

391/9681

पावती

Original/Duplicate

Thursday, May 27, 2021

नोंदणी क्र.: 39म

11:15 AM

Regn.: 39M

पावती क्र.: 10527 दिनांक: 27/05/2021

याचाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-9681-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: हनुमंत अंकुश कृपाळ

नोंदणी फी

रु. 24800.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

एकूण:

रु. 26240.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ मंदाजे
11:34 AM ह्या वेळेस मिळेल.

Mudrank

सह. दु. निबंधक कुर्ला - 4

बाजार मुल्य: रु. 2084100.48/-

मोबदला रु. 2478948/-

भरलेले मुद्रांक शुल्क : रु. 74400/-

सह. दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 1440/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2105202104244 दिनांक: 27/05/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 24800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013584099202021E दिनांक: 27/05/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)





27/05/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 9681/2021

नोंदणी :

Regn:63m

गावाचे नाव : कांजूर

क्र.सं/विषयानुसार प्रकरण	करारनामा
(2)नोबदला	2478948
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिले पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2084100.48
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 608, माळा नं: 6 वा मजला, इमारतीचे नाव: मॅरिऑन निओव्हॅली कावेरी,विंग-बी, ब्लॉक नं: क्रांती नगर, रोड : टेंभीपाडा रोड,भांडुप-पश्चिम,मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 15.24 चौ.मी.(164.00 चौ.फूट)कारपेट(रेरा प्रमाणे) PUJ: SX0907072000000 ((C.T.S. Number : 15-Part ;))
(5) क्षेत्रफळ	1) 15.24 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेक्सटोन फिस्कल सर्विसेस प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के.राव वय:-54; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिऑन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड,मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AACCN9837F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हनुमंत अंकुश कृपाळ वय:-44; पत्ता:-प्लॉट नं: रुम नं.2/2, माळा नं: -, इमारतीचे नाव: शिवम चाळ, ब्लॉक नं: 10 नळच्या जवळ, रोड नं: टी.पी.रोड,उल्कर्ष नगर,भांडुप-पश्चिम,मुंबई-400078, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-BAVPK2046J 2): नाव:-पुर्वा हनुमंत कृपाळ वय:-35; पत्ता:-प्लॉट नं: रुम नं.2/2, माळा नं: -, इमारतीचे नाव: शिवम चाळ, ब्लॉक नं: 10 नळच्या जवळ, रोड नं: टी.पी.रोड,उल्कर्ष नगर,भांडुप-पश्चिम,मुंबई-400078, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-BAVPK2047K
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	27/05/2021
(11)अनुक्रमांक,खंड व पृष्ठ	9681/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	74400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24800
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 27/05/2021) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



Pre-Registration summary (नोंदणी पूर्व मोषवारी)

मूल्यांकन पराक (शहरी क्षेत्र - बांधीय)					
Valuation ID	202105254458			25 May 2021, 05:08:14 PM	
भूवाकनाचे वर्ष	2020				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	120-काजूर - कुर्ला				
उप मूल्य विभाग	120/547 भुभाग: एल.बी.एस.मार्गाच्या पश्चिमेकडील सर्व मिळकती.				
प्लॉट नंदा / न. भू. क्रमांक :	शि.टी.एस. नंदा/15				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यरत रु.	खुली जमीन	निवासी सदनिका	नगरविकास	दुकाने	औद्योगिक
	58180	118400	130700	163200	118400
मात्रमापनाचे एकक	चौरस मीटर				
बांधीय क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	16.764 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे तय-	0 TO 2 वर्षे	मूल्यांकन/बांधकामाचा दर -
	उद्वाहन सुविधा-	आरे	मजला -	5th floor To 10th floor	बांधीय
					Rs.118400/-
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105% apply to rate = Rs.124320/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यरत					
= (((वार्षिक मूल्यरत - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
= (((124320-58180) * (100 / 100)) + 58180)					
= Rs.124320/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 124320 * 16.764				
	= Rs.2084100.48/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपट्टेचे मूल्य + प्लॉट नंदा मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + पोल गळीचे मूल्य + बंदित बाह्य रस्ताचे मूल्य + खाल्या जमिनीवरील बाह्य तळाचे मूल्य + इमारती भोवतीच्या बुट्या जागेचे मूल्य + बंदित बाह्य				
	= A + B + C + D + E + F + G + H + I				
	= 2084100.48 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.2084100.48/-				

करल ४
९९९९ ९ १०२
२०२१

Home Print



Handwritten signature
सह. मुख्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

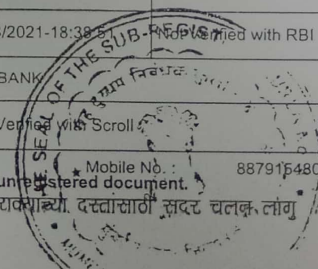


CHALLAN
MTR Form Number-6



GRN	MH013584099202021E	BARCODE	[Barcode]		Date	21/03/2021-18:36:57	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BAVPK2046J			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	HANUMANT ANKUSH KRUPAL AND OTHER			
Location	MUMBAI							
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 608 KAVERI B WING MARATHON			
				Premises/Building	NEOVALLEY KRANTI NAGAR			
Account Head Details		Amount In Rs.						
0030045501	Stamp Duty	74400.00		Road/Street	OPP BARISTAR NATH PAI SCHOOL TEMBHI PADA ROAD BHANDUP WEST			
0030063301	Registration Fee	24800.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 7 8			
				Remarks (If Any)	PAN2=AACCN9837F--SecondPartyName=NEXZONE FISCAL SERVICES PRIVATE LIMITED-CA=2478348			
				Amount In	Ninety Nine Thousand Two Hundred Rupees Only			
Total		99,200.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332021032110631	694636537	
Cheque/DD No.				Bank Date	RBI Date	21/03/2021-18:36:57	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

करल ४
२९९९ ३ ०२
२०२१



Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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P.H. Krupal

H.A. KRUPAL

करल ४ 1		
६६९	५	७२
२०२१		



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 31 day of March, 2021

BETWEEN

Nexzone Fiscal Services Private Limited, a Private Limited Company registered under the provisions of Companies Act, 1956, having its registered office at 702, Marathon Max, Junction of Mulund-Goregaon Link Road, Mulund (West), Mumbai-400 080, hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **One Part**;

AND

Mr. Hanumant Ankush Krupal, Mrs. Purva Hanumant Krupal, residing/having addresses at Room No.2/2, Shivam Chawl, T.P. Road, Near 10 Nal, Utakarsh Nagar, Bhandup (West), Mumbai-400078, Maharashtra, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **Other Part**.

The Promoter and the Allottee/s are for the sake of brevity individually referred to as "**the Party**" and collectively referred to as "**the Parties**".

[Handwritten signature]

H. A. Krupal
P. H. Krupal.

करल ४		
९९७	६	७२
२०२१		

WHEREAS:

A. TITLE:

The details pertaining to the title/rights/entitlement of the Promoter to the said Larger Land are as follows:

- i. The Promoter is entitled to all those pieces and parcels of land or ground total admeasuring 5,200 square meters thereabouts bearing Survey No.124 (Part) presently being Survey No.124/5 Corresponding CTS No.15 (Part) as per the Property Register Card and as per title deeds lying, being and situate at Village Kanjur, Taluka Kurla, within Registration District and Sub-District of Mumbai and Mumbai Suburban together with hereditaments, premises, structures standing thereon and more particularly described **Firstly** in the **First Schedule** hereunder written (hereinafter referred to as "the said Property").
- ii. The Promoter is undertaking the development of the area admeasuring about 4,072 sq.mt. being the portion of the said Property (hereinafter referred to as the "said Larger Land") as more particularly described **Secondly** in the **First Schedule** hereunder written and delineated by Red colour boundary line on the Layout Plan is annexed hereto and marked as **Annexure '2'**. The Promoter may propose to merge this SRA scheme sanctioned in respect of the said Larger Land with another SRA scheme as per the SRA norms.
- iii. The owners of the Bhandup Estate (also known as "Bhandup Khot") Shri Ratansey Karsondas & 15 Ors are, well and sufficiently entitled to the said Property *inter alia* all that piece and parcel of land and ground admeasuring 5,200 sq. mtrs. thereabouts, bearing Survey No.124 (Part) Corresponding CTS No.15 (Part), Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban.
- iv. By a Deed of Conveyance dated 30th December, 2006 registered with the Sub-Registrar of Assurances at Kurla-2 bearing Serial No.BDR7-2234-2007 dated 12th March, 2007 entered into by and between 1) Shri Pratapsinh Shoorji, 2) Smt. Jyotsna W/o Vikramsinh Shoorji, and 3) Shri. Dilipsinh Shoorji, therein referred to as Vendors of the One Part and Shri. Vinayak Arjun Kambli and 17 others Chief Promoter and Office Bearers of Proposed Suryadarshan Co-Operative Housing Society, therein referred to as the Tenants of the second Part, Shri Pratapsinh Shoorji Vallabhdas and 2 others sold and conveyed all their undivided share, right, title and interest on a piece and parcel of land admeasuring about 400 sq.mtrs., out of the said Larger Land together with structures standing thereon, on the terms and conditions as mentioned therein.
- v. By a Deed of Conveyance dated 30th December, 2006 registered with the Sub-Registrar of Assurances Kurla-2 bearing Serial No.BDR7/2235-2007 dated 12th March, 2007 entered into by and between 1) Smt. Jayalaxmi Gopalji Virji Ganatra W/o. Gopalji Virji 2) Smt. Damyanti Virji, 3) Shri. Shankumar alias Kalyanji Purshottam Thakker, 4) Shri. Vasantkumar Purshottam Aiya 5) Smt. Saraswati Palhad Khera Thakker 6) Smt.Damyanti Liladhar Kanji Kotak and 7) Smt Rukshmani Babulji Maheshia, therein referred to as Vendors of the One Part and Shri. Vinayak Arjun Kambli and 17 others, Chief Promoter and Office Bearers of Proposed Suryadarshan Co-Operative Housing Society, therein referred to as Tenants of the Second Part, Smt. Jayalaxmi Gopalji Virji Ganatra W/o. Gopalji Virji sold and conveyed all their undivided share, right, title and interest on piece and parcel of the land admeasuring about 400 sq.mtrs. out of said Larger Land together with structures standing thereon, on the terms and conditions as mentioned therein.
- vi. By a Conveyance Deed dated 16th December, 2013, registered in the office of Sub-Registrar of Assurances at Kurla-2 on 17th December, 2013 under Serial No.KRL-2/11847/2013, made between Shri Pratapsinh Shoorji Vallabhdas and 15 ors, therein referred to as the First Vendors of First Part, and 1) Shri. Laxman Sitaram Pednekar (Chairman), 2) Shri. Vinayak Arjun Kambli (Secretary), and 3) Smt. Priya Manohar Sawant (Treasurer) being the managing committee and office bearers of Suryadarshan Co-Operative Housing Society, therein referred to as Second Vendors of Second Part and Matrix waste Management Private Limited, therein referred to as the Confirming Party of the Third Part and Nexzone Fiscal Services Private Limited, therein referred as the Purchasers of Fourth Part, wherein the Vendors conveyed the said Property in favour of the Purchasers therein.
- vii. By a Gazette Notification dated 5th July, 1984 bearing reference no. SLM/1076/5280/G dated 16th September, 1976 and SLM/1076/5280/G dated 21st October, 1976 wherein the Deputy Collector (ENC) and Competent Authority Kurla-I has declared the said Property as Slum Area under Section 4(1) of the Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act, 1971.
- viii. The slum dwellers on the said Larger Land formed themselves into a society known as 'Sahjeevan Sahakari Gruhnirman Sanstha' (Proposed) and also given their Common Consent to the Promoter for redevelopment of the said Larger Land in accordance with the Slum Act and Development Control Regulations No. 33(10) for Municipal Corporation of Greater Mumbai and amendments made in respect thereof.

B. APPROVALS/PERMISSIONS:

Mr. A. Kambli



3071
2019 10 108

The Dy. Collector (Development/Removal) and Competent Authority, Bhandup has issued Annexure-II dated 10th December, 2014, which is revised from time to time.

ii. By and under a permission dated 28th March, 2018, the Collector, Mumbai-Suburban has granted non-agricultural permission ("NA Permission") in the manner and on the terms and conditions mentioned therein. A copy of the NA Permission is annexed hereto and marked as Annexure "4".

iii. The Slum Rehabilitation Authority ("SRA") has granted its approval for Slum Rehabilitation Scheme on the said larger Land under the provisions of Regulation 33(10) of the DCR, and has issued a Letter of Intent ("LOI") bearing no. SRA/ENG/27825/PVT/LOI dated 9th September, 2016 in favour of the Promoter on the terms and conditions more particularly stated therein and amended/revised from time to time. The copies of the LOI dated 9th September, 2016 and revised LOI are annexed hereto and collectively marked as Annexure "3" (Colly). The details of revised/amended LOI are more particularly mentioned in Annexure "7".

iv. The SRA has issued Intimation of Approval ("IOA") bearing no. SRA/ENG/SR/PVT/01/18/2014/0630/APS dated 27th February, 2020, for Sale Building in favour of the Promoter which is revised/amended from time to time. The copies of IOA dated 27th February, 2020 and amended/revised IOA are annexed hereto and collectively marked as Annexure "5" (Colly). The details of amended IOA are more particularly mentioned in Annexure "7".

v. The SRA has issued Commencement Certificate ("CC") bearing No. SRA/ENG/3311/S/PL/AP, dated 20th March, 2017 in respect of the Rehab Building subject to terms and conditions stated therein and amended/revised from time to time. A copy of CC is annexed hereto and marked as Annexure "6". The details of revised/amended approvals/permissions are more particularly mentioned in Annexure "7".

C. DEVELOPMENT:

i. The Promoter is undertaking the development of the Larger Land in a phase-wise manner.

ii. The rights retained by the Promoter under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land shall continue even after the execution of this Agreement or after the vesting of the said Land/said Larger Land, Building or Wing or any part thereof in favour of the Society. The vesting of the said Land/said Larger Land, building or wing or any part thereof in favour of the Society shall be in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 ("MHARA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 ("MHARA RERA Rules"). It is specifically clarified that the original/over-sold units/units and unallotted car parks shall be exclusively with the Promoter even after any hand over/transfer of the said Land/said Larger Land, Building or Wing or any part thereof to the Society governed by provisions of RERA and MAHA RERA Rules.

iii. Copy of the Title Certificate dated 29th October, 2020 and the Addendum to the Title Certificate issued by A.M. Prasad, describing the right/entitlement of the Promoter are annexed hereto and collectively marked as Annexure "9" (Colly). ("Title Certificate").

iv. As per SRA, the Promoter is constructing Sale Building having two wings namely Marathon Neovalley Kaveri Wing A and Marathon Neovalley Kaveri Wing B and one Rehab Wing C comprising of School.

v. The development of a sale building known as 'Marathon Neovalley Kaveri' is a phase of the Whole Project known as 'Marathon Neovalley'. The sale building 'Marathon Neovalley Kaveri' is divided into two real Real Estate Projects namely 'Marathon Neovalley Kaveri Wing A' and 'Marathon Neovalley Kaveri Wing B'. The building known as 'Marathon Neovalley Kaveri Wing B' ("said Building") is being constructed on land admeasuring about approximately 41.4/78 square meters being the portion of the Larger Land ("said Land") and is more particularly specified in the Second Schedule herunder written and proposed as a "Real Estate Project" by the Promoter and has been registered as 'Real Estate Project' to be known as 'Marathon Neovalley Kaveri Wing B' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority") under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("MAHA RERA Rules"), "10" annexed hereto. The Authority has duly issued the Certificate of Registration No. P51800026970 ("RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "13" hereto. The details of the RERA Certificate is more particularly mentioned in Annexure "10" hereto.

vi. The Promoter has presently got building plans sanctioned for construction of the said Building Real Estate Project in the said Larger Land as more particularly mentioned in Annexure "10" annexed hereto.

vii. The Promoter would sell the various Premises comprised in the said Larger Land to be constructed/now under construction on the said Land to interested persons/individuals Pursuant to the sanctioned plans as amended from time to time. The Promoter will commence construction on the said Larger Land, as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the Competent Authority.

viii. The Promoter has also informed the Allottee's and the Allottee's is aware that the Promoter is proposing to construct upper floors of the said Building, resulting in an overall height of 22 habitable floors of the said Building. The details of the sanctioned number of floors of the said Building is as more particularly specified in the Annexure "10" annexed hereto.

ix. The Promoter shall hand over the Road set back area to the Concerned Authority which is more particularly shown in cyan color in the Layout Plan is annexed hereto as Annexure "2". The portion of the said Larger Land left over after handing over the stipulated percentage if any, to the MCGM or statutory authority only would be available for development.

x. The nature of development of the said Larger Land may constitute a mixture of users as may be permissible under applicable law from time to time.

xi. The Allottee's is/are informed and is/are aware there will be common Entry and Exit for the Whole Project. The Allottee's shall share these common Entry and Exit gates/space with the Allottee's in the Whole Project. The common entry and exit for the building are shown in the Layout Plan annexed as Annexure "2".

xii. The principal and material aspects of the development of the Real Estate Project is more particularly specified in Annexure "10" ("Larger Land and Real Estate Project Details") annexed hereto. Other details about the Real Estate Project are briefly stated below:-

a. The Real Estate Project shall comprise of units/premises consisting of residential flats/premises.

b. The details of the Sanctioned and Proposed FSI for consumption in the construction and development of the said Building are specified in Annexure "10" ("Larger Land and Real Estate Project Details"). The Promoter proposes to eventually consume Proposed FSI in the construction and development of the said Building on account of the increase in Floor Space sanctioned FSI, could be utilized by the Promoter on account of the increase in Floor Space Index in the locality or Floor Space Index available by paying premium.

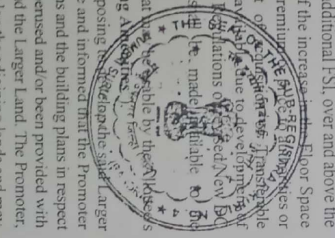
c. The common areas, facilities and amenities in the said Building that are listed in the Fourth Schedule herunder written ("said Building Amenities") are also aware and informed that the Promoter is proposing to develop the said Land in a phase-wise manner and the Allottee's is/are also aware and informed that the Promoter may propose some amendments in the sanctioned plans, layout plans and the building plans in respect of the said Land and/or the Larger Land. The Allottee's has/have pressed and/or been provided with copies of sanctioned plans for the development of the said Land and the Larger Land. The Promoter, at his option, may decide to subsequently or simultaneously develop the adjoining lands and may amalgamate with the Larger Land and/or to amalgamate further sub-divide inter-alia the said Larger Land with the other portion of the Land which may result in the amendments and/or revisions and/or modification of the sanctioned plans and the Building Plans and/or the re-location of the recreational and amenities without affecting the location, area or dimension of the said Premises. However, the aggregate recreational space admeasuring for the said Larger Land shall remain unchanged.

d. The Promoter proposes to develop the said Larger Land in phases and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee's has/have examined the layout and has/have confirmed that any amendment to the layout of the said Land or the said Larger Land or any part thereof at any time in future, whether by way of amalgamation or sub-division and/or in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee's individually or jointly with others.

e. The details of formation of the Society, and, conferment of title are more particularly specified in this Agreement.

f. The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at "https://maharera.maharashtra.gov.in"

g. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the MAHARA RERA Rules.



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The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land, in full or in part, as may be required by the applicable law from time to time.

The Promoter has agreed to sell to the Allottee/s and the Allottee/s shall acquire from the Promoter, the said Premises, at or for the consideration and terms and conditions of the Annexure "12" ("Premises and Transaction Details") and 2029 the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee/s as admissible payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) as has been more particularly specified in Annexure "11".

The Promoter has explained to the Allottee/s that the acquirers of Premises in the said Building shall have no claim to any part of other wings, such acquirers of Premises in the said Building shall have no claim to the Premises agreed to be acquired by them and the land underneath the Building in which the Premises Plan is annexed hereto and marked as Annexure "11".

The Sale Consideration amount mentioned herein was agreed between the Allottee/s and the Promoter on receipt of the initial payment. The agreed consideration may be higher than the market value for stamp duty payable on the date of the payment decided between the Parties. The stamp duty paid on this instrument may be different than the consideration for reason of it being executed at a later date than the initial agreement/payment as above.

The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The details of Architects are more particularly mentioned in Annexure "10" ("Larger Land and Real Estate Project Details").

Under Section 13 of the RERA the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee, being in fact these presents, and to also register the same under the Registration Act, 1908.

The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the said Building/Real Estate Project shall be under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.

In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase and acquire, the said Premises.

The Promoter has the right to demise the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the said Premises to receive the sale consideration in respect thereof.

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has/have caused the RERA Certificate to be examined in detail by his/her/his Advocates and Planning and Architectural consultants. The Allottee/s has/have agreed and consented to the development of the said Land/Larger Land. The Allottee/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

2. Construction:
i. The Promoter shall construct the Real Estate Project in accordance with the plans, designs and specifications as referred hereinabove, and as may be approved by the Concerned Authority or any other appropriate approving authority from time to time. The details of the Real Estate Project are more particularly specified in Annexure "10" annexed hereto ("Larger Land and Real Estate Project Details"). The said Building shall have the common areas, facilities and amenities mentioned in the said Annexure "10" and are listed in the Fourth Schedule hereunder written.

On demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents relating to the Larger Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the RERA Act and the Rules and Regulations made thereunder including inter-alia the following:-

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except, any alteration or addition required by any Government authorities.

a. Sanctioned plans, layout plans, building plans, floor plans, LOI, IOA, C.C, etc.,
b. Title documents received hereinabove by which the Promoter has acquired the right and entitlement to develop the said Larger Land.

Rules and regulations and new DC Rules and Regulations, or any change as notified by the Government authorities, disclosures already made to the Allottee/s.

The authenticated copies of the Property Register Card with respect to the said Larger Land, which are annexed and marked as Annexure "8" hereto.

The Allottee/s consents and acknowledges that the Promoter will be entitled to develop the said Larger Land as per the Layout Plan and make necessary applications to all concerned authorities and obtain all necessary approvals and permission and undertake all necessary acts, deeds, matters and things required for the purpose. The Promoter will accordingly be entitled to submit applications and obtain approvals for all building plans and other plans as per the Layout Plan.

The Allottee/s enters into this Agreement after seeking legal advice on the various clauses and the rights retained by the Promoter under this Agreement.

iii. The Proposed Future Development is tentative and the Promoter will be entitled to make changes thereto from time to time as required by the Concerned Authorities/Law.

The Promoter is the Owner/Developer of the said Larger Land and by virtue of the Slum Rehabilitation Scheme sanctioned by the Slum Rehabilitation Authority have the sole and exclusive right to sell the Premises in the said Real Estate Project/Building under construction by the Promoter on the said Land and to enter into Agreements with Allottee(s) of the Premises and to receive the sale consideration in respect thereof.

ii. The Allottee/s consents and acknowledges that the Promoter will be entitled to develop the said Larger Land as per the Layout Plan and make necessary applications to all concerned authorities and obtain all necessary approvals and permission and undertake all necessary acts, deeds, matters and things required for the purpose. The Promoter will accordingly be entitled to submit applications and obtain approvals for all building plans and other plans as per the Layout Plan.

The carpet area of the said Premises as defined under the provisions of RERA, is as more particularly specified in Annexure "12" ("Premises and Transaction Details"). For the sake of clarity the Carpet Area as per RERA is as defined below:-

iii. The Proposed Future Development is tentative and the Promoter will be entitled to make changes thereto from time to time as required by the Concerned Authorities/Law.

The Carpet Area (as per RERA) means the net usable floor area of an Premises, 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 of the Premises.

iii. The Proposed Future Development is tentative and the Promoter will be entitled to make changes thereto from time to time as required by the Concerned Authorities/Law.

Explanation — For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Premises, meant for the exclusive use of the Allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an Premises, meant for the exclusive use of the Allottee.

ii. The Allottee/s has/have paid before execution of this Agreement an amount more particularly specified in the Annexure "12" annexed hereto as part payment of the sale consideration and hereby agrees to pay to the Promoter the balance amount of Sale consideration as per the payment schedule is more particularly specified in the Annexure "12". The Receipt of the amounts paid by the Allottee/s to the Promoter has been annexed hereto as Annexure "11".

The Promoter has obtained approvals from the Slum Rehabilitation Authority to the plans of the said Building/Real Estate Project and shall obtain further approvals from the concerned authorities from time to time.

ii. The Allottee/s has/have paid before execution of this Agreement an amount more particularly specified in the Annexure "12" annexed hereto as part payment of the sale consideration and hereby agrees to pay to the Promoter the balance amount of Sale consideration as per the payment schedule is more particularly specified in the Annexure "12". The Receipt of the amounts paid by the Allottee/s to the Promoter has been annexed hereto as Annexure "11".

The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

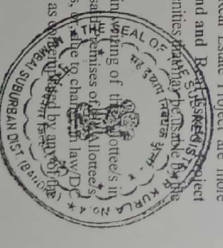
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in accordance with the progress of construction of the said Building/Real Estate Project by the Promoter to the Allottees of notice intimating the Allottees about the stage-wise completion of the said Building/Real Estate Project as detailed in the payment schedule (the payment at each stage is individually referred to as "the instalment" and collectively referred to as "the installements"). The payment of the instalments shall be made by the Allottees within 15 (fifteen) days of the Promoter making a demand for the payment of the respective instalment, time being of the essence. In U/s 194 IA of Income Tax Act, 1961, the Allottees is/are required to deduct 1% TDS on payment when the consideration of the said Premises exceed to Rs 50 Lacs and issue the Promoter form 16B about such deductions. The Allottees shall pay the TDS against the instalment of Sale Consideration and Other Charges to the Promoter and the Promoter shall deposit the TDS in the concerned government account on behalf of the Allottees.

v. It is clarified that Sale Consideration shall be payable by the Allottees by depositing in the Bank Account for the Real Estate Project, the details of the Bank Account are more particularly specified in the Annexure "12" ("Premises and Transaction Details") is annexed hereto and the same shall be used by the Promoter as per the provisions of RERA and MAHA RERA Rules.

vi. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Property Tax, CGST and SGST, TDS and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable payable now or which may become applicable/payable in future) including CGST and SGST, TDS and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and all other State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottees alone and the Promoter shall not be liable to bear or pay the same or any part thereof. Further details about the total taxes to be paid by the Allottee for his/her Premises is as specified in the Annexure "12" ("Premises and Transaction Details") annexed hereto.

4. Escalation:

The Sale Consideration is escalation-free, save and except 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 hereby undertakes that while raising a demand on the Allottees for increase in development charges, cost of material and/or other charges, published/issued in that behalf to that effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.



The Promoter shall confirm the final carpet area that has been allotted to the Allottees after the construction of the said Real Estate Project is complete and the Occupation Certificate is granted by the concerned authority or any other appropriate approving authority from time to time, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Sale Consideration payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area beyond the defined limit of 3% (three percent), then, the Promoter shall refund the excess money paid by the Allottees within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottees. If there is any increase in the carpet area allotted to the Allottees beyond the defined limit of 3% (three percent), the Promoter shall demand an additional amount from the Allottees towards Sale Consideration, which shall be payable by the Allottees prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottees, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed in clause 3(i) of this Agreement and as more particularly specified in Clause No. IV in the Annexure "12" annexed hereto.

6. Outstanding Dues:

The Allottees authorizes the Promoter to adjust appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, including TDS, in his/her name as the Promoter may in its sole discretion deem fit and the Allottees undertakes not to object/demand direct the Promoter to adjust his payments in any manner. The rights of the Promoter under this clause are without prejudice to the rights and remedies of the Promoter under this Agreement and at law in case of the breach by the Allottees of any term of this Agreement.

If the Allottees enters into any financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse pay all such amounts due and payable to the Promoter.

7. Assurances:

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 authority or any other appropriate approving authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Allottees, obtain from the concerned authority or any other appropriate approving authority, the Occupation Certificate or Completion Certificate in respect of the said Premises.

8. Time is of the Essence:

Time is of the essence for the Promoter as well as the Allottees. The Promoter shall abide by the time schedule for completing the Real Estate Project and handing over the Premises to the Allottees after receiving the Part Occupation Certificate/ Occupation Certificate and/or Completion Certificate in respect thereof and the common areas, facilities and amenities in the said Building that may be usable by the Allottees are listed in the Fourth Schedule hereunder written.

9. Car Parking Slots:

The Allottees shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her (and meeting, complying with and fulfilling all its other obligations under this Agreement) for the Car Parking Slots.

i. The Allottees has/have requested the Promoter to allot NIL number of car parking slots for the mechanical stackable puzzle car parking slots ("Car Parking Slots") as per attached plan. The details about the nature of car parking slots numbers, location of the car parks, car parking numbers shall be separately communicated to the Allottees at the time of handing over of possession of the said Premises. The Allottees is/are further aware that, the Promoter has not allotted the car parking slots to the Allottees who have not requested for the allotment of car parking slots and hence those Allottees are entitled to use Car Parking Slots. The clauses relating to car parking are applicable only to those Allottees who have applied for car parking.

ii. The entire development will take place in a phase-wise manner. On handover of the premises to the Allottees it is possible that the Allottees may not get car parking which is allotted to him/her under this Agreement. In such case, the Allottees agrees that, at the time of handover of possession of the said Premises temporary car parking may be allotted to the Allottees and permanent car parking will be allotted subsequently. At the time of allotment/handover of the permanent car parking the Allottees undertakes to simultaneously handover the temporary car parking to the Promoter without any delay or demer.

iii. The usage of Car Parking Slot if allotted by the Promoter in favour of the Allottees shall be governed as follows:

- a. The allotment of the Car Parking Slots shall be at the sole discretion of the Promoter and the Allottees shall not dispute and/or object the same for any reason whatsoever.
- b. The Allottees is/are aware that the Promoter has proposed car parking in site area, podium/peripheral area of the said Building. Car Parking Slots will be Mechanical Stackable/Puzzle.
- c. The Allottees shall not raise any objection or refuse to take possession of Premises alongwith temporary Car Parking Slots for the reason of non-availability of permanent Car Parking Slots at the time of handover of possession of the said Premises.
- d. The maintenance charges and local taxes allocated to such temporary Car Parking Slots or Permanent Car Parking Slots shall be paid by the Allottees.
- e. The said Car Parking Slots shall be utilized for parking the Allottee's own light motor vehicle only and shall not be used for parking of any other vehicle or for any other purpose whatsoever.
- f. The Allottees acknowledges that Promoter shall provide Car Parking Slots for normal Light Motor Vehicle size and not for large / extra large size car or SUV. Thus, the Promoter shall not be responsible or liable to the Allottees, in case the Allottees' car cannot use fit the said allotted Car Parking Slots. The

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 Defect Liability:

1. If within a period of 5 (five) years from the date of handing over the possession of the said Premises by Allottees, the Allottees bring to the notice of the Promoter any structural defect in the said Premises in Building the said Real Estate Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost. In the event it is not possible to rectify such defects, the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the RERA and MHA RERA Rules. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the Allottee's or its agents/contractors making any internal/external changes, fit/repairs/finishing, fitting interior works, renovations, additions/alterations of whatsoever nature in the said Premises, in the elevation, chisel or in any other manner causes damage to columns, beams, walls, slabs, R.C.C. Parids or other structural members in the said Premises, and/or the willful default and/or negligence of the Allottee's or its agents/contractors and/or any other allottees or their agents/contractors in the Real Estate Project. This clause is as per rules and regulations framed by Maharashtra and are subject to change as and when Maharashtra modifies any such rules in the future.

15. Formation of the Society:

- i. As per the provisions of RERA, the Promoter shall submit an application to the competent authorities to form a Co-operative Housing Society of the Sale Wing/Building and the Rehab wing/ building separately under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MHA RERA Rules.
- ii. The Allottee's shall, along with other Allottees of the Building/Wing shall, join and register a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MHA RERA Rules.
- iii. The Allottee's shall, along with other Allottees of the Building/Wing shall, join and register a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MHA RERA Rules.
- iv. The Allottee's shall, along with other Allottees of the Building/Wing shall, join and register a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MHA RERA Rules.
- v. The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Society and their respective members/allotted members including the Allottees, and the Promoter shall not be liable toward the same.
- vi. The Promoter shall be entitled, but not obliged, to join as a member of the Society in respect of unsold Premises in the said Building/Real Estate Project, if any. Post formation of the Society, the Promoter shall continue to be entitled to such unsold Premises and unallotted Car Parking Slots and to undertake the marketing etc. in respect of such unsold Premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of maintenance charges, outgoings, deposits, transfer fees, etc. and/or non-occupancy charges, donation, premium and/or any amount with respect to unsold Premises and unallotted car parking slots for a period of 3 (three) years from the date of formation of society. The Promoter shall also not be liable to pay any compensation whatsoever to the Society for the sale/allotment or transfer of the unsold areas in the said Building/Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold Premises).

16. Conveyance to the Society:

1. As per the provisions of RERA, the Promoter shall execute and register a Conveyance whereby the Promoter shall convey all its right, title and interest in the land demarcated as A-B-C-D-E-F-G-H-I-J-K comprised in the Larger Land along with the FSI utilized for the Sale Building standing on the land

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 The Society Conveyance. The costs demarcated as A-B-C-D-E-F-G-H-I-J-K in favour of the Society (Promoter) shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and supervision of the Land demarcated as A-B-C-D-E-F-G-H-I-J-K including any common areas, facilities and amenities and the Promoter shall not be responsible for the same.

18. Other Charges:

- i. In such event, the Allottee's shall, before delivery of possession of the said Premises, deposit the following amounts ("Other Charges") with the Promoter by way of cheque/demand draft/RTO/SBT-Advance Maintenance (with the Promoter by way of cheque/demand draft/RTO/SBT-Advance Maintenance, for other utility and services connection charges (such as water and electricity connections etc.) and for deposits of electrical receiving or sub-station, if any, provided to be provided in layout of the Larger Land and Corpus Fund of the Society as mentioned in Annexure "12" ("Premises and Transaction Details") annexed hereto. The Promoter has informed the Allottees and the Allottees shall agree that the charges/deposits towards water, electricity, or any other service connection mentioned under the head "Other Charges" in the Annexure "12" are provisional in nature and may increase, due to increase in charges/deposits imposed by the concerned local bodies/government authority. If there is any increase in amount from the Allottee's towards the water, electricity, external drainage or any other service connection and the Allottee agrees and undertakes to pay the additional amount to the Promoter without any objection.
- ii. The details of Other charges are as mentioned below:-
- 1. Advance Maintenance (6 months):

M.D. K. S. P. S. (M. D. K. S. P. S.)



2024 and Transaction Details) annexed hereto, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned office of the Sub-Registrar of Assurances 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 Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee/s shall be treated as cancelled without any further act of Parties, and all sums deposited by the Allottee/s in connection therewith, including the booking amount shall be forfeited by the Promoter, and the Allottee/s shall then cease to have any right or interest to or in the said Premises or against the Promoter.

31. Entire Agreement:

The Parties hereto record that the Agreement herein alongwith its schedules and annexures constitutes and records the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes all understandings, agreements, allotment letter, correspondence, arrangements, whether written or oral, if any, between the Parties with regard to the said Premises as the case may be.

32. Waiver:

Any delay or indulgence shown by the Promoter in enforcing the terms hereof, or any forbearance or giving of time by the Promoters to the Allottee/s shall not be construed as waiver on the part of the Promoter of any breach or non-compliance with any of the terms or conditions hereof by the Allottee/s, nor shall the same in any manner prejudice the Promoter's rights in law hereunder.

33. NOTICE:

All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Courier or Registered Post A/D or notified to have been duly served at their respective addresses specified below:



Mr. Hanuman Ankhush Krupal
 Allottee's Address :
 Mrs. Purva Hanuman Krupal
 Room No 27, Shivam Chawl, T.P. Road, Near 10 Nal, Utkarsh Nagar, Bhandrup
 (West), Mumbai-400078, Maharashtra
 Notified Email ID : krupalhanuman@13@gmail.com

Promoter : Nexzone Fiscal Services Private Limited
 Address : 702, Marathon Max, Jn. of Mulund-Goregaon Link Road, Mulund (West),
 Mumbai-400 080.
 Notified Email ID : customercare@marathonrealty.com

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

34. Joint Allottees:

In case there are joint Allottee/s, all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him, which shall for all intents and purposes be deemed to have been properly served on all the Allottees.

35. Right to Amend:

This Agreement may be amended only by the written consent of the Parties

H.A. Karpal

2024 and Transaction Details) annexed hereto, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned office of the Sub-Registrar of Assurances 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 Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee/s shall be treated as cancelled without any further act of Parties, and all sums deposited by the Allottee/s in connection therewith, including the booking amount shall be forfeited by the Promoter, and the Allottee/s shall then cease to have any right or interest to or in the said Premises or against the Promoter.

38. Method of calculation of Proportionate Share whenever 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 the Project, the same shall be in proportion of the carpet area of the said Premises to the total carpet area of all other Premises in the Project. It is expressly agreed and the Allottee/s is aware that as a result of changes in the building plans of the said Building/Real Estate Project and/or the Layout of the said Larger Land, the share of the said Premises and/or the Allottee/s in the common areas and facilities may increase or decrease. The Allottee/s hereby expressly consents to such changes in the said share and hereby expressly authorizes the Promoter to so increase or decrease the said share of the Premises and/or the Allottee/s in the common areas and facilities of the said Building/Real Estate Project and the Allottee/s hereby irrevocably agrees to accept the said share.

39. Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments as may be required by the other Party in order to effectuate the provisions of this Agreement or of any transaction contemplated hereunder, and shall confirm or perfect any right to be created or transferred hereunder or pursuant to any instrument so required by the other Party.

40. Place of Execution:

The execution of this Agreement shall be completed only upon its execution by the Promoter at the office of the Registrar of Assurances, Mumbai. After the Agreement is duly executed by the Promoter, the Allottee/s and the Promoter or at some other place, which may be mutually agreed between the Promoter and the Allottee/s after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution of this Agreement, this Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances.

The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

41. This Agreement shall always be subject to the provisions of the RERA Act, the said Rules and the said Regulations or any statutory requirement or modification thereof.

42. Stamp Duty and Registration:

The Stamp Duty and registration charges and other incidental charges payable on these presents and on other documents to be executed pursuant hereto shall be borne and paid by the Allottee exclusively, and the Promoters shall not be liable to bear or pay any part of the same. In case there is any increase in the Stamp Duty, the Allottee confirms and undertakes to pay such increased Stamp Duty amount without any delay or demur.

43. Dispute Resolution:

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

H.A. Karpal
 D. H. Karpal

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44. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are

Promoter : AACCN9837F
 Allottees : BAVPK2046J, BAVPK2047K

45. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with laws of India and the competent courts of Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Firstly: said Property)

All that piece and parcel of land total admeasuring 5,200 sq. mtrs. consisting of Survey No. 124 (Part) presently being Survey No. 124/5 corresponding to CTS No. 15 (Part) lying, being and situate at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban and bounded as follows:

- On or towards the East : CTS No. 14
 On or towards the West : CTS No.1
 On or towards the North : CTS No. 15 (part)
 On or towards the South : CTS Nos. 21 and 22

(Secondly: said Larger Land)

All that Land admeasuring 4,072 sq. mtrs., situate at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Property as mentioned in Firstly in the First Schedule hereinabove.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Land)

All that Land admeasuring 414.78 sq.mts. situate at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Larger Land as mentioned in Secondly in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO

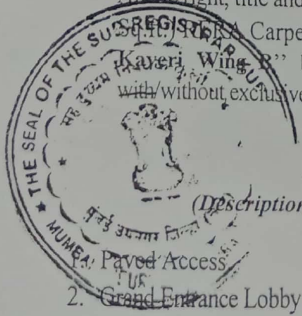
(Description of the said Premises)

All the right, title and interest in the Flat/Premises bearing No. 0608 admeasuring 15.24 Sq. mts. (i.e. 164.00 Carpet Area on the 6 floor, Wing 'B', in the Building known as "Marathon Neovalley Kaveri Wing B" being constructed on the said Land described in the Second Schedule hereinabove with/without exclusive right to use the NIL number of Car Parking/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of Common Areas, Amenities and Facilities of the said Building)

1. Paved Access
2. Grand Entrance Lobby with elevators
3. Well designed compound walls and security gates shall be provided.
4. Fitness Centre
5. Society office



The common areas and facilities as mentioned in this Schedule for the said Building shall be completed at the time of completion of the said Building.

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IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED

by the withinnamed "Promoter"

Nexzone Fiscal Services Private Limited

through its Authorized Signatory

MR. DWARKANATH K. RAO

in the presence of



1. Nikhil Bhagat *Ns Bhagat*

2. Shweta Pandey *Shweta Pandey*

) For NEXZONE FISCAL SERVICES PVT. LTD.

) *Nexzone*

) Authorized Signatory

SIGNED AND DELIVERED

by the withinnamed "Allottee/s"

Mr. Hanumant Ankush Krupal

Mrs. Purva Hanumant Krupal

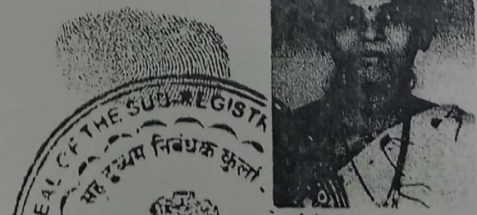


in the presence of

1. Nikhi Bhagat *Ns Bhagat*

2. Shweta Pandey *Shweta Pandey*

) H. A. KUDAL

) P. H. Krupal

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List of Annexures

Annexure "1"	-	Receipt
Annexure "2"	-	Layout Plan
Annexure "3" (Colly.)	-	Copy of LOI issued by SRA dated 9 th September, 2016 and revised/amended LOI
Annexure "4"	-	NA Permission dated 28 th March, 2018
Annexure "5" (Colly.)	-	Copy of IOA issued by SRA for Sale Building dated 27 th February, 2020 and revised/amended IOA.
Annexure "6"	-	Copy of Commencement Certificate
Annexure "7"	-	Details of Revised/Amended Approvals/ Permissions
Annexure "8"	-	Property Register Card
Annexure "9" (Colly.)	-	Title Certificate dated 29 th October, 2020 and Addendum to the Title Certificate issued by Advocate Praramba Tare
Annexure "10"	-	Larger Land and said Real Estate Project Details
Annexure "11"	-	Sanctioned Floor Plan
Annexure "12"	-	Premises and Transaction Details
Annexure "13"	-	REKA Certificate Registration No. P51800026970
Annexure "14"	-	Particulars of the brand and pricing of Internal Amenities of the Premises



H. A. V. S. P. M.
 P. A. V. S. P. M.

Rs. 2,23,105.00 (Rupees: Two Lakh Twenty Three Thousand One Hundred Five Only) being the part Sale consideration in respect of sale of the Premises herinafobe mentioned as follows:

ANNEXURE "1"
 RECEIPT

Received towards service tax/GST	2,23,105.00
Received towards consideration of said flat	2,23,105.00
Total	2,25,337.00

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Sr. No.	Cheque/RTGS No.	Cheque Date	Bank	Amount (Rs.)
1	000062	Dec 13, 2020	HDFC BANK LIMITED	75,112.00
2	559649	Feb 15, 2021	SYNDICATE BANK	1,50,225.00
Total				2,25,337.00

We say received
 For Nexzone Fiscal Services Private Limited

Authorized Signatory

- Shadeen Pervez
- Ganesh More





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SLUM REHABILITATION AUTHORITY

No.: S/PVT/0118/20140630/AP/S

Date: 13 NOV 2020

To,

M/s. Nexzone Fiscal Services Pvt. Ltd.
702, Marathon Max,
Mulund-Goregaon Link Road,
Mulund (w), Mumbai - 400080.

Sub: Amended IOA for sale building for proposed Slum Rehabilitation Scheme u/s 33(10) of DCPR 2034 on land bearing C.T.S. No. 15 (pt.) of village Kanjur (W), 'S' ward, Kranti Nagar, Tembhi Pada Road, Bandup(W), Mumbai-400078.

Ref: Your application u/no. 907/SOP/S dated 26/10/2020.

Gentleman,

There is no objection to carry out the work as per amended plans (i.e. wing "A" consisting of Stilt + 1st to 22nd upper floors & wing "B" consisting of Basement for Services + Stilt + 1st to 10th + 11th (pt.) upper floors with detached school wing 'C', comprising of Stilt (pt.) & Gr. (pt.) + 1st to 2nd upper floors) submitted by you vide your letter under reference subject to the following conditions:

- 1) All the conditions of IOA dtd. 27/02/2020 shall be complied with.
- 2) ~~That all the~~ conditions of LOI dtd. 09/09/2016 & Revised LOI dtd. 24/01/2020 shall be complied with.
- 3) That the RCC design, calculation & certificate from licensed Structural Engineer & peer review for the same from another structural Engineer shall be submitted before requesting C.C. to bldg. u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That you shall submit NOC from EE (T&C) MCGM for parking arrangement proposed & CFO NOC before requesting for further C.C. to bldg. u/ref.
- 6) That you shall submit Undertaking that you will count Excess parkings spaces in to FSI if failed to claim fungible compensatory FSI in future.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,



Executive Engineer
Slum Rehabilitation Authority



ANNEXURE " 6 "



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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3311/S/PL/AP 2 0 MAR 2017

COMMENCEMENT CERTIFICATE

REHAB BUILDING

TO,

M/s. Nexzone Fiscal Services Pvt.Ltd.
~~702, Marathon Max, Mulund Goregaon Link Road,~~
 Mulund (West), Mumbai-400 080.

Sir,

With reference to your application No. 588 dated 20/07/2015 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No. _____ C.T.S. No. 15(pt.)

of village Kanjur T.P.S. No. _____
 ward 'S' Situated at Kranti Nagar, Bhandur (W), Mumbai-78.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
 U/R No. SRA/ENG/2782/S/PVT/LOI dt. 09/09/2016
 IDA U/R No. SRA/ENG/3311/S/PL/AP dt. 20/09/2016
 and on following conditions.

- 1: The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 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.

SHRI S.D. MAHAJAN

The C.E.O. (SRA) has appointed _____
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
seah
 20-03-17
 Executive Engineer (SRA) -3
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



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No. SRA/ENG/3311/S/PL/HP 23 JAN 2018

This C.C. is re-endorsed as per approved

amended plans dtl 20/12/2018, for work upto plinth level

Seal
Executive Engineer
Slum Rehabilitation Authority

No. SRA/ENG/3311/S/PL/HP 14 MAY 2018

This C.C. is further extended from ground to 4th floor (i.e. 23.5mtr.) including LMR & O.H.W.T to Rehab Building no. 1 as per approved amended plans dated 20/01/2018.

Seal
Executive Engineer
Slum Rehabilitation Authority
27 FEB 2020

This C.C. is re-endorsed as per approved amended plans dated 27/02/2020.

Seal
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/HP 12 JUN 2020

This C.C. is further extended from 8th to 22nd floor (i.e. 68.5mtr.) including LMR & O.H.W.T for Rehab building no. 1 as per approved amended plans dated 27/02/2020.

Seal
Executive Engineer
Slum Rehabilitation Authority



ANNEXURE 'A'

(Details of Revised/Amended Approvals/Permissions)

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1. Details Revised of Letter of Intent (LOI):
The Slum Rehabilitation Authority (SRA) has issued revised LOI bearing no. SRA/ENG/2782/S/PL/LOI dated 24th January, 2020 in favour of the Promoter. The copies of the LOI dated 9th September, 2016 and revised LOI dated 24th January, 2020 are annexed hereto and collectively marked as Annexure '3' (Colly).

2. Details Amended of Intimation of Approval (IOA):
1. The SRA further issued amended IOA dated 13th November, 2020 and dated 10th December, 2020 bearing No. S/P/V/T/0118/20140630/AP/S for Sale Building. The copies of the IOA dated 27th February, 2020 and amended IOA dated 13th November, 2020 and 10th December, 2020 are annexed hereto and collectively marked as Annexure '5' (Colly).

M. A. Kulkarni
P. H. Kulkarni



ANNEXURE "12"

(Premises and Transaction Details)

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I. Building Address :

The Building to be known as 'Marathon Neovalley Kaveri Wing B' situate at Kranti Nagar, Tembhipada Road, Bhandup West, Mumbai - 400 078.

II. Said Building/Real Estate Project :

'Marathon Neovalley Kaveri Wing B'

III. Details of the Flat/Premises :

- | | |
|--|----------------|
| 1. Type of Residential Flat/Premises | : Studio |
| 2. Residential Flat/Premises No. | : 0608 |
| 3. Floor | : 6 |
| 4. Wing | : B |
| 6. Carpet Area As Per RERA | : 15.24 Sq.mt. |
| 7. Other Areas exclusive to the said Premises if any | : - |
| a. | : NIL |



IV. Consideration Details :

- | | |
|---|-------------------|
| 1. Sale Consideration for said Premises | : Rs.24,78,948.00 |
|---|-------------------|

Rupees: Twenty Four Lakh Seventy Eight Thousand Nine Hundred Forty Eight Only

2. Payment Schedule :

SR. NO.	MILESTONE NAME	%
1	Token Money (S)	3
2	Booking Amount (S)	6
3	On/After Agreement Execution (S)	11
4	On Completion of Plinth (E)	6.5
5	On Completion of 3rd Slab (E)	7.5
6	On Completion of 6th Slab (E)	7.5
7	On Completion of 9th Slab (E)	7.5
8	On Completion of 12th Slab (E)	7.5
9	On Completion of 15th Slab (E)	7.5
10	On Completion of Last floor slab (E)	6
11	On completion of Internal Plumbing (E)	2.5
12	On completion of staircase, lift wells (E)	2.5
13	On completion of walls, internal plastering. (E)	2.5
14	On completion of, flooring, doors and windows. (E)	2.5
15	On completion of external plumbing, terrace waterproofing. (E)	2.5
16	On completion of external plaster, elevation (E)	2.5
17	On completion of lifts, water pumps (E)	2.5
18	On completion of electrical fitting, mechanical and environment requirements (E)	2.5
19	On completion of entrance lobby, plinth protection, paving of areas. (E)	5
20	On or before possession of the said premises for fitouts being offered to the purchasers (E)	5
	TOTAL	100%

3. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 2,23,105 (Rupees: Two Lakh Twenty Three Thousand One Hundred Five Only).

H.A. KSHIRSAGAR

P.H. KSHIRSAGAR





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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800026970**

Project: **MARATHON NEOVALLEY KAVERI WING** Blot Bearing / CTS / Survey / Final Plot No.: **CTS 15 PTat Kurla, Kurla, Mumbai Suburban, 400078;**

1. M/S Nexzone Fiscal Services Pvt Ltd having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.

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

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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 Regulatory Authority (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

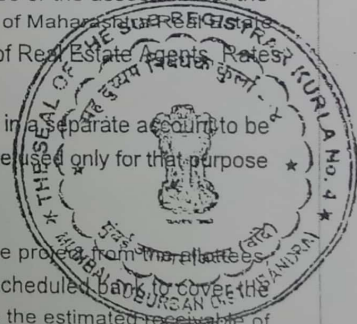
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read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

OR

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

- o The Registration shall be valid for a period commencing from 07/11/2020 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 07-11-2020 07:50:05

Dated: 07/11/2020

Place: Mumbai

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

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/9681

गुरुवार, 27 मे 2021 11:15 म.पू.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 9681/2021

00/00

दस्त क्रमांक: करल4 /9681/2021

बाजार मुल्य: रु. 20,84,100/-

मोबदला: रु. 24,78,948/-

भरलेले मुद्रांक शुल्क: रु.74,400/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:10527

पावती दिनांक: 27/05/2021

अ. क्र. 9681 वर दि.27-05-2021

सादरकरणाराचे नाव: हनुमंत अंकुश कृपाळ

रोजी 11:12 म.पू. वा. हजर केला.

नोंदणी फी

रु. 24800.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

एकुण: 26240.00

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला - 4

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 27 / 05 / 2021 11 : 12 : 41 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 27 / 05 / 2021 11 : 14 : 09 AM ची वेळ: (फी)



2021 12 05:09 PM

दस्त गोपवारा भाग-2

करल4

दस्त क्रमांक:9681/2021

69/02

क्रमांक : करल4/9681/2021

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

नाव:नेक्सझोन फिस्कल सर्विसेस प्रायव्हेट लिमिटेड
यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती
द्वारकानाय के.राव
पत्ता:प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिथॉन
मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक
रोड,मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI.
पॅन नंबर:AACCN9837F

पक्षकाराचा प्रकार

लिहून देणार
वय :-54
स्वाक्षरी:-

Dr. Anandha

छायाचित्र



अंगठ्याचा ठसा



नाव:हनुमंत अंकुश कृपाळ

पत्ता:प्लॉट नं: रुम नं.2/2 , माळा नं: -, इमारतीचे नाव: शिवम वय :-44
चाळ , ब्लॉक नं: 10 नळच्या जवळ , रोड नं: टी.पी.रोड,उत्कर्ष स्वाक्षरी:-
नगर,भांडुप-पश्चिम,मुंबई-400078, महाराष्ट्र, मुंबई.
पॅन नंबर:BAVPK2046J

लिहून घेणार

H.A. KUPAL



नाव:पुर्वा हनुमंत कृपाळ

पत्ता:प्लॉट नं: रुम नं.2/2 , माळा नं: -, इमारतीचे नाव: शिवम वय :-35
चाळ , ब्लॉक नं: 10 नळच्या जवळ , रोड नं: टी.पी.रोड,उत्कर्ष स्वाक्षरी:-
नगर,भांडुप-पश्चिम,मुंबई-400078, महाराष्ट्र, मुंबई.
पॅन नंबर:BAVPK2047K

लिहून घेणार

P. H. Karpai



स्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

क्र.3 ची वेळ:27 / 05 / 2021 12 : 02 : 52 PM

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

पक्षकाराचे नाव व पत्ता

नाव:दिपक सुभाष घाग
वय:34

पत्ता:702 7 वा मजला,मॅरिथॉन मॅक्स,मुलुंड गोरेगांव लिंक रोड,मुलुंड-
पश्चिम,मुंबई-400080
पिन कोड:400080

स्वाक्षरी

D. Ghag

छायाचित्र



अंगठ्याचा ठसा



नाव:जितेंद्र सखाराम पवार

वय:45

पत्ता:702 7 वा मजला,मॅरिथॉन मॅक्स,मुलुंड गोरेगांव लिंक रोड,मुलुंड-
पश्चिम,मुंबई-400080
पिन कोड:400080

स्वाक्षरी

J. Pawar



क्र.4 ची वेळ:27 / 05 / 2021 12 : 03 : 55 PM

क्र.5 ची वेळ:27 / 05 / 2021 12 : 04 : 20 PM

नेबंधक कुली - 4





For office use only
 Branch: _____
 Reference no.: _____
 Received on: ___/___/___

Personal Details

Information	Applicant	Co-Applicant
First Name	HANUMANT	PURVA
Middle Name	ANKUSH	HANUMANT
Last Name	KRUPAL	KRUPAL
Father's/Husband's Name		
Income Tax PAN No. AADHAR No.*	BAVPPK2046J 509978490372	BAVPPK2047K 356262086480
Identification no. (tick any one)* <input type="checkbox"/> Passport no. <input type="checkbox"/> Voter ID <input type="checkbox"/> Driving License <input type="checkbox"/> UID		
Date of Birth* and Gender	30/06/1976 <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input checked="" type="checkbox"/> None of these <input type="checkbox"/> SC/ST	14/06/1985 <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input checked="" type="checkbox"/> None of these <input type="checkbox"/> SC/ST
Educational Qualification*	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input checked="" type="checkbox"/> Other	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input checked="" type="checkbox"/> Other
Marital Status and No. of dependents in the household	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents 03	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents 00
Email address	dakeni@gmail.com	
Phone details (STD code - Tel res.)		
Mobile No.	8879154808	7738246009
Relative of Staff/ Director of bank?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Residential Address	Applicant	Co-Applicant
Residence Address* (Present)	2/2, Shivam chawl, T.P Road Near 10 Nal, Utkarsh Nagar, Bhandup - (W) City: Mumbai State: Maharashtra Pin: 400078 Country: India	2/2, Shivom chawl, T.P Road, Near 10 Nal, Utkarsh Nagar, Bhandup - (W) City: Mumbai State: Maharashtra Pin: 400078 Country: India
Residence Address* (Permanent) <input checked="" type="checkbox"/> Same as above		
Status of current residence	<input type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other	<input type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other
Years at current residence*	05 Years <input type="checkbox"/> Months	15 Years <input type="checkbox"/> Months
Address for correspondence	<input checked="" type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	<input checked="" type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office

Handwritten signature and notes:
 15/03/2024
 HANUMANT KRUPAL