहे. नागरिकत्व नाही.
- सुरक्षित QR कोड अथवा ऑनलाईन XML ऑनलाइन प्रमाणीकरण वापरून अंदाजित कर.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use the Aadhaar App.

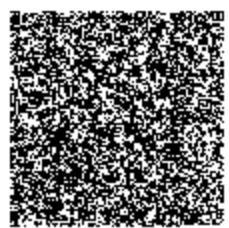


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पत्ता:
तुषार श्रीकांत खातू, फ्लॅग नं. 101, सेक्टर 101, हनुमंत नगर, शिवाजी नगर, मुंबई, महाराष्ट्र, 400071

Address:
C/O: Shrikant Khate, Building No. 10A Flag No. 101 Heramb CHSL, New Mhada Colony Sahakar Nagar, Near Tikknagar Station, Chembur East, Mumbai, Mumbai Suburban, Maharashtra - 400071



5170 0022 5891
VID : 9198 2671 9469 6844

माझी आवृत्त / माझी ओळख

Handwritten signature

करल - १		
५१५५	३७	१०
२०२३		

भारत सरकार
Government of India

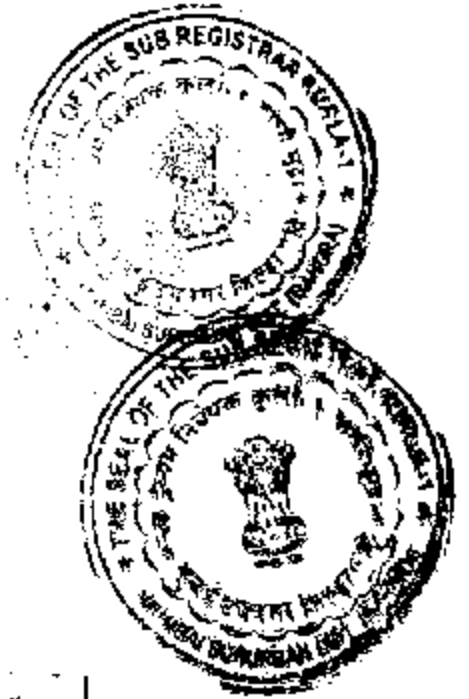
कॉमर्स एंड इंडस्ट्री
E-pesh: Panch: Graigide
एच.एच.ए. डी.ए. २० ०१ १९०
एच.ए. माल

3440 4406 0684
VIO : 9164 7389 4170 9048

आइए आइए, माइती आइए

करल - १		
६२५६	१०९	१२५
२०२३		

Rughe



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
असतो नद, पुणेको अड्डाको नद, नद
पिन: ४०२१०४
पिन: ४०२१०४

Address:
असतो नद, पुणेको अड्डाको नद, नद
Pon Tar Tale, Raigarh
Maharashtra - 402104



3440 4406 0684
VIO : 9164 7389 4170 9048

करल - १		
५१५१	३१	२०
२०२३		

करल - १		
६२५८	१०२	१२५
२०२३		



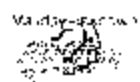

करल - १
 १७५८ २३ ००
 २०२३



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2823/27098/05285

To
 Shrikant Raghunath Chandavarkar
 C/O Raghunath Chandavarkar
 174 D-25, Sai Sagar CHS LTD
 Gore Road Hb-2
 Haveli West
 Mumbai
 Mumbai Suburban, Maharashtra - 400057
 0133079999


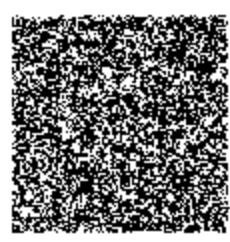



आपका आधार क्रमांक / Your Aadhaar No. :
5317 5064 0778
 VID : 9135 4824 9771 1879
मेरी आधार, मेरी पहचान






भारत सरकार
 Government of India

Shrikant Raghunath Chandavarkar
 Date of Birth/DOB: 26/06/1975
 Male M/F

5317 5064 0778
 VID : 9135 4824 9771 1879
मेरी आधार, मेरी पहचान

करल - ADHAAR


भारत २०२३ १४३ १२३

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड व ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।


INFORMATION



- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आपका आधार सुरक्षित और नि:शुल्क सेवाओं को प्राप्त करने बनाता है।
- आपका आधार में कोई बदलाव नहीं करें।
- आधार को अपने स्मार्ट फोन पर भी, या Aadhaar App के साथ।



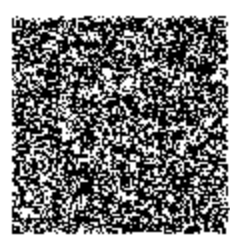
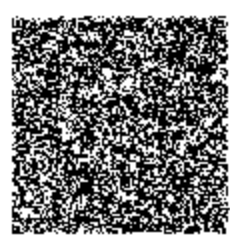
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone or use Aadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 C/O: Raghunath Chandavarkar, 174 B-25, Sai Sagar CHS LTD, Gore Road No-2, Goregaon West, Mumbai, Mumbai Suburban, Maharashtra - 400097

5317 5064 0778
 VID : 9135 4824 9771 1879
मेरी आधार, मेरी पहचान

1947

help@uidai.gov.in

www.uidai.gov.in

Prasadkulkarni

भारत सरकार
Government of India

राज्य सेवा भवन
Rajya Seva Bhawan
जवाहर नगर DDB-2010-1997
पुल: MALE

2894 6125 2483
VID: B138 0679 8255 0534

माझी आधार, माझी ओळख

करल - १
५९१५ ३०
२०२३

करल = १
६२५६ १०७ १२५
२०२३



भारतीय लिखित ओळख प्राधिकरण
India Identification Authority of India

पत्ता ९८, माळी, मळी,
मुम्बई-पोस्ट-वावेदीवाली, तालुका, रायगड,
महाराष्ट्र, ४०२११२

Address 98, Malhi, Malhi,
at-Malhi-Post-Wavediwali, Tal. Raigad,
Palgaon, Maharashtra, 402112

2894 6125 2483

करल - १	
५९५४	३५४०
२०२३	

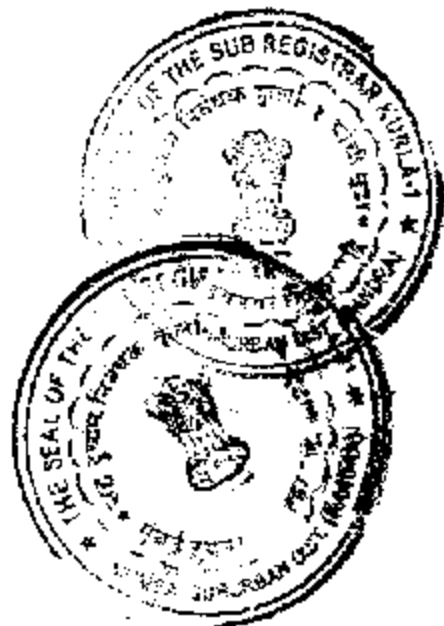
करल - १	
६५६	९०५९५
२०२३	

<p>Download Date: 06/11/2023</p> <p>नाम: रमेश शर्मा Name: Ramesh Sharma कर्म: २८/१०/१९८७ Gender: MALE</p> <p>2894 6125 2483 VID: ९१३९ ९०७९ ०२६६ ०६६४</p> <p>माझी आधार, माझी ओळख</p>	<p>नाम: रमेश शर्मा Name: Ramesh Sharma कर्म: २८/१०/१९८७ Gender: MALE</p> <p>2894 6125 2483 VID: ९१३९ ९०७९ ०२६६ ०६६४</p> <p>माझी आधार, माझी ओळख</p>
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बदल - 9 IV		
७५५८	६६	४०
२०२३		

बदल - 9		
६५५६	१०६	१२५
२०२३		



करल - १		
५१५६	३७	४०
२०२३		




पत्र ३८, माक्री, माली.
 पो. माली-१०००३६, त्रिवाणी जिल्हा, महाराष्ट्र, ४०२११२

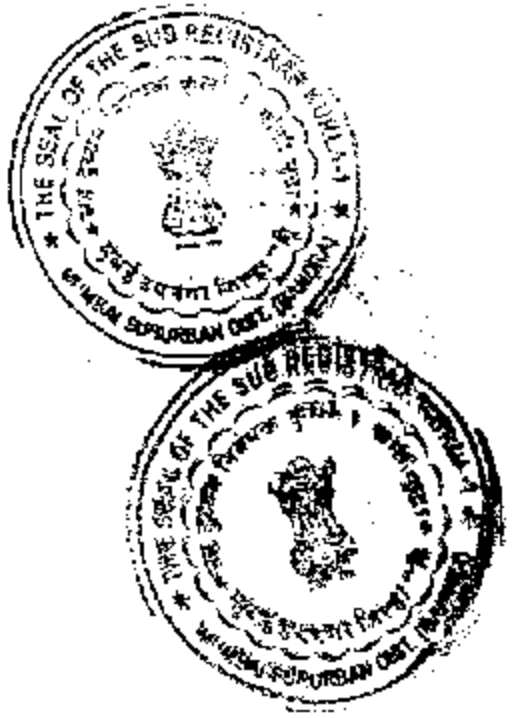
Address: 38, Makri, Malin
 of Malin post-Wavedhok, Talashur
 Raigarh, Maharashtra 402112



करल - १		
६२५६	१०७	१२५
२०२३		

2894 6125 2483

 १९१
  help@uidai.gov.in
  www.uidai.gov.in



दस्तावेज संख्या: 5158/2023

बाजार मूल्य: रु. 01/-

मीलन मूल्य: रु. 00/-

अन्य लेख संख्या: 5000/-

डॉ. वि. सह. सु. नि. क. 1 कोसे काशीबाजार

दिनांक 16/03/2023

पंजीयन दिनांक: 16/03/2023

अ. क्र. 5158 का दि. 16-03-2023

सह. दय्याम निबंधक श्री देवदत्त शर्मा के भागीदार तुषार शर्मा के हित

प्लॉट नं. 402 मं. का. शहर केला.

प्लॉट नं. 402

रु. 100.00

रु. 200.00

रु. 200.00

कुल मूल्य: 400

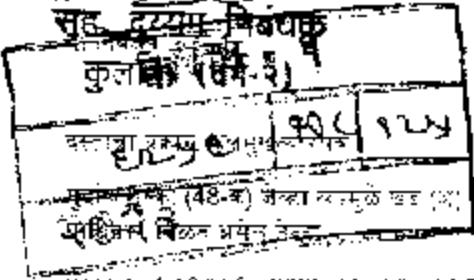
कुल: 900.00

दस्तावेज का पंजीयन कर

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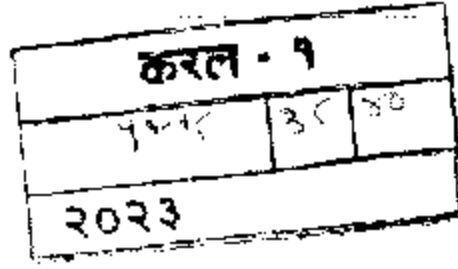
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सह. दय्याम निबंधक
कुल नं. 9 (वर्ग-2)



दिनांक: 16/03/2023 04:02:15 PM की वेब पर उपलब्ध

दिनांक: 16/03/2023 04:02:57 PM की वेब पर उपलब्ध





16/03/2023 4:10:51 PM

दस्तावेज क्रमांक-2

करल: 5158/2023

दस्तावेज क्रमांक: 5158/2023

दस्तावेजा प्रकार: कुलपत्र-आगत

क्र.सं.	पक्षबांधक नाव व पत्ता	पक्षबांधक प्रकार	आयोजक	पंजीकरण क्रमांक
1	नाम: अदाव्हिल्टिअन्ट डेव्हलपर्स लि प्रायव्हेट लि. पत्ता: प्लॉट नं. 4, इमारतीचे नाव: विनॉय नं. 128, नैश्वर्य नगर, ता. मुल एम लिमिटेड व बिल्डींग नं. 136 विशाल सी एम एम लिमिटेड, ज्यॉक नं. कुर्ना पुर्व मुंबई, पिन नं: 400042, मुंबई, महाराष्ट्र. MUMBAI पिन नं: 400042 AADFA1009B	कुलपत्र-आगत देणार क्र.सं: 44 आयोजक:-		
2	नाम: अदाव्हिल्टिअन्ट डेव्हलपर्स लि प्रायव्हेट लि. पत्ता: प्लॉट नं. 4, इमारतीचे नाव: विनॉय नं. 128, नैश्वर्य नगर, ता. मुल एम लिमिटेड व बिल्डींग नं. 136 विशाल सी एम एम लिमिटेड, ज्यॉक नं. कुर्ना पुर्व मुंबई, पिन नं: 400042, मुंबई, महाराष्ट्र. मुंबई, पिन नं: 400042 AAQFA1009B	कुलपत्र-आगत देणार क्र.सं: 48 आयोजक:-		
3	नाम: कर्ण मॅज्स्ट्रॉन प्रायव्हेट लि. पत्ता: प्लॉट नं. 203, भागा नं. 2, उद्योगीचे नाव: कर्ण प्रवासेन, प्लॉट नं. कापूरगावा (पूर्व), मंडळ नं. मधुपूर तालुका, कोल्हापूर जिल्हा, पिन नं. 401102. GULPG9610F	संवर्धन प्रकरणे क्र.सं: 27 आयोजक:-		

या वस्तूवर कुलपत्र देणार ठरविलेले पंजीकरण क्रमांक या वस्तूवर कडम विस्थापित करून घ्यावे.
दिनांक: 16/03/2023 04:05:14 PM

करल - 9

5158/2023

2023

टीपणी-

आयोजक वस्तु बांधकें करण्याची वेळ असल्याने त्या वेळीच न्यायालयीन अंतर्गत, व त्याची अंतिम पंजीकरणात

क्र.सं.	पक्षबांधक नाव व पत्ता	पक्षबांधक प्रकार	आयोजक	पंजीकरण क्रमांक
1	नाम: श्रीकांत पध्वीर चांदवकर क्र.सं: 49 पत्ता: प्लॉट नं. 25, मार्ट पार्क कॉमप्लेक्स सोसायटी, गोवाई रोड नं. 2, बांद्रा पूर्व, महाराष्ट्र. पिन नं: 400092	संवर्धन प्रकरणे क्र.सं: 27 आयोजक:-		
2	नाम: अर्जुन मॅज्स्ट्रॉन प्रायव्हेट लि. क्र.सं: 28 पत्ता: प्लॉट नं. 101, ड. भागा, पोस्ट पंचेदिवाली, वास्कोड गाम, पिन नं: 401112	संवर्धन प्रकरणे क्र.सं: 27 आयोजक:-		



दिनांक: 16/03/2023 04:05:43 PM

दस्तावेज क्रमांक: 5158/2023 04:06:00 PM नॉन-एट गुजरात 4 करले

सह-सुच्यमानिबंधक
कुर्ना-9 (क्र-2)

करल - 9

5158/2023

Sl. No.	Purchaser	Type	Verified By	ARNL Code	Amount	Used As:	Deface Number	Deface Date
1	ADVAIT BUILDERS AND DEVELOPERS	eChallan		MH216879781202225E	600.00	SD	0008379613202223	16/03/2023
2		DHC		MH216879781202225E	600	RF	1603202306487D	16/03/2023
3	ADVAIT BUILDERS AND DEVELOPERS	eChallan		MH216879781202225F	100	RF	0008379613202225	16/03/2023

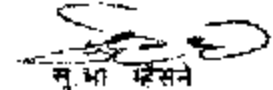
[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

करल - १		
६२५६	११०	१५५
२०२३		

करल - १ IV		
११५६	१०	१५
२०२३		



प्रमाणित करण्यात येते कि या दस्तावेज्य
एकूण पाने आहेत.
करल-१/ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : १६/०३/२०२३


सह. दफ्तरी निबंधक, कर्ला-१
मुंबई उपनगर जिल्हा

घोषणापत्र

करल - १		
६२५९	१११	१२५
२०२३		

मी रूपेश रमेश घुलघुले याद्वारे घोषित करतो की, दुय्यम निबंधक कुली १ यांचे कार्यालयात करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अद्वैत बिल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खातू व इतर दिनांक 16/03/2023 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे केंयन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेची मी पात्र राहिन याची मला जाणीव आहे.



Dhughu

कुलमुखत्यारपत्र धारकाचे

नाव व सही

दिनांक:- 28/03/2023

करल - १		
६२५६	११२	१२५
२०२३		



हमीपत्र

करल - १		
६२३९	११३	१२५
२०२३		

आम्ही

लिहून देणार :- 1) Advait Builders And Developers

लिहून घेणार :- 1) Ankit Jain

या हमीपत्राद्वारे सह दुय्यम निबंधक Kurla-1 यांना

हमी देतो की, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कार पार्किंग) यांची विक्री, हस्तांतरण होत नाही.



दिनांक :- 28/03/2023

ठीकाण :- Chembur



लिहून देणार सही :- *Advait*

लिहून घेणार सही :- *Ankit*

करल - १		
ELZE	197	924
2023		



करल - १		
२२७६	११५	१०५
२०२३		

अधिकांश विभाग के भारत सरकार
 GOVERNMENT OF GOVT OF INDIA
 ADVANT BUILDERS & DEVELOPERS
 पंजीकृत
 मान्यता



VM

करल - ५		
६२५९	११९	१५
२०२३		



करल - १		
६२५६	११९	१२५
२०२३		

भारतीय विभाग भारत सरकार
 INDIA DEPARTMENT GOVT OF INDIA
 EDIHAR KHATHI
 SHIBDENSIYA SITARAM KHATHI
 ६६०११७८
 AKPPK9114Q

VK



करल - १
 राज्य
 १९८८ १२५
 २०२३

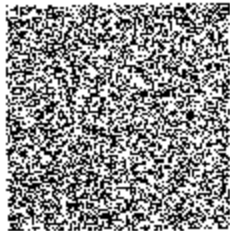


भारत सरकार
 Government of India

भारतीय विधि एवं अधिकांश मामलों में
 Ministry of Law and Justice, Government of India

नॉडल क्रमांक / Enrolment No.: 2821/27161/00035

to
 तुषार शिंदेकर खातू
 Tushar Shindekar Khate
 C/O. Sahakar Nagar
 Building No. 10A Flat No. 102 Heron's Chase,
 New Mhada Colony, Sahakar Nagar,
 Chembur East
 Mumbai - 400071
 Maharashtra - 400071



आपला आधार क्रमांक / Your Aadhaar No. :

5170 0022 5891

VID : 9198 2671 9469 6844

माझे आधार, माझी ओळख

सहित

- आधार ओळखीचा पुरावा आहे नागरिकत्व चा नाही
- सुरक्षित (QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण) वापरून ओळख सहाय्यित करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of Identity, not of citizenship
- Verify Identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter

- आधार देशभर खरू वैध आहे
- आपला आधार क्रमांक विविध सरकारी आणि खाजगी सेवा सुरक्षितपणे वापरू शकता करा
- आपला मोबाईल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपला स्मार्ट फोनमध्ये आधार एप - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App.



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तुषार शिंदेकर खातू
 Tushar Shindekar Khate
 जन्म तारीख DOB: 05/07/1978
 लिंग MA: F

5170 0022 5891

VID : 9198 2671 9469 6844

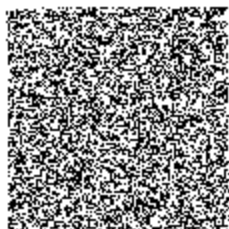
माझे आधार, माझी ओळख



भारतीय विधि एवं अधिकांश मामलों में
 Ministry of Law and Justice, Government of India



नाम: तुषार शिंदेकर खातू, इमारत नं. 10A फ्लॉट नं. 102 हेराॅन्स चॅस, नॅव्ही मॅडा कॉलनी, साहकार नगर, चॅम्बूर ईस्ट, मुंबई - ४०००७१
 Address: Tushar Shindekar Khate, Building No 10A Flat No 102 Heron's Chase, New Mhada Colony, Sahakar Nagar, Near Trakrunagar Station, Chembur East, Mumbai, Mumbai Suburban, Maharashtra - 400071



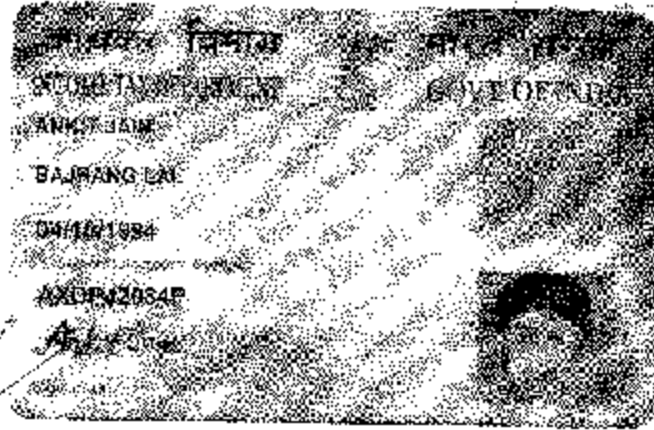
5170 0022 5891

VID : 9198 2671 9469 6844

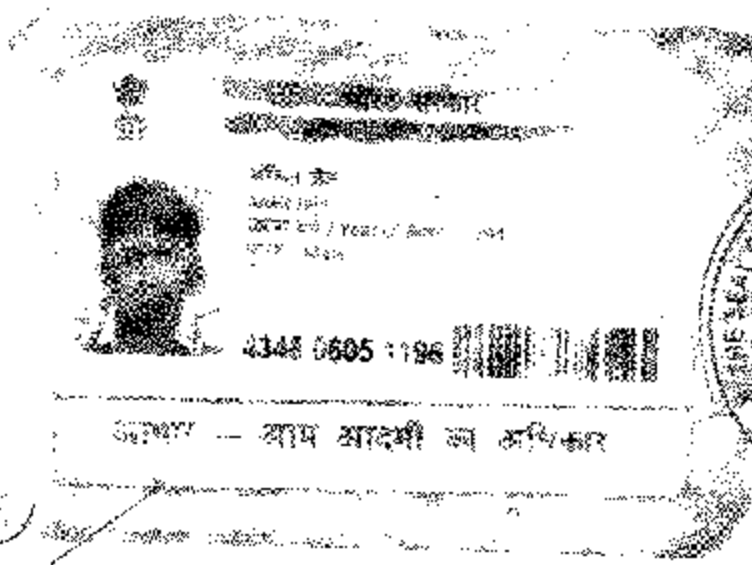
1947 | info@uidai.gov.in | www.uidai.gov.in

Handwritten signature

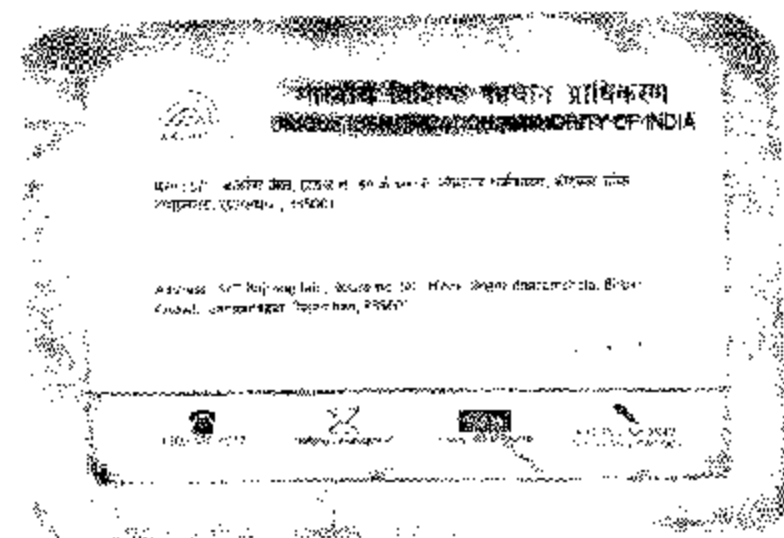
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A. S.



A. S.



क्याम - 4		
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2023		



करल - १		
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२०२३		

भारत सरकार
Government of India

विशेष रूप से मुद्रित
Rupesh Ramesh Ghughrik
कम तारीख: 20/03/1985
पुंलिंग MALE

3440 4406 0684
VID: 8164 7388 4170 9048

माइडी ३४६७२, माइडी ओळख

Rupesh



भारतीय-विवेक-अनुसंधान प्राधिकरण
Unique Identification Authority of India

पत्ता:
आनंदोशी रोड, मुजमदशा पोस्ट, तालुका तळे, पंजाब तालुका
पंजाब तालुका,
महाराष्ट्र - ४०२१०४

Address:
anandoshi road, at-anandoshi post-pen taluka tale,
Pen Tal Tale, Raigarh,
Maharashtra - 402104

3440 4406 0684
VID: 9164 7388 4170 8048

1947 help@uidai.gov.in www.uidai.gov.in



आधार कार्ड



अशिश नामदेव निवळे
Ashish Namdev Nivale
जन्म वर्ष / Year of Birth: 1997
पुंलिंग / Male



6104 2980 5283

आधार - सामान्य माणसाचा अधिकार

Ashish

करल - १		
६२५९	१२	१२५
२०२३		



आधार प्राधिकरण
Authority of India

पत्ता: B0, मु.पौ.सं-मुठवळी मुठवळी
तर्फे, तळे, मुठवळी तर्फे, तळे, रांगेश,
मंगरुण, महाराष्ट्र, 402112

Address: B0, M.P.S.-Muthavali Muthavali
Tal. Tala, Muthavali Tal. Tala, Rangesh,
Mangarun Maharashtra 402112



6104 2980 5283

1800 303 1047

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India

भारत शासन
Rakesh Ramesh Mhaskar
वि.सं.क्र.जु.भ. 28/ 3-1597
पेशा - MAF

Download Date: 28/11/2023

Issue Date: 13/08/2023

2894 6125 2483
VID: B139 0679 B256 0564

गाझे आधार, माझी ओळख

करल - 9
Elye 23 924
2023

Rakesh



भारतीय विशिष्ट-ओळख-पाठिकाय
Unique Identification Authority of India

पत्ता 58, माकटी मातडी
नु-माकटी-पोस्ट-वावेदीवाली, तालुका सयमठ
महाराष्ट्र, 402112

पत्ता Date: 21/09/2023

Address: 58, Makli, Makli,
a: Makli-post: Wavediwali, Talasner,
Raigadh, Maharashtra - 402112

2894 6125 2483

1947 help@uidai.gov.in www.uidai.gov.in

369/6259

संगळवार, 28 मार्च 2023 3:35 म.नं.

दस्त घोषद्वारा भाग-1

करल 1

दस्त क्रमांक: 6259/2023

दस्त क्रमांक: करल 1 /6259/2023

बाजार मूल्य: रु. 33,61,609/-

मोबदला: रु. 67,51,688/-

भदलेचे मुद्रांक शुल्क: रु.4,05,200/-

ड. नि. सह. ड. नि. करल 1 यांचे कार्यालय

अ. क्र. 6259 कर दि.28-03-2023

रोजी 3:28 म.नं. वा. हजर केला.

पावती:7022

पावती दिनांक: 28/03/2023

सादरकरणाचे नाव: अंकित जैन

नोंदणी फी

रु. 30000.00

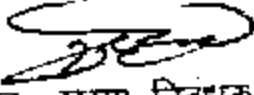
दस्त हाताळणी फी

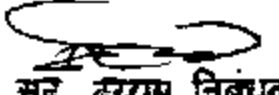
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गुहांची संख्या: 125

एकुण: 32500.00

दस्त हजर करणाऱ्याची सही:


 सह. दुर्यम निबंधक
 ड. निबंधक कुर्ला 1,
 कुर्ला-9 (वर्ग-2)


 सह. दुर्यम निबंधक
 ड. निबंधक कुर्ला 1,
 कुर्ला-9 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वायत्त असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-उप (रोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात.

शिक्षा क्र. 1 28 / 03 / 2023 03 : 28 : 50 PM ची वेळ: (नादरीकरण)

शिक्षा क्र. 2 28 / 03 / 2023 03 : 29 : 48 PM ची वेळ: (फी)

