



18/07/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्त क्रमांक : 2801/2023

नोंदणी :

Regn.63m

गावाचे नाव : तळेगाव बुद्रुक

(1) विलेखाचा प्रकार	अॅग्रीमेंट दू सेल
(2) मोबदला	1500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	890200

(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक इतर वर्णन ; इतर माहिती: तहसील इगतपुरी मधील वाढीव हद्दीतील मौजे तळेगाव, गट नं. 283, प्लॉट नं. 149 ते 155 एकूण क्षेत्र 2085 स्क्व्अर मीटर बिल्डिंग एंस्टर, चवथा मजला, रूम नं. 410, एकूण क्षेत्र 305 स्क्व्अर फूट कारपेट म्हणजेच 28.34 स्क्व्अर मीटर यांचा विक्री करारनामा((GAT NUMBER : 283 ; Plot Number : 149-155 ;))

(5) क्षेत्रफळ

1) 0 हेक्टर . आर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-सभाब रिय लिटी अॅड इन्फ्रास्ट्रक्चर प्राईवेट लिमिटेड तर्फे भागीदार प्रशांत कांतियाल लाडिया तर्फे मुखत्यार धारक आनंद गणपतराव शिंदे वय:-49; पत्ता:-प्लॉट नं. 1501/1502, एक्सेल प्लाझा, माळा नं. 90 फीट रोड, पंत नगर, इमारतीचे नाव: घाटकोपर पूर्व, ब्लॉक नं. मुंबई, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं.-AAFCP8096F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-अमित जालुई वय:-41; पत्ता:-प्लॉट नं. बी/702, राम टॉवर , माळा नं: लिंक रोड योगी नगर , इमारतीचे नाव: नारायण गार्डन , ब्लॉक नं: बोरिवली पश्चिम , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-AGRPJ8618A

(9) दस्तऐवज करून दिल्याचा दिनांक

18/07/2023

(10) दस्त नोंदणी केल्याचा दिनांक

18/07/2023

(11) अनुक्रमांक, खंड व पृष्ठ

2801/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

90000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

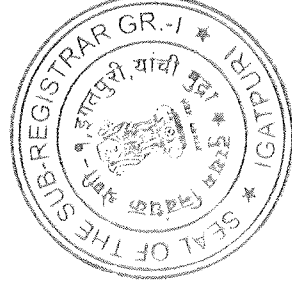
15000

(14) शंरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



नोंदणी नंतरची प्रथम प्रत

दुय्यम निबंधक श्रेणी-१
इगतपुरी



CHALLAN
MTR Form Number-6

GRN	MH005153308202324P	BARCODE	Date			13/07/2023-17:22:48	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	IGT IGATPURI SUB REGISTRAR			PAN No.(If Applicable)	AAFPC8096F			
Location	NASHIK			Full Name	Prabhav Reality And Infrastructure Pvt Ltd			
Year	2023-2024 One Time			Fiat/Block No.	Flat No 410 ASTER			
Account Head Details				Premises/Building				
0030046401	Stamp Duty	Amount in Rs.	90000.00	Road/Street	Gut No 283 Plot No 149 to 155 Village - Talegaon Taluka - Igatpuri			
0030063301	Registration Fee	Amount in Rs.	15000.00	Area/Locality	Nashik			
				Town/City/District				
				PIN	4	2	2	4
				Remarks (If Any)				
				PAN2=AGRPJ8618A-SecondPartyName=AMIT JALUI-CA=1500000				
				Amount In	One Lakh Five Thousand Rupees Only			
				Words	1,05,000.00			
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	1000050203071307529 3724345982917		
Cheque-DD Details				Bank Date	RBI Date	13/07/2023-17:23:10 Not Verified with RBI		
Name of Bank				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				1012680 , 15/07/2023				

Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
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Stamp Duty

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-110-2801	0002770572202324	18/07/2023-17:59:55	IGR324	15000.00
2	(IS)-110-2801	0002770572202324	18/07/2023-17:59:55	IGR324	90000.00
Total Defacement Amount					1,05,000.00

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Valuation ID		202307186183	मूल्यांकन प्रपत्रक (शहरी क्षेत्र - बांधीव)		18 July 2023, 05:58:27 PM
प्रपत्रकनाम व वर्ष	2023				
डिपॉजिट	नाशिक				
मूल्य निर्धारण	नाशिक, इगतपुरी				
आ मूल्य निर्धारण	3.9- नवीन भवई आण मरामांतराल परिवार/आणखण/आंधीवा, विपणातील मिळकती व, सीमा (एके मध्ये, मारस तालुका, पंचतंत्रा शहर)				
आणखण-भाष	C class Palka	मळी नंबर व नु. इमारत	पत्र- नं/प/283		
वर्तमान मूल्य व नकलनुसार मूल्यरत रु.					
मूळी मूल्य	निवारी मरनिवा	अवर्णित	एवढे	अधिकृत	मासमासचा परक वी मध्ये
5090	28550	32840	40800	0	
बांधीव क्षेत्राची माहिती					
आणखण क्षेत्र (Built Up)-	31.174चौ. मीटर	मिळकतीचा मार-	निवारी मरनिवा	मिळकतीचा प्रभाव-	आंधीव
आणखणमात्र माहिती-आणखण	1-आण सी सी	मिळकतीचा वग -	0 TO 2चौ	आणखणचा श-	RS 21780/-
इतरांचे माहिती -	आण	मजला -	1st To 4th Floor	आणखण अण-	28.34चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/07/2018					
मजला निवारी मर-आण					
= 100 / 100 Apply to Rate= Rs 28550/-					
प्रकार-निवारी मिळकतीचा वी वी. मीटर मूल्यरत					
=(((वर्तमान मूल्यरत - मूल्य वग मरनिवा श) * एवढे-आणखण इतरांचे श) + मूल्य वग मरनिवा श)					
= (((28550-5090) * (100 / 100)) + 5090)					
= Rs 28550/-					
A) मूल्य मिळकतीचा मूल्य	= मूळी मरनिवा मूल्य श * मिळकतीचा श				
	= 28550 * 31.174				
	= Rs 890017.7/-				
Applicable Rules					
= 3. 9, 18, 19					
एवढे वग मूल्य					
मूल्य मिळकतीचा मूल्य + मरनिवारी मरनिवा श मूल्य + मरनिवारी मरनिवा मूल्य/मूळी आणखण + मरनिवा मरनिवा मूल्य + मरनिवा मरनिवा मूल्य + मरनिवा मरनिवा मूल्य					
= A + B + C + D + E + F + G + H + I + J					
= 890017.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.890018/-					
= ₹ आठ लाख नव्वट हजार आठशे /-					

Home | Print

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वै. क्र. (2609/2023)

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CHALLAN
MTR Form Number-6



GRN	MH005153308202324P	BARCODE				Date	13/07/2023-17:22:48	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	IGT_IGATPURI SUB REGISTRAR				PAN No.(If Applicable)	AAFCP8096F					
Location	NASHIK				Full Name	Prabhav Reality And Infrastructure Pvt Ltd					
Year	2023-2024 One Time				Flat/Block No.	Flat No 410 ASTER					
Account Head Details					Premises/Building						
0030046401	Stamp Duty	Amount In Rs.	90000.00	Road/Street	Cut No 283 Plot No 149 to 155 ,Village - Talegaon , Taluca - Igalpuri						
0030063301	Registration Fee	Amount In Rs.	15000.00	Area/Locality	Nashik						
					Town/City/District						
					PIN	4	2	2	4	0	3
					Remarks (If Any)						
					PAN2=AGRPJ8618A~SecondPartyName=AMIT JALUJ~CA=1500000						
Total		Amount In	One Lakh Five Thousand Rupces Only	Words							
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	10000502023071307529 3724345982917				
Cheque/DD No.					Bank Date	RBI Date	13/07/2023-17:23:10 Not Verified with RBI				
Name of Bank					STATE BANK OF INDIA						
Name of Branch					Scroll No , Date	Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
या चालान फॉर्म द्वारा निरस्त कारगरता नोडणी कायदासह आदातनी जाण आहे. नोडणी व अकरावरील कारगरता हेच सत्य आहे।

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वसु क्र. 2609/2023
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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

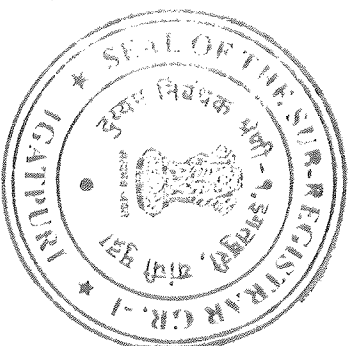
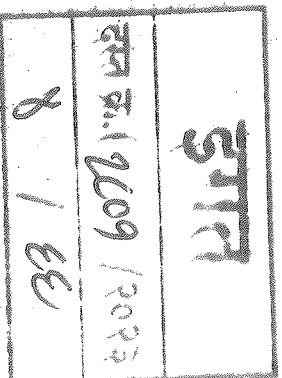
PRN 1807202301668 Date 18/07/2023

Received from PRABHAV REALTY AND INFRASTRUCTURE PRIVATE LIMITED TARFE BHAGIDAR PRASHANT KANTILAL LATHIA TARFE MUKHTYAR DHARAK ANAND GANPATRAO SHINDE, Mobile number 9867685033, an amount of Rs. 1340/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Igatpuri of the District Nashik.

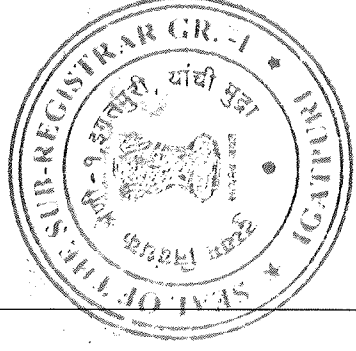
Payment Details

Bank Name	ICICIRB	Date	18/07/2023
Bank CIN	10004152023071801558	REF No.	0696189709

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



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९/६६



AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered at Igatpuri, on this 18th day of July 2023.

BETWEEN

M/s. PRABHAV REALTY AND INFRASTRUCTURE PVT. LTD. (CIN No. U45201MH2010PTC205861), a company incorporated under the provisions of the Indian Companies Act, 1956, (**PAN No.-AAFPC8096F**) having its principal place of business at 1501 & 1502, 15th Floor, Excel Plaza, 90 Feet Road, Pant Nagar, Ghatkopar East, Mumbai-400077. represented by its authorized Signatory Mr. Prashant Kantilal Lathia, hereinafter called "**The Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include partner or partners for the time being of the said firm, their executors, administrators and assigns) of **ONE PART**;

AND

MR. AMIT JALUI (PAN NO.AGRPJ8618A) age **41** years Inhabitants having their present **Address:-** B/702, Ram Tower, Link Road, Yogi Nagar, Narayan Garden, Borivali West, Mumbai - 400091. Herein after referred to as the "**The Purchaser**", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include respective heirs, legal representatives, executors and administrators) of the **OTHER PART**:

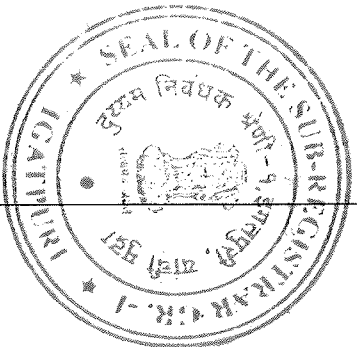
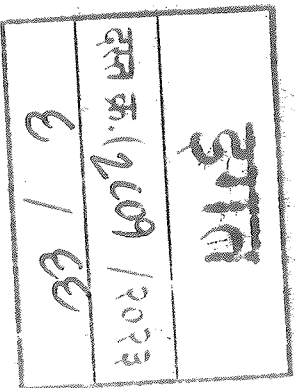
The Promoter and Flat Purchaser shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS: -

(a) By and under a Sale Deed dated 20th October, 2012, duly registered with the office of the Sub-Registrar of Assurances at Igatpuri at Serial No. IGAT.3980/2012 on 10th December, 2012 entered into between M/s. Manas Hospitality Pvt. Ltd (therein referred to as the "Vendors") and M/s. Prabhav Realty & Infrastructure Private Limited (therein referred to as the "Purchasers"), the Promoter have purchased a portion of the property bearing Gat No. 283, being Plot Nos. 149 to 155, totally admeasuring area 4880 sq.mtrs., situated at Village Talegaon, Igatpuri, District Nashik (hereinafter referred to as the "**Said Property**") and more particularly described in the **Schedule I** herein under.

(b) Prior to the Promoter acquiring the said property, on the application to the Collector, Igatpuri, Nashik being made by the predecessor-in-title, by and

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under order dated 25th July 1989, issued by the Collector, Igatpuri, Nashik the agricultural land bearing Gut No. 283 was converted to non-agriculture purpose (residential). A copy of N. A. Order issued by District Collector, Igatpuri, Nashik is hereto annexed and marked Annexure-1

(c) Further, upon the predecessor in title making an application, the Igatpuri Municipal Council sanctioned lay out plan in respect of Gut No.283 of Village Talegaon, Taluka Igatpuri, District Nashik and accordingly, the plots have been numbered;

(d) Upon the Promoter making application, the Chief Officer, Igatpuri Municipal Council by and under office communication No. INP/PWD/TP/15/2021 dated 29/09/2021, has issued building permit and commencement certificate for construction of a building on a portion of the property admeasuring 2085 square meters (hereinafter referred to as the "Real Estate Project". A copy of Building Permit and Commencement Certificate is hereto annexed and marked **Annexure-II**;

(e) Accordingly, the Promoter have got the building plans sanctioned in respect of the building/s known as "ASTER" proposed to be constructed on the said property by consuming FSI arising out of the said Property of 4770.48 square meters.

(f) Advocate Nandkishor H. Lahoti, the Advocates for the Promoter has issued their Certificate dated 21/12/2021 on title in respect of the said property described in the Schedule hereunder written certifying that the title of the Promoter to the said property is clear, marketable and free from all encumbrances and reasonable doubts and the Promoter herein is entitled to develop the said property. A copy of the Title Certificate dated 21/12/2021, along with the relevant 7/12 Extracts, copy of Floor plan of the Flat agreed to be purchased by the Purchaser/s and the list of amenities to be provided by the Promoter has been annexed and marked **Annexure III**, **IV** [colly], **V** & **VI** respectively;

(g) The Promoter has entered into a standard agreement with Architect/s Mr.Umesh Sudhir Bhavsar, registered with the Council of Architects and such agreement is as per the format of the agreement prescribed by the Council of Architects;

(h) The Promoter has appointed as structural Engineer for the preparation of the structural design and drawings of the building and the Promoter accepts

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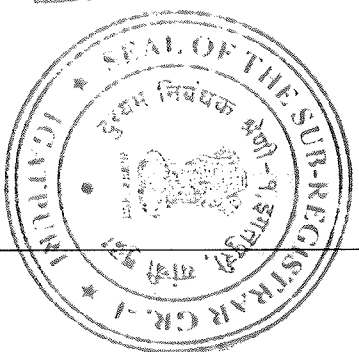
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the professional supervision of the said Architects and the structural Engineer till the completion of the proposed building/s to be constructed on the said property;

- (i) By virtue of the said Sale Deed, the Promoter alone has the exclusive rights to sell the flats/units etc. in the said building/s to be constructed by the Promoter on the said property and to enter into agreements with the Purchaser/s of the flats and to receive sale price in respect thereof;
- (j) The Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser all the documents of title, etc. relating to the said property, the said Sale Deed and the plans along with designs and specifications which have been prepared by the said Promoter and sanctioned by the Igatpuri Municipal Council and of such other documents as are specified under Real Estate [Regulation & Development] Act, 2016 (hereinafter referred to as the "said Act") and the rules and regulations made thereunder, or any other applicable law;
- (k) The Promoter has accordingly commenced construction of the said building in accordance with the said plans approved by the Igatpuri Municipal Council;
- (l) The Purchaser has applied to the Promoter for allotment to the **Flat No. 410** on the **4th floor** of the building known as "**Aster**" hereinafter for the sake of convenience and brevity referred to as the "**said flat**" more particularly described in the First Schedule and to be constructed on the said property more particularly described in the Second Schedule hereunder written.
- (m) The Purchaser has entered into this agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, etc. recited and referred to above;
- (n) The Promoter has registered the Real Estate Project as an ongoing project construction u/s. 4 of the said Act, and accordingly the Promoter has registered the same. The Registration number for the said Real Estate Project is **P51600033061**. The Project is duly renewed as per MAHA RERA from time to time and the same is extended till 30/10/2024.
- (o) Under provisions of the said Act, the Promoter is required to execute a written agreement for sale of the said flat with the said Flat Purchaser/s being in fact, these presents. The Purchaser/s shall lodge this Agreement for registration before the concerned Sub-Registrar for Registration and upon

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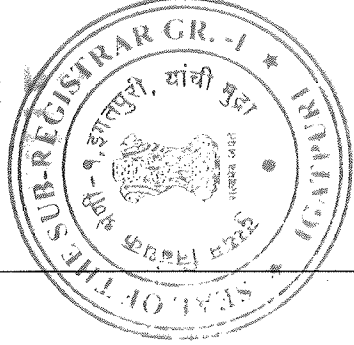
intimation of the same to the Promoter, the Promoter shall attend the office of Sub-registrar and admit execution thereof so as to get it registered under the provisions of Indian Registration Act, 1908.

NOW 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.
3. The Promoter shall construct the said building to be known as "Aster" on the said Property with the plans, designs, specifications approved by concerned local authority and which have been and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the government to be made in them or any of them.
4. The Purchaser is aware that the Promoter shall be selling the units comprised as the flats/units in the building/s to be constructed on the said property to various flats/units to the intending flat/unit Purchaser.
5. The Purchaser confirms and accords his irrevocable consent that the Promoter shall be entitled to complete the said building/s as Permissible without amending or changing the plan of the unit/Flat being subject matter of this agreement. The Purchaser confirms that the Promoter has disclosed the said fact in advance to the Purchaser and the Purchaser has agreed to enter into this agreement with the notice of the said fact and hereby accord irrevocable consent in that respect. In the event of the Purchaser raising any dispute the Promoter shall be entitled to cancel this agreement and refund the amounts paid by the Purchaser to the Promoter under the agreements.

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6. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser **Flat No. 410** of carpet area admeasuring **305** square feet on **4th Floor** in **ASTER** as shown on the floor plan thereof hereof annexed and marked as **Annexure "V"** (hereinafter referred to as the **"said Flat"**) at and for the consideration of **Rs 15,00,000/- (Rupees Fifteen Lakhs Only.)** Inclusive of all charges and GST, club membership charges, furniture and Stamp Duty, Registration, and any other related charges. The Purchasers agreed to pay the consideration as mentioned below;

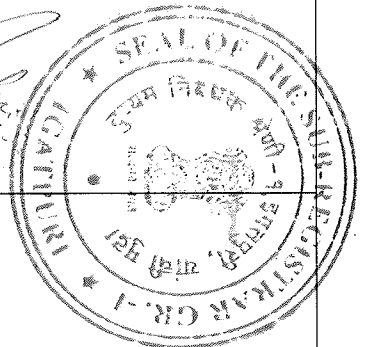
a). The Purchasers has paid a sum of **Rs1,15,000/- (Rupees One Lakh Fifteen Thousands only)** before the execution of this Agreement as and by way of Token money/earnest money towards the consideration for the sale of the said Premises.

b). The balance consideration of **Rs. 13,85,000/- (Rupees Thirteen Lakhs Eighty Five Thousands only)** shall be paid by the Purchasers to the Promoter within as per demand of work compilation as per payment schedule given below :

PAYMENT SCHEDULE	%	Received	Amount
Token Amount (Advance)			
Booking Amount (Less payable Amount)	10%		150000
On Registration	20%		300000
On completion of Plinth	20%		300000
On commencing of 1st slab	3.75%		56250
On commencing of 2nd Slab	3.75%		56250
On commencing of 3rd slab	3.75%		56250
On commencing of 4th slab	3.75%		56250
On completion of 5th Slab	3.75%		56250
On completion of 6th Slab	3.75%		56250
On completion of 7th Slab	3.75%		56250
On completion of 8th Slab	3.75%		56250
On commencing of Brickwork & Internal Plastering	4.00%		60000
On commencing of Tiling Work	4.00%		60000
On commencing of External Plaster/ Plumbing/ C/P Fittings / Sanitary Work	4.00%		60000
On commencing of Lift /Electrical	4.00%		60000
On Possession	4.00%		60000
Total	100%		15,00,000/-

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 of the aforesaid amounts shall be the essence of the contract. In respect of the payment of each installment the Promoter will pass separate receipt and such receipt alone shall be treated as the evidence of such payment. The promoter promises to give the possession of the flat in October 2024. Revised commencement certificate dated 27.12.2022 Letter no INP/PWD/ B.P/ 141/2022 Approved By Igatpuri municipal Council .

7. The Purchaser shall also pay all kinds of statutory payments and liabilities (whether payable as per present Law(s) and/or as per future Law(s) including any judicial view, review, interpretation and for reason(s) whatsoever) for sale of the said Premises to the Purchaser herein. The same shall be paid and/or settled by the Purchaser immediately without making the Owner herein liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards any and/or all charges, taxes, duties, levies, cess etc. whether direct or indirect (including but not limited to GST) by the Purchaser, the Purchaser shall be liable to pay any/all penalty, interest etc. that may be levied by such Authority along with interest as stipulated in as stipulated in the Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest And Disclosure on Websites) Rules, 2017 (hereinafter referred to as the "RERA Interest Rules") on the delayed payment to the Promoter.

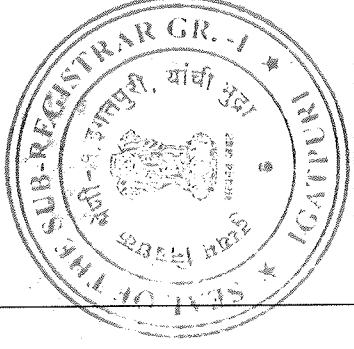
8. The Purchaser agrees to pay to the Promoter interest at the rate stipulated in RERA Interest Rules on all the amounts which become due and payable by the Purchaser to the Promoter under these presents, including towards maintenance charges from the date the said amount becomes due, until actual payment.

a. It is clarified and the Purchaser accords his irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- i. Firstly towards any cheque bounce charges in case of dishonor of cheque or any other administrative expense incurred by us towards your booking.
- ii. Secondly, towards interest as on date of delayed payments;
- iii. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Full Purchase Consideration, dues and taxes payable in respect of the said Premises.

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iv. Fourthly, towards outstanding dues including Full Purchase Consideration in respect of the Flat or under the said Premises.

9. The fixtures, fittings and common amenities to be provided by the Promoter in the said Property, the said building and the said Flat are those that are set out in the list of amenities annexed hereto and marked

Annexure "VI":

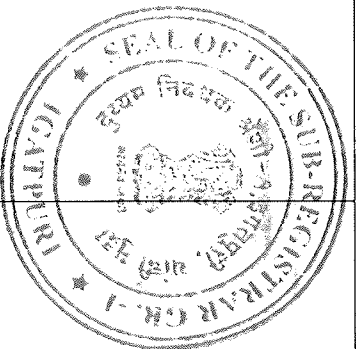
10. The Purchaser is, at his sole risk, liability and responsibility, free to obtain housing loan from any financial institution or bank, for acquiring the said flat/unit by offering the said Premises as security. The "NOC" for offering the said Flat as security to be given by the Promoter to the Purchaser shall be subject to the Promoter receiving full consideration under this agreement. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser. In the event of non-payment of the loan by the Purchaser, the recourse available to the financial institution or bank would be only against the Purchaser personally and such recourse shall be available against the said Premises only if the full consideration under this agreement is paid to the Promoter.

11. The Purchaser hereby declares that before execution of this Agreement, the Promoter has made full and complete disclosure and the buyer/s has/have taken full, free and complete inspection of particulars and disclosure of the following:-

- i. Nature of Promoter right and their title to the said property described in the Schedule hereunder written and all encumbrances, if any, thereto, along with all relevant documents;
- ii. All plans and specifications duly approved and sanctioned by the Igatpuri Municipal Council to be built upon the said property;
- iii. Nature and particulars of fixtures, fittings and amenities to be provided in the building to be constructed on the said property;
- iv. All particulars of design and materials to be used in construction of the building on the said property;
- v. The nature of organization of persons to be constituted to which the title is to be passed being either a co-operative housing society and/or Apartment association;

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vi. The various amounts that are to be paid interalia towards the ground rent, revenue assessment, municipal and other taxes and electricity charges, including water deposit and electricity deposits as are for the time being in force;

12. The Purchaser hereby declares that after reading and having understood the contents of the aforesaid documents and all the disclosures made by the Promoter as aforesaid, the Purchaser with full knowledge thereof entered into this Agreement;

13. 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 over possession of the premises to the Purchaser, obtain from the concerned local authority occupation certificates in respect of the flat.

14. The Purchaser hereby grants his irrevocable power and consent to the Promoter and agrees that:

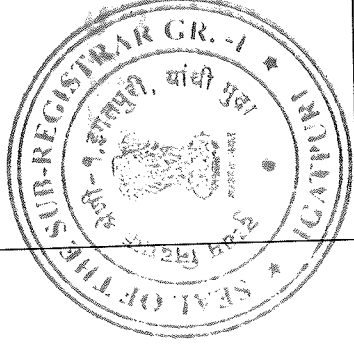
(a) The Promoter alone shall be entitled to all FSI whether available at present or in future including the balance FSI, the additional FSI available from time to time and/or any special concession, modification of present Rules & Regulations granting FSI, FSI available in lieu of the road widening, set back, reserved by way of Transfer of Development Right (TDR) or otherwise howsoever and shall be exclusively entitled to consume/utilize/ grant/generate the same on the said property and/or the said larger property;

(b) That under no circumstances the Purchaser and/or Society or other common organization will be entitled to any FSI/TDR or shall have any right to consume the same in any manner whatsoever;

(c) The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Promoter who shall be at liberty to use, deal with, dispose of, sell, transfer etc. the same in manner the Promoter choose. The Purchaser agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damage including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above. The Promoter shall be entitled to consume such FSI by raising floor or floors on any structures including the said Building/s,

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known as "Aster" and/or putting additional structures and/or by way extension of any structure;

(d) That the Promoter alone shall be entitled to sell any part or portion of the said building/s including the open terrace/s, wall or part of the said portion, including for use as bank, offices shops, nursing home, restaurant, hotel, garden display of advertisement, hoardings, well water etc., as the same may be permissible or ultimately may be permitted by the authorities concerned;

(e) To admit without any objection the persons who are allotted flats/units by the Promoter as members of the society;

(f) To execute, if any further or other writings, documents, consents etc. as required by the Promoter for carrying out the terms hereof and intentions of the parties hereto;

(g) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents writings, forms, application etc. at the costs and expenses of the Purchasers which the Promoter in his absolute discretion deem fit for putting into complete effect the provisions of this Agreement;

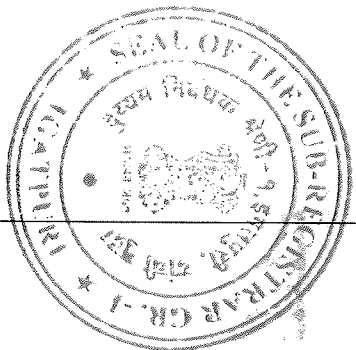
(h) The Promoter shall be entitled to amend, modify and/or vary the building plans and/or the layout and/or sub-division plan and also the specifications in respect thereof;

(i) The Purchaser shall not raise any objection on any ground as to the Promoter right, reserved hereunder.

The aforesaid consent and agreement shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said Flat is handed over to the Purchaser and/or possession of the said building is handed over to the society of the Purchasers of Flats.

15. After expiry of 6 months, after completion of the entire layout by utilizing full FSI/TDR of the said property and formation of society Promoter shall transfer and convey the said property including the building/s standing thereon in the name of Co-operative Housing Society or apex cooperative society or Apartment of association, the society/company to be registered by the prospective Flat Purchaser of the building/s on the said property.

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16. The Purchaser has entered into this Agreement with the notice of the terms and conditions of the said hereinabove recited agreements of the said property between the owners and the Promoter and subject to the terms and conditions that may be imposed by the Igatpuri Municipal Council and other authorities concerned and also subject to the Promoter right to make the necessary amendments, modifications and/or changes in the building plans or the materials and other specifications.

17. The Promoter hereby agrees that he shall, before handing over possession of the Flat to the Purchaser and in any event before execution of a conveyance of the said property as aforesaid the Promoter shall ensure that the said property is free from all encumbrances and that the Promoter has absolute clear and marketable title to the said property so as to enable them to convey to the said Society/Association company such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoter in favour of the said Society/Association.

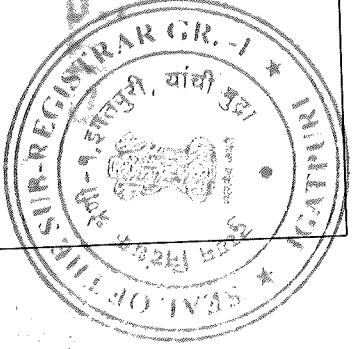
18. The Purchaser agrees to pay to the Promoter interest at rate stipulated in RERA Interest Rules on all the amounts which become due and payable by the Purchaser to the Promoter under the terms of this agreement from the date the said amount is payable by the Purchaser to the Promoter.

19. On the Purchaser committing any default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained the Promoter shall be entitled at their own option to terminate this agreement.

20. Provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser fifteen days prior notice in writing of their 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 and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.

21. Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Purchaser the installments of

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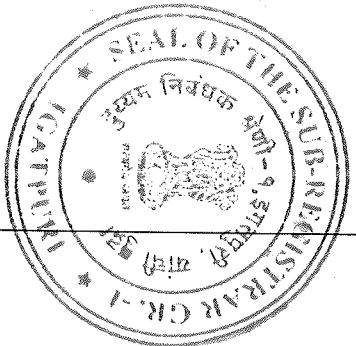
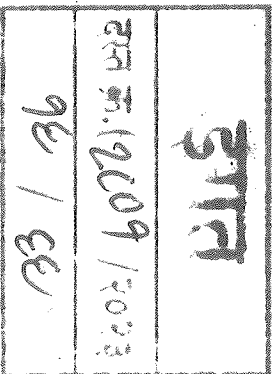
sale price of the Flat which may till then have been paid by the Purchaser to the Promoter but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this agreement the Promoter, shall be at liberty to dispose off and sell the said flat to such person and at such price as the Promoter may in their absolute discretion think fit,

22. It is expressly agreed by and between the Purchaser and the Promoter that the Promoter will endeavor to hand over the possession of the said premises by **October 2024**. PROVIDED the Promoter has received the Full Purchase Price/Consideration as above of the respective premises and all other amounts payable by the Purchaser to the Promoter under these presents unless the delay in handing over possession is on account of Force Majeure as stipulated in Clause 26 (hereinafter "FORCE MAJEURE EVENT") hereto. For the purpose of this clause, the "full purchase price/consideration" shall include the interest/penalty payable by the Purchaser to the Promoter in accordance with the terms of this Agreement, GST as well as other amounts payable by the Purchaser as provided in this Agreement.

23. For the purpose of these presents "Force Majeure Event" shall mean any event or circumstance or combination of events or circumstances set out below that affects the Promoter in the performance of his obligations in accordance with the terms of this Agreement:-

- a. Non-availability of steel and/or cement or any such building material or by reason of war, civil commotion or any act of God or any prohibitory order of any court against development of Property or
- b. any notice, order, rules, notification of the Government and/or other public or competent authority; or
- c. any change in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the building; or
- d. any restraint and/or injunction and/or prohibition order of any court and/or any other judicial or quasi-judicial authority and/or any statutory or competent authority;
- e. any change in law, order of any court or authority which affects the performance of the Promoter under this Agreement; or

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- f. delay in sanction of building plans or further permissions or grant of any NOC/permission/ licence/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/flat/road or completion certificate from appropriate authority; or
- g. delay or default in payment of dues by the Purchaser under these presents (without prejudice to the right of the Promoter to terminate this agreement as mentioned hereinabove); or
- h. Acts of terrorism;

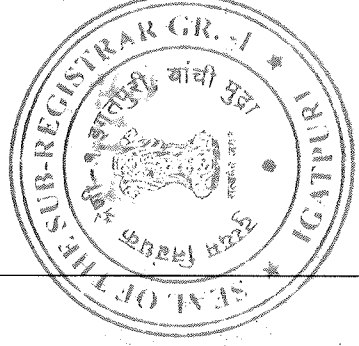
24. The Parties agree that if on account of Force Majeure Event, construction is delayed then the date of handing over possession will automatically stand extended to that extent. The RERA possession date is **30/10/2024**.

25. If the Promoter fails or neglects to give possession of the said Premises to the Purchaser, as stated hereinabove save and except on account of Force Majeure (as defined in Clause 15) or any reasons beyond their control or as provided in section 18 of the Real Estate (Regulation and Development) Act, 2016, then the Purchaser shall be entitled to after giving 30 days' notice in writing, to terminate the Agreement and thereupon the Promoter shall be liable on demand to refund to the Purchaser amount already received by him in respect of the said Premises along with interest at the rate stipulated in RERA Interest Rules from the date of the receipt of such amount till payment simultaneously against the Purchaser executing and registering requisite Cancellation Deed Till the entire amount along with interest thereon is refunded by the Promoter to the Purchaser, the same shall, subject to prior encumbrance, if any, be charged on the said property as well as construction or building/s in which the said Premises is situated. It is agreed that upon refund of the said amount together with interest as stated hereinabove, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the said premises or against the said property in any manner whatsoever and the Promoter shall be entitled to deal with or dispose of the said premises to any person or party as the Promoter may desire at his absolute discretion.

26. The Purchaser shall use the said Flat or any part thereof or permit the same to be used only for purpose of residence. He shall use the

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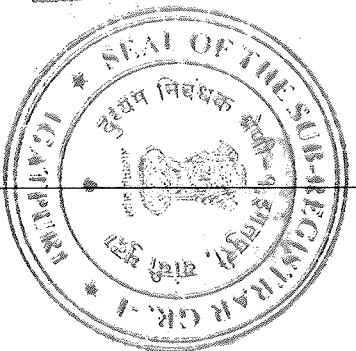


garage or parking space if allotted by the Promoter only for purpose of keeping or parking the Purchaser's own vehicle.

27. The Promoter shall have a right to make additional amendments and alterations in the building plans and/or to the said building or any part thereof for any user or to change the user (excluding the said Flat) including to raise additional storeys or structures on the said property or open part of parts of the said building including on the terrace at any time either before or after transfer of the property and such right shall include this right to use the F.S.I. or the additional F.S.I. which may be available by change in FSI ratio, or rules, regulations for the time being in force in respect of the said property or other lands at any time in future or to make such amendments/ alterations in the sanctioned plans as may be permitted by the Igatpuri Municipal Council or the other authorities and such additional structures or storeys or Units shall be the sole property of the Promoter who shall be entitled to deal with or dispose of the same. The Purchaser shall not be allowed to make use of the terrace and parapet wall until the property is transferred to the Co-operative society/Apartment Association subject to access thereto to the said Society to attend any leakage from the terrace and/or to the water tanks on the said terrace or to carry out any repairs. The Promoter shall be entitled to display board and/or hoarding on the parapet walls of the said property or any part thereof even if the said property is conveyed in favour of Co-operative Society or the Unit Purchaser of Association of persons or body corporate as the case may be. It is specifically agreed by the Purchaser that the spaces, car parking spaces, open ground garages, parking spaces belong to the Promoter who shall have exclusive rights therein, even in the event the Promoter has sold various flats to various Flat Purchaser and put the said various Flat Purchaser into possession of their respective tenements. If the Promoter has any unsold units/flats or all the open spaces, vacant spaces, the stilt or open car parking and all other garages shall be the exclusive property of the Promoter herein and neither the Purchaser nor anybody of Flat Purchaser or the society shall have any claim or shall be entitled to claim any rights therein.

28. It is further agreed by and between the parties hereto that the Promoter on payment of the total consideration amount put the Purchaser into vacant and peaceful possession of the said flat. It is further clarified that the Purchaser along with other purchasers of flats may be put into possession and yet the Promoter may not have sold or entered into any agreement with the Purchaser or other flats and the

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other flats in the said building may be lying vacant and unsold. It is agreed by the Purchaser that neither the Purchaser nor any other Flat Purchasers or the society shall claim any payment of outgoings of any nature in respect of such vacant spaces, car parking (open or still) open spaces etc. which are sold and the possession thereof is with the Promoter. However, the Promoter may pay the same to the authorities concerned directly if required.

29. If within a period of five years from the date of occupation certificate or handing over possession of the said premises to the Purchaser, whichever is earlier, the Purchaser brings to the notice of the Developer any structural defect in the said Premises in which the said Premises is situated or any defects on account of workmanship, quality, then wherever possible such defects shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects then the Purchaser shall be entitled to receive from the Developer reasonable compensation for such defect. However, if the Purchaser carries out any alteration or addition or change in the said Premises without obtaining prior written permission of the Developer and of the concerned authorities wherever required, then, in that case the liability of the Developer shall come to an end and the Purchaser alone shall be responsible to rectify such defect or change at his own cost.

30. The Purchaser shall ensure while, carrying out any work in the said flat that the water proofing treatment given by the Promoter in the toilet, kitchen or any other area is not damaged. If while carrying out the work, the water proof base coat is damaged or any defect occurs and as a result thereof water is leaked into the flat below the Purchaser's said flat and/or in any other flat then the Purchaser alone shall be responsible to rectify such defects at his own cost immediately after receiving communication from the Developer and/or from the Purchaser of the flat in whose flat there is leakage. If the Purchaser fails to carry out the said work within a period of seven days from the date of receiving communication about the leakage, the Promoter and/or Purchaser of the flat in whose flat there is a leakage shall be entitled to enter the said flat of the Purchaser and rectify the defect entirely at the costs of the Purchaser.

31. The Purchaser along with other purchasers of flats in the building shall join in forming and registering the society/ies to be known by such name as the Promoter may decide and for this purpose also from time to

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time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society/ies or Apartment of Association and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Promoter within 7 days of the same being forwarded by the Promoter to the Purchaser, so as to enable Promoter to register the organization of the Purchaser under provisions of the said Act and such other laws that may be applicable from time to time.

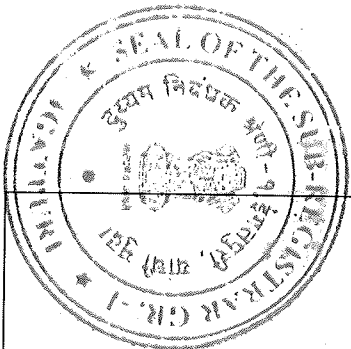
32. It is agreed that upon completion of the building/s including construction of the additional building proposed to be constructed on the property, sale of flats/units therein and issuance of Occupation Certificate by the Igatpuri Municipal Council, the Promoter shall declare the said project fully constructed and completed and thereupon cause to be transferred to the Society or Association of all the Purchasers right, title and interest of the Promoter in the said property described in the Schedule hereunder written together with the building by obtaining or executing necessary Indenture of transfer/Conveyance in favour of such Society/ies or Apartment of Association, as the case may be, and such conveyance shall be in keeping with the terms of the provisions of this agreement. It is clarified that when the Conveyance being executed in favour of the society/ies the rights reserved of the Promoter under this Agreement shall continue to vest in the Promoter and that necessary covenants protecting such rights of the Promoter shall be incorporated in the Deed of Conveyance that may be executed in favour of the society/ies of Flat Purchaser. It is further agreed by the Purchaser/s that in the event of the Conveyance being executed in favour of the Society/ies the right, title and interest granted by the Promoter under this agreement and which may have been granted under any other agreements under the said Act shall not be reduced, relinquished or disputed by reason of the property being conveyed in favour of the Society/ies and Society/ies shall not have paramount rights and/or right to deprive any of the Purchaser/s which are granted under their respective agreements.

33. The Promoter hereby declare that:

- i. The building/s shall be constructed in accordance with the plans and specifications approved and sanctioned by the Igatpuri Municipal Council and all other concerned authorities;

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ii. The Promoter shall form a Co-operative Housing Society/Association under the provisions of the Maharashtra Co-operative Societies Act or Apartment Association Act or any other similar Act, comprising of all the purchasers of flats.

iii. The flat is intended and shall be used for residential purpose only and the Purchaser undertake/s that the said flat shall not be used by the Purchaser for any other purposes whatsoever.

34. Commencing a week after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the flat) of outgoing in respect of the said property and Building/s namely local taxes, betterment charges or development charges or such other review by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property (i.e. Rs.5/- Per Sq.ft) and building/s the society is formed and the said property and building/s transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined.

35. The upkeep and maintenance of said Premises after the expiry of the notice period shall thereafter be the responsibility of the Purchaser, irrespective of whether he chooses to occupy, use or possess the said Premises or not.

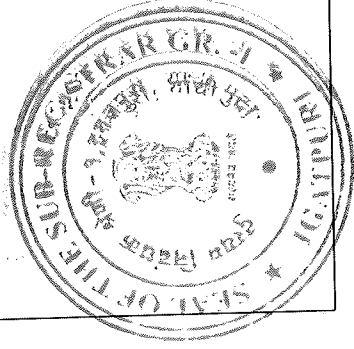
36. The Purchaser shall also bear and pay any amount or charges as may be levied by the Igatpuri Municipal Council or by any other local body as development charges or under any other head from time to time at present or in future.

37. The Purchaser of the respective units shall be entitled to use and occupy their respective unit only.

38. The Purchaser along with other purchasers of flat in the building/s shall join in forming and registering Co-operative Housing Society/ies or Apartment Association to be known by such names as the Promoter may decide for this purpose also from time to time sign and execute the application for registration and/or Membership and/or other papers and documents necessary for the formation and registration of the Society/ies and for becoming a Member, including the bye-laws of

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the proposed Society/ies and duly filled in, signed and returned to the Promoter within 15 days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the organization of the Purchasers.

39. Notwithstanding anything stated hereinabove, the Promoter shall be entitled to submit the said property under the provisions of the said Act and in such an event, the Purchaser shall at his/her/their costs, charges and expenses be entitled to execution of a Deed of Apartment and/or conveyance and in such an event, the Promoter shall cause the said owners to execute such relevant documents for effectuating a proper transfer of the said Flat and undivided share, right, title and interest in the common areas and amenities in favour of the respective Buyers of the respective Units.

40. The Promoter on behalf of the Purchaser shall pay from the amount of aforesaid deposit all costs for preparation of all other documents, costs of lawyers for transfer of the said property to the said Co-operative society, Apartment Association etc. such of transfer to be borne and paid wholly by the Purchaser and other acquirers of flats/tenements in equal shares but exclusive of all out of pocket expenses like stamp duty, registration charges, etc. which also will be borne and paid wholly by the Purchaser and other acquirers of flats, garages, parking space etc. However, if there is any short fall the same would be made good by the Purchaser.

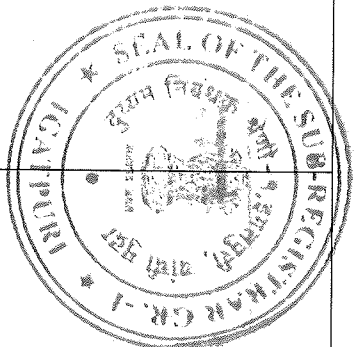
41. At the time of registration the Purchaser shall pay to the Promoter the Purchaser's share of stamp duty and registration charges payable, if any, by the said society or Association on the conveyance or any document or instrument of transfer in respect of the said property and the building to be executed in favour of the society.

42. The Purchaser for himself/ with intention to bring all persons unto whomsoever hands the said premises may come, doth/do hereby represent to the Promoter as follows:

- a. That he has independently investigated and conducted due diligence and has satisfied himself in respect of the title of the said Property, after being given complete inspection of all documents relating to title of the said Property, including sufficient time to go through this Agreement and all other ancillary documents.

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b. That he waives his right to raise any questions or objections to the title of the Developer and of the said Building and said Premises, considering all the queries have been sufficiently answered/satisfied by the Developer.

c. That he has entered into these presents after understanding and accepting the terms mentioned herein after taking advice of professionals and well-wishers, if required, and shall not subsequently raise any grievance with respect to any clauses contained herein

43. The Purchaser for himself with intention to bring all persons into whosever hands the flat may come, doth hereby covenant with the Promoter as follows:-

(i) The Purchaser admits having taken inspection of all the documents required to be given by the Promoter under the provisions of the said Act and hereby agrees and confirms that the Promoter shall have irrevocable rights for the purpose setout herein below and the Promoter shall be entitled to exercise the same as if the Purchaser had given the written prior consent to the Promoter as required under the said Act and with a view to remove any doubts the Purchaser hereby confers upon the Promoter the right and authority for the purposes setout herein below.

(ii) The Purchaser and all other Buyers of the flats/units in the said building/s shall not have any right, title, claim or interest in respect of the F.S.I. as state above, open spaces, parking spaces, common areas, including of the garden area and that the rights of the Purchaser is confined only to the Flat/Unit agreed to be sold.

(iii) Irrespective of the possession of the Flat/Unit being given to the Purchaser and/or the Management being given to the ad-hoc committee or the Flat/Unit Buyers the rights under this clause and/or under this agreement reserved for the Promoter for exploiting the potentiality of the property described in the Schedule hereunder written shall be subsisting and shall continue to vest to the Promoter till the conveyance is executed and the Promoter shall be entitled to execute the Conveyance or procure the Deed of Conveyance reserving such right in the said property in favour of the Promoter as may be outstanding at the time of execution of the Conveyance.

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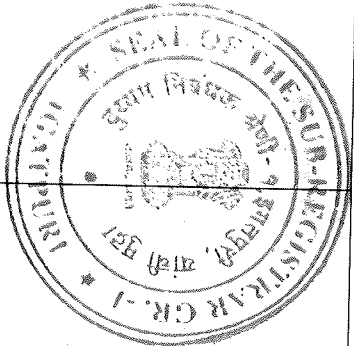
(iv) To maintain the flat at Flat Purchaser' own cost any good tenantable repair and condition from the date of possession of the flat in taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-law or concerned local or any other authority or charge/alter or make addition in or to the building/s in which the flat is situated and flat itself or any part thereof.

(v) Not to store in the flat any goods which are of hazardous combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy repairs, which may damage or likely to damage the staircase, common passages or any other structure of the building in which the flat is situated, including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or the flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.

(vi) To carry at his/her/their own cost all internal repairs to the said flat and maintain the flat in the same conditions, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the flat is situated or to the flat, which may be in breach of the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof, to the concerned local authority and/or other public authority;

(vii) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drain pipes in the flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage to columns, beams walls, slabs or

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RCC, Pardis or other structural members in the flat without the prior written permission of the Promoter and/or the society;

(viii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the flat and the building in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance;

(ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said property and the building in which the flat is situated;

(x) Pay to the Promoter within 7 days of demand by the Promoter, his/her/their share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the building in which the flat is situated.

(xi) 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 other public authority, an account of change of user of the Purchaser viz. user for any purposes other than for residential.

(xii) The Purchaser shall not let, sublet, transfer, assign or part with Purchaser's interest or benefit under this agreement or part with possession of the Unit until he has paid to the Promoter all the amounts due and payable under this Agreement only if the Purchaser had not been guilty of breach of or non-observance or performance of any of terms and conditions of this agreement and until the Purchaser has intimated in writings to the Promoter and obtained a written No Objection or consent of the Promoter in advance.

(xiii) The Purchaser shall observe and perform all the rules and regulations or bye-laws which the ultimate Transferee of the said properties may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the Unit therein and for the observance and performance of the building rules, regulation and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulation and conditions laid down by the

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Society/Association regarding the occupation and use of the said Flat in the Building accordingly in accordance with the terms of this agreement.

(xiv) Until a Deed of Conveyance is executed and the entire project is declared by the Promoter as completed the Purchaser 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 properties and buildings to at or any part thereof to review and examine the state and condition thereof.

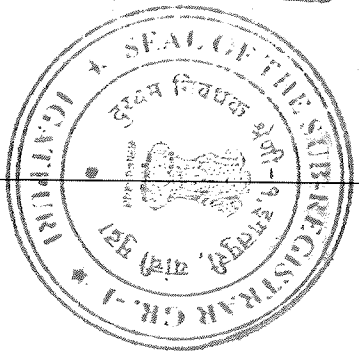
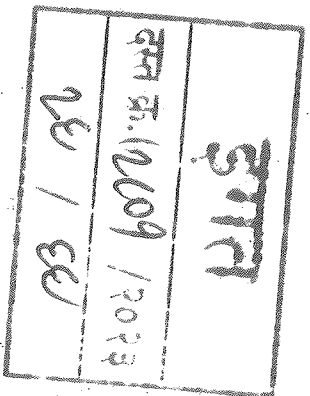
44. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-op. Society or a Company or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

45. Any delay tolerance or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

46. The Promoter shall, in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have a first lien and charge on the said premises.

47. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flats or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc., will remain the property of the Promoter until the F.S.I is consumed, all flats are sold, full payment is received and the said property and Building is transferred to the Society/ Association as hereinbefore mentioned.

48. The Promoter has reserved their rights for and have not dealt with the balance and/or additional and future FSI arising out of the said property either by procuring outside TDR or for whatsoever reasons under any scheme any other benefit is/are made available by the authorities and to be consumed on the said property or any part thereof.



The said property at the discretion of the Promoter may be construed and used as recipient plot or holding plot under the Development Control Rules (hereinafter referred to as 'DCR') and the Promoter shall always be entitled to consume the FSI available as per the prevailing DCR, or under a Scheme, for the reconstruction of the tenanted building or the FSI granted in lieu of area under reservation or on compliance of certain or any obligations, any such benefit or right shall always belong to and available to the Promoter and that the Buyer hereby accords his irrevocable consent thereto. Necessary covenant shall also be included in all documents and also in the Deed of Conveyance to be executed in favour of the society of Flat Purchaser for reserving the aforesaid rights of the Promoter in the said property.

49. The Purchaser and/or the Promoter shall present this Agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed under the Indian Registration Act, 1908 forthwith inform the Promoter the serial number under which the same is lodged to enable and the Promoter to attend such office and admit execution thereof.

50. The Purchaser shall bear and pay requisite stamp duty payable on this Agreement under the provisions of Bombay Stamp Act as modified from time to time and the Purchaser shall also pay registration charges payable in respect thereof. The Purchaser alone shall bear and pay all taxes, levies in respect of the sale of the said flat including works contract for sales tax or value added tax etc., stamp duty, registration charges, service tax and cess on this agreement or conveyance to be executed in pursuance of this agreement.

51. The Purchaser shall at his costs, lodge this Agreement for registration with Sub-Registrar and forthwith inform the Promoter the Serial Number under which the same is lodged to enable them to admit execution of the same.

52. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D./Under Certificate of Posting at his/her address specified below:

Address :- B/702, Ram Tower, Link Road, Yogi Nagar, Narayan Garden,
Borivali West, Mumbai – 400091.

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53. All costs, charges and expenses in connection with the formation of the Co-operative Society/apartment Association as well as the costs, charges and expenses of preparing engrossing stamping, and registering this and all other Agreements, or any other documents required to be executed by the Promoter and/or the Purchaser out of the pocket expenses and all costs, charges and expenses arising out of or under these presents as well as the entire professional costs of the Advocates or Solicitors for the Promoter including preparing and approving all such documents shall be borne and paid by the acquirers of the tenements or by the Society proportionately including the Purchaser. The Promoter shall not contribute anything towards such expenses. The proportionate such share of the costs, charges and expenses payable by the Purchaser shall be paid by the Purchaser immediately on demand.

54. The Purchaser shall sign all papers and documents and do all things that the Promoter may require it to do from time to time in this behalf including for safeguarding the interests of the Promoter and holders of other flats/shops/offices/garages/ parking spaces/ hoarding spaces etc. in the building in the said property.

55. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment of the said Premises or of the said property and building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, stair-cases, terraces, recreation spaces, etc. will remain the property of the Promoter.

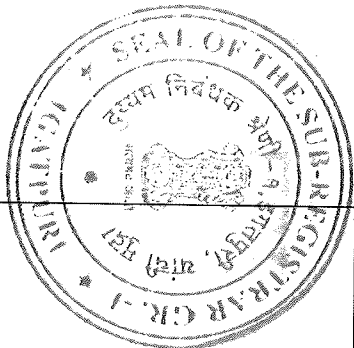
56. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives, the same shall be submitted to the Authority, as contemplated in the Act.

57. The Promoter shall, in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have a first lien and charge on the said premises.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective names to this writing the day and year herein above mentioned.

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THE FIRST SCHEDULE ABOVE REFERRED TO

Flat No. 410 carpet area admeasuring **305** square feet on the **4th floor** of the building known as "**Aster**" and the said flat bounded as under :-

On or towards East	:	Flat No. 409
On or towards West	:	Empire Building
On or towards South	:	Layout Road
On or towards North	:	Flat No. 411

THE SECOND SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of non-agril. plots of lands bearing plot nos. 149 to 155, totally admeasuring 2085 square meters or thereabouts of Gut No. 283, situate within the limits of Igatpuri Municipal Council and also within the limits of Taluka Igatpuri, Dist. Nashik described hereunder:

SIGNED SEALED AND DELIVERED
by the withinnamed "PROMOTER"

M/s. PRABHAV REALTY & INFRASTRUCTURE PVT. LTD.

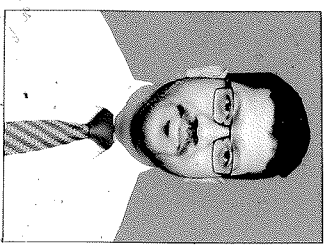
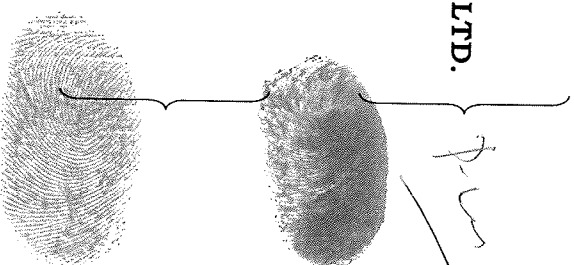
through its partners Mr. Prashant Lathia

SIGNED AND DELIVERED

by the within named "FLAT PURCHASER/S"

MR. AMIT JALUI

(PAN NO.AGRPJ8618A)



Handwritten signature of Mr. Prashant Lathia in blue ink, with a large, dark ink smudge or stamp over it.

in the presence of:

1. Yashwanth S. Sonar -
2. Krishna G. Male -

Handwritten signature of Yashwanth S. Sonar in blue ink, with a large, dark ink smudge or stamp over it.

Handwritten signature of Krishna G. Male in blue ink, with a large, dark ink smudge or stamp over it.

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R E C E I P T

RECEIVED of and from the Within named **MR. AMIT JALUI (PAN NO.AGRPJ8618A)**
(Purchaser) a sum of **Rs1,15,000/- (Rupees One Lakh Fifteen Thousands only)**

Date	Amount	Bank	NEFT/Cheque Details
08.07.2023	1,15,000	SBI	IMPS00233224397
Total	1,15,000/-		

We say Received

For M/s. PRABHAV REALTY & INFRASTRUCTURE PVT. Ltd.,

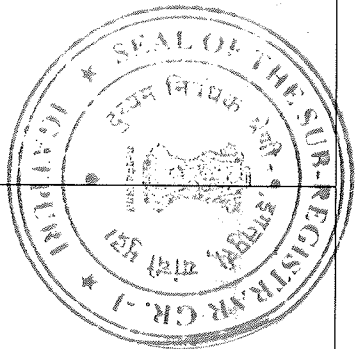
[Signature]

DIRECTOR

Witness:

1. *[Signature]*
2. *[Signature]*

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₹ 11.10.09 / 2023
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ANNEXURES INCLUDE

- ANNEXURE - I - N.A. permission granted by Collector, Nashik under Order
- ANNEXURE -II - Copy of Building Permit and Commencement Certificates bearing No. INP/PWD/TP/15/2021 dated 29.09/2021
- ANNEXURE - III - Title Certificate
- ANNEXURE - IV - 7/12 Extracts
- ANNEXURE - V - Copy of Floor plan of the Flat agreed to be purchased by the Purchaser.
- ANNEXURE - VI - The list of amenities

Annexure "VI

List of Amenities

The detailed list of things provided under the above cost generally include the below mentioned items:-

General

- o Vitrified Tiles 2X2
- o Anodized Systems window with railing
- o Gypsum & superior quality paints for internal walls
- o Provision for cable, TV points & internet

KITCHEN FEATURES

- o Granite counter with stainless steel sink

BATHROOM FEATURES:

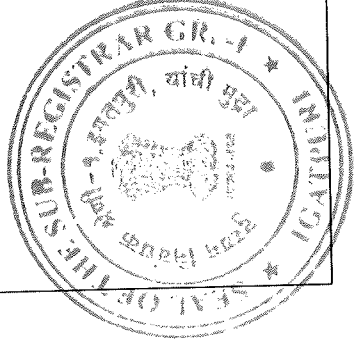
- o Well Designed Bathroom With Vitrified Flooring & Dado
- o superior luxury sanitary & co fittings

SAFETY FEATURES:

- o Intercom
- o Earthquake resistance structure
- o Generator back-up for elevators & designated common area

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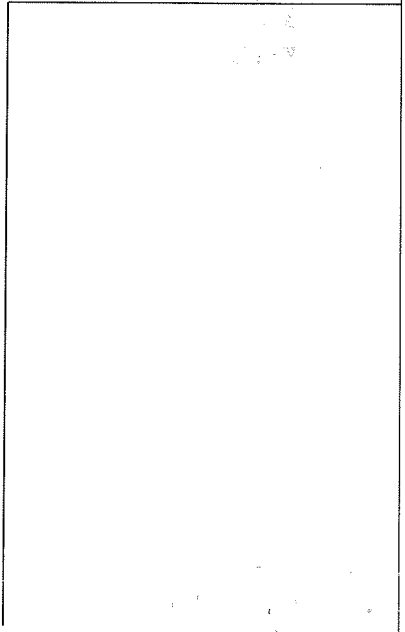
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Furniture List

Sr. No.	Materials Name	Qty.	Unit	
1	Bathroom Accessories	6	Items	Soap Dish, Towel Rod, Napkin Holder, Cloth Hanger, Toilet Roll Stand, Support Handle
2	Curtain	1	Nos.	
3	A.C	1	Nos.	
4	32" LED TV	1	Nos.	
5	Under counter Kitchen box	1	Nos.	
6	Double Bed	1	no.	
7	Side Table	2	Nos.	
8	T.V Unit	1	Nos.	
9	Corner Table	1	Nos.	
10	Wardrobe	1	Nos.	
11	Tea Kettle	1	Nos.	
12	Cup Saucer Set	5	Nos.	
13	Cable Connection	1	Nos.	
14	Spoon	5	Nos.	
15	Plate	5	Nos.	
16	Towel	1	Nos.	
17	Napkin	1	Nos.	
18	Bucket Big Size	1	Nos.	
19	Bucket Small Size	1	Nos.	
20	Mug	1	Nos.	
21	Fan	1	Nos.	
22	Pillow	2	Nos.	
23	Blanket	2	Nos.	
24	Mosquito Repellent	1	Nos.	
25	Geyser	1	Nos.	
26	Tray	1	Nos.	
27	Door Mat	2	Nos.	
28	Duve Cover/Bed Protection		Nos.	
29	Carpet	1	Nos.	
30	Hangers	5	Nos.	
31	Bed sheet	1	Nos.	
32	Telephone Instrument	1	Nos.	
33	Glass	2	Nos.	
34	Coaster Set	1	Sets	
35	Water Jug	1	Nos.	
36	Door Bell	1	No.	
37	Air Freshener	1	Nos.	
38	Dustbin	1	Nos.	
39	Mirror	1	No.	
40	Mini Fridge	1	No.	
41	Electric Indection	1	No.	

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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 :

P51600033061

Project: PARK BELLAGIO , Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 146 TO 148 OF GAT NO 283, PLOT NO 149 TO 155 OF GAT NO 283, PLOT 156 TO 160 GAT NO 283 at Igatpuri (M CI), Igatpuri, Nashik, 422403;

1. Prabhav Reality & Infrastructure Private Limited having its registered office / principal place of business at Tehsil:

Mumbai City, District: Mumbai City, Pin: 400075.

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

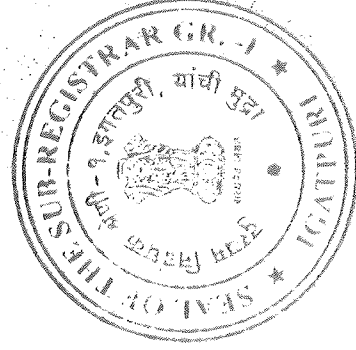
- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

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

- ◊ The Registration shall be valid for a period commencing from **03/02/2022** and ending with **30/10/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 03-02-2022 15:44:21

Dated: 03/02/2022

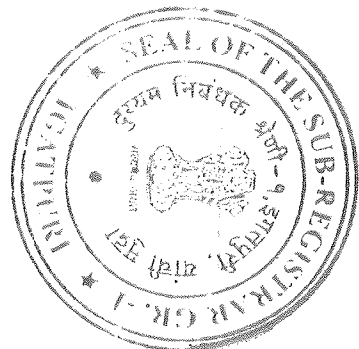
Place: Mumbai

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

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IGATPURI MUNICIPAL COUNCIL, IGATPURI, DIST. NASIK.



मुद्राधिकारी कार्यालय इगटपुरी क्र.244398 02553, कार्यालय इगटपुरी क्र. - 244010 02553, फॅक्स क्र. -244399 02553
igatpurimunc@gamail.com / www.org.igatpurinaggarparishad

UNIFIED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS

APPENDIX "D-1"

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Out Ward No:Imp/Pwd/B.P/141 /2022

Dated:27/12/2022

प्रती

ने.प्रभाव रियालीटी अँड इन्फ्रास्ट्रक्चर प्रा.लिमीटेड
 तर्फे श्री.प्रशांत के.लाटीया
 रा.तळेगाव,मानस होटेल समोर,
 इगतपुरी

विषय:-इगतपुरी नगरपरीषद वाढीव हद्दीतील मॉने तळेगाव येथील गट नंबर:283 या मंजूर अभिन्यासातील भूखंड क्र:149 ते 155 या मधील सुधारित इजारत बांधकाम परवाना मंजुरीबाबत.
 संदर्भ :-आपला दिनांक:07.12.2022 रोजीचा न.प.कडील आरक क्रमांक:3845

महाराय,

आपण खालील ठिकाणी महाराष्ट्र नगरपरीषदा, नगरपंचायती आणि ओट्योमिक नगरी अधिनियम १९६५ च्या कलम १८९ अन्वये व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे कलम ४४/६९ अन्वये विकास कार्य करण्यासाठी सुधारित इजारत बांधकाम परवाना मिळण्यासाठी दिनांक:07.12.2022रोजी केलेल्या न.प.कडील आवक क्रमांक:3845 अर्जास अनुसरून या खालील व पाठीमागे दिलेल्या अटी व शर्ती पात्र राहून आणि या सोबतच्या बांधकाम नकाशावर निरंक रंगाने दर्शविलेल्या बांधकामास पात्र राहून आपणास हे प्रारंभ प्रमाणपत्र म.प्रा.व.न.र अधिनियम १९६६ चे कलम ४५ नुसार हा बांधकाम परवाना देणेत येत आहे..
 बांधकामचा तपशील :- निवासी वापरासाठी

बांधकामाच्या जागेचे वर्णन

गावठोान / सि.स.न :-
 गट क्र/ ख क्र :गट नंबर:283
 रस्ता/प्रभाग क्र / मोहल्ला :-तळेगाव
 प्लॉटचे क्षेत्रफळ :-2085.00चौ.मी
 मजल्यांची संख्या :-तळ + सातवा मजला
 बांधकाम परवानगी अटी व शर्ती

सर्व्हे नंबर:-
 भूखंड क्रमांक:149 ते 155 विभाग:-तळेगाव
 शहर :- इगतपुरी
 बांधकामचे क्षेत्रफळ :-4770.48 चौ.मी
 घर क्र / हिस्सा क्र:-

- 1) Application should construct as per the sanctioned plan. Construction work should be strictly carried out in accordance with sanctioned plan enclosed herewith.
- 2) Before to start / development of the building work.The plot owner should be demarcated the plot boundary from the appropriate authority.
- 3) The land vacated in consequence of enforcement of the setback rules shall form part of Public Street.
- 4) This Commencement certificate/ building permission shall remain valid for the period of one year commencing from the date of issue. and thereafter it shall be come invalid automatically unless

otherwise renew in stipulated period construction work commence after expiry of period for which commencement certificate is granted will be treated as unauthorized and action as per the provision let down in Maharashtra regional and town planning act 1966 will be taking against such defaulter which should be clearly noted.

5) This permission does not entitles to develop the land which does not waste in use.
6) The drained shall be lined out and covered up properly to the satisfaction of municipal council authority, the influent from the septic tank kitchen bath etc. should be properly connected to the municipal council drainage in the nearest vicinity invert level of the effluent of the premises should be such that the effluent gets into the municipal drain by gravity self self cleaning velocity in case there is no municipal drain within 60 m should be connected to a soak pit to be provided by the owner.

7) Staking of building materials , debris on public road is strictly prohibited
8) The building material of debris if found on public road the same will be remove by authority and cost incurred in the removal of such material shall be recovered from the owner.
9) At least five trees should be planted around the building in the open space of the plot, completion certificate shall not be granted if trees are not planted on land as per section 19 of tree preservation act 1975.

10) Proper arrangement for rain water harvesting should be made at site.
11) The applicants construct the building work as per earthquake resistance design mention is 456-2015

12) Fly ash brick and fly ash based and related material shall be used in the construction of the building.

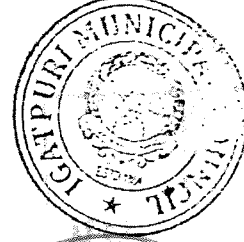
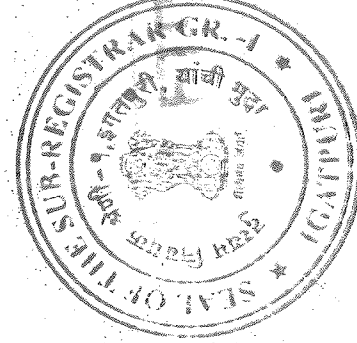
13) Solar energy system should be provided in the building, if the owner fails to provide the system the occupancy certificate will not be issue unless and until the above condition is fulfilled by the owner.


14) There is no objection to obtain electricity connection for construction purpose from MSEB.
15) Fire protection arrangement should be done in the building as per as fire prevention and wild life save act 2006

16) All the construction should be strictly observed and breach of any of the condition will be dealt with in accordance with the provision of Maharashtra municipal council, panchayat and industrial township act 1965 and MRTTP act 1966.

17) Development charges, Labour Cess charges ,Fire Fighting Service Charges ,Scrutiny Charges and Land Use Charges, Security Deposit tec has been Recovered By Municipal Council Receipt No: F-104/673 an Amount of Rs 14,66,266/-, Receipt No :F-104/674 an Amount of Rs 19081/- and Receipt No:104/675 an Amount of Rs 5000/- dated:29.09.2021

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Chief Officer
Igatpuri Municipal Council

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1.1.6. ...

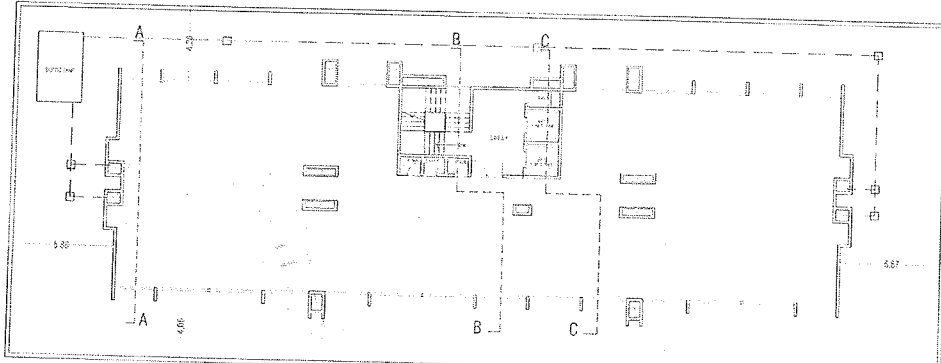
1.1.7. ...



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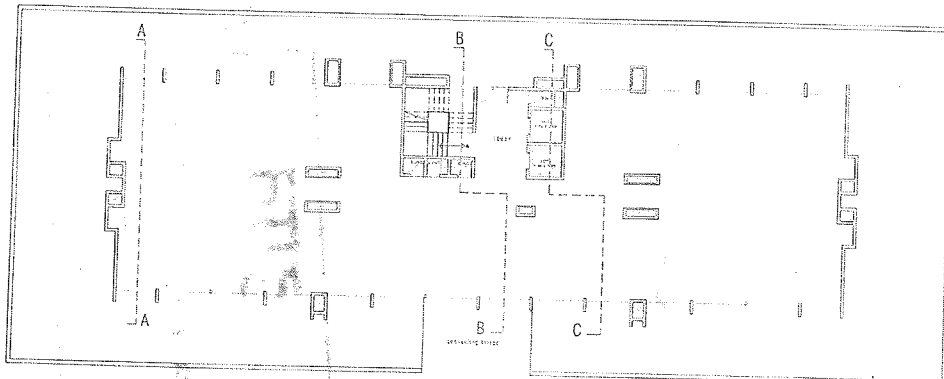


ASTER APARTMENT BUILDING



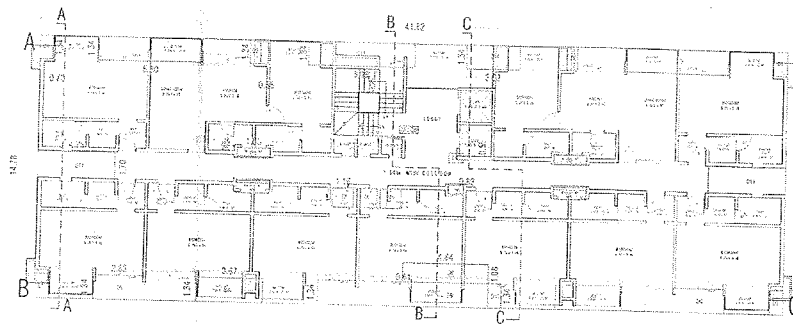
STILT /GROUND FLOOR PLAN

SCALE 1:100

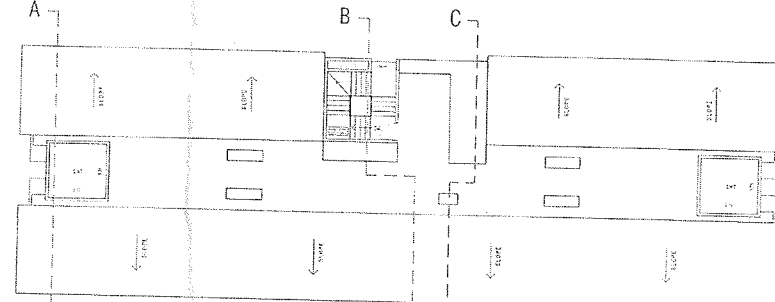


STILT 1 /FIRST FLOOR PLAN

SCALE 1:100



TYPICAL FLOOR PLAN (2ND TO 7TH)



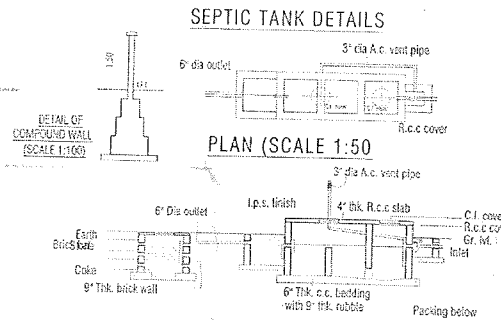
TERRACE PLAN

SCALE 1:100



LOCATION PLAN

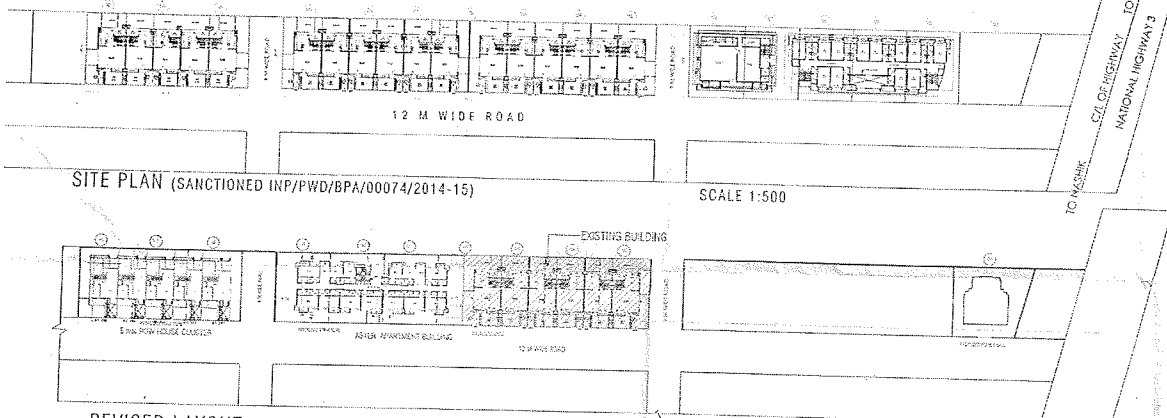
SCALE - 1:500



SEPTIC TANK DETAILS

PLAN (SCALE 1:50)

SECTION (SCALE 1:50)



SITE PLAN (SANCTIONED INP/PWD/BPA/00074/2014-15)

SCALE 1:500

REVISED LAYOUT

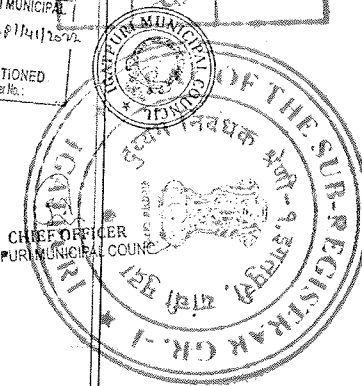
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APARTMENT BUILDING AREA STATEMENT

BUILDING 2 AREA STATEMENT	
TOTAL BUILT UP AREA	
STILT /GROUND FLOOR PLAN	= 41.37 SQ.M.
STILT 1/FIRST FLOOR PLAN	= 41.37 SQ.M.
SECOND FLOOR PLAN	= 525.77 SQ.M.
THIRD FLOOR PLAN	= 525.77 SQ.M.
FOURTH FLOOR PLAN	= 525.77 SQ.M.
FIFTH FLOOR PLAN	= 525.77 SQ.M.
SIXTH FLOOR PLAN	= 525.77 SQ.M.
SEVENTH FLOOR PLAN	= 525.77 SQ.M.
TOTAL BUILT UP AREA	= 3237.66 SQ.M.

A	AREA STATEMENT	SQ. MT.
1	FLOOR NO.	
	1st	330
	2nd	330
	3rd	330
	4th	330
	5th	330
	6th	330
	7th	330
	8th	330
	9th	330
	10th	330
	11th	330
	12th	330
	13th	330
	14th	330
	15th	330
	16th	330
	17th	330
	18th	330
	19th	330
	20th	330
	21st	330
	22nd	330
	23rd	330
	24th	330
	25th	330
	26th	330
	27th	330
	28th	330
	29th	330
	30th	330
	31st	330
	32nd	330
	33rd	330
	34th	330
	35th	330
	36th	330
	37th	330
	38th	330
	39th	330
	40th	330
	41st	330
	42nd	330
	43rd	330
	44th	330
	45th	330
	46th	330
	47th	330
	48th	330
	49th	330
	50th	330
	51st	330
	52nd	330
	53rd	330
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	57th	330
	58th	330
	59th	330
	60th	330
	61st	330
	62nd	330
	63rd	330
	64th	330
	65th	330
	66th	330
	67th	330
	68th	330
	69th	330
	70th	330
	71st	330
	72nd	330
	73rd	330
	74th	330
	75th	330
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	81st	330
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	83rd	330
	84th	330
	85th	330
	86th	330
	87th	330
	88th	330
	89th	330
	90th	330
	91st	330
	92nd	330
	93rd	330
	94th	330
	95th	330
	96th	330
	97th	330
	98th	330
	99th	330
	100th	330

STAMP OF APPROVAL
 OFFICE OF THE IGATPURI MUNICIPAL
 Letter No. Inp/Pwd/68/11/17/2020
 Date: 27/11/2020
 BUILDING PLAN SANCTIONED
 Subject to Conditions Mentioned in the letter No.:



CHIEF OFFICER
 IGATPURI MUNICIPAL COUNCIL
 नगरपालिका अभियंता (स्थापत्य)
 इगतपुरी नगर परिषद



UMESH SUDHIR BHAVSAR
 CONSULTING CIVIL ENGG.
 FLAT NO. 8 MOHINI PARK-A,
 BURGANAGAR, TRIMURTI
 CHOWK, CIDCO, NASHIK.

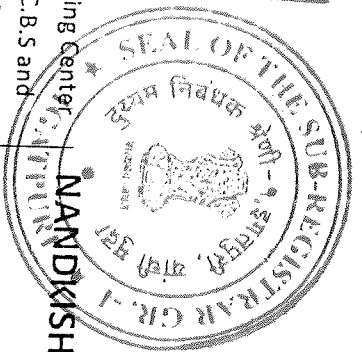
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सं. क्र. 10/209/13023

CHOWK, CIDCO, NASHIK.

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रुता क्र. (9009/12023)	रुता क्र. (9009/12023)
B-1 / 66	

Office :- B-1, Meeshdoot Shopping Center
Opp. Chetana Dining Hall, Near C.B.S and
District Court Nashik. Cell No. 9822173576



NANDKISHOR H. LAHOTI
B. Com. LL.B.
ADVOCATE

TITLE CERTIFICATE
(To whomsoever it may concerned)
Format -A
(Circular No. 28/2021)
FLOW OF THE TITLE OF THE SAID PROPERTY

1. **Subject:-** Title clearance certificate with respect to Non Agricultural land bearing **Gat No. 283** situated, lying and being at village **Talegaon Budruk**, within the limits of Igatpuri Municipal Council, Tal. Igatpuri, Dist. Nashik plot properties described as under :-

Sr. No.	Plot Nos.	Area Sq. Mtrs.
1.	146	300.00
2.	147	300.00
3.	148	300.00
4.	149	300.00
5.	150	300.00
6.	151	300.00
7.	152	300.00
8.	153	300.00
9.	154	300.00
10.	155	285.00
11.	156	300.00
12.	157	300.00
13.	158	300.00
14.	159	300.00
15.	160	300.00

(hereinafter referred to as " The said Property "for the sake of brevity).

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II. Present Owners & Developers of the said Properties :-
M/s. Prabhav Realty & Infrastructure Pvt. Ltd. through its Director
Mr. Prashant Kantilal Lathia.

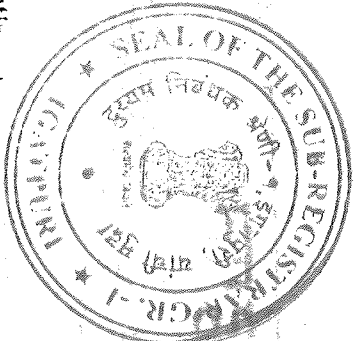
III. DOCUMENTS PERUSED:-

- a) 7/12 Extracts for the period between 1989 to 2020-2021.
- b) Mutation Entries.
- c) Non - Agricultural permission dtd. 31/08/1987.
- d) Copy of Special Civil Suit No. 249/2009 & Copy of Order Passed below Exh. 5 in Special Civil No. 249/2009.
- e) Copy of Order Passed in Civil Application No. 1308/2010 by High Court Bombay dtd. 21/02/2011.
- f) Sale Deed dtd. 20/10/2012 of Plot Nos. 146 to 161.
- g) Building Permission dtd. 26/02/2015 in respect of Plot No. 146 to 160.
- h) Building Permission dtd. 29/09/2021 in respect of Plot No. 146 to 148.
- i) Building Permission dtd. 29/09/2021 in respect of Plot No. 149 to 155.
- j) Building Permission dtd. 14/12/2021 in respect of Plot No. 156 to 160.

IV. HISTORY OF TITLE:-

- a) It appears from M.E. No. 936 that, the Collector of Nashik by its Order No. Maha/Desk/3/N.A.S.R./495/85 year 1989 granted Non- Agricultural permission in respect of an area admeasuring 121928.16 sq. mtrs. out of Gat No. 283 owned by Shre. Sitaram Soma Dhanu. The effect of previous N.A. permission issued by the then Collector of Nashik bearing No. Desk/3/N.A.S.R./139/1987 dtd. 31/08/1987 vide M.E. No. 861 has been cancelled.
- b) It appears from M.E. No. 937 that, the land owner Shri. Sitaram Soma Dhanu prepared layout plan of land bearing Gat No. 283 admeasuring 121928.16 sq. mtrs. As per the N.A. permission bearing No. Maha/Desk/3/N.A.S.R./495/85 dtd. 25/07/1989 & hence 7/12 extracts of plots bearing Plot Nos. 1 to 169 were prepared in the record of rights of the said land.
- c) It appears from M.E. No. 1190 that, land owner of Gat No. 283 smt. Bhavanibai W/o. Devchand Phoman passed away on 21/11/1988 leaving behind her legal heirs son Shri. Dattaram Devchand Phoman & four daughters viz. 1] Sau. Mathurabai Sitaram Dhanu, 2] Sau. Tarabai Sitaram Khavase, 3] Sau. Yamunabai Keshav Chirke & 4] Sau. Bhartibai Chandrakant Dhanu. Accordingly the names of the son was entered ownership column of the said land & the name of the daughters were entered into other rights column of the said land. However the name of daughter No. 1 Smt. Mathurabai Sitaram Dhanu was appearing in ownership column before mutation of the names of ther legal heirs of deceased Bhavanibai Mard Devchand Phoman. Hence name of Smt. Mathurabai Sitaram

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Dhanu was continued in ownership column of the said Property. The said property was already converted for non-agricultural use.

- d) It appears from M.E.No. 1875 that, as per the Government of Maharashtra Circular Bearing No. 5a1498/Case No. 184/L-6 dtd. 19/03/1998 and as per the order of Tahsildar Igatpuri bearing No. Jama 2/Kavi/388/1998 dtd. 29/04/1998 the names of female legal heirs appearing in other rights column of the said property.
- e) It appears from M.E. No. 2781 that, Lis Pendence in respect of Special Civil Suit No. 249/2009 has been entered into other rights column of the said plots. However later on the said Lis Pendence has been deleted from other rights column of the said property as per the Circular of Government of Maharashtra & Collector of Nashik.
- f) It appears from M.E. No. 3101 that, M/s. Manas Hospitality Pvt. Ltd. through its Managing Director Shri. Nitin Manohar Karambelkar purchased an area admeasuring 18 Acres of Old Survey No. 153 of Gat No. 283 (Survey No. 152 & 153 are now known as Gat No. 283) admeasuring totally 33 Acres & 28 Gunthas i.e. 13480.00 sq. mtrs. Bearing Plot No. 1 to 162F from Shri. Tapan Nitin Karambelkar vide Sale Deed dtd. 16/11/2007 bearing Registration No. 2341/2010. In pursuance whereof name of the purchasers were entered into ownership column of all the said plots.
- g) It appears from M.E. No. 3567 & copy of Sale Deed dtd. 20/10/2012 that, the present owners & developers M/s. Prabhav Realty & Infrastructures Pvt. Ltd. through its Directors Mr. Prashant Kantilal Lathia have purchased Plot Nos. 146 to 161 total admeasuring 4879.00 sq. mtrs. Out of Gat No. 283 of village Talegaon, Tal. Igatpuri, Dist. Nashik from M/s. Manas Hospitality Pvt. Ltd. through its Managing Director Shri. Nitin Manohar Karambelkar vide registered Sale Deed dtd. 20/10/2012. The said Sale Deed was duly registered in the office of Sub – Registrar, Igatpuri at Sr. No. 3980/2012. As per the said Sale Deed present owners & developers name were entered into ownership column of all the said plots.
- h) It appears from M.E. No. 4236 that, necessary corrections in computerized 7/12 extract of the said property has been made in the record of rights by using re-edit module vide Governments Circular No. 180/L-1 dtd. 07/05/2016 & as per the order passed by Tahsildar Igatpuri dtd. 21/04/2018.
- i) The Present land owner & developers M/s. Prabhav Realty & Infrastructures Pvt. Ltd. through its Directors have decided to construct a multi storied building on the said properties. Accordingly the present land owner & developer obtained sanction of building Permit & Commencement Certificate from the Chief Officer, Igatpuri Nagarparishad vide Letter No. BPA/00074/2014-15 dtd. 26/02/2015 in respect of plot No. 146 to 160.
- j) The present land owner & developers M/s. Prabhav Realty & Infrastructures Pvt. Ltd. through its Directors have decided to construct a multi storied building on the said properties.

Accordingly the present land owner & developer obtained sanction of Building Permit & Commencement Certificate from the Chief Officer, Igatpuri Municipal Council vide Letter No. INP/PWD/TP/16/2021 dtd. 29/09/2021 in respect of Plot No. 146 to 148.

k) The present land owner & developers M/s, Prabhav Realty & Infrastructures Pvt. Ltd. through its Directors have decided to construct a multi storied building on the said properties Accordingly the present land owner & developer obtained sanction of Building Permit & Commencement Certificate from the Chief Officer, Igatpuri Municipal Council vide Letter No. INP/PWD/TP/15/2021 dtd. 29/09/2021 in respect of Plot No. 149 to 155.

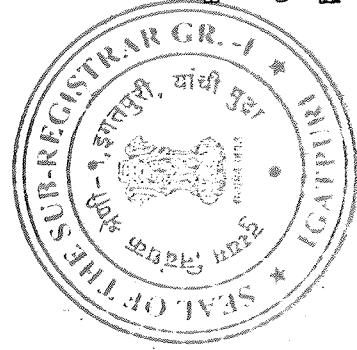
l) The present land owner & developers M/s. Prabhav Realty & Infrastructures Pvt. Ltd. Through its Directors have decided to construct a multi storied building on the said properties. Accordingly the present land owner & Commencement Certificate from the Chief Officer, Igatpuri Municipal vide Letter No. INP/PWD/BP/64/2021 dtd. 14/12/2021 in respect of Plot No. 156 to 160.

m) I have also taken search of Index – II register kept and maintained in the Office of Sub – Registrar Igatpuri for last 30 years i.e. from 1991 to 2021. I did not come across with any adverse entries during my search except the entries mentioned hereinabove. I have paid necessary fees for taking search of Index – II register kept in the office of Sub – Registrar, Igatpuri vide GRN No. MH010460595202122E dtd. 21/12/2021 & receipt of the same is attached herewith.

V. **OPINION :-** Upon perusal of Revenue Records, Deeds, Documents and Permissions referred to hereinabove, I am of the opinion that the title of present land owner and Developer M/s. Prabhav Realty & Infrastructures Pvt. Ltd. through its Directors Mr. Prashant Kantilal Lathia in respect of the said properties bearing Gat No. 283, Plot No. 146 To 160 total admeasuring 4485.00 sq. mtrs. Situated, lying and being at village Talegaon Budruk, within the limits of Igatpuri Municipal Council, Tal. Igatpuri, Dist. Nashik is clear, marketable & without any encumbrance whatsoever subject to pendency of Special Civil Suit No. 249/2009 pending in the Court of Civil Judge, Senior Division, Nashik.

Date :- 21/12/2021

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(Nandkisho H. Lahoti)

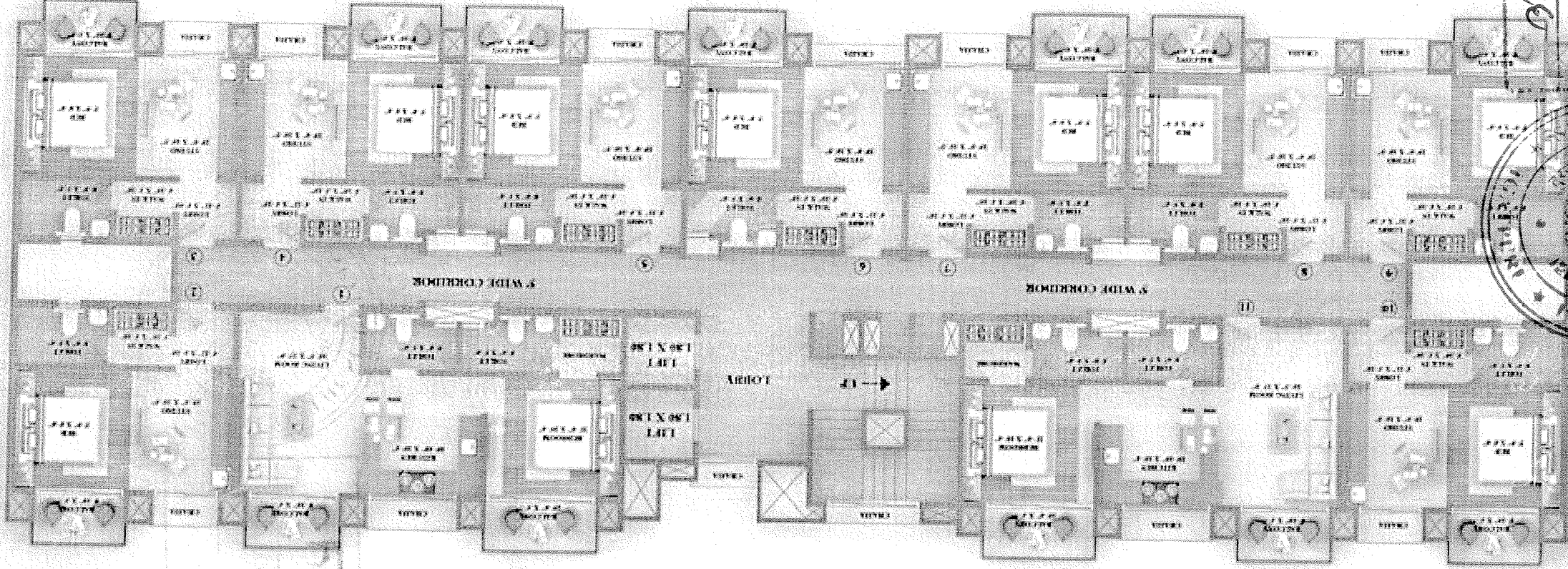
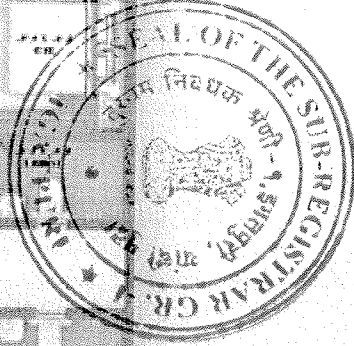
Advocate
B-1, Meghdoot Shopping Center,
Opp. Chetana Dining Hall, Near
C.B.S & District Court Nashik

NANDKISHOR H. LAHOTI
B.Com., LL.B., ADVOCATE
B-1, Meghdoot Shopping Centre,
Opp. District Court, C.B.S. Nashik-1,
Cell-9822173576

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घोषणापत्र / शपथपत्र

मी/ आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, निंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/ कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे/ आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार/ कब्जेदार / हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुख्यतर पत्र अद्यापही अस्तित्वात आहे व आज पावतो रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, विकसन बोजे, शासन बोजे, व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपून मजकूर, निष्पादित व्यक्ती साक्षीदार व सोबत जोडलेल्या कागद पात्राची सत्यता तपासली आहे. दस्ताची सत्यता, वैद्यता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादिक व कबुलीधाराक हे संपूर्णपणे जबाबदार राहतील.

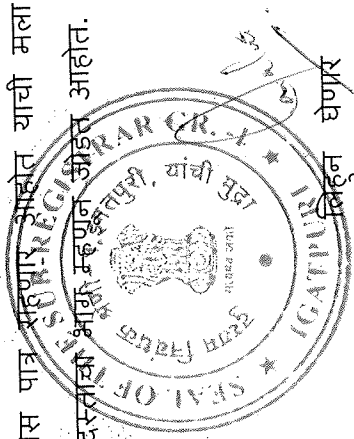
या दस्तातील नोंदणी प्रक्रिये मध्ये जोडण्यात आलेली पूरक कागदपत्रे हि खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/ आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे/ मा. उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्त ऐवजाची वैधता तपासणे हि नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी साध्य होत असलेली फसवणूक/ बनावटीकरण / संगनमत व त्या अनुशंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माज्या दस्ते ऐवजातील मिळकती विषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्त ऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/ आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील सस्तीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र दस्तऐवज भरण्यात आणित आहोत.

दस्ता क्र. (2609/2023)
शपथपत्र
४८ / ३३



लिहून देणार

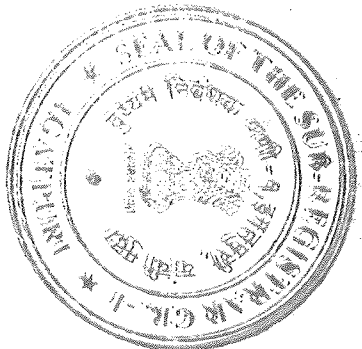
घोषणापत्र

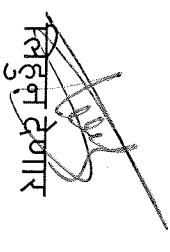
मी श्री आनंद गणपतराव शिंदे रा. इगतपुरी जि. नाशिक, याद्वारे घोषित करतो कि, दुय्यम निबंधक श्रेणी - १ इगतपुरी यांचे कार्यालयात साठेखत / खरेदीखत, संमती पत्र या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे.

प्रभाव रियालिटी अँड इन्फ्रास्ट्रक्चर प्राईवेट लिमिटेड तर्फे संचालक प्रशांत कांतीलाल लाथिया रा. घाटकोपर मुंबई यांनी दुय्यम निबंधक श्रेणी - १ इगतपुरी या कार्यालयात नोंदणीकृत मुखत्यारधारक दस्त क्र. ६२९/२०१८ दि. १२/०२/२०१८ रोजी मला दिलेल्या जनरल मुखत्यारधारक पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केलेला आहे / निष्पादित करून कबुली जबाब दिला आहे. सदर जनरल मुखत्यार पत्र लिहून देणार यांनी रद्द केलेला नाही आणि लिहून देणार सध्या स्थितीत तहहयात आहेत व सदर मुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास मी नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये शिक्षेस पात्र राहिल, याची मला जाणीव आहे.

या दस्ता मध्ये जोडण्यात आलेली पूरक कागाद पत्रे खरी आहेत आणि त्याबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय यांचा मनाई हुकूम नाही तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी खात्री देतो म्हणून हे घोषणा पत्र / शपथ पत्र दस्ताचा भाग म्हणून जोडत आहेत.

ज्ञात
दस्त क्र. १२८०१ / २०२३
४४ / ६६




लिहून देणार



पावती

Original/Duplicate

Monday, February 12, 2018
1:32 PM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 890 दिनांक: 12/02/2018

गावऱचे नाव: तळेगाव बुहुक
दस्तऐवजाचा अनुक्रमांक: इगत-629-2018
दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: प्रशांत कांतिलाल लाठिया

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 13

₹. 100.00
₹. 260.00

एकूण:

₹. 360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंबाजे
1:33 PM ह्या वेळेस मिळेल.

वाजार मुल्य: ₹. 1 /-
मोवदला ₹. 0 /-
भरलेले मुद्रांक शुल्क : ₹. 500 /-

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 100 /-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010506480201718E दिनांक: 12/02/2018
वॅकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 260 /-


Sub Registrar Igatpuri

इगत
दस्ता क्र. 0009 / 2023
५० / ६६





श्रीत
श्रीत शिंदे (822/2094)
9/98

GRN	MH010506480201718E	BARCODE			Date	11/02/2018-16:16:22	Form ID	42(1)
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty	Registration Fee	TAX ID (if Any)					
Office Name	IGT IGATPURI SUB REGISTRAR		PAN No. (if Applicable)	AARPL0145J				
Location	NASHIK		Full Name	PRASHANT K LATHIYA				
Year	2017-2018 One Time		Flat/Block No.	PRABHAV REALTY AND INFRASTRUCTURE				
Account Head Details			Premises/Building	PVT LTD				
0030046401	Stamp Duty	500.00	Road/Street	1501 AND 1502 15TH FLOOR ROAD EXCEL PLAZA PANT NAGAR GHATKOPER (E)				
0030063301	Registration Fee	100.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 7 7				
			Remarks (if Any)	PAN2-BT/MS 1718R-SecondPartyName=ANAND SHINDE AND TWO OTHER-				
			Amount In Words	Six Hundred Rupees Only				
Payment Details			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref. No.	02300042018021161171 150420914536			
Cheque/DD No.			Bank Date	RBI Date	11/02/2018-16:20:00 Not Verified with RBI			
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch			Scroll No. . Date	Not Verified with Scroll				

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
शुद्ध रकम तबत रजिस्ट्रार कार्यालयात नोंदणी करवावयाची व्हावी. नोंदणी व नोंदणीकरणाची व्हावी. नोंदणी व नोंदणीकरणाची व्हावी. नोंदणी व नोंदणीकरणाची व्हावी.



डफा

दफा क्रमांक (२२२२०९८)

२ / १०

GRN	MH010506480201718E	BARCODE	Date		11/02/2018-16:16:22	Form ID	48(0)
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee						
Office Name	IGT_IGATPURI SUB REGISTRAR						
Location	NASHIK						
Year	2017-2018 One Time						
Payer Details							
TAX ID (if Any)							
PAN No.(if Applicable)	AARPL0145J						
Full Name	PRASHANT K LATHIYA						
Flat/Block No.	PRABHAV REALITY AND INFRASTRUCTURE						
Premises/Building	PVT LTD						
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	500.00	Read/Street	1501 AND 1502 15TH FLOOR ROAD EXCEL PLAZA PANT NAGAR GHATKOPER (E)			
0030063301	Registration Fee	100.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4	0	0	7
Remarks (if Any)							
PAN2=BTWFS1718R~SecondPartyName=ANAND SHINDE AND TWO							
OTHER-							
Amount In	Six Hundred Rupees Only						
Words	600.00						
Total							
FOR USE IN RECEIVING BANK							
Payment Details	BANK OF MAHARASHTRA						
Cheque-DD Details							
Bank CIN	02300042018021161171 180420914536						
Bank Date	11/02/2018-16:20:00 Not Verified with RBI						
Bank-Branch	BANK OF MAHARASHTRA						
Scrill No., Date	80212, 12/02/2018						

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धरतू चडल कडल दुरतल त्रिदक कडलरतल गीदगी कडलरतल दडलरतल तलु आं. कडलु क कडलरतल दडलरतल धरतू चडल तलु गीदगी.

Challan Defaced Details

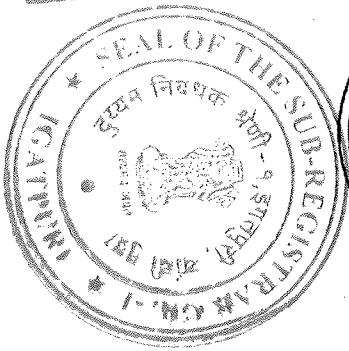
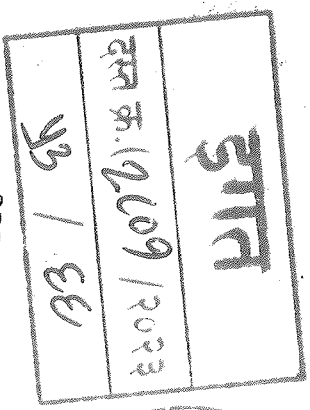
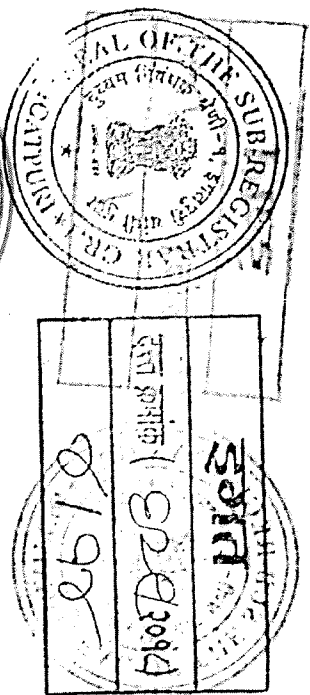
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-110-629	0005775753201718	12/02/2018-13:21:36	IGR324	100.00

डफा

दफा क्र. (2209 / 2023)

१२ / २२





SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, M/s. PRABHAV REALITY & INFRASTRUCTURE PVT. LTD., a company incorporated under the Companies Act, 1956, through its Director Mr. PRASHANT K. LATHIA, an adult, (PAN: AARPL 0145 J), having its office at 1501 & 1502, 15th Floor, Excel Plaza, 90 Feet Road, Pant Nagar, Ghalkopar East, Mumbai-400077 SEND GREETINGS

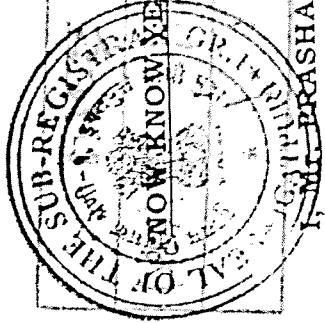
WHEREAS:

We are into the business of development and construction work. For this purpose, we are required to sign and execute various instruments, papers, writings, documents, etc. from time to time Agreements, Agreement for Sale, Rectification Deed, Modification deed, lease, mortgage, leave and license etc. in respect of various Apartments /Flat/s/ Offices/Units/Premises etc.

Due to Partners Mr. PRASHANT K. LATHIA hectic work schedule, it is not possible for him to attend the office of the Sub-Registrar of Assurances for the purpose of registration of the above mentioned instruments, deeds, papers etc. and thus Director Mr. PRASHANT K. LATHIA intend to appoint power of attorney as my attorney holder/s to do all such acts deeds as may be necessary for the said purpose to and to do other acts more specifically mentioned below.

(Handwritten signature)

(Faint stamp)



I, **M. PRASHANT K. LATHIA**, in the capacity of Director of M/s. **PRABHAV REALITY & INFRASTRUCTURE PVT. LTD.**, do hereby appoint (1) **Mr. Anand Shinde**, aged about 36 years, (PAN: **BTWPS 1718R**), residing at 82/5, Maharana Pratap Chowk, Mahadev Nagar, Igatpuri-422403 and (2) **Mr. Vijay D. Goikane**, (PAN: **ASJPG 9444R**) residing at Sai Vishva Apartment, Room No.5, Near Toll Naka at Post Ghoti, Igatpuri, Dist Nashik -422402, and (3) **Mr. SURESH BABU PATKARE**, aged 39 years, (PAN: **AZVPP 0433G**), Mumbai Indian Inhabitant, residing at Samrat Ashok Nagar, Opp: Navjivan Society, Chembur, Mumbai-74, who have subscribed their signature hereunder in token of their identification, as my true and lawful attorney's to do any of the following act, deeds and things specifically mentioned herein under:-

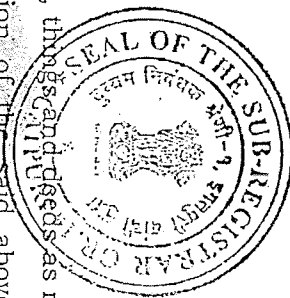
1. To lodge and To admit my signature in any of the Agreements, Deed, Writing papers instruments including but not limited to the Agreement to Sale, Rectification Deed, Cancellation Deed, Permanent Alternate Accommodation Agreement, Lease Agreement, Leave and License Agreement etc., with respect to any Apartments/Row-Houses/ Flats/ Offices/Units/Premises etc. situated within the territorial jurisdiction of the Maharashtra, India.

2. To appear and represent on my behalf **Mr. Prashant K. Lathia** before any of the Offices of the Sub-Registrar of Assurances in Maharashtra, India for the purpose of lodging and registration of any of the Agreement, Deed, Writings instruments etc in respect of any of the Apartments/Row-Houses/Flats/Offices/Units/Premises etc situated in Maharashtra, India.

3. To file and sign any application(s), paper(s), instrument(s) or any other document(s), pay charges, take receipts, as may be necessary for the purpose of lodging and registration of any of the said Agreements/Cancellation Deeds/ Rectification Deeds/ Instruments/ Papers/Writings etc. and submit it to the concerned local authority(ies) in Maharashtra, India.

इति
दिनांक: 21/09/2023
५४ / ६६





SEAL
श्री. रमेश (22/309C)

4. To do any and all other acts, things and deeds as may be necessary to complete the registration of the said above mentioned agreements and complete the registration of the said above mentioned instruments and complete the registration of the said above mentioned agreements and complete the registration of the said above mentioned instruments etc in the manner required by the law and when it has been returned to him/ them after being duly registered, to give proper receipt and discharge for the same.

IN WITNESS WHEREOF, WE have put my hand on this _____, 2018.

THE SCHEDULE ABOVE REFERRED TO:

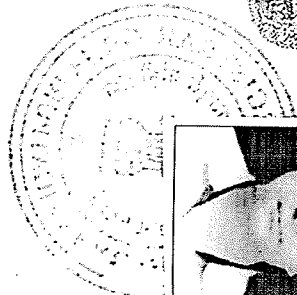
All that piece and parcel of the Property bearing non-agricultural plot nos. 146 to 161 totally admeasuring 4880 sq.mtrs., or thereabout of Gat No. 283 situated at Talegaon, Igatpuri, Dist. Nashik within the limits of Igatpuri Municipal Council.

Signed and delivered _____)
 by the Within named _____)
 M/s. PRABHAV REALITY & _____)
 INFRASTRUCTURE PVT. LTD)
 Through its Director _____)

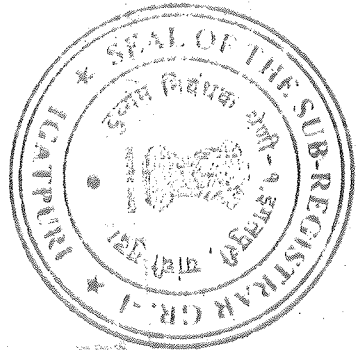
Authorized Signatory : Director



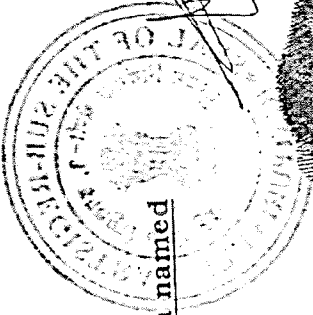
- In the presence of
1. Shri. *Shri. Dnyaneshwar*
 2. *Krushna Adave*



श्री
श्री क्र. 12609/2023
५५ / ६६



11/03
ACCEPTED BY within named
Mr. Anand Shinde



and

Mr. Vijay D. Goikane,



Vijay

and

Mr. SURESH BABU PATKARE,



Suresh

(Power Of Attorney Holders)

ह्या वरिष्ठाने विलेखित विलेखित आहे

In the presence of

द्वारे उपस्थित राहिले

1. Adobe Kumbhi - Adhe

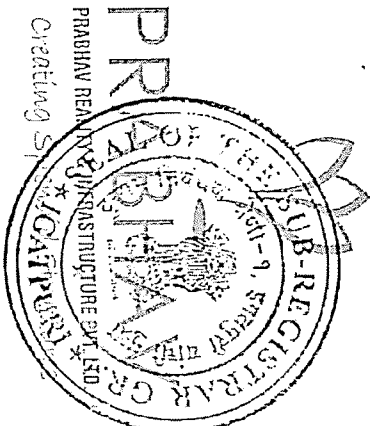
2. Waghmare Shingji Shingji

डा. डा.
दस्तावेज क्र. (98/2023)
9 / 2



डा. डा.
दस्तावेज क्र. (2009/2023)
98 / 2





श्री
दस्तावेज क्र (222/3096)
८ / १४

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. PRABHAV REALITY & INFRASTRUCTURE PVT. LTD (COMPANY) HELD ON 02/01/2018 AT 1.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 1501, EXCEL PLAZA, 15TH FLOOR, NEAR DURGA PARMESHWARI MANDIR, 90 FEET ROAD, PANT NAGAR, GHATKOPAR (EAST), MUMBAI 400075.

"RESOLVED THAT Mr. Prashant K. Lathia, the Director of the Company, to sign and execute the Power of Attorney in favour of (1) Mr. Anand Shinde (2) Mr. Vijay D. Golikane, AND (3) Mr. Suresh Babu Patkare representative of the Company be and is hereby authorized to attend, present and admit the execution of the Agreement for sale, Lease and license, Permanent Alternate Accommodation Agreement, Cancellation Deed and Rectification Deed and any other Agreements, contract documents with any parties from time to time jointly or severally and /or singly signed by Directors of the Company before the office of the Sub-Registrar in respect of in respect of various Apartments /Flat/s/ Offices/ Units/ Premises of M/s. PRABHAV REALITY & INFRASTRUCTURE PVT. LTD of the Property bearing non-agricultural plot nos. 146 to 161 totally admeasuring 4880 sq.mtrs., or thereabout of Gat No. 283 situated at Talegaon, Igatpuri, Dist. Nashik.

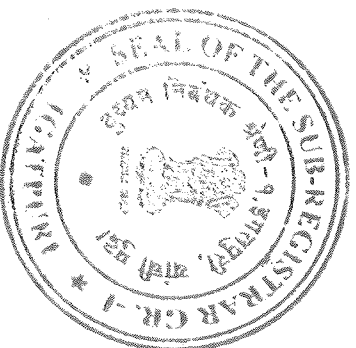
For M/s. PRABHAV REALITY & INFRASTRUCTURE PVT. LTD

Prashant K. Lathia

Din No. 02438739

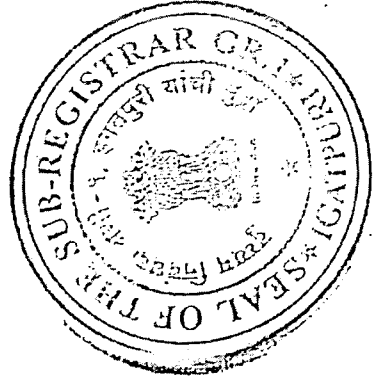
श्री

दस्तावेज क्र. 222/3096
१५० / १८



1501 & 1502, 15th Floor, Excel Plaza, 90 Feet Road, Pant Nagar, Ghatkopar East, Mumbai-400077

Office No. 3, 1st Floor, Mayfair Symphony Springs, Godrej Hiranandani Link Road, Opp. L. B. S. Marg, Vikhroli (W), Mumbai - 400 079, India.
Tel.: +91-22-518 01 03 / 04 / 05 • Fax : +91-22-2518 01 07 • Email : prabhav1973@yahoo.com / prabhav1973@gmail.com



इगत
दस्ता क्रमांक (26/2023)
26/23

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PRABHAV REALITY & INFRASTRUCTURE
PRIVATE LIMITED

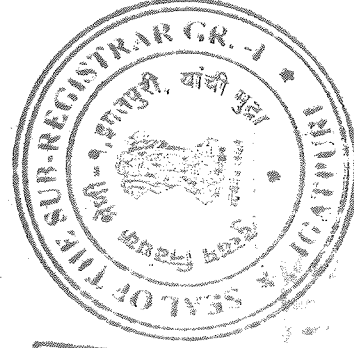
23/07/2010

Permanent Account Number
AAFGP8098F

02022011

P. S.

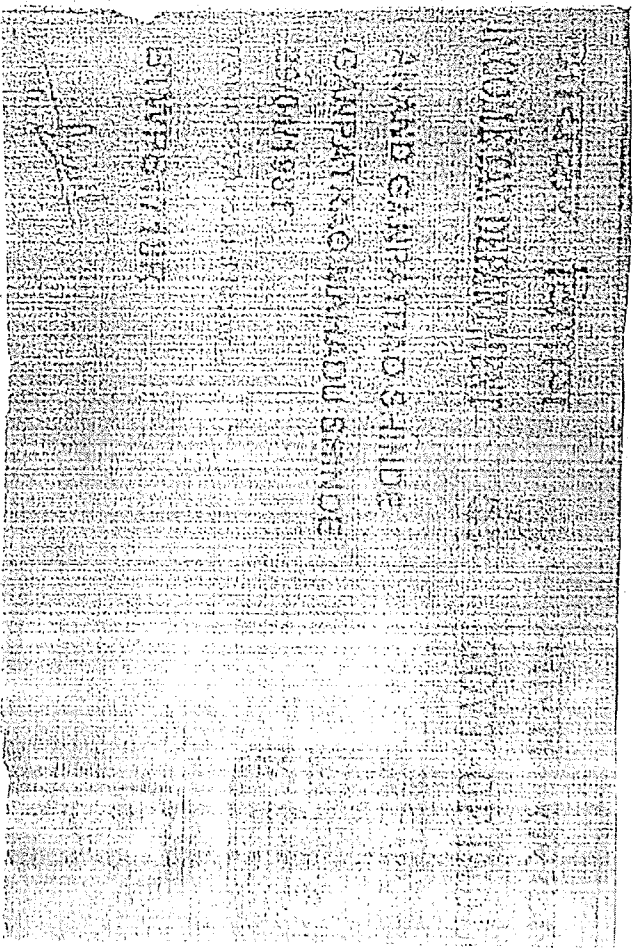
इगत
दस्ता क्र. 26/2023
YC / EE



शासक विभाग
 INCOME TAX DEPARTMENT
 PRASHANT KANTILAL LATHIA
 KANTILAL MACHIVAN LATHIA
 भारत सरकार
 GOVT OF INDIA



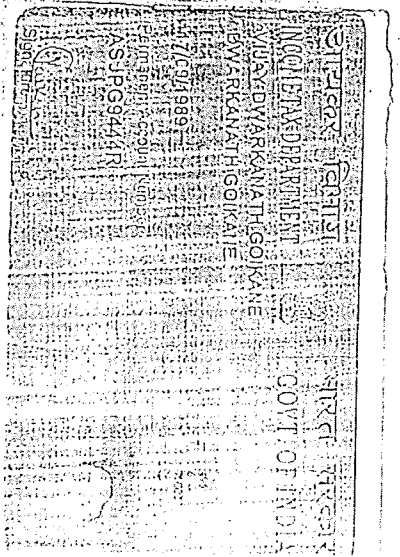
92/98
 5322/2023
 4531



मुद्राचिह्न - 1

Winky
 Winky

मुद्राचिह्न - 2

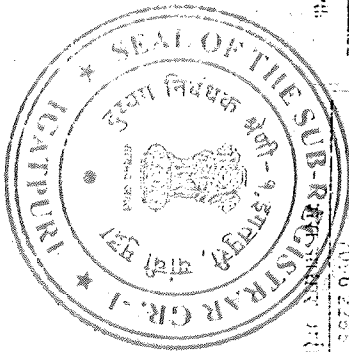


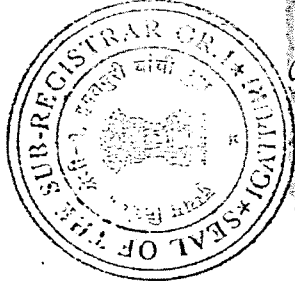
THE SUB-REGISTRAR
 KANTILAL MACHIVAN LATHIA
 Address:
 5/2, Shree Shree Prashant, Samsat Achin,
 Harpur, Opp Prashant Society, Chembur,
 Marol Bai, Mumbai, Maharashtra - 400074



Sub-Registrar
 KANTILAL MACHIVAN LATHIA

98 / 98
 5322/2023
 4531





इगत
वर्ष क्र. (2023/2023)
99/66

आयकर विभाग
INCOME TAX DEPARTMENT
संघीय सरकार, भारत
Permanent Account Number Card
AEMPW1613R

नाम / Name
SHIVAJI LAHANU WARGADE

पिता/माता / Father's Name
LAHAN JIDANU WARGHADE

वर्ष क्र. / Date of Issue
01/06/1983

हस्ताक्षर / Signature

Shiv

आयकर विभाग
INCOME TAX DEPARTMENT
संघीय सरकार, भारत
Permanent Account Number Card
CUGPA6001A

नाम / Name
KRISHNA GORAKH ADOLE

पिता/माता / Father's Name
GORAKH KANLU ADOLE

वर्ष क्र. / Date of Issue
15/09/1985

हस्ताक्षर / Signature

Pr

इगत
वर्ष क्र. 2009/2023
80/88



Summary 1 (GoshwaraBhag-1)

Sub Registrar
सामयार, 12 फेब्रुवारी 2018 1:33 म.नं.

दस्त गोपवारा भाग-1

इगत
दस्त क्रमांक: 629/2018

दस्त क्रमांक: इगत /629/2018

बाजार मूल्य: ₹. 01/-

मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.500/-

दु. नि. सह. दु. नि. इगत यांचे कार्यालयत

पावती:890

पावती दिनांक: 12/02/2018

अ. क्र. 629 वर दि.12-02-2018

सादरकरणासचे नाव: प्रशांत कालिनाल लाठिया

रोजी 1:12 म.नं. वा. हजर कैला.

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 260.00

पुढांची संख्या: 13

दस्त हजर करणाऱ्याची सही:

₹. 360.00

Sub Registrar Igatpuri
दुसरा तिवडक अर्षी - १
इगतपुरी

Sub Registrar Igatpuri
दुसरा तिवडक अर्षी - १
इगतपुरी

दस्ताचा प्रकार: संशाल पांवर ऑफ अँटनी

मुद्रांक शुल्क: a वेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही रियावर मातमसा विकण्याचा प्राधिकार मिळत असेल वेव्हा

शिक्षा क्र. 1 12 / 02 / 2018 01 : 12 : 52 PM ची वेळ: (सादरीकरण)

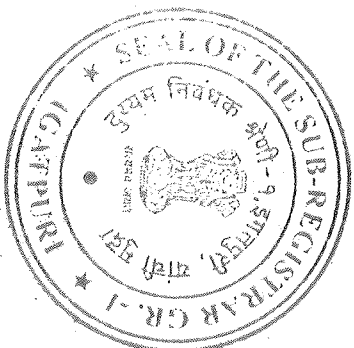
शिक्षा क्र. 2 12 / 02 / 2018 01 : 13 : 20 PM ची वेळ: (फी)



दस्त हाताळणी प्रमाणे प्रमाणित केलेला दस्त गोपवारा भाग-1
बाजार मूल्य: ₹. 01/-
मोबदला: ₹. 00/-
भरलेले मुद्रांक शुल्क: ₹. 500/-
पावती: 890
पावती दिनांक: 12/02/2018
सादरकरणासचे नाव: प्रशांत कालिनाल लाठिया
नोंदणी फी: ₹. 100.00
दस्त हाताळणी फी: ₹. 260.00
पुढांची संख्या: 13
दस्त हजर करणाऱ्याची सही: P. S.

दस्ताचा प्रकार: संशाल पांवर ऑफ अँटनी

इगत
दस्त क्र. (2009 / १०१३)
69 / १६



Summary-2(दस्त गोषवारा भाग - २)



12/02/2018 1 36:49 PM

दस्त क्रमांक : इगत/629/2018
दस्ताचा प्रकार :- स्पेशल पॉवर ऑफ अॅटॉर्नी

दस्ता गोपनाग भाग-2

इगत 93198
दस्ता क्रमांक: 629/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाभाविक	श्रमकाचा उमा
1	नाम: प्रशांत कान्तिदास जाठिया पत्ता: फ्लॉट नं: 1501 / 1502, SAHAY अपार्टमेंट, प्लाझा, माळा नं: 90 फीट रोड, इमारतीचे नाव: पंत नागर, ब्लॉक नं: घाटकोपर (इ), रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AARPL0145J	कुलमुखत्यार देणार		
2	नाम: आनंद गणपतराव शिंदे पत्ता: फ्लॉट नं: 82/5 महाराणा प्रताप चौक, माळा नं: महादेव नागर, इमारतीचे नाव: बळची पेठ, ब्लॉक नं: इगतपुरी, रोड नं: ओल्ड आगरा रोड, महाराष्ट्र, गाम्: ई.क.	कुलमुखत्यार देणार		
3	पॅन नंबर: BTWPS1718R नाम: विजय द्वायकासाथ गोईकाणे पत्ता: फ्लॉट नं: साईबीधा अपार्टमेंट, माळा नं: 3RD फ्लॉर रुम नं 5, इमारतीचे नाव: किनारा होईल्ल्या, समोर, ब्लॉक नं: शेटी, रोड नं: व्ह 3, महापुष्ट गाम्: ई.क.	पॉवर ऑफ अॅटॉर्नी		
4	पॅन नंबर: ASJPG9444R नाम: सुरेश बाबू पाटवरे पत्ता: फ्लॉट नं: गझाट अशोक नागर, माळा नं: नवजीवन सोसायटीच्या समोर, इमारतीचे नाव: चेंबूर, ब्लॉक नं: मुंबई, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AZVPP0433G	पॉवर ऑफ अॅटॉर्नी		

दरील दस्तऐवज करून देणार तयाकथीत स्पेशल पॉवर ऑफ अॅटॉर्नी चा दस्त एवज करून दिल्याचे कुतुब करतात.

शिका क्र. 3 ची वेळ: 12 / 02 / 2018 01 : 15 : 47 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाभाविक	श्रमकाचा उमा
1	नाम: कृष्णा गोरख अडोले वय: 29 पत्ता: बोटम्बे, इगतपुरी पिन कोड: 422403		
2	नाम: शिवाजी महारु वाघटे वय: 30 पत्ता: अंगाळ बाटी, इगतपुरी पिन कोड: 422403		



इगत
दस्ता क्र. 1209/2018
62/68

शिका क्र. 3 ची वेळ: 12 / 02 / 2018 01 : 17 : 12 PM

नोंदणी पुस्तक न मध्ये

Sub Registrar Igatpuri
दुय्यग निवधक शिणी - १
इगतपुरी EPayment Details.

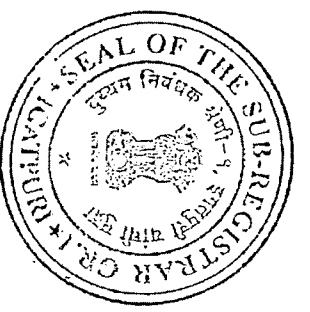
Sr. Epayment Number
1 MH010506480201718E

Defecement Number
000575753201718

629 /2018

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarlia@gmail.com

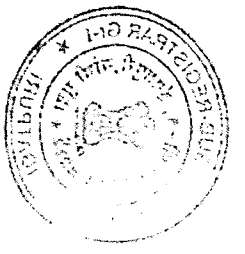
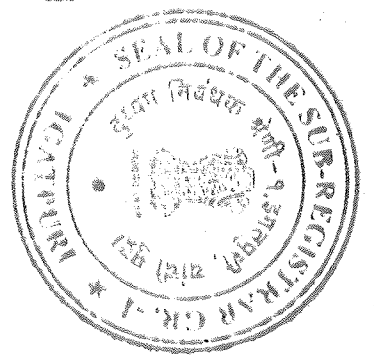


श्रीवा
दस्ता क्रमांक ९२९/२०१८
१२/१२

प्रमाणित करण्यात येते की, या सदर
दस्तावधे १२ पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
..... पर मोदता.
दि. १२ माहे ०२ २०१८

MW
मुख्य निबंधक कार्यालय - १
सार्लिया

श्रीवा
दस्ता क्र. १२१०९ / २०२३
९७ / ९९



iSarlia v1.5.0

१ - मीले खराबारी यामुळे
प्रमाणित

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAV REALITY & INFRASTRUCTURE
PRIVATE LIMITED

23/07/2010

Permanent Account Number

AAFPC8096F

02022011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRASHANT KANTILAL LATHIA
KANTILAL JAGJIVAN LATHIA

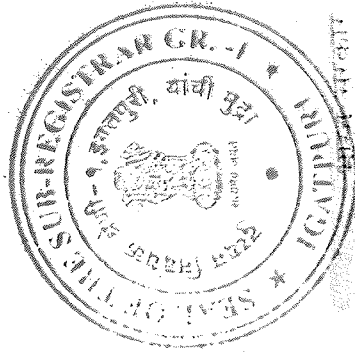
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Permanent Account Number

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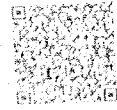
P. Kantilal

भारत
दस्ता क्र. 12009 / 2023
एड / एड



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



दस्ता लेखा संख्या संख्या
Permanent Account Number Card

AGRPJ8618A

पिता/माता/पति/पत्नी का नाम
ASIT BIS TU JALUI

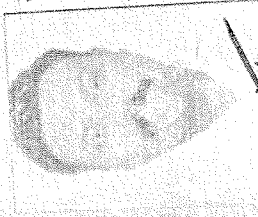
जन्म की तिथि / Date of Birth
26/05/1982

ASIT Bis Tu Jalui
आयकर / Signature

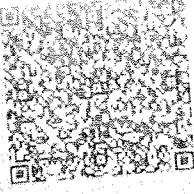


22022018

भारत सरकार
GOVERNMENT OF INDIA



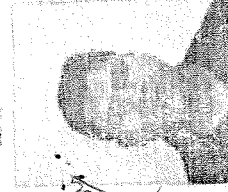
आनंद गणपतराव शिंदे
Anand Ganpatrao Shinde
जन्म तारीख / DOB: 29/04/1981
पुरुष / MALE



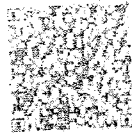
8285 7602 9616

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



अरुण जाली
Arun Jaliu
जन्म तारीख / DOB: 26/05/1982
पुरुष / MALE



9961 0432 0166

अधर - यशवंत भागसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YASHWANT SANJAY SONAR
SANJAY VALLABH SONAR

07/01/1997

Permanent Account Number

EHKPS1608K

Sanjay Vallabh Sonar
Signature



22022018

13-04-2022 14
31-04-2015

AS INFORMATION TO BE FOLLOVED THROUGHOUT THE

COV DOB
LAWYER 20-04-2013
3W-GV 02-12-2008
3W-GV 02-12-2008

2008 15-09-1988 85

श्री. KRISHNA ADOLE

20/07/2008

15/04/2008

15/04/2008

15/04/2008

15/04/2008

15/04/2008

15/04/2008

15/04/2008

15/04/2008

15/04/2008

दम्न क्रमांक: इगत /2801/2023

वाजाग मूल्य: रु. 8,90,200/-

मोवदला: रु. 15,00,000/-

भरलेले मुद्रांक शुल्क: रु.90,000/-

दु. नि. मह. दु. नि. इगत यांचे कार्यालयाने

अ. क्रं. 2801 वर दि.18-07-2023

जेजी 5:59 म.नं. वा. हजर केला.

पावती:4175

पावती दिनांक: 18/07/2023

मादरकरणाचे नाव: प्रभाव रियालिटी अँड इन्फ्राम्स्ट्रक्चर प्राईवेट लिमिटेड तर्फे
भागीदार प्रशांत कानिलाल लाडिया तर्फे मुंबल्याग धारक आनंद गणपतराव
शिंदे

नोंदणी फी

रु. 15000.00

दम्न हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

दम्न हजर करणाऱ्याची मन्दी:

एकूण: 16340.00

Sub Registrar Igatpuri

Sub Registrar Igatpuri

दुय्यम निबंधक शेणी-9

दुय्यम निबंधक शेणी-9

दम्नाचा प्रकरणासुभे मंड. टू मेल

इगतपुरी

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश
विकास प्रशाधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष वाजाग मूल्याचे निधारण) नियम, 1995 अन्वये
प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दरप्रमाणे प्रभाव क्षेत्रात.

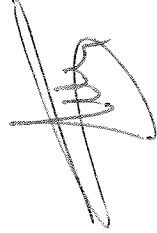
शिक्रा क्रं. 1 18 / 07 / 2023 05 : 59 : 05 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 18 / 07 / 2023 05 : 59 : 49 PM ची वेळ: (फी)

प्रतिज्ञापत्र

शेअर दस्तावेज हा नोंदणी कायदा 1906 अंतर्गत जालेल्या नमुदुनुसार नोंदणी
दखल केलेला आहे. नोंदणीचे संपूर्ण मजकूर, निष्पादक व्यक्ती, तक्रारी व सोबत
जोडलेल्या कागदांच्या मदतीने तपासणी आहे. रस्ताची सत्यता, शेता, कापडुमी
बाबीसाठी इतर निष्पादक व कुलीभाषक हे संपूर्णपणे जबाबदार राहतील.

सिंह देगार




सिंह देगार



18/07/2023 6 02:35 PM

दस्तावेज क्रमांक: इगत/2801/2023
दस्तावेज प्रकार: अंतिमिंत दस्तावेज

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	झायाचित्र	उत्सा प्रमाणित
1	<p>नाव: प्रभाव रियल्टी अँड इन्फ्रास्ट्रक्चर प्राईवेट लिमिटेड तर्फे भागीदार प्रशांत कानिनाल नाडिया तर्फे मुख्यालय धारक आनंद राणपतराव शिंदे पत्ता: प्लॉट नं.: 1501/1502, एकमेल प्लाजा, माळा नं.: 90 फीट रोड, पंत नगर, इमारतीचे नाव: शेटकोपर पूर्व, ब्लॉक नं.: मुंबई, रोड नं.: महाराष्ट्र, MUMBAI. पिन नंबर: AAFCP8096F</p>	<p>लिहून देणारा वय: -49 स्वाक्षरी-</p>		
2	<p>नाव: अमित जावडे पत्ता: प्लॉट नं.: 3/702, गम टॉवर, माळा नं.: लिंक रोड शोरी नगर, इमारतीचे नाव: नारायण सार्डेन, ब्लॉक नं.: त्रिविक्रमी पश्चिम, रोड नं.: मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AGRPJ8618A</p>	<p>लिहून देणारा वय: -41 स्वाक्षरी-</p>		

वरील दस्तावेज करून देणारा यथाकरीत अंतिमिंत दस्तावेज वा दस्तावेज करून दिल्याचे कवुल करून घ्या.
शिक्का क्र. 3 ची वेळ: 18/07/2023 06:01:25 PM

ओळख:-
खोलीत इमस असे निवृत्तीत करून घ्या की ते दस्तावेज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकारांचे नाव व पत्ता

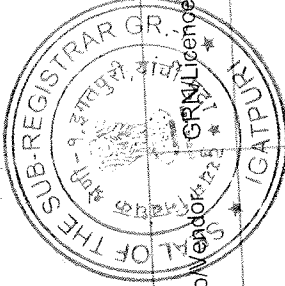
1 नाव: यशवंत संजय सोनार
वय: 25
पत्ता: निरगां, इगतपुरी
पिन कोड: 422403

नाव: कृष्णा गोमख आडोळे
वय: 30
पत्ता: इगतपुरी
पिन कोड: 422403

आयाचित्र	उत्सा प्रमाणित

शिक्का क्र. 4 ची वेळ: 18/07/2023 06:02:27 PM

Sub Registrar Igatpuri
मुख्यालय निबंधक श्रेणी-9



प्रमाणित करण्यात येते की, या सदर
दस्तावेज असे... पाने आहेत.
पुस्तक क्रमांक 9 क्रमांक
दि. 18/07/2023

sr.	Purchaser	Type	Verification no/Vendor Id	Amount	Used At	Deface Number	Deface Date
1	Prabhav Reality And Infrastructure Pvt Ltd	eChallan	10000502023071307529	90000.00	SD	0002770572202324	18/07/2023
2		DHC		1340	RF	1807202301668D	18/07/2023
3	Prabhav Reality And Infrastructure Pvt Ltd	eChallan	MH005153308202324P	15000	RF	0002770572202324	18/07/2023

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

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