

369/13676

पावती

Original/Duplicate

Saturday, July 08, 2023

नोंदणी क्र.: 39M

1:39 PM

Regn.: 39M

पावती क्र.: 15291 दिनांक: 08/07/2023

भावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-13676-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शुती अशोक दरेकर तर्फे कु मु म्हणुन अशोक राघोजी दरेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2720.00

पृथांची संख्या: 136

**DELIVERED**

एकूण:

रु. 32720.00

भाषणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे

1:58 PM ह्या वेळेस मिळेल.

सह. दुष्पम निबंधक

कुर्ला-१ (वर्ग-२)

वाजार मूल्य: रु. 5322105.4/-

मोवदला रु. 11421143/-

भरलेले मुद्रांक शुल्क : रु. 685500/-

1) देयकाचा प्रकार: DHC रकम: रु. 720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0407202307887 दिनांक: 08/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0407202307677 दिनांक: 08/07/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004661579202324E दिनांक: 08/07/2023

बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधाव )															
Valuation ID	20230708434					08 July 2023,01:32:23 PM									
करल।															
मूल्यांकनाचे वर्ष	2023														
जिल्हा	मुंबई(उपनगर)														
मूल्य विभाग	107-कुर्ला - 3														
उप मूल्य विभाग	भुभाग - उत्तरेकडे मुख्यदर विभाग क्रमांक 107/513 मधील रेल्वे कॉलनीचा भाग, दक्षिणेकडे मुख्यदर विभाग क्रमांक 107/513 चा उर्वरीत भाग, पुर्वेकडे चेंबूर गावची हद्द, पश्चिमेकडे मध्य रेल्वेची हद्द.														
सर्वे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#2														
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक									
	27230	82350	90600	98850	82350	चौरस मीटर									
बांधाव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	58.48चौरस मीटर	मिळकतीचा वापर-	निकासी सदनिका	मिळकतीचा प्रकार-	बांधाव									
	बांधकामाचे वर्गीकरण- उद्घवाहन सुविधा.	1-आर सी सी आहे	मिळकतीचे वय- मजला .	0 TO 2वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-									
रस्ता सन्मुख -	Sale Type - First Sale														
	Sale/Resale of built up Property constructed after circular dt.02/01/2018														
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.86468/-														
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)														
	= (( 86468-27230) * (100 / 100 ))+27230 )														
	= Rs.86468/-														
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		<table border="1" style="width: 100%;"> <tr> <td colspan="3" style="text-align: center;">करल - 9</td> </tr> <tr> <td style="text-align: center;">93600</td> <td style="text-align: center;">9</td> <td style="text-align: center;">936</td> </tr> <tr> <td colspan="3" style="text-align: center;">2023</td> </tr> </table>				करल - 9			93600	9	936	2023		
करल - 9															
93600	9	936													
2023															
	= 86468 * 58.48														
	= Rs.5056648.64/-														
I) बंदिस्त वात्कनी जागेचे क्षेत्र	3.07 चौरस मीटर														
बंदिस्त वात्कनी जागेचे मूल्य	= 3.07 * 86468														
	= Rs.265456.76/-														
Applicable Rules	= ,10,4,5 i)														
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + नैर्ऋतार्धन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त वात्कनी + भौतिकल वाहनतळ														
	= A + B + C + D + E + F + G + H + I + J														
	= 5056648.64 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 265456.76 + 0														
	=Rs.5322105.4/-														

Home Print



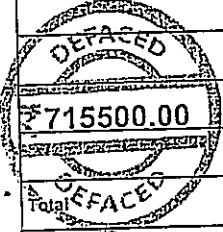
सह. दुय्यम निबंधक  
कुर्ला-9 (वर्ग-२)



**CHALLAN**  
MTR Form Number-6



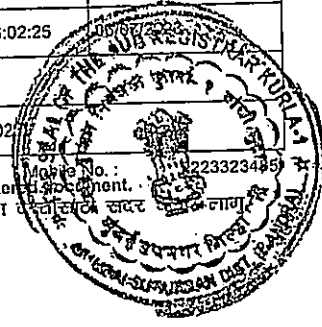
GRN	MH004661579202324E	BARCODE	[Barcode]				Date	04/07/2023-11:50:50	Form ID	25.2			
Department	Inspector General Of Registration					Payer Details							
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)							
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1					PAN No.(If Applicable)	AAQFA1009B						
Location	MUMBAI					Full Name	ADVAIT BUILDERS AND DEVELOPERS						
Year	2023-2024 One Time					Flat/Block No.	FLAT NO. B-605, ETERNAL						
Account Head Details			Amount In Rs.		Premises/Building	KURLA EAST							
0030045501	Stamp Duty		685500.00		Road/Street								
0030063301	Registration Fee		30000.00		Area/Locality	MUMBAI							
					Town/City/District								
					PIN	4	0	0	0	2	4		
					Remarks (If Any)	PAN2=BTXPD0565N~SecondPartyName=SHRUTI ASHOK DAREKAR-							
					Amount In	Seven	Lakh	Fifteen	Thousand	Five	Hundred	Rupees	On
					Words	2023							
Payment Details					FOR USE IN RECEIVING BANK								
IDBI BANK					Bank CIN	Ref. No.	69103332023070511377 728735105						
Cheque-DD Details					Bank Date	RBI Date	05/07/2023-13:02:25						
Cheque/DD No.					Bank-Branch	IDBI BANK							
Name of Bank					Scroll No. , Date	100 , 06/07/2023							
Name of Branch													



**करल - १**

728735105

2023



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दफ्तरी निबंध कार्यालयत नोंदणी करावयाच्या दस्तावाची लागू आहे. नोंदणी न करावयाच्या दस्तावाच्या सदर चालनात वाचू नये.

**Signature Not Verified**

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURY DEPARTMENT  
MUMBAI 02  
Date: 2023.07.08 13:39:21  
IST  
Reason: GRAS Docu  
DocID: 12345678  
Location: India

Challan Defacement No. : 223323485

Sr. No.	Defacement No.	Defacement Date	Usrid	Defacement Amount
1	(IS)-369-13676	08/07/2023-13:38:38	IGR197	30000.00
2	(IS)-369-13676	08/07/2023-13:38:38	IGR197	685500.00
Total Defacement Amount				7,15,500.00

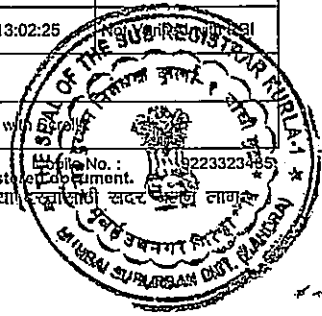
*[Handwritten signatures]*



CHALLAN  
MTR Form Number-6



GRN	MH004681579202324E	BARCODE	[Barcode]		Date	04/07/2023-11:50:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAQFA1009B			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ADVAIT BUILDERS AND DEVELOPERS			
Location	MUMBAI			Flat/Block No.	FLAT NO. B-605, ETERNAL			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. B-605, ETERNAL			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	685500.00		Road/Street	KURLA EAST			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0 2 4
				Remarks (If Any)	PAN2=BTXPD0565N-SecondPartyName=SHRUTI ASHOK DAREKAR-			
					करल - १			
					१३६०६			
					३१३६			
					२०२३			
Total	7,15,500.00		Amount In Words	Seven Lakhs Fifteen Thousand Five Hundred Rupees Only				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023070511377	728735105			
Cheque/DD No.		Bank Date	RBI Date	05/07/2023-13:02:25				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with					



*[Handwritten Signature]*

*[Handwritten Signature]*

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सादर चालन केवल द्वितीय निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सादर चालन लागू नाही.



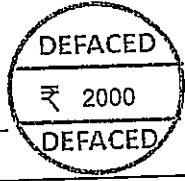
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0407202307677

Receipt Date 08/07/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 13676 dated 08/07/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name PUNB	Payment Date 04/07/2023
Bank CIN 10004152023070407198	REF No. 5123323904
Deface No 0407202307677D	Deface Date 08/07/2023

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

करल - १		
१३६७६	०	१३६
२०२३		



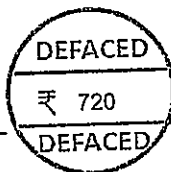


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0407202307887 Receipt Date 08/07/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 13676 dated 08/07/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB	Payment Date 04/07/2023
Bank CIN 10004152023070407389	REF No. 5123324797
Deface No 0407202307887D	Deface Date 08/07/2023

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

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*(Handwritten signature)*

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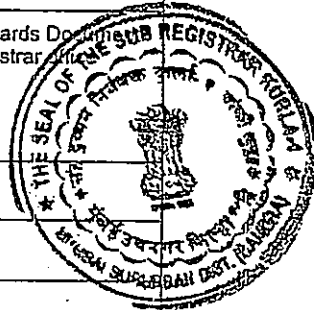
करल - १		
१३६७६	५	१३६
२०२३		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0407202307677	Date 04/07/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 04/07/2023
Bank CIN 1000415202307040711.9	REF No. 5123323904
This is computer generated receipt, hence no signature is required.	

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2023

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0407202307687	Date 04/07/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 04/07/2023
Bank CIN 1000415202307040/3e	REF No. 5123324797
This is computer generated receipt, hence no signature is required.	



*Hakan*

*Hakan*

करल - १		
१३६००६	७	१३६
२०२३		

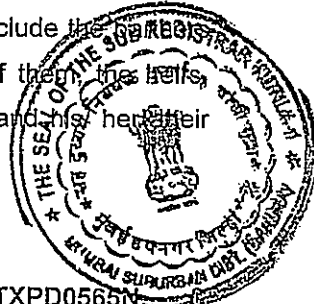
*(Signature)*  
MK

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 08<sup>th</sup> day of July 2023;

BETWEEN

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



AND

MISS. SHRUTI ASHOK DAREKAR, PAN: BTXPD0565N  
MR. ASHOK RAGHOJI DAREKAR, PAN: ABDPD8628B, having Address at- Row House No-45, Vighnaharta Enclave Phase-2, Sukapur, New Panvel, Sukapur, Panvel Raigarh -410206, hereinafter referred to as the "Purchaser(s)/Allotee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (c) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns) of the OTHER PART:



*(Signature)*

*(Signature)*



करली
936000-1-198
2023

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

WHEREAS:

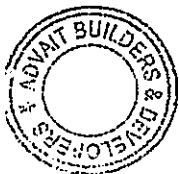
A. The Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") is the owner of a larger property situated at Nehru Nagar, Kurla (East), Mumbai-400 024, bearing CTS. No. 2, Survey No.229 & 267 of Village Kurla-3, District Mumbai suburban, within Greater Mumbai (hereinafter referred to as "the said larger property").

B. The MHADA prepared a layout of the said Larger property and as per Government Scheme constructed thereon several multi-stored buildings in or about the year 1966-67 and allotted the various tenements therein to the individual allottees on the tenancy basis under various Letters of Allotment and placed the various allottees in possession of their respective tenements.

C. The MHADA in pursuance of aforesaid scheme had built building bearing no. 126, at Survey No.229 & 267 and C.T.S No. 2(Part) at Nehru Nagar, Kurla (East) Mumbai-400024 (hereinafter referred to as said "Old Building") consisting of ground plus four upper floors for residential purpose and allotted the various tenements therein to the individual allottees. There were 40 members of the Society who were occupying the Old Building (hereinafter referred to as "Existing Members").

D. The allottees of the tenements in Building no.126 came together and formed a Cooperative Society being Nehru Nagar Raigad Cooperative Housing Society Ltd. ("Society"), a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/7903/1982-83 and having its registered office at Building No. 126, Nehru Nagar, Kurla (East), Mumbai – 400024.

E. By Indenture of Lease dated 3rd November 2006, duly registered at the office of the Sub-Registrar of Assurances at Kurla-3 under No. BDR-13/ 9090 of 2006, MHADA granted to Nehru Nagar Raigad Cooperative Housing Society Ltd. ("Society"), the land situated and lying underneath and appurtenant to Building no.126 bearing Survey No. 229 &267 and C.T.S No 2(Pt) admeasuring about 837.12 sq. mtrs., situated at Nehru



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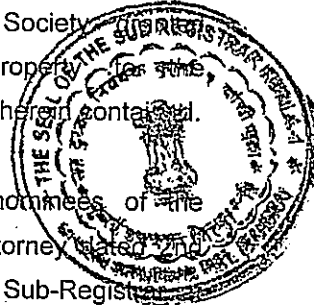
A. Deshmukh

A. Deshmukh

Nagar, Kurla (East), Mumbai – 400 024 ("Land/Project Land"), and more particularly described in the First Schedule thereunder written, on lease for 99 years commencing from 1st April 1980 on the terms, conditions and rent therein contained.

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- F. By Deed of Sale dated 3rd November 2006, duly registered at the office of the Sub-Registrar of Assurances at Kurla-3 under No. BDR-13/ 9091 of 2006, MHADA sold and conveyed to the Society the building no. 126 (Old Building) standing on the said Land. The Society is also enjoying the adjoining fit bit area of about 205.48 sq. mtrs. The Land and Old Building as well as fit bit area are hereinafter collectively be referred to as "Said Property".
- G. By Development Agreement dated 15<sup>th</sup> November, 2010, duly registered with the office of the Sub-Registrar at Kurla-1, under serial no. BDR-3/ 13150 of 2010 ("Development Agreement"), the Society for some development rights in respect of the said Property for some Developer/Promoter herein, on the terms and conditions therein contained.
- H. The Society has also executed in favour of the nominees of the Promoter/Developer herein an irrevocable Power of Attorney dated 2nd December, 2010 duly registered with the office of the Sub-Registrar at Kurla-1, under serial no. BDR-13151 authorizing them to do various acts, deeds and matters as may be necessary or required to develop the said property in an effective manner and to complete the obligations/commitments as contemplated in Development Agreement dated 15<sup>th</sup> November, 2010.
- I. In or about 2018, DCPR 2034 came into force. In accordance with DCPR 2034 flower bed/niche area is no longer permitted free of FSI. In accordance with policy of MHADA certain additional FSI is permitted to be utilised on the said Property. Thereafter, based on the series of discussions between the Society and Developer/Promoter, the Developer/Promoter had submitted revised offer on 11th May, 2018, which was duly accepted by the Society by passing resolution at its Special General Body meeting held on 11th May 2018.
- J. Each of the members of the society signed the consent letters inter alia recording the revised terms and further recorded that they have already handed over the possession of their respective premises and the



*M* *Adar* *Adar*

Developer/Promoter has already started paying compensation for the temporary accommodation since June 2018. The formal Supplementary Development Agreement ("Supplementary Development Agreement"), recording the revised agreement between the Society and Developer for

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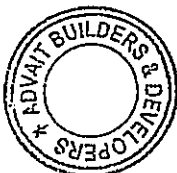
development of the Property will be executed shortly.

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

L. By virtue of the Development Agreement/Power of Attorney the Developer/Promoter has sole and exclusive right to sell the flats (other than the flats required to be allotted to the members) in the proposed building to be constructed by the Promoter on the said land and to enter into Agreement/s with the allottee (s)/s of the flat/s and to receive the sale consideration in respect thereof;

M. Upon demarcation of the said plot along with the tit bit area, the total area worked out to be 1050.16 sq. mtrs. (Comprises of 837.12 sq. mtrs. as per MHADA No. MH/EE/BP/21/13.04 sq. mtrs. Tit bit area). MHADA vide its offer letter dated 29th May 2021 approved the proposal for Development of the area of 1050.16 sq. mtrs. with permissible FSI of 3 plus pro rata built up area and VPA quota having a total built up area of 6050.48 sq. mtrs. The Developer has paid the entire premium amount before 31st December 2021. MHADA by its offer letter dated 29th December, 2021, agreed to allot 450 sq. mtrs. of additional FSI in the form of balance built-up area of the layout subject to payment of additional consideration as therein mentioned. The Developer/Promoter has paid the entire premium amount and have duly received the revised plans so that the building to be constructed on the said land will comprise of pit /puzzle/mechanized parking + stilt + up to Seventeen or more upper floors by consuming the FSI of 6500 sq. mts. plus Fungible FSI and any additional FSI as may be permissible.

N. The Promoter through their Architect submitted building plans and applied for IOA, which was initially granted by MHADA on 10th August 2021 and the plans were duly amended on 14th February, 2023. A copy of IOA bearing No.MH/EE/BP Cell/GM/MHADA-22/868/2021 is annexed hereto as "Annexure I".



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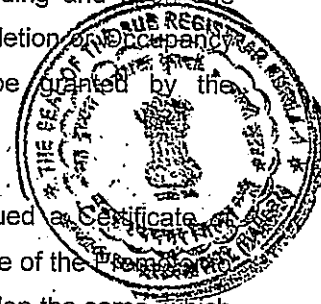
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O. The MHADA has also issued a commencement certificate bearing No.MH/EE/(B.P.)/GM/MHADA-22/868/2021 dated 21st January, 2022 to commence construction of the said Project. A copy of the said Commencement Certificate is annexed hereto as "Annexure II".

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P. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals, if any, from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

Q. While sanctioning the building plans, MHADA and other concerned local authorities has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said property and the said building and upon due observance and performance of which only the Completion or Occupancy certificate in respect of the said building shall be granted by the MHADA/Municipal Council.



R. Sudam Borkar and Associates, Advocates have issued a Certificate of Legal Title Report dated 4th may 2022 certifying the title of the said Property and the right of the Promoter to develop the same, which is annexed hereto as "Annexure III". Property Card extract showing name of Society in respect of the said property is annexed hereto as "Annexure IV".

S. The Promoter has entered into a standard Agreement with M/s Shilp Associates who are registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects;

T. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

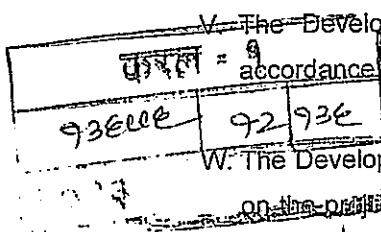
U. The Promoters have appointed M/s Skyline Vision Pvt Ltd as a Development Manager to help the Developer to manage, supervise, monitor and co-ordinate the Project in the capacity of 'Development Manager'. The Development Manager is part of Skyline group, which has



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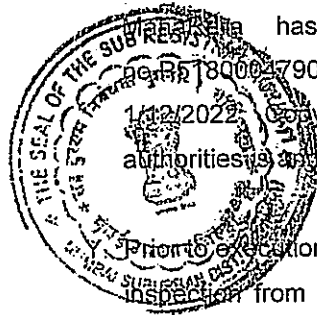
diverse experience in the field of development, construction etc. in real estate. The Development Manager is acting purely as an agent of the Promoter.



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

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

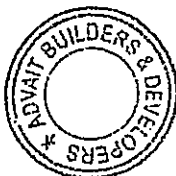
X. The Promoters have applied for registration of the Real Estate Project with MahaRera as required under the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said Act").



The Promoter has duly registered the Project under registration No. RERA/800027907 and have issued registration certificate dated 1/12/2022. Copy of the Registration Certificate issued by MahaRera authorities is annexed hereto as "Annexure V".

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

Z. The Purchaser has been informed and is aware that in pursuance of finance raised by Promoter/Developer for the development of the Project, the development rights of the Developer to construct the said Real estate Project, Developer's units in the said Real estate Project and the receivables from the sale of such Developer's units have

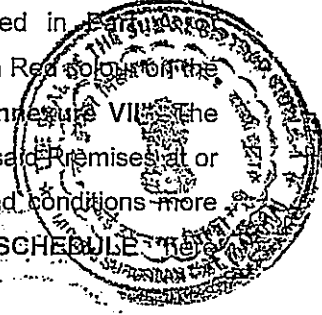


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been mortgaged and hypothecated in favour of ICICI Home Finance Company Limited ("Mortgagee") by Indenture of Mortgage dated 13<sup>th</sup> April, 2023 registered under serial number KRL2/6813/2023 ("Indenture of Mortgage") on the terms and conditions mentioned therein ("Transaction"). The sale of the said Flat is subject to the terms of the no-objection issued by the Mortgagee. The said no-objection is issued by mortgagee and the same is annexed hereto as Annexure "VI"

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AA. The Purchaser(s) being desirous of acquiring a Flat in the Real Estate Project, has/have applied to the Promoter to allot a Flat (hereinafter referred to as the "said Flat") in the Real Estate Project. The Flat and the Car Parking, if applied for, are hereinafter collectively referred to as the "said Premises" and are more particularly described in Part B of **SECOND SCHEDULE** hereunder written and hatched in Red colour on the Typical Floor Plan hereto annexed and marked as "Annexure VII". The Promoter hereby agrees to sell to the Purchaser(s) the said Premises, at or for the total Consideration and subject to the terms and conditions more particularly described in Part B of **SECOND SCHEDULE** hereunder written.



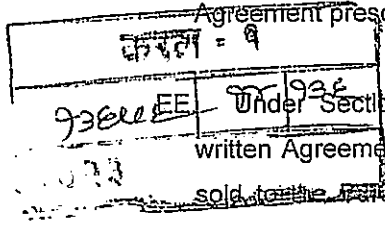
BB. The Purchaser(s) has/have prior to the execution of these presents paid to the Promoter an amount as described in Part B of **SECOND SCHEDULE** as Part Payment of the Total Consideration of the said Premises agreed to be purchased by the Purchaser(s) (the payment and receipt whereof the Promoter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

CC. The details of common areas, facilities and amenities of the said Building, which shall be used by all the flat/s purchaser/s or occupants of the said Building along with the relevant permissions and approvals, are available for inspection on the website of the authority at <https://maharera.mahaonline.gov.in>. The Purchaser/s has/have independently made himself/herself/themselves aware about the specifications and internal amenities provided in the said flat by the Promoter/Developer and is/are made aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings.



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DD. The Purchaser/s has/have agreed to purchase said flat in accordance with the provisions of The Real Estate(Regulation and Development) Act,2016 and the rules framed thereunder including model form of Agreement prescribed therein.



Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Premises, agreed to be sold to the Purchaser(s), and the Parties are therefore executing these presents. The Promoter shall lodge this Agreement for registration before the concerned Sub-Registrar and upon intimation from the Promoter; the Purchaser(s) shall attend the office of Sub-registrar and admit execution thereof so as to get the same registered under the provisions of Indian Registration Act, 1908.

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



In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said premises

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

1. The Parties hereto agree that the recitals to this Agreement shall form an integral part of this Agreement.
2. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) singular shall include plural and vice versa and (b) masculine shall include feminine and vice versa.
3. CONSTRUCTION OF PROJECT  
The Promoters is constructing a new residential building to be known as "ETERNAL" comprising of two wings, each wing comprising of pit/puzzle/mechanized parking, still and up to Seventeen or more upper



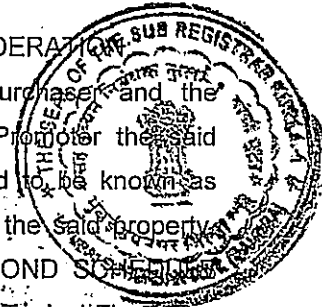
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floors (hereinafter referred to as the "said building/Real Estate project") on the said Property in accordance with the plans, specifications and designs approved by MHADA, which have been seen and verified by the Purchaser(s), with such variations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

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2022-23	2023-24	2024-25
2022-23	2023-24	2024-25

4. ALLOTMENT OF FLAT AND PAYMENT OF CONSIDERATION
- 4a. The Promoter hereby agrees to sell to the Purchaser and the Purchaser hereby agrees to purchase from the Promoter the said Premises in the said Real Estate Project proposed to be known as "ETERNAL" being constructed by the Promoter on the said property and more particularly described in Part A of SECOND SCHEDULE hereunder written and hatched in Red colour on the Typical Floor Plan hereto annexed and marked as "Annexure VII" for the Total Consideration amount as described in Part B of SECOND SCHEDULE (hereinafter referred to as the "Total Consideration") which is inclusive of the proportionate cost of common area and facilities appertaining to the said flat and the said building, the nature, extent and description of the common areas and facilities are more particularly described in THIRD SCHEDULE Annexed herewith.
- 4b. The Purchaser has prior to the execution of these presents paid to the Promoter an amount as described in Part B of SECOND SCHEDULE as Part Payment of the Total Consideration of the said Premises agreed to be purchased by the Purchaser from the Promoter (the payment and receipt whereof the Promoter doth hereby admit and acknowledge). The Purchaser agrees to pay all the balance amounts towards the said Total Consideration and the "Other Charges" in the manner as provided in Part B of SECOND SCHEDULE (time being of the essence).



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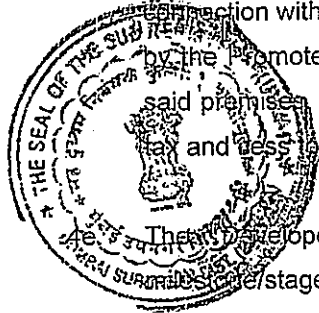
4c. MODE OF PAYMENT: All payments to be made by the Purchaser under this Agreement in favour of the Promoter shall be either by way of cheque/banker's cheque/RTGS/NEFT as under:

If by way of cheque or banker's cheque (as applicable) in favour of: "ADVAIT BUILDERS BLDG 126 MASTER COLL A/C".

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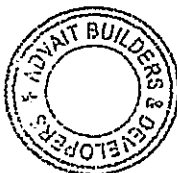
A	Name of Account	ADVAIT BUILDERS BLDG 126 MASTER COLL A/C
B	Bank Account Number	99901368368126
C	Name of Bank	HDFC Bank
D	Branch	Chembur Central Avenue
E	IFSC Code	HDFC0000013

4d. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) upto the date of handing over the possession of the said premises. The Purchaser shall be liable to pay the said amount of tax and cess to the Developer separately.



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

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



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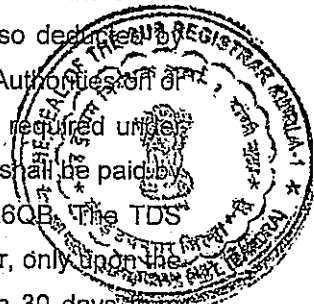
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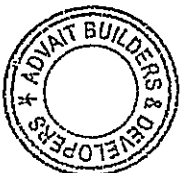
same shall be paid and/or settled by the Purchaser/s immediately without making the Developer herein liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards GST and/or any other taxes, by the Purchaser/s, the Purchaser/s shall be liable to pay any penalty that may be levied by such Authority along with interest as may be stipulated by RERA rules on the delayed payment to the Developer or at such rate as may be applicable under relevant law from time to time and the Owner/Developer shall have a first right of lien on the said flat till the amounts, taxes, charges are paid along with interest to the Developer.

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- 4g. The Purchaser is also aware that in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 1% of the consideration while making payment to/crediting the account of the Owner/Developer under this Agreement. The amount so deducted by the Purchaser is required to be paid to the Income Tax Authorities of the before the 7th of the next English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Purchaser electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Owner/Developer, only upon the purchaser submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Owner/Developer in the prescribed Form No. 26AS of the Owner/Developer. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Purchaser alone shall be deemed to be an Assesse in default in respect of such tax and the Owner/Developer shall not be liable for any statutory obligations / liability for non-payment of such TDS.



- 4h. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent



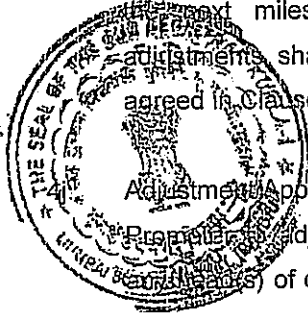
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authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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4. Final Carpet Area: The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4(b) of this Agreement.



Adjustment/ Appropriation Of Payment: The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under (and heads) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. OBSERVATIONS OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY: The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.
6. TIME IS ESSENCE FOR THE PROMOTER AS WELL AS THE PURCHASERS. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the



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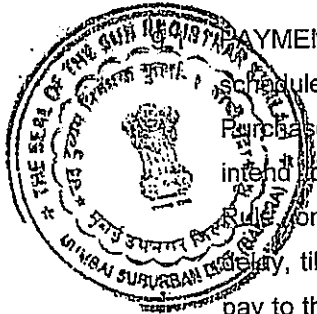
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8. DISCLOURE AS TO FLOOR SPACE INDEX: The Promoter hereby declares that the Floor Space Index utilized as on date in respect of the project land is 6500sq. mts. plus Fungible FSI and Promoter has planned to utilize Floor Space Index of 6500sq. mts. plus Fungible FSI

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available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations or otherwise approved by the Competent Authority, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 6500sq. mts. plus Fungible FSI, however, the Promoter proposes to utilize any additional FSI as may be approved by the Competent Authority on the project land in the said Project and the Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



PAYMENT OF INTEREST: If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Purchaser, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the RERA Rule on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchasers to the Promoter from their respective due dates till the dates of payments.

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

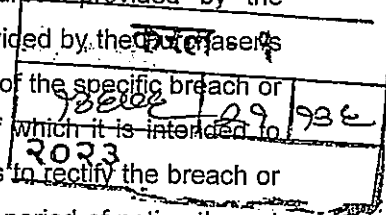


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Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

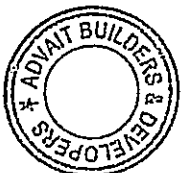


Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages being 2.5% of total consideration and all the taxes, stamp duty, registration charges, brokerages paid by the Promoters to all the Authorities/through the respect of said premises) within a period of thirty days of the termination, the instalments of sale consideration of the flat which till then have been paid by the Allottee/s to the Promoter simultaneously with Purchaser executing and registering the Cancellation of this Agreement under the Indian Registration Act, 1908. The Stamp Duty, Registration Fee and costs incidental to registration of such Deed of Cancellation shall be borne and paid by the Allottees.



10.1 AMENITIES AND FIXTURES: The Promoters shall construct the said Real Estate Project as per specifications approved by the competent authority and provide Amenities and Facilities in the Common Areas of standard quality as per the specification more particularly described in THIRD SCHEDULE, hereunder written and the 'Amenities, Fixtures and Fittings' to be provided in the said Flat is more particularly described in FOURTH SCHEDULE, hereunder written. The Purchaser confirms that the amenities and facilities mentioned in the THIRD SCHEDULE and FOURTH SCHEDULE hereto are tentative and are subject to availability.

10.2 The Promoter is constructing a multistorey building and considering necessity to maintain the stability of the building and internal structures, the Allottee/s shall not make any internal changes such as civil, electrical, plumbing etc. during construction and till delivery of possession of the said Flat to the Allottees. If the Allottee/s make any such changes after receiving possession of the said Flat, he/she/they



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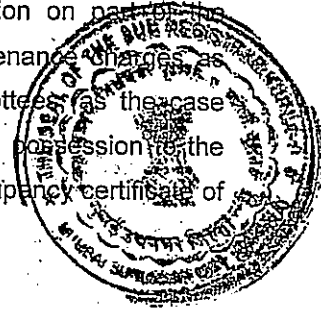


(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

iii) Spread of contagious diseases, including declaration of Epidemic and Pandemic situations or lock down.

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11.1 PROCEDURE FOR TAKING POSSESSION- The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the said premises ("Possession Notice") to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall accordingly give possession of the Said premises to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges determined by the Promoter or association of allottees as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.



11.2 The Allottee shall take possession of the Said premises within 15 days of the written notice from the Promoter to the Allottee intimating that the said premises are ready for use and occupancy.

11.3 FAILURE OF ALLOTTEE TO TAKE POSSESSION OF SAID PREMISES: Upon receiving a written intimation from the Promoter as per clause 11.1, the Allottee shall take possession of the Said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Allottee. In case the Allottee fails to take possession within the time provided in clause 11.1 such Allottee shall continue to be liable to pay maintenance charges and all other outgoings as per clause 14 as applicable.

11.4 DEFECT LIABILITY: If within a period of five years from the date of handing over the Said premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said premises or the building in which the Said premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost



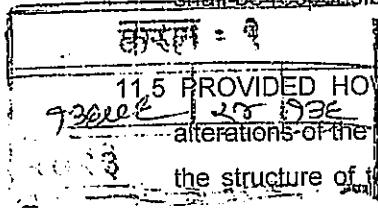
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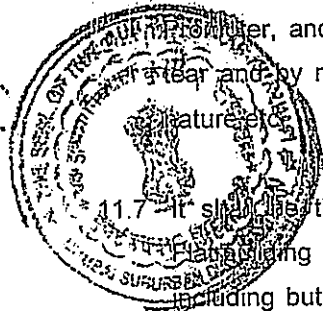


and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. The Promoter alone shall be responsible for rectifying such defect.



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

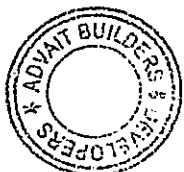
11.6 The word defect here means only the manufacturing and workmanship defect(s) caused on account of willful neglect on the part of the Promoter, and shall not mean defect(s) caused by normal wear and tear and by negligent use of the Flat by the Occupants, vagaries of nature etc.



11.7 It shall be the responsibility of the Allottees to maintain the said Flat in a proper manner and take all due care needed including but not limiting to the joints in the tiles in the said Flat are regularly filled with white cement/epoxy to prevent water seepage.

11.8 Further where the manufacturer warranty as shown by the Promoter to the Allottees ends before the defects liability period and where such warranties are covered under the maintenance of the said flat and/or the said New Building, and if the annual maintenance contracts are not renewed by the Allottees or the association of allottees, as the case may be, the Promoter shall not be responsible for any defects occurring due to the same.

11.9 The Allottee/s have been made aware and the Allottee/s expressly agree that the regular wear and tear of the said Apartment and the said New Building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to



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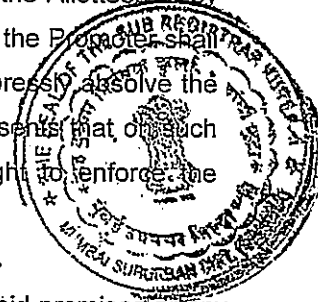
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variation in temperature. Such regular wear and tear does not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

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

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



12. USER OF PREMISES: The Allottee shall use the Said premises or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle.

13. BECOME MEMBER OF SOCIETY: The Purchaser/s herein shall fully co-operate with the Developer to become the member of the Society, and for that purpose, from time to time, sign and execute applications and other documents to become a member and to sign and return all the documents including Bye-Laws to the Developer within seven days of receipt, thereof, time being of the essence. The Purchaser/s shall not make any objection if any changes or modifications are made in the draft Bye-Laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Authority.

14. Within 15 days after notice in writing is given by the Promoter to the Allottee that the said premises is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said premises) of outgoings in



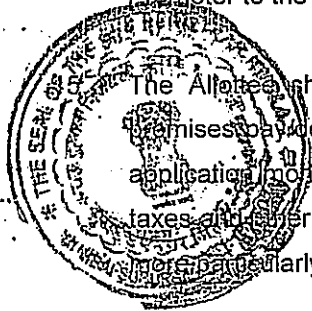
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respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society takes charge of the new building, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution per month towards the outgoings more particularly mentioned in Part B of SECOND SCHEDULE. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until charge of new building is taken by Society. On handing over the charge of the said new building to the Society, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society.



The Allottee shall on or before delivery of possession of the said premises pay deposit with the Promoter, the other charges like share application money, entrance fee of the Society, proportionate share of taxes and other charges/levies in respect of the Society, legal costs etc more particularly mentioned in Part B of Second Schedule.

16. The Allottee shall pay to the Promoter all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease more particularly mentioned in Part B of SECOND SCHEDULE.
- 17.1 UNSOLD UNITS IN THE SAID PROJECT: The Developer shall have absolute authority and control as regards the unsold flats/ parking spaces, if any and the disposal thereof. Promoters shall be entitled, but not obliged to, join as a member of the Society in respect of unsold units, if any, in the Real Estate Project.



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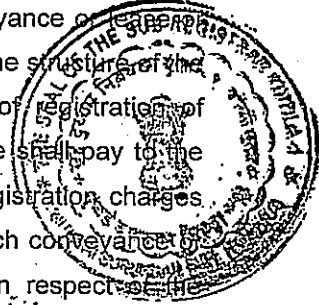
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17.2 The Promoters shall sell / allot all Flats, car parking spaces intended to be constructed on the said land with a view that ultimately all the purchasers/allottees of flats in the said new Building shall be admitted to the Society as members.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

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



#### 19. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and save and except as disclosed in clause 7(iv) above, the Promoter has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;



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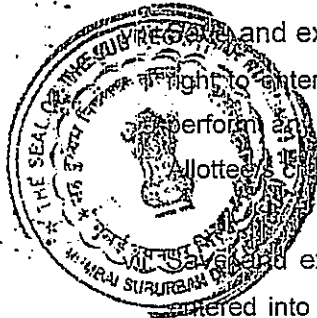
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- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report and except those disclosed in clause 7 (iv)

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Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas:



and except as mentioned in clause 7(iv), the Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

and except as provided in clause 7(iv), the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Allottee/s under this Agreement;

- viii. Save and except as provided in clause 7(iv), the Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Allottee/s in the manner contemplated in this Agreement;

- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;



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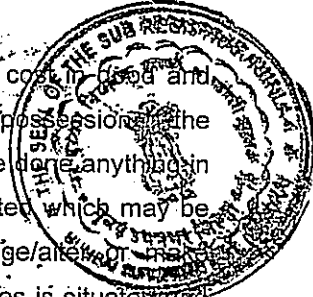
x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities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

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xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

20. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Said premises may come, hereby covenants with the Promoter as follows :-

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



ii. Not to store in the Said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Said premises is situated, including entrances of the building in which the Said premises is situated and in case any damage is caused to the building in which the Said premises is situated or the Said premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said premises and maintain the Said premises in the same condition, state and order in



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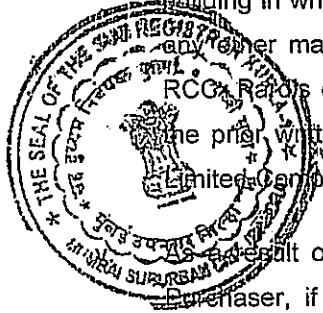
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which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Said premises is situated or the Said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or

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other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. Not to demolish or cause to be demolished the Said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Said premises is situated and shall keep the portion, sewers, drains and pipes in the Said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC Raft or other structural members in the Said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.



As a result of any work, alteration or modification carried out by the Purchaser, if there are any damages to the adjoining Premises, the Purchaser shall be liable to carry out necessary repairs and the Developer shall be absolved from any liability or responsibility arising on account of such work, alternation or modification under the provisions of RERA.

- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said premises in the compound or any portion of the project land and the building in which the Said premises is situated.



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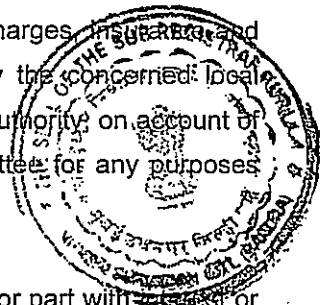
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viii. The dry and wet garbage shall be separated by Allottee/s and the wet garbage generated in the building shall be treated separately on the same plot by the resident / allottees of the building in the jurisdiction of MCGM. The Allottee shall follow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

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ix. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Said premises is situated.

x. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said premises by the Allottee for any purposes other than for purpose for which it is sold.



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

xii. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xiii. Till a conveyance of the structure of the building in which Said premises is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or



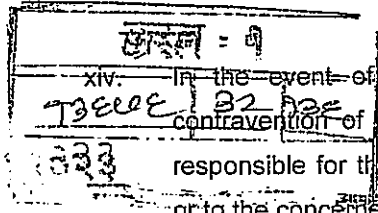
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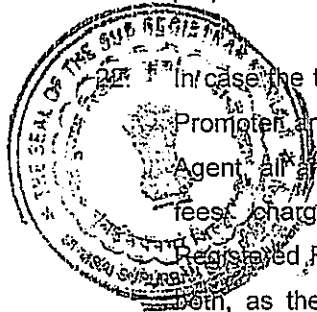
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without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof,



21. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



In case the transaction being executed by this agreement between the Promoter and the Allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees, charges for services/ commission/ brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ allottee/ both, as the case may be, in accordance with the agreed terms of payment.

23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said premises or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Society as hereinbefore mentioned.

24. RIGHT OF THE PROMOTERS TO CREATE A MORTGAGE/ CHARGE/ LIEN:

- i. The Promoters have not created any mortgage or charge on the said Land or any part thereof, save and except as disclosed in the title reports, as disclosed in clause 7(iv), and/or disclosed while registering the said Project under RERA and/or elsewhere in this Agreement.



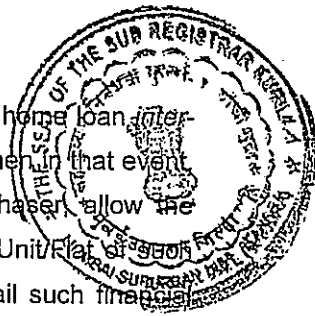
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ii. The Promoters are, entitled, to avail financing and/ or credit facilities and create mortgage/ charge/ lien / raise loans and debts from the Development Manager, Banks, Financial institutions or other persons, for the development of the said Land or any part thereof, without making the Purchaser liable for repayment of the same, by creating mortgage or charge on any units or receivables from sale of such units / premises as may be desired by the Promoters. In case any such mortgage or charge is made or created by the Promoters, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser, who has taken or agreed to take such Premises. The Promoters shall provide requisite NOC, if applicable from such Lender and will clear such loan on or before completion of entire development and handover of the Premises to the Purchaser.

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



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

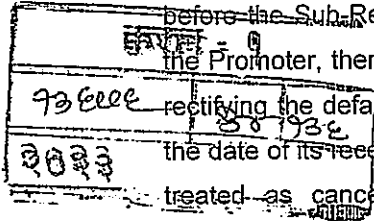
25. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned



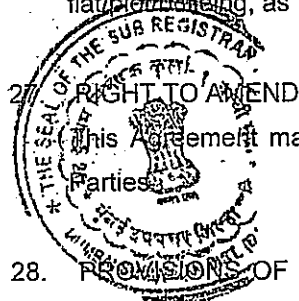
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Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its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



26. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said flat/plot/building, as the case may be.



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

28. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the flat, in case of a transfer, as the said obligations go along with the flat for all intents and purposes.

29. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining



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provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

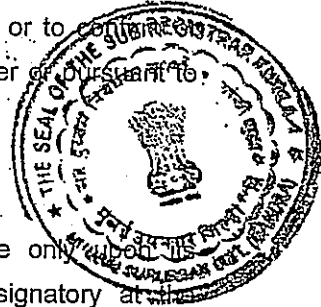
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30. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

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

31. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to perfect any right to be created or transferred hereunder of our share to any such transaction.



32. PLACE OF EXECUTION

The execution of this Agreement shall be complete only execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

33. The Allottee and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

34. NOTICES: That all notices to be served on any of the Parties, as contemplated by this Agreement, shall be deemed to have been duly served if sent to the respective Party by Registered Post A.D./ Speed Post/ Courier or notified Email ID/ Under Certificate of Posting at their respective addresses described in Part C of SECOND SCHEDULE: It shall be the duty of the respective Parties to inform the others of any

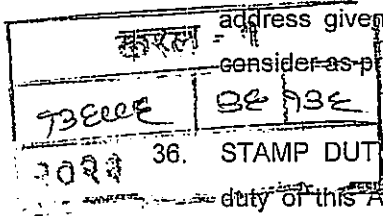


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change in address subsequent to the execution of this Agreement in the above address by Registered Post/ speed post/ e-mail, failing which, all communications and letters posted at the above address shall be deemed to have been received by such Party.

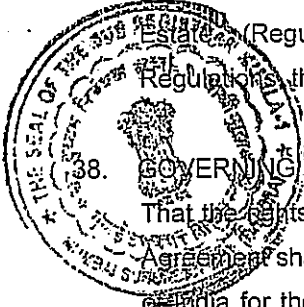
35. JOINT ALLOTTEES

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



36. STAMP DUTY AND REGISTRATION: - The charges towards stamp duty of this Agreement shall be borne by the Developer. Registration Charges of this Agreement shall be borne by the Purchaser.

37. DISPUTE RESOLUTION: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.



38. GOVERNING LAW  
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts of Mumbai will have the jurisdiction for this Agreement.

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

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROJECT LAND)

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

On or towards the North by : Bldg. No.128  
On or towards the South by : 18.00 meter wide road  
On or towards the East by : 12.25 meter wide road  
On or towards the West by : Bldg. no.125

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

PART A																																						
<p>930000 2023</p>	<p>करम - 9 35</p>	<p>Description of said Premises Flat bearing No. B-605 comprising of 2 Bedrooms, Hall and Kitchen admeasuring 53.16 Sq. Mt. equivalent to 572 Sq. Ft. (RERA carpet area) on the 6<sup>th</sup> Floor along with the exclusive use and occupation of Balcony admeasuring 2.75 Sq. Mt. equivalent to 30 Sq. Ft. and shown on the typical floor plan hereto annexed as Annexure 'VI' bounded by red colour line and right to park Nil Car/s in the in the mechanized/ covered car parking system situated at stilt / pit parking level of said building/Real Estate Project known as "Eternal" being constructed on the said Land more particularly described in the FIRST SCHEDULE hereinabove written.</p> <p>RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls.</p>																																				
PART B																																						
<p>Total Consideration (excluding all applicable taxes and charges) Rs. 1,14,21,143/- (Rupees One Crore Fourteen Lakh Twenty One Thousand Forty Three Only)</p>																																						
<p>Part Payment received (excluding all applicable taxes and other charges) Rs. 11,30,693/- (Rupees Eleven Lakh Thirty Thousand Six Hundred Sixty Three Only)</p>																																						
<p>Payment Schedule:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Details</th> <th style="width: 10%;">%</th> <th style="width: 20%;">Amount (Rs.)</th> </tr> </thead> <tbody> <tr> <td>On Booking</td> <td>9.90%</td> <td>11,30,693/-</td> </tr> <tr> <td>On Registration</td> <td>10.10%</td> <td>11,53,535/-</td> </tr> <tr> <td>Completion of Plinth</td> <td>15%</td> <td>17,13,171/-</td> </tr> <tr> <td>On Completion of 3rd Slab</td> <td>10%</td> <td>11,42,114/-</td> </tr> <tr> <td>On Completion of 7<sup>th</sup> Slab</td> <td>10%</td> <td>11,42,114/-</td> </tr> <tr> <td>On Completion of 11<sup>th</sup> Slab</td> <td>10%</td> <td>11,42,114/-</td> </tr> <tr> <td>On Completion of top Slab</td> <td>10%</td> <td>11,42,114/-</td> </tr> <tr> <td>On Completion of internal plaster, Flooring, etc</td> <td>10%</td> <td>11,42,114/-</td> </tr> <tr> <td>On Completion of external plaster, Plumbing, etc</td> <td>10%</td> <td>11,42,114/-</td> </tr> <tr> <td>On offering possession</td> <td>5%</td> <td>5,71,057/-</td> </tr> <tr> <td><b>Total Rupees One Crore Fourteen Lakh Twenty One Thousand One Hundred Forty Three Only</b></td> <td><b>100%</b></td> <td><b>1,14,21,143/-</b></td> </tr> </tbody> </table>			Details	%	Amount (Rs.)	On Booking	9.90%	11,30,693/-	On Registration	10.10%	11,53,535/-	Completion of Plinth	15%	17,13,171/-	On Completion of 3rd Slab	10%	11,42,114/-	On Completion of 7 <sup>th</sup> Slab	10%	11,42,114/-	On Completion of 11 <sup>th</sup> Slab	10%	11,42,114/-	On Completion of top Slab	10%	11,42,114/-	On Completion of internal plaster, Flooring, etc	10%	11,42,114/-	On Completion of external plaster, Plumbing, etc	10%	11,42,114/-	On offering possession	5%	5,71,057/-	<b>Total Rupees One Crore Fourteen Lakh Twenty One Thousand One Hundred Forty Three Only</b>	<b>100%</b>	<b>1,14,21,143/-</b>
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*MK*

Other Charges:		करल - १		Amount
Sr. No.	Details	१३६६६	३९९३९	
1	Development Charges	२०२३		3,10,000/-
2	Electrical Charges			25,000/-
3	Share Money & Entrance fee			700/-
4	Legal Charges			10,000/-
5	Society Formation and registration Charges			4000/-
6	Water Connection Charges			25,000/-
7	Mahanagar Gas Connection Charges			10,500/-
8	CAM Charges @ Rs. 7/- Per Sq. Ft. per month for 12 Months			50,568/-
Total Rupees Four Lakh Thirty Five Thousand Seven Hundred Sixty Eight Only				4,35,768/-

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

PART C

Promoters Address For Correspondence	Name	ADVAIT BUILDERS AND DEVELOPERS
	Address	G/078, Ground Floor, Eternity Commercial Premises Co-op-Soc Ltd, Teen Haath Naka, Thane (West) - 400 604
	Email ID	<a href="mailto:advait.builders@gmail.com">advait.builders@gmail.com</a>
Purchaser(s) Address For Correspondence	Name	Miss. Shruti Ashok Darekar, & Mr. Ashok Raghoji Darekar,
	Address	Row House No-45, Vighnaharta Enclave Phase-2, Sukapur, New Panvel, Sukapur, Panvel Raigarh - 410206,
	Email ID	shrutidarekar21@gmail.com & sandhyadarekar09@gmail.com
Nominee Details	Name	
	Address	
	PAN	
	AADHAR	
	Relation with Purchaser	
	% Share	



M

*[Handwritten Signature]*

*[Handwritten Signature]*

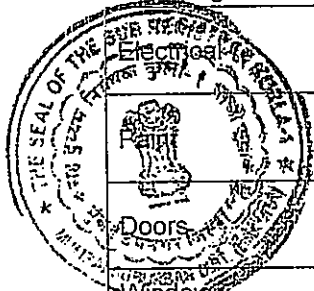


THE THIRD SCHEDULE ABOVE REFERRED TO:  
COMMON AREAS, AMENITIES

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

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

करल - १		FLAT
१३६६६६	४०	१३६
२०२३	Items	Description
	Flooring	Vitrified tile flooring
	Internal Walls	Gypsum finished internal walls
	Bathroom	Branded Sanitary ware
	Plumbing	CP fittings
	Electrical	Electric points will be provided with any ISI brand wiring
	Paint	Plastic / Acrylic paints on internal walls of Premium quality
	Doors	Wooden Main door and Bathroom doors
	Windows	Aluminium Sliding Windows



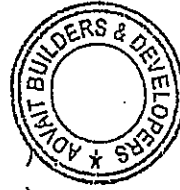
*M*  
*AD Advait*

*AD Advait*

Signed and Delivered by the within named  
"Developer"

Advait Builders and Developers  
through its Partner

1. Shri. Tushar S. Khatu



Tushar



in the presence of

1. [Signature]

2. N. S. S. S.

करल - १		
१३	१३	१३
२०२३		

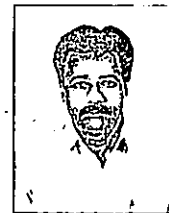
SIGNED AND DELIVERED  
by the within named Purchaser

MISS. SHRUTI ASHOK DAREKAR



Shruti

MR. ASHOK RAGHOJI DAREKAR

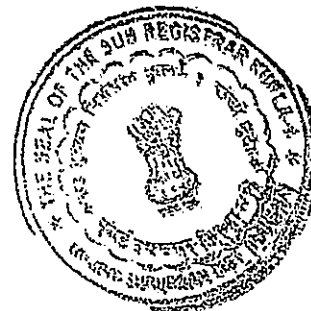


Ashok

In the presence of

1. [Signature]

2. N. S. S. S.



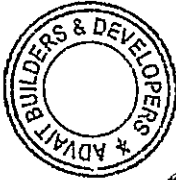
RECEIPT

RECEIVED from the Allottee/s Miss. Shruti Ashok Darekar, &  
Mr. Ashok Raghoji Darekar, total sum of Rs. 11,30,693/- (Rupees. Eleven  
Lakh Thirty Thousand Six Hundred Ninety Three Only) being the advance  
payment payable by the Allottee/s to us on or before the execution of these  
presents in respect of sale of the said Apartment.

क्रमांक = १		
१३६६६	४२	१३६
२०२३		

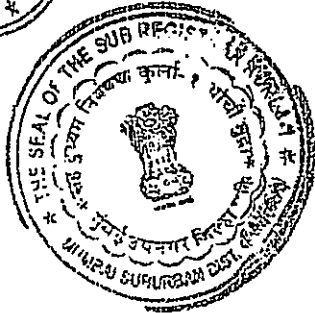
WE SAY RECEIVED

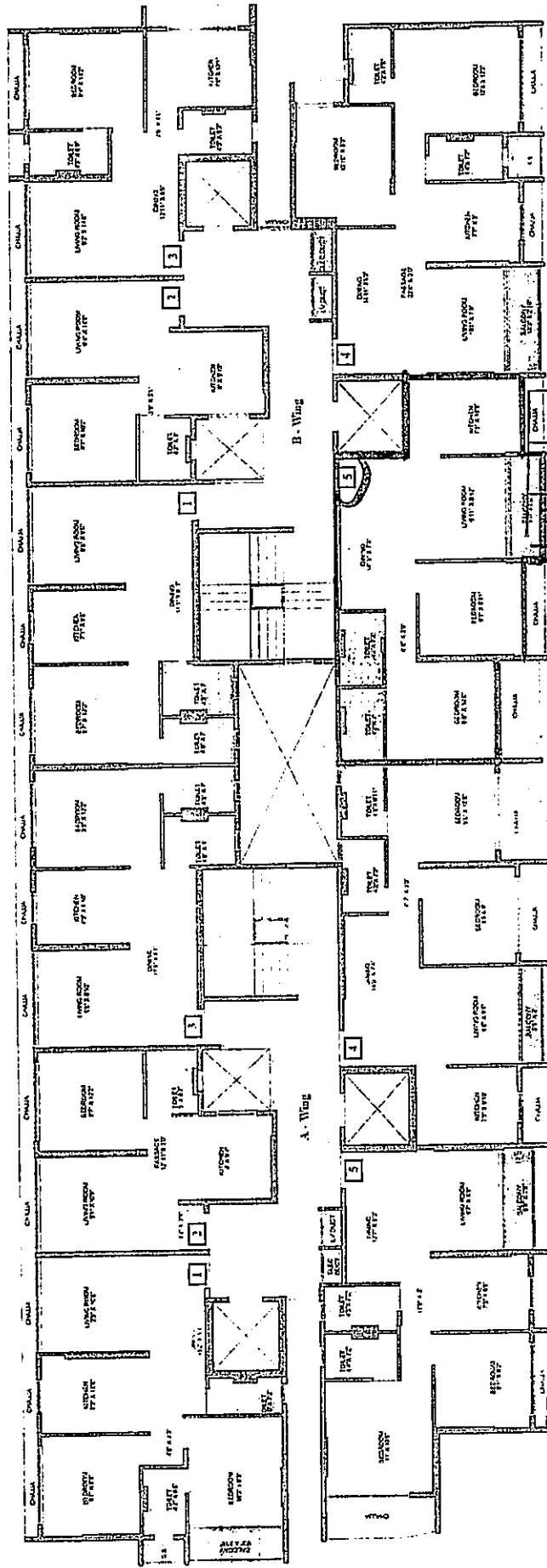
FOR ADVAIT BUILDERS AND DEVELOPERS



*Mehata*

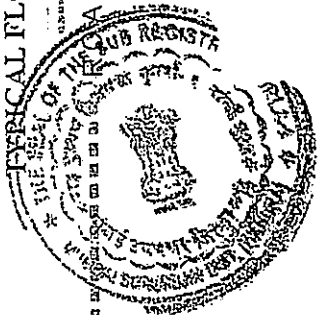
(Authorized Signatory)





PROJECT NAME	"ETERNAL", Building No. 126, Nehru Nagar, Kurfa.		
OWNER'S NAME	Miss. Shiruli Ashok Darekar & Mr. Ashok Raghooji Darekar		
WING	B	203	93E
FLOOR NO.	203		
FLAT NO.			

PHYSICAL FLOOR PLAN

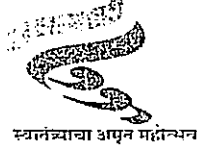


ROAD SIDE

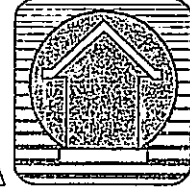
200

"Annexure I"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



म्हाडा  
MHADA



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

### AMENDED PLAN

No.MH/EJ/BP Cell/GM/MHADA-22/868/2023

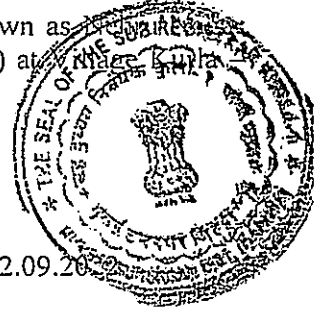
Dated: 14 FEB 2023

करल - १	
१३६६६	४४/१३६
२०२३	

To,  
Architect,  
Shri. Vilas Dikshit of M/s. Shilp Associates,  
317, E- Square, Subhas Road, Above State Bank of India,  
Vile-Parle (E), Mumbai-400 057.

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

- Ref: - 1. Zero FSI IOA plans issued by MHADA dated 10.08.2021.  
2. Zero FSI Plinth C.C. issued by MHADA dated 21.01.2022.  
3. Concession u. No. ET- 194 approved on dtd. 19.07.2022.  
4. Application letter from Architect Shri Vilas Dikshit dated 12.09.2022.



Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 10.08.2021 approved by MHADA & the following conditions: -

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

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

1/5

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

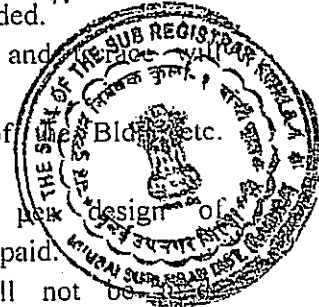
4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the Civil Aviation NOC from A.A.I. shall be submitted.
7. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
8. That all requisites payment fees, deposits, premium shall be paid.
9. That the payment as per schedule of installment shall be made.
10. That the up-to-date paid receipts of A. A. & C. L ward shall be submitted.
11. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
12. That the Valid Janata Insurance policy shall be submitted.
13. That the quarterly progress report shall be submitted by L.S./Architect.
14. That the letter from GVK informing this office that the AMSL height of topography of building under reference is within permissible AMSL issued by civil aviation authority shall be submitted before OC.
15. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary agreement in Sale Agreement to that effect shall be incorporated by the Developer/Contractor.
16. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
17. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MCGM/MHADA and its officers, servants, agents and the Municipal commissioner / CEO/VP, MHADA against any all/actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCR 1991.
18. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
19. That the N.O.C. from local electric supply co. shall be submitted.

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

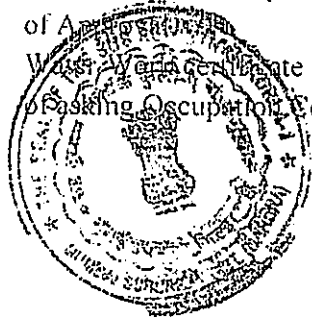
करल - १		
१३६६६	४२	१३६
३०२३		

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

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.
2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and be kept open.
6. That the name plate/board showing Plot No., Name of the Block etc. will be displayed at a prominent place.
7. That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen will not be waterproofed and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empaneled consultants for: -  
a) S.W.D., b) Water Works, c) CFO / Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will not be affected if applicable.
12. That final completion plans shall be submitted for Completion of work on site shall be submitted.



13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation NOC shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved Consultant in the field shall be made to the satisfaction of concerned authority.
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the conditions mentioned in the Civil Aviation NOC shall be complied with one set of amended plans duly signed and stamped is hereby returned in the token of Approval.
19. Waste Management Certificate of 270A as per MMC act 1888 shall be submitted before Paving Occupation Certificate.



--Sd--

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

Copy to,

1. The Hon'ble Chief Officer / M.B., for information and necessary action please.
  - a) The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-625/2876/2022 dt. 02.12.2022 for Gross plot area 1050.16 Sq. Mt. A set of approved plans for information and necessary action please.
2. The Architect/ Layout Cell/ M.B. for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-625/2876/2022 dt. 02.12.2022 for Gross plot area 1050.16 Sq. Mt. The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar, MHADA Layout, Kurla.



करल - १

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

१९९९  
२०२३

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

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

For forward of information & necessary action.

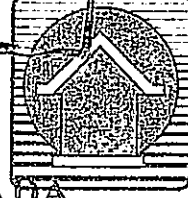
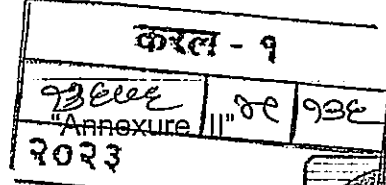
Copy to:

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



*Rathod*  
(Abil N. Rathod)

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



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

महाराष्ट्र  
MHADA

**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

**COMMENCEMENT CERTIFICATE**

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

Date: 21 JAN 2022



To,

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



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

Ref.: 1. IOA plans issued by MHADA dated 08.10.2021.  
2. Architect application dated 07.12.2021.

Dear Applicants,

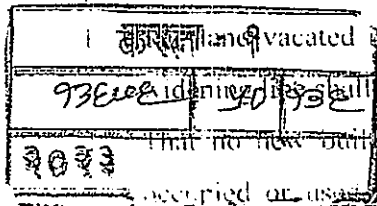
With reference to your application dated 10.12.2021 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning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

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-22/868/2021 dt. 10.08.2021 and following conditions.

1/3

गृहनिर्माण भवन, कलानगर, बंद्रे (पूर्व), मुंबई - ४०० ०५१  
दूरध्वनी : ६६४०५०००  
फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
Phone : 66405000  
Fax No.: 022-26592058  
Website : www.mhada.maharashtra.gov.in



1. Land vacated in consequence of endorsement of the setback line / road identified shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

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

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

5. If construction is not commenced this commencement certificate is renewable such extended period shall be in no case exceed three years

provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town

Planning Act, 1966.

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

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

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

c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and

45 of the Maharashtra Regional Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

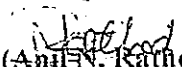
8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal..

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

करम - १		
१३६०६	५१	१३६
३०१३		

This C.C. is issued for work upto plinth as per approved IOA plans dated 10.08.2021.

This CC is valid upto 20 JAN 2023

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



संख्या - १	
११६६६६	५२ १३६
२०	



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TP84315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/868/2023/FCC/1/New

Date : 21 April, 2023

To

M/s. Advait Builders &  
Developers C.A. to Nehru Nagar  
CHS Ltd.

Bungalow no.81/A, Kamgar Nagar,  
Kurla (E), Mumbai - 400 024.

Proposed redevelopment of existing building No. 126, Known as Nehru Nagar Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Pt.) at Village Kurla - III, Nehru Nagar Kurla (E), Mumbai - 400 024.

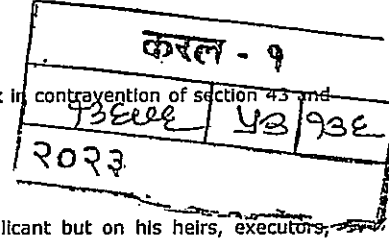
Dear Applicant,

With reference to your application dated 03 April, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment of existing building No. 126, Known as Nehru Nagar Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Pt.) at Village Kurla - III, Nehru Nagar Kurla (E), Mumbai - 400 024.

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an

event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966



7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This CC is valid upto dt. 20 January, 2024

Issue On : 21 January, 2022  
Application No. : MH/EE/(BP)/GM/MHADA-22/868/2021/CC/1/Old  
Remark :  
This C.C. issued for work upto Plinth as per approved IOA plans dtd.10.08.2021

Valid Upto : 20 January 2024



Issue On : 21 April, 2023  
Application No. : MH/EE/(BP)/GM/MHADA-22/868/2023/FCC/1/New  
Remark :

Valid Upto : 20 January 2024

This CC re endorsed further extended up to top of 15th upper floor i.e., Residential building comprising of 02 wings Wing 'A' and Wing 'B'. Both wings having Common Ground floor part on stilt + 1st to 15th upper residential floors with height 44.65 mtr as per last approved amended plans issued vide u. no. Cell/GM/MHADA-22/868/2023 dtd.14.02.2023.

Name : Anil Namdeo  
Rathod  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 21-Apr-2023 14:

Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM

7. Architect / LS - VILAS VASANT DIKSHIT.
8. Secretary Nehru Nagar Raigad Co.-Op. Hsg. Soc. Ltd.

क्रमांक : १	
१३६६६	५४१३६
२०२३	



"Annexure III"

*Sudam Borkar & Associates*

**ADVAIT ADVOCATES**

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

B-7, Shopper's Spot, Gokuldham,  
Film City Road, Malad (E),

Mumbai - 400007

E-mail : advsudamborkar@gmail.com

Mob: 9987027028

T 3222 E

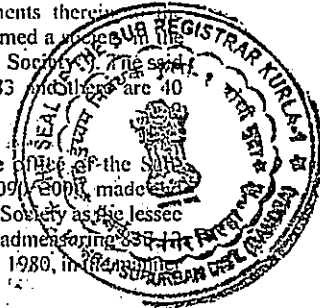
44 988

2023

**FLOW OF THE TITLE OF THE SAID PROPERTY**

**A] Title of the said Property :**

1. The Maharashtra Housing and Development Authority ("MHADA") is the owner of a larger piece and parcel of land bearing City Survey No. 2 (Pt), Survey Nos. 229 and 267 of Village Kurla - 3, Taluka Kurla, Mumbai Suburban District, lying being and situate at Nehru Nagar, Kurla (East), Mumbai ("the said Property").
2. MHADA constructed building on the said Property and allotted tenements therein to individual allottees, and the allottees of tenements in Building No. 126 formed a society in the name of Nehru Nagar Raigad Co-operative Housing Society Limited ("said Society"). The said Society is registered under the registration No. BOM//HSG/7903/1982-83 and there are 40 members in the said Society.
3. By and under Lease deed dated 3<sup>rd</sup> November, 2006, registered with the office of the Registrar of Assurances at Kurla - 3, under Serial Number No. BDR - 13/ 909/ 2006, made and executed by and between MHADA as the Lessor of the one part and the said Society as the lessee of the other part, MHADA granted the leasehold rights of the said land (area admeasuring 337.47 sq. mtrs.) to the Society for the period of 99 years commencing from 1<sup>st</sup> April 1980, in the manner and on the terms and conditions contained therein.
4. By and under Sale deed dated 3<sup>rd</sup> November, 2006, registered with the office of the Sub-Registrar of Assurances at Kurla - 3, under Serial Number No. BDR - 13/ 909/ 2006, made and executed by and between MHADA as the Vendor of the one part and the said Society as the Purchaser of the other part, MHADA conveyed to the said Society the said building no. 126 having ground plus 4 upper floors, in the manner and for the consideration contained therein.
5. Since the building No. 126 was quite old and in a dilapidated condition, the members of the said Society decided to go in for redevelopment of the said Property and pursuant to resolution passed in the General Body Meeting of the Society held on 27.06.2010, the Society appointed M/s. Advait Builders and Developers, a partnership firm, as 'the Developer' to redevelop the said Property.
6. By and under Development Agreement dated 15<sup>th</sup> November, 2010, registered with the office of the Sub- Registrar of Assurance at Kurla-I, under Serial No. BDR - 13150/2010, made and executed between the said Society and M/s. Advait Builders and Developers, the Society appointed the Developer to redevelop the said Property, in the manner and on the terms condition contained therein.
7. The Society executed Power of Attorney dated 2<sup>nd</sup> December, 2010, registered with the office of the Sub- Registrar of Assurance at Kurla-I, under serial No. BDR - 13151.2010 in favour of the nominees of the Developer to facilitate redevelopment of the said Property by the Developers as per the relevant provisions of the law.







*Sudam Borkar & Associates*

**ADVOCATES**

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

B-7, Shopper's Spot, Gokuldham,  
Film City Road, Malad (E),  
Mumbai - 400097.

E-mail : advsudamborkar@gmail.com

Mob: 9987027028

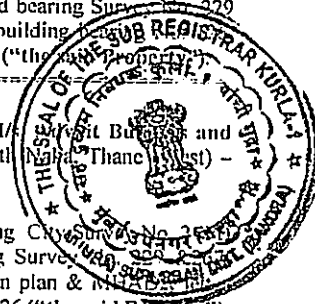
930000	40	9000
2023		

To,  
Maharashtra Real Estate Regulatory Authority  
BKC, House fin Bhavan, Near RBI, E-Block,  
Bandra Kurla Complex, Bandra - East,  
Mumbai, Maharashtra, Pin-400051

### LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to all that piece and parcel of land bearing City Survey No. 2 (Pt) of Village Kurla - 3 forming part of larger piece of land bearing Survey No. 229 & 267, admeasuring 837.12 sq. mtrs. or thereabouts and structure being building bearing No. 126 situated at Nehru Nagar, Kurla (East), within the Mumbai Suburban District ("the said Property").

I have investigated the title of the captioned property on the request of M/s. Advait Builders and Developers, having its office at Shop No. G -78, Eternity Mall, Teen Hall, Nehru Nagar, Thane (East) - 400604, and copies of the following documents i.e.:-



- 1) Description of the property - All that piece and parcel of land bearing City Survey No. 2 (Pt) of Village Kurla - 3 forming part of Larger piece of Land bearing Survey No. 229 & 267, admeasuring 837.12 Sq. Mtrs. (1050.15 Sq. Mtrs. as per demarcation plan & map dated 12.08.2018) ("the said Land") along with building bearing No.126 ("the said Building"), lying being and situated at Nehru Nagar, Kurla (East), within the Mumbai Suburban District.
- 2) The title documents of the said Land and the said Building, and permissions obtained so far for the development of the said Property:
  - (a) Lease Deed dated 3<sup>rd</sup> November, 2006;
  - (b) Sale Deed dated 3<sup>rd</sup> November, 2006;
  - (c) Development Agreement dated 15<sup>th</sup> November, 2010;
  - (d) Power of Attorney dated 2<sup>nd</sup> December, 2010;
  - (e) Intimation of Approval dated 10<sup>th</sup> August, 2021 issued by MHADA;
  - (f) Commencement Certificate dated 21<sup>st</sup> January, 2022 issued by the MHADA.
- 3) Property card issued by City Survey Office dated 03.03.2021.
- 4) Search report by Search Clerk Shri Harish Bangera for 30 (Thirty) years from the year 1992 till 2022.

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



Owner of the Land		The Maharashtra Housing and Development Authority.	
Lessee of the Land		Nehru Nagar Raigad Co-operative Housing Society Limited.	
Developer of the Land		M/s. Advait Builders and Developers.	
930002	1/6	930002	
The return reflecting the above			
Annexure - A			

The Maharashtra Housing and Development Authority.  
Nehru Nagar Raigad Co-operative Housing Society Limited.  
M/s. Advait Builders and Developers.

the title of the Society and the Developer is enclosed herewith as

Dated this 3<sup>RD</sup> November, 2022.  
Place : Mumbai

For Sudam Borkar & Associates

*Sudam Borkar*  
Sudam Borkar  
Advocate



महाराष्ट्र शासन

"Annexure IV"

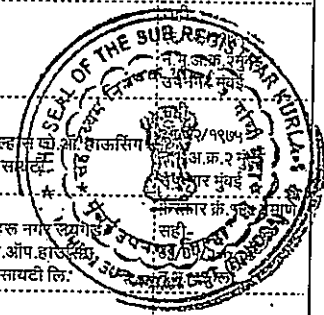
मालमत्ता पत्रक

16002

गाव/पेठ : कुर्ला भाग -३		तालुका/न.भु.का. : नगर भूमापन अधिकारी, कुर्ला		जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	विाट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनान्तर्गत दिवल्या आकारणाचा किंवा गाड्याचा तपविल आणि त्याच्या फेरतापासणीचा नियत वेळ
२		३८५६६.३०	एच-१	२०२३

सुविधाधिकार	इयत्ताचा मुळ धारक H	वर्ग: १९६६	महाराष्ट्र गृहनिर्माण मंडळ.
पट्टेदार	इतर भार	इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नयिन धारक(चा) पट्टेदार(प) किंवा भार	साक्षात्करण
२६/०९/१९७५	मा. अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील डु.डु. नं. ACC/LND/D/२७२ दि. १८/०३/७४ अन्वये विनशेती सारः र.रु. ४२४२३.८० दि. ०१/०८/७१ पासून बसविणेत आला आहे.			
१३/११/१९७५	भाडेपट्टा ९९ वर्षे महाराष्ट्र गृ.नि. नं. क्षेत्र ७५१.१ चौ.मी.			
०४/०१/२००८	भाडेपट्टा दि. १/४/८० पासून ९९ वर्षे कराराने क्षेत्र ८३७.९२ चौ.मी.			
०४/०५/२००९	मा. दु.नि.यांचेकडील भाडेपट्टा वदर-३/२५११ ०९ दि.२६/३/०९ व इकडील आदेश क्र न.भु.कु/भाग-३/ न.भु.क्र.३/२००९ दि. ७/५/०९ अन्वये दि. १/४/८० पासून ९० वर्षे कराराने भाडेपट्टेदार म्हणून मुद्रील मांय दाखल केले.			
३४/०७/२०१०	महाराष्ट्र गृहनिर्माण मंडळ. यांनी सह जिल्हा दुय्यम निबंधक कडील नोंदणीकृत भाडेपट्ट्याने ९९ वर्षे कालावधीसाठी भाडेपट्ट्याने दिवल्याने पट्टेदार सधरी नावाची नोंद केली.			
२१/१०/२०१४	भाडेपट्ट्याने सह दुय्यम निबंधक कुर्ला - १ यांचेकडील भाडेपट्टा करल - १/दस्त क्रमांक-६८६८/२०१३ व सेल डिड: करल - १/दस्त क्र.६८६९/२०१३ अन्वये न.भु.क्र. २ पै. ८७५.० चौ.मी. क्षेत्रास, नेहरु नगर कलासदन को.ऑप. ही.सो.लि. यांची ६० वर्षे मुदतीची वेळोवेळी ३० वर्षांनी पुनर्जिवीत करणेचे शर्तीवर नोंद केली.			
२०/०२/२०१५	मा.सहाय्यक अभियंता (डिडलपमेंट प्लॅन) एल एण्ड एन वार्ड यांचेकडील पत्र क्रमांक/ACC/S/FSI/L/१२०० दि. १०/ जून २०१४ व इकडील कार्यालयाकडील तातडी हद्द कायम/संयुक्त (रस्ता रुंदी) योजना अन्वये ५१२.१७ चौ.मी. क्षेत्रास भाडेपट्टेदार म्हणून ९९ वर्षे कराराने रस्ता रुंदीकडे दाखल करणेत येत आहे.			
०६/०४/२०१५	भाडेपट्ट्याने सह दुय्यम निबंधक कुर्ला-१ यांचे कडील भाडेपट्टा वदर-१३/९३०६/२००८ दिनांक ११/१२/२००८ व अफिहस्तांकरण पत्र - वदर-१३/९३०७/२००८ दि. ११/१२/२००८ व सूची क्र.२ अन्वये न.भु.क्र. २पैकी ७९९.० चौ.मी. क्षेत्रास भाडेपट्टेदार म्हणून ९९ वर्षे कराराने नेहरु नगर त्रिमूर्ती को.ऑ. ही.सो.लि. चे नावाची नोंद केली.			
१४/१२/२०१५	मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.०५) पुणे यांचेकडील परिपत्रक क्र.ना.भु.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भु.कुर्ला भाग -३/फ.फा.क्र ३३०/२०१५, दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रकेवर नमूद अंकी क्षेत्र अक्षरी अडतीस हजार पाचशे सहासठ पुर्णाक तीन वगशा चौ.मी दाखल केले.			
०३/०३/२०१७	भाडेपट्ट्याने - महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.भु.क्र.२ पैकी या मिळकतीमधील ७१५.०० चौ.मी. क्षेत्र मा. सह दुय्यम निबंधक कुर्ला भाग-३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत भाडेपट्टा वदर क्र.वदर १३/६१७६/२००८ नोंदणी दिनांक २५/०९/२००८ अन्वये एकूण ९२ वर्षे कालावधीकरिता भाडेपट्ट्याने दिवल्याने न.भु.क्र. २ मधील ७१५.०० चौ.मी. क्षेत्रास इतर हक्क सधरी भाडेपट्टेदार म्हणून नेहरुनगर वर्षाताई को.ऑ. ही.सो.लि. यांचे नावाची नोंद दाखल केली.			
०३/०३/२०१७	भाडेपट्ट्याने - महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.भु.क्र.२ पैकी या मिळकती मधील २२४.३४ चौ.मी. टिट वीट क्षेत्र मा. सह दुय्यम निबंधक कुर्ला भाग-४ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत पुरवणी भाडेपट्टा वदर क्र. करल - ४/६३२८/२०१६ नोंदणी दिनांक ३०/०६/२०१६ अन्वये एकूण ९९ वर्षे कालावधी करिता भाडेपट्ट्याने दिवल्याने न.भु.क्र. २ मधील २२४.३४ चौ.मी. टिट वीट क्षेत्रास इतर हक्क सधरी भाडेपट्टेदार म्हणून नेहरु नगर वर्षाताई को.ऑ. ही.सो.लि. यांचे नावाची नोंद दाखल केली.			







"Annexure V"

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

करल - १ .		
१३६६६	६९	७३६
२०२३		

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

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

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

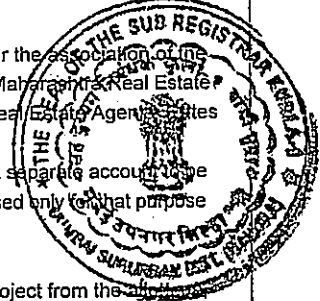
2. This registration is granted subject to the following conditions, namely:-

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

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the 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 01/12/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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

Dated: 01/12/2022  
Place: Mumbai

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

# ICICI Home Finance

Date: May 17<sup>th</sup> 2023.

Ref: HFCNOC03ABD17052023

“Annexure VI”

To,  
Advait Builders & Developers  
Ground Floor, G-78, Eternity Mall,  
LBS Road, Teen Hath Naka,  
Thane - West, Thane - 400604

करल - १		
१३०००	६२	१३६
२०२३		

Dear Sir,

Sub: NOC for sale of Unit B-605 in Project "Eternal" situated at City Survey No. 2(pt.) (Survey No. 229 & 267) situated at Nehru Nagar, Kurla (East) Mumbai - 400024 mortgaged with ICICI Home Finance Company Ltd.

Ref: Loan Account No CHMUM00001530420

We have received your request seeking our 'No Objection' for sale of the below mentioned Unit in favour of the purchaser for the unit mortgaged with us as a security for the Loan sanctioned on 3<sup>rd</sup> Apr'23 to Advait Builders & Developers, details of which are mentioned as under:

Name of the Purchaser	Shruti Ashok Darekar / Ashok Raghaji Darekar				
Building Name	Eternal	Wing Name	B		
Type of Unit	Residential (2BHK)	Unit No.	605	Floor No.	6 <sup>th</sup>
Saleable Area (Sq Ft)	NA	Carpet Area (Sq. ft)	572		
Agreement Value (Rs.)	Rs.1,14,21,143/-				
Amount Collected (Rs.)	Rs.11,30,693/-				
Balance Amount to be deposited in Escrow A/c	Rs.1,02,90,450/-				

We hereby have acceded to your request and convey our No Objection for sale of the said Unit subject to compliance of the following conditions:

1. This NOC for sale of the Unit is restricted for sale only in favour of "Shruti Ashok Darekar / Ashok Raghaji Darekar".
2. The Total balance receivable as mentioned above shall be deposited in the Escrow Account Designated Bank to be utilized as per our terms & conditions.
3. ICICI Home Finance Company Limited ("ICICI HFC") has no charge on the said Unit. However, the receivables are hypothecated till deposit of the entire sale consideration or balance sale consideration (as the case may be) in the above referred Escrow account.
4. Letter for final release of charge in respect of the said Unit shall be issued only after receipt of the entire sale consideration or balance sale consideration, as stated hereinabove.
5. In the event, the sale of the said Unit in favour of the purchaser is cancelled for any reason; this NOC shall stand revoked automatically.
6. All other securities created by you shall remain in force.
7. Any other NOC if issued previously, in respect of the above Unit stands revoked / cancelled and the Borrower is solely responsible for non-compliance of cancellation procedure or refund of entire/part sale consideration to the previous purchaser.

Our charge on the said Unit will stand released only on compliance of the above mentioned terms and conditions and on issuance of final release letter.

Thanking you,  
For ICICI Home Finance Company Limited

Authorized Signatory

## ICICI Home Finance Company Limited


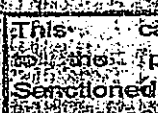
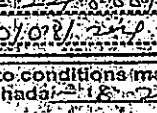
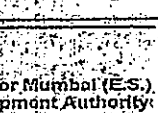
Registered Office:  
ICICI Bank Towers,  
Bandra-Kurla Complex  
Mumbai 400 051, India.

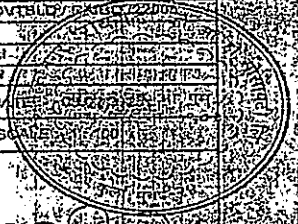
Corporate Office:  
ICICI HFC Tower,  
Andheri Kurla Road, J.B. Nagar,  
Andheri (E), Mumbai-400 059.

Tel.: (091-22) 4009 3231  
Website : www.icicifhc.com  
CIN:- U65922MH1999PLC120106

**करल - १**

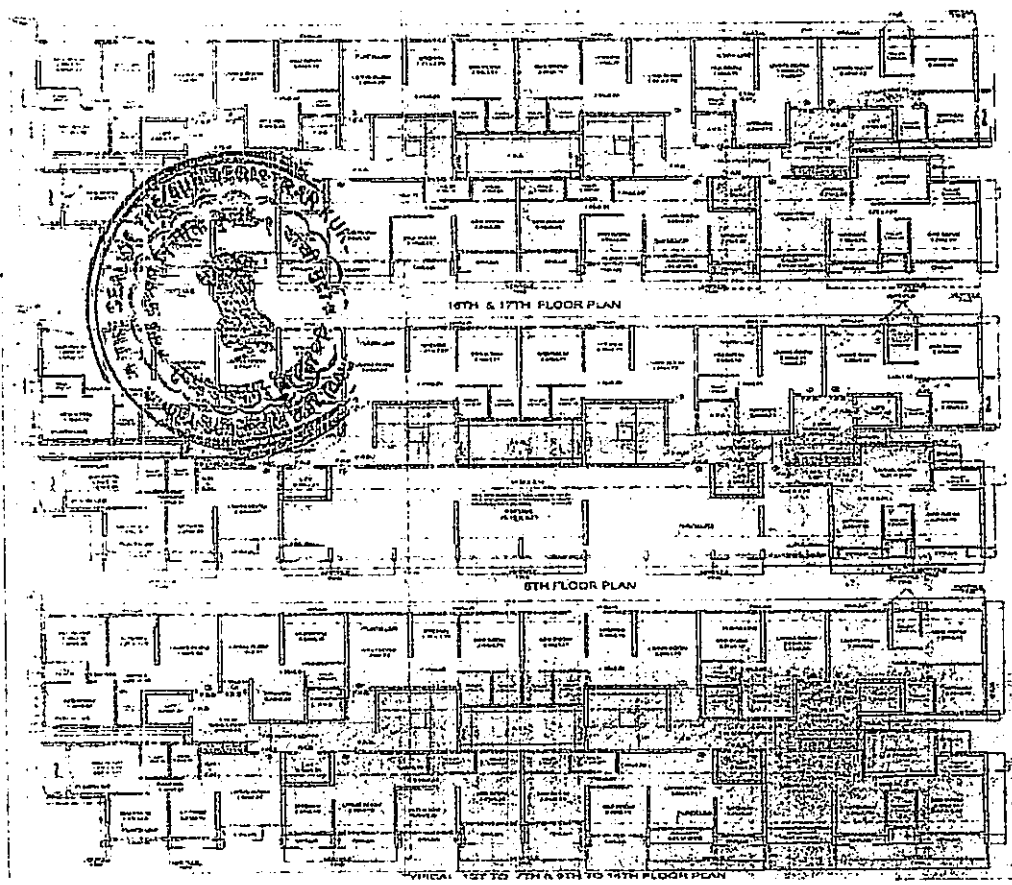
१३६६६	६३	१३६
२०२३		

<b>PROFORMA - B</b>	
CONTENTS OF SHEET :-	TYPICAL 1ST-7TH, 9TH-14TH FLOOR PLAN, 8TH FLOOR PLAN, 14TH, 16TH & 17TH FLOOR PLAN, GR FLOOR, METER ROOM, PUMP ROOM, SOCIETY OFFICE AREA DIAGRAM & CALCULATION
NOTES :-	BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK, BUILDING TO BE DIMOLISHED SHOWN YELLOW DOTTED
DESCRIPTION :-	PROPOSED RECONSTRUCTION OF BUILDING NO. 28, FOR NEHRU NAGAR RAIGHAD CHS. LTD SITUATED ON S. NO 228 & 267 (PT) CTS. NO 2 (PT), JAT, NEHRU NAGAR, KURLA (EAST), MUMBAI.
NAME OF DEVELOPER :-	ADVANI BUILDER AND DEVELOPERS
NAME OF OWNER :-	NEHRU NAGAR RAIGHAD CHS. LTD
FILE NO. :-	[Blank]
SOC. INC. ARCHY. ADVISORY BOARD :-	[Blank]
DRG. NO. :-	[Blank]
DRAWN BY :-	MANALI
CHECKED BY :-	RISHAN
DATE :-	[Blank]
SCALE :-	[Blank]
SIGNATURE OF OWNER	<div style="text-align: center;">             [Signature]         </div>
SUB ENGINEER	<div style="text-align: center;">             [Signature]         </div>
ASSISTANCE ENGINEER	<div style="text-align: center;">             [Signature]         </div>
EXECUTIVE ENGINEER	<div style="text-align: center;">             [Signature]         </div>
<div style="text-align: center;"> <p>This cancels Approval of the previous Plans Sanctioned under no. <u>18/2018/88/2018</u> dated <u>10/08/2018</u></p> <p>Approved subject to conditions mentioned in this office Letter No. <u>Mhadar-18-2018/88/2018</u> dated <u>14 FEB 2023</u></p> <p>Ex. Eng. Bldg. Permission Collector Mumbai (ES), Maharashtra Housing &amp; Area Development Authority</p> </div>	





कक्षा - १	
१३६६६	२०१३२
२०१३	





दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

दस्तावेजमांक व वर्ष: 13150/2010

पैगि 63 न.

Thursday, December 02, 2010  
3:24:37 PM

सूची क्र. दोन INDEX NO. II

Page: 63 m.e

गावाचे नाव : कुर्ला

करला - १		
१३१५०००	६५	१३१५
२०२३		

(1) विलेखावा प्रकर, मोवदल्याचे स्वरूप करारनामा किंवा त्याचे अनिलेख किंवा यशार संश्लेषेख व वाजारभाव (भावेपददद्याव्या वावतीत पददकार आकारणी देतो जी पददेदार ते नमूद करावे) मोवदला रु. 76,487,000.00 वा.ना. रु. 6,278,000.00

(2) भू-मापन, फोटोहिस्ता व घरक्रमांक (असल्यास)

(1) वर्णन: विकसन करारनामा, मोजे कुर्ला 3, जमीन व बांधकाम, सर्वे नं 229 व 267, सि टी एसन 2, क्षेत्र 1043 चौ मि ----- नेहरु नगर रायगड को ओं हो सो लि, वि नं 126, नेहरु नगर, घुर्ला पुर्व मुं-24 तळ +4 मजल्याची ईमारत, बांधकाम वर्ष 1968, एकूण 40 सदनिका, बांधकाम क्षेत्र 900 चौ मि कारपेट --- सवरहु मिळकतीवापतये विकसन एकक --- एडीने नं 3705/10/वे/3163/10/के दिनांक 1/12/2010

(3) क्षेत्रफळ

(1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1) नेहरु नगर रायगड को ओं हो सो लि तर्फे येजरमन अगत रावजी मोजे नेहरु नगर रायगड को ओं हो सो लि वि नं 126, नेहरु नगर, कुर्ला पुर्व मुं-24 तळ +4 मजल्याची ईमारत, बांधकाम वर्ष 1968, एकूण 40 सदनिका, बांधकाम क्षेत्र 900 चौ मि कारपेट --- सवरहु मिळकतीवापतये विकसन एकक --- एडीने नं 3705/10/वे/3163/10/के दिनांक 1/12/2010

(2) नेहरु नगर रायगड को ओं हो सो लि तर्फे रोहदरी नरेश दत्तात्रय हुंदमन पर/प्रलेंट नं: वरीलप्रमाणे: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -

(3) नेहरु नगर रायगड को ओं हो सो लि तर्फे खजीनदार संजय धोंडे वम सार्वत पर/प्रलेंट नं: वरीलप्रमाणे: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -

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

(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता

(1) नेहरु नगर रायगड को ओं हो सो लि तर्फे येजरमन अगत रावजी मोजे नेहरु नगर रायगड को ओं हो सो लि वि नं 126, नेहरु नगर, कुर्ला पुर्व मुं-24 तळ +4 मजल्याची ईमारत, बांधकाम वर्ष 1968, एकूण 40 सदनिका, बांधकाम क्षेत्र 900 चौ मि कारपेट --- सवरहु मिळकतीवापतये विकसन एकक --- एडीने नं 3705/10/वे/3163/10/के दिनांक 1/12/2010

(2) नेहरु नगर रायगड को ओं हो सो लि तर्फे खजीनदार संजय धोंडे वम सार्वत पर/प्रलेंट नं: वरीलप्रमाणे: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -

(7) दिनांक करून दिल्याचा

15/11/2010

(8) नोंदणीचा

02/12/2010

(9) अनुक्रमांक, चंड व धूच

13150 /2010

(10) वाजारभावाप्रमाणे भुदांक शुल्क

रु 3824350.00

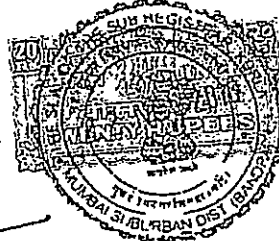
(11) वाजारभावाप्रमाणे नोंदणी

रु 30000.00

(12) शेरा



खरी प्रत



सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा

369/5158

पावती

Original/Duplicate

Thursday, March 16, 2023

नोंदणी क्र.: 39म

4:07 PM

Regn.: 39M

पावती क्र.: 5834 दिनांक: 16/03/2023

गावाचे नाव: कुर्ला

दस्तावेजाचा अनुक्रमांक: करल-5158-2023

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

मादर कारणाच्या नाव: जद्वैत विल्डर्स गॅट डेव्हलपर्स ने भागीदार तुपार श्रीकृष्ण बाबू

नोंदणी फी

दस्ता टाखाळणी फी

पृष्ठांची संख्या: 40

र. 100.00

र. 800.00

2023

र. 900.00

DELIVERED

आपणाम मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे  
4:22 PM झा वेळेस मिळेल.

गाजारा मूल्य: र. 1/-

मोबदला र. 0/-

संश्लेषे मुद्रांक शुल्क: र. 500/-

1) देयकाचा प्रकार: DHC रकम: र. 800/-

डीडी/शुभादेश/पि ऑर्डर क्रमांक: 1603202306487 दिनांक: 16/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: र. 100/-

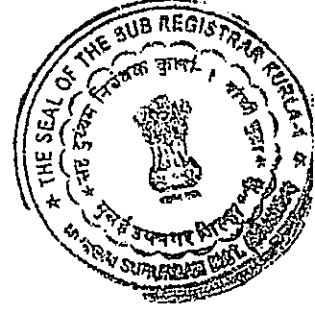
डीडी/शुभादेश/पि ऑर्डर क्रमांक: MH01687978120.223E दिनांक: 16/03/2023

बँकेचे नाव व पत्ता:

V. V. V.

सह. मुख्यम निबंधक

कुर्ला-१ (वर्ग-२)





करल - १		
५१११	२	३२
२०२३		

करल - १		
११११११	१२	१३२
२०२३		

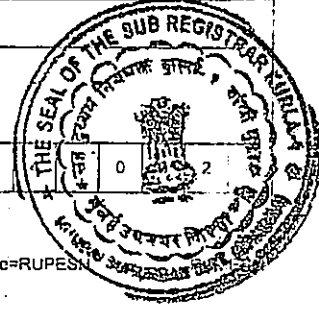




CHALLAN  
MTR Form Number-6

करल - १		
५१५	३	७०
२०२३		

GRN	MH016879781202223E	BARCODE	Date		16/03/2023-15:16:43	Form ID	48(I)
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)	करल - १		
Type of Payment	Registration Fee			PAN No.(If Applicable)	AAQFA1009F		
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ADVAIT BUILDERS AND DEVELOPERS		
Location	MUMBAI						
Year	2022-2023 One Time			Flat/Block No.	BUILDING NO 126, NEHRU NAGAR RAIGAD		
Account Head Details	Amount in Rs.	Premises/Building	CHSL AND BUILDING NO 136, VISHAL CHSL				
0030045501 Stamp Duty	500.00	Road/Street	KURLA EAST				
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI				
		Town/City/District					
		PIN					
		Remarks (If Any)	PAN2=CULPG8616H-SecondPartyName=RUPESH GHULGHULE-				
Total	600.00	Amount In	Six Hundred Rupees	Words			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333202303			
Cheque/DD No.		Bank Date	RBI Date	16/03/2023-15:37:14	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID : Mobile No : 9223323485  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दृश्य निबंधक कार्यालयत मोदणी करावयाच्या दस्त्यासाठी लागू आहे. मोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

*Handwritten signature and stamp*

करल = १		
१३१	०	३०
२०२३		

करल = १	
१३६०६	६०११३६
२०२३	





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1603202306437 Receipt Date 16/03/2023

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

करल - १  
DEFACED १३६६६ १११३६  
₹ 800 2023  
DEFACED

**Payment Details**

Bank Name PUNB	Payment Date 16/03/2023
Bank CIN 10004152023031605910	REF No. 511778612
Deface No 1603202306437D	Deface Date 16/03/2023

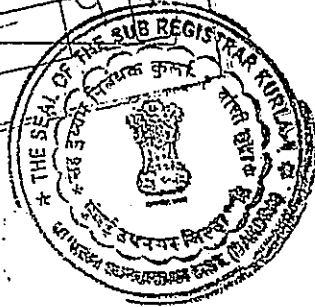
This is computer generated receipt, hence no signature is required.

करल - १  
५१५  
2023

*Whata*

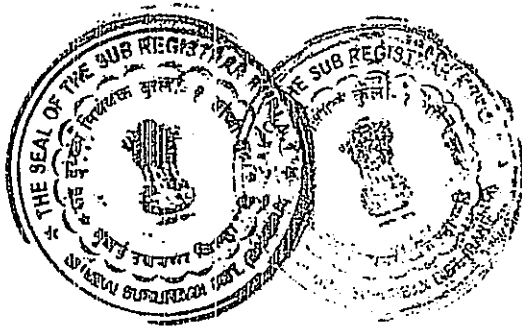
*Bhughe*

*@alclace*





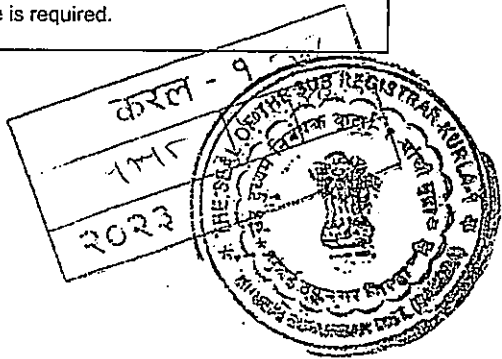
करल = १		W
732002	७३२००२	१०
२०२३		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1603202306487	Date 16/03/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.800/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 16/03/2023
Bank CIN 10004152023031605910	REF No. 5111778612
This is computer generated receipt, hence no signature is required.	

करल - १  
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 २०२३

*Handwritten signature*  
 Mahata  
 Mahata



करल = १		
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२०२३		

करल = १		
५३६६६	५०९८६	
२०२३		



करल - १ - IV		
५५५	९	२०
२०२३		

POWER OF ATTORNEY

करल - १		
१३६६६	१५	१३६
२०२३		

TO ALL TO WHOM THESE PRESENTS SHALL COME, We TUSHAR

SHRIKRISHNA KHATU, an Indian inhabitant holding permanent account

number [AKPPK9114Q] and residing at Bldg. No. 10A, Flat No. 102, Herumb

CHSL, New Mhada Colony Sahakar Nagar, Near Tilak Nagar, Station Chembur

East, Mumbai - 400071 & ASHISH U. SAKHARE an Indian inhabitant holding

permanent account number [AWIPS7112F] and residing at Flat No.

CHS, Plot No. 10, Sector 21, Opp. MTNL Office Kharghar Parve Road - 210

in the capacity of Partners / Authorized Signatory, of ADVAIT BUILDERS &

DEVELOPERS, a Partnership firm duly registered under Indian Partnership Act,

1932 & having address Building No 126, Nehru Nagar Raigad Chsl, & Building No

136, Vishal Chsl, Nehru Nagar, Kurla East Mumbai 400 024, having permanent

account number [AAQFA1009B], hereinafter referred to the as "Advait Builders

Developers" (which expression shall, unless it be repugnant to the context of

meaning thereof be deemed to mean and include its successors and assigns)

hereby SEND GREETINGS:

WHEREAS:-

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

*Me*

*Me*

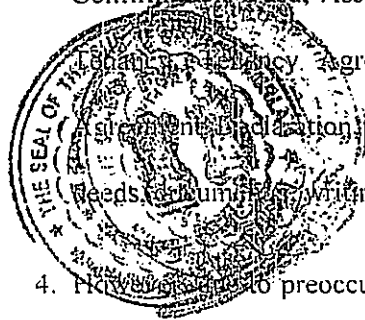
Mts. (Total Plot area 1118.15 Sq. Mts.) bearing Survey No: Survey no. 229

2674018 No. 2 (P.T.)		
475	40	50
2023		

2. The firm intends to construct a building on the portion of the said Property in the name of " ETERNAL & BLISS ", as its Sale component and intends to sell, transfer, lease, mortgage or let on Leave and License basis the premises,

Plats, Units, Offices, Shops, apartments, garages, parking spaces,	
732002	UR 193E
etc (hereinafter referred to as the Said Premises) to be constructed thereon, to	
the Prospective Purchaser/s.	
2023	

3. Accordingly, the firm requires to execute and register various Deed of Assignment, Deed of Apartment, Agreement for Sale, Deed of Conveyance, Sa e Deed, Supplementary Deed, Rectification Deed, Cancellation Deed, Confirmation Deed, Assignment / Transfer of Right of Way, Surrender of Lehan, Agency Agreement, Lease Deed, Deed of Mortgage, Loan Agreement, Undertaking, Affidavits, P.A.A.A and / or any other deeds, documents and writings, with the Prospective Purchaser/s and otherwise.



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

*[Handwritten signature]*

*[Handwritten signature]*

करल - १ W		
५३५८	१३	४०
२०२३		

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSTH THAT

We, TUSHAR SHRIKRISHNA KHATU & ASHISH UMESHCHANDRA

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

do hereby appoint, constitute and nominate MR. RUPESH RAMESH

GHULGHULE (hereinafter referred to as "the said Attorney") to be my lawful

attorney to perform and comply with all the acts, deeds and any other related matter

as are hereinafter contained with respect to the said Property:

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

- (2) To register all the above referred deeds, documents, writings as stated hereinabove, executed by us, for and on behalf of the Company, with respect to the said Premises and to appear before any concerned Registrar of Assurances or Sub- Registrar of Assurances or any other Officer of the Registering Authorities to register the same and to represent and / or lodge any documents for registration and admit execution of any such document/s, writings executed by us, for and on behalf of the firm.

*Mr*

*QSB*

करल - १ IV		
(3) To sign and deliver	72	38
20	writings as may be required for registering the aforesaid documents before	

the Sub Registrar of Assurances at Kurla and / or Bombay or any other registration authority.

(5) To obtain/collect the registered documents from the Registration Office and		
938002	16	132
20	pay the requisite fees thereof. To apply for the certified copies of the	
20	registered agreements and collect / obtain the same by paying the necessary	
charges thereof.		

AND I, do hereby agree to ratify and confirm all and whatsoever said Attorney shall lawfully do cause to be done by these presents.



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property)

A building consisting of stilt plus 17 upper floors, standing on a piece or parcel of land admeasuring about leased Area 837.12 Sq. Mts., Plus Tit Bit Area of 213.04 Sq. Mts. (Total Plot Area 1050.16 Sq. Mts.) bearing CTS NO. 2 (P.T.) together with all easement right situate lying and being at MHADA Layout, Building no. 126, Nehru Nagar Raigad Chsl, Nehru Nagar village Kurla, Mumbai Suburban District, Kurla, Mumbai - 400 024 and bound as follows:

ON OR TOWARDS EAST	:	12.25 meter wide road
ON OR TOWARDS WEST	:	Building No. 125.
ON OR TOWARDS SOUTH	:	18.00 meter wide Road.
ON OR TOWARDS NORTH	:	Bldg. No. 128

*1/2/22*

*(Signature)*

करल - १ IV		
444	93	20
2023		

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

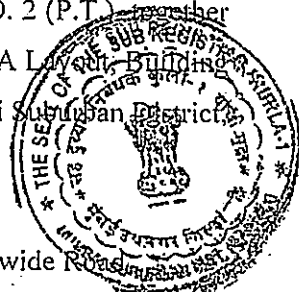
(Description of the property)

करल - १		
93	111	92
2023		

A building consisting of stilt plus 17 upper floors, standing on a piece or parcel of land admeasuring about Lease Area 780 Sq. Mts., Plus RG Area 338.15 Sq.

Mts. (Total Plot area 1118.15 Sq. Mts.), bearing CTS NO. 2 (P.T.) together with all easement right situate lying and being at MHADA Layout, Building No. 136, Vishal Chsl. Nehru Nagar village Kurla, Mumbai Suburban District, Kurla, Mumbai - 400 024 and bound as follows:

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



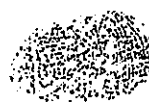
IN WITNESS WHEREOF we have signed hereunder at Mumbai this 16<sup>th</sup> day of MARCH, 2023.

Signed and Delivered by the within named )

TUSHAR S. KHATU

*Tushar*

)



ASHISH U. SAKHARE

*Ashish*

)



1) *Ashish*

2) *Rambhaskar*



कार्य = १		
५१५८	२४	००
२०२३		

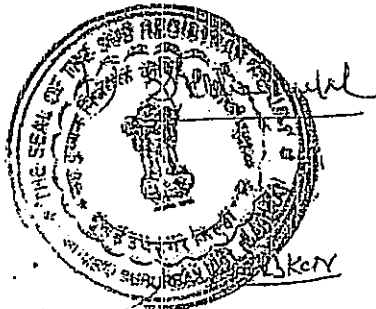
Partner/ Authorized Signatory of  
ADVAIT BUILDERS DEVELOPERS,

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

कार्य = १		
१३६०२	२०१३२	
२०२३		

MR. RUPESH KAMESH GHULGHULE

*Rupesh*





दस्तावेजांक व वर्ष: 13150/2010

Thursday, December 02, 2010  
5:21:37 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुर्ला

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

करल - 9	
1115	Regn. No. 70
2023	

- (1) विलेयाचा प्रकार, गोवदल्याचे स्वरूप करारनामा किंवा त्याचे अनिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आचरणी देतो की पट्टेदार ते नमूद करावे) गोवदला रु. 76,487,000.00  
वा.मा. रु. 8,278,000.00

करल - 9	
936000	220 व 267
समीन व बांधकाम, सर्वे नं 220 व 267, सि.टी. नोहर नगर, कुर्ला पूर्व मुं.24 तब +4 मजल्याची इमारत, बांधकाम वर्ष 1968, एकूण 40 रावनिमा, बांधकाम क्षेत्र 900 चौ.मि. कारपेट एरिजे नं 3705/10/फे/3183/10/के दिनांक 1/12/2010	

- (2) भू-मापन, पोट्टिस्ता व घरक्रमांक (असल्यास)

(1) वर्णना विकास करारनामा, गोजे कुर्ला 3, एरान 2, क्षेत्र 1043 चौ.मि. नोहर नगर, कुर्ला पूर्व मुं.24 तब +4 मजल्याची इमारत, बांधकाम वर्ष 1968, एकूण 40 रावनिमा, बांधकाम क्षेत्र 900 चौ.मि. कारपेट एरिजे नं 3705/10/फे/3183/10/के दिनांक 1/12/2010

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुडी देण्यात आलेले तसे

(1)

- (5) दस्तावेज करून देण्या-या

(1) नोहर नगर रायगड को ऑ.हो.सो.लि. तर्फे नोअरमन अगंत रावजी गोरे, पर/प्लॅट नं: 126, नोहर नगर, कुर्ला पूर्व मुं.24 तब +4 मजल्याची इमारत, बांधकाम वर्ष 1968, एकूण 40 रावनिमा, बांधकाम क्षेत्र 900 चौ.मि. कारपेट एरिजे नं 3705/10/फे/3183/10/के दिनांक 1/12/2010

- पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(2) नोहर नगर रायगड को ऑ.हो.सो.लि. तर्फे रोहेटरी नरेश विराम चावला, वरीलप्रांणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -

- (6) दस्तावेज करून देण्या-या

(1) गेवर्स अद्वैत विल्डर्स जॉड डेव्हलपर्स तर्फे मागीदार सुधार एसे व्ही. नोरीटा विल्डींग, ए विंग, चोडयेंड रोड, चाणे प; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -

- पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता

(2) गेवर्स अद्वैत विल्डर्स जॉड डेव्हलपर्स तर्फे मागीदार आशिष साखरे वरीलप्रांणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -

- (7) दिनांक करून दिल्याचा

15/11/2010

- (8) नोंदणीचा

02/12/2010

- (9) अनुक्रमांक, खंड व पृष्ठ

13150 /2010

- (10) बाजारभावाप्रमाणे गुज्रांक शुल्क

रु 3824350.00

- (11) बाजारभावाप्रमाणे नोंदणी

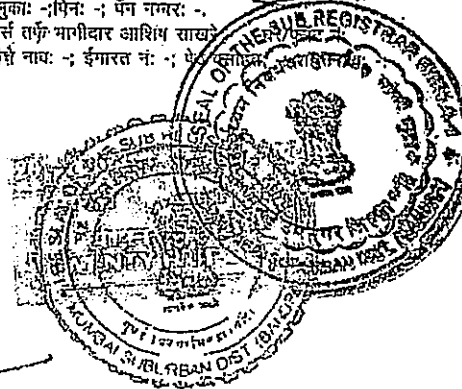
रु 30000.00

- (12) शेर



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा



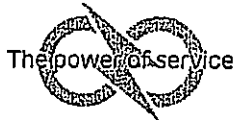
करल - १		
५१५८	१६	३३
२०२३		

करल - १		
१३६६६	१२	१३६
२०२३		









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

Bill Paid **adani**  
Electricity ✓  
Chcyno: 00-20  
Amount: 51  
Date: 27/02/20

**BILL OF SUPPLY RESIDENTIAL**

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

Mobile No.  
Email ID  
Connected Load 1.03kW

To update your email id and mobile number, call us on 19122 or 1800 200 3030.



ACCOUNT NO.  
102202010



BILL MONTH  
JAN-19



DUE DATE\*  
07-03-2019\*

**DUE AMOUNT**

5100.00

NEW

Maharashtra Gov't tax on sale of electricity has increased by 10 paise/unit (refer the back of the bill for more details).\*

**DISCOUNTED BILL AMOUNT**

Round sum bill payable (after discount of ₹ 34.66 ) on or before discount date 21-02-2019 ₹ 5060.00

**LATE PAYMENT BILL AMOUNT**

Round sum bill payable (including DPC of ₹ 51.65 ) after due date 07-03-2019 ₹ 5150.00

\*Payers only to current bill amount. Previous balance is payable immediately. \*Payable within one month after due date, thereafter interest applicable as per 4(1)(b) term order.

*Nitin*

NITIN KATE  
Business Head  
(East Division)

**19122** We're listening.

For power interruption, complaint or restoration status

SMS POWER 49 digit account no. to 7065313030 from any mobile no. Give us a missed call on 1800 512 9298 from your registered mobile no. For other queries: WhatsApp 9022 81 3030 (9am to 6pm)

CUSTOMER CARE CENTRE/  
INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)  
1) Tilak Nagar Road No. 3, Chembur, Mumbai, 400 06  
2) Sakinaka Junction, Andheri-Kurla Road, Mumbai, 400 072

www.adanielectricity.com  
helpdesk.mumbai@adani.com

Bill No. 100338604788 Bill Date 14-02-2019 Type of Billing SINGLE RATE  
Bill Distribution No. EAST/VE24-TILAK NAGAR, 207450703/0037207

**YOUR CURRENT CONSUMPTION**

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Previous reading	Consumption (kWh)	Fixed charge (₹)
LT (B)	6631782		20026.00	19998.00		95.00

Total 95.00

**TRACK YOUR CONSUMPTION (UNITS)**

Dec-18	0
Nov-18	0
Oct-18	55
Sep-18	63
Aug-18	10
Jul-18	73
Jun-18	94
May-18	73
Apr-18	60
Mar-18	73
Feb-18	63

**IMPORTANT MESSAGE**

- Your consumption Jan-18
- Install earth wire and above ground
- Additional security with March 2019 bill still unpaid
- Tentative meter for Jan-18 bill is 09027019.
- Tax on electricity reflected under DPC of 10% on 01-01-2019.
- Please check your meter reading with meter number verification. If any discrepancy, please report to the Customer Care Centre.

**CASHBACK**

2700 Cashback

Scan QR code to avail offer

Adani Electricity Ltd. Mumbai

Above receipt is for cheque. For cash EOD. Consolidated stamp duty paid by order no. CSO/106/2018/3119/1B dated 10 08 2018

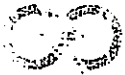
adani.com

This electricity bill number reflects a title not is to be used as a proof of ownership of any property or premises.

*the*

*Qp*





The power of service

संयुक्त

Visit us at www.sanchyugraha.org to be part of our cleanliness drive



Scan QR to pay bill online

adani Electricity

**BILL OF SUPPLY**      **COMMERCIAL**

VISHAL CO-OP HSC SOCIETY  
BLDG NO.136  
NEHREU NAGAR KURLA (EAST)  
KURLA  
MUMBAI 400024  
Mobile No 921\*\*\*\*\*85  
Email id ad\*\*\*\*\*rs@gmail.com  
Connected Load in kW 8.73  
PAN AA\*\*\*\*\*6K  
GSTIN

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

**19122** We're listening.

For power interruption complaint or restoration status

19122 is the number to call for power interruption complaint or restoration status. You can also call 19122 for power outage information.

**CUSTOMER CARE CENTRE/CORRESPONDENCE ADDRESS**

करल - 9 IV  
www.adanielectricity.com

00000 20 00

Bill No. 10\*147381853      Bill Date 09-01-2023      Cycle No. 19

Bill Distribution No.      Chembur/Tilak Nagar      Type of Supply THREE

PHASE

करल - 9

Connection Date

Energy consumption	Energy charge	Fixed charge
Present reading 22340.00	Previous Consumption (kWh) 18574.00	3775.00
1	3775.00	425.00

**ACCOUNT NO.**  
153108862

**BILL MONTH**  
DEC-22

**DUPLICATE**  
30.01.2023

**SMILE NUMBER**  
3370

**Electric Smiles**

**YOUR CURRENT CONSUMPTION**

Tariff	Meter number	Multiplying Factor (MF)	Present reading
1 (T+A)	9116903	1	22340.00

**TOTAL**      3775      40573.75      425.00

**DUE AMOUNT**  
₹ 38560.00\*

A small step to save the environment  
Switch to paperless bills and  
**save ₹10 every month.**

**DISCOUNTED BILL AMOUNT**  
Round sum bill payable (after discount of ₹ 307.01) on or before discount date 16-01-2023      ₹ 38260.00

**LATE PAYMENT BILL AMOUNT**  
Round sum bill payable (including DPC of ₹ 480.41) after due date 30.01.2023      ₹ 39050.00

**MAHESH ANDHARI**  
Deputy Manager

**TRACK YOUR CONSUMPTION (UNITS)**

Refer to nearest Message Section

**IMPORTANT MESSAGE**

Tentative date: 02-2023  
Please refer to the bill for details of the bill.

**THE SEAL OF THE SUB-REGISTRAR, KURLA**

19/3/4/016

QR code

https://www.adanielectricity.com



For cheque payments, Date of receipt on or after the date of issue from a joint account of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to the following conditions):  
Cheque should be Account payee of final clearing account of payee.  
Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 153108862  
Reference No. and respective amount on back of the cheque should appear on multiple bill payments for the bill date.

0153108862700038560300120230000390500003826016012023

DEC-22 153108862 /7/      Round sum payable ₹ 38560.00      Discounted Amount (Round sum): ₹ 38260.00      Amount after due date (Round sum) ₹ 39050.00

Due date: 16-01-2023      Discount date: 16-01-2023

MH

OF



53108862700038560300120230039050000039286016012023



Fixed Charge	125.00
Wholesale Charge	5545.25
Regulatory Asset Charge (RAC)	0.00
Energy Charge	20977.75
Fuel Adjustment Charge (FAC)	110 Rs/unit
Government electricity duty	21.00 %
Maharashtra Govt. tax on sale of electricity	34.04 p/unit
Current month's bill amount (A)	38432.52
Others	0.00
Delayed Payment Charge on previous month's bill	0.87
Digital Payment Discount	0.00
Interest on arrears	0.00
Adjustments	10.00 Cr
Net Total Charges in current bill (B)	9.13 Cr
Current Month's bill amount (A+B)	38423.49
Previous month's bill amount (C)	7956.45
Amount received upto 31/12/2022	7810.00
Provisional Payment Discount	0.00
Net amount to be paid (D)	145.45
Outstanding amount (A+B+C)	38569.92
Amount received	0.00

RECEIVED  
 23/01/2023  
 2303905000039286016012023

Send Office Address Electricity Number Ltd  
 AEPIL CH  
 DNT  
 GSTIN

ROUND SUM  
 PAYABLE  
 WITH THIS BILL  
 38569.92

**KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION**

Your tariff structure (Effective from 01/04/2022)

Category	Rate
All units	425
Category 1	545
Category 2	147
Category 3	110

TOD Tariffs (In addition to above base tariff) optionally available where TOD meter installed



NOTE  
 The Commission has approved the proposed tariff structure for the period 01/04/2022 to 31/03/2023. The tariff structure is subject to the approval of the Government of Maharashtra. The Commission has also approved the proposed terms and conditions of supply. The Commission has also approved the proposed terms and conditions of supply. The Commission has also approved the proposed terms and conditions of supply.

Temporary supply consumers shall pay 1.5 times the Fixed Charges and 1.25 times the Energy Charge applicable for this category.  
 Electricity Duty as per Govt. of Maharashtra Notification No. ELD/2016/CP 32 Energy-1 of 21/10/2016 and ELD-2020/CP 34 Energy-1 of 14/08/2020. Tax on Sale of Electricity as per Govt. of Maharashtra Notification No. WK 2018-P 2018 Energy-1 of 25/02/2018.

**ENERGY CONSERVATION TIPS**

- Running your refrigerator at optimum temperature can help reduce energy wastage.
- Ensuring usage of some power tools like power drill etc.
- Replacing conventional lighting fixtures with energy efficient ones.

**PLEASE REMEMBER**

Electricity is a precious resource. Please conserve electricity by switching off lights and fans when not in use. Please use energy efficient appliances. Please use energy efficient lighting fixtures. Please use energy efficient air conditioning systems. Please use energy efficient water heaters. Please use energy efficient refrigerators. Please use energy efficient freezers. Please use energy efficient washing machines. Please use energy efficient dryers. Please use energy efficient dishwashers. Please use energy efficient ovens. Please use energy efficient microwaves. Please use energy efficient toasters. Please use energy efficient coffee makers. Please use energy efficient blenders. Please use energy efficient juicers. Please use energy efficient food processors. Please use energy efficient mixers. Please use energy efficient grinders. Please use energy efficient shredders. Please use energy efficient shredders. Please use energy efficient shredders.



<https://www.adanielectricity.com>

*Handwritten marks*

महाराष्ट्र शासन

करल - १ १४

मालमत्ता पत्रक

२३ २०

माव/पेठ : कुर्ला भाग - ३ तालुका/न.मु.का. : नगर भूमापन अधिकारी, कुर्ला २०२३ जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक : ३८५६६.३० क्षेत्र चौ.मी. : १८५५.० धारणाधिकार : एच-१

२०२३

सुविधाधिकार : हक्काचा गुळ धारक : महााराष्ट्र गृहनिर्माण मंडळ. पध्ददार : इतर भार : इतर श्रे

१३६६६ १२ १३६ २०२३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(चा) पध्ददार(प) किंवा गार	साक्षात्करण
२६/०१/१९७५	भा. अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील पु. नं. ADC/LND/D/२४२ दि. १८/०३/७४ अन्वये विनवोती सार; र.क्र. ४२४२३.८० दि. ०१/०८/७१ पासून वसविषीत आला आहे.			
१३/११/१९७५	भाडेपट्टा ९९ र्का महाराष्ट्र गु.नि. मं. क्षेत्र ७५.१ चौ.मी.			
०४/०१/२००८	भाडेपट्टा दि. १/४/८० पासून ९९ वर्षे कराराने क्षेत्र ८३.१२ चौ.मी.			
०४/०१/२००९	ग. दु.नि.यांचेकडील भाडेपट्टा नकर-३/२१५५ दि. २६/३/०९ व इकडोल भाडेभा क्र न.मु.कु/भाग-३/ न.मु.क्र.२/२००९ दि. ७/५/०९ अन्वये दि. १/४/८० पासून ९९ वर्षांकरिता भाडेपट्टेदार म्हणून पुढील नोंद दाखल केले.			
३१/०३/२०१०	महाराष्ट्र गृहनिर्माण मंडळ, यांनी सह जिल्हा दुर्यम निबंधक कडील नोंदणीकृत भाडेपट्ट्याने ९९ वर्षे कालावधीसाठी भाडेपट्ट्याने दिल्याने पध्ददार सदरील गावाची नोंद केली.			
२१/०१/२०१५	भाडेपट्ट्याने सह दुर्यम निबंधक कुर्ला - १ यांचेकडील भाडेपट्टा करल - ४/दस्ता क्रमांक - ६८६८/२०१३ व सेल डिंड करल - ४/दस्ता क्र.६८६९/२०१३ अन्वये न.मु.क्र. २/१०/८७५.० चौ.मी. क्षेत्र सह नेहरु नगर कलासदन को.ऑफ ही.सो.लि. यांची ६० वर्षे मुदतीची वेळोवेळी ३० वर्षांना पुनर्निरीक्षण करणेचे शर्तीवर नोंद केली.			
२०/०३/२०१५	भा.सहाय्यक अभियंता (डेव्हलपमेंट वर्क) एल एच १०० भाडे यांचेकडील पत्र क्रमांक/ACC/S/FS/L/१२०० दि. १०/०३/२०१५ व इकडोल कार्यालयाकडील तातडी हट भाषण/संयुक्त (रस्ता कंठी) मोजणी अन्वये ५१२.९७ चौ.मी. क्षेत्र गृहनिर्माण महानगर पालिका प्रस्तावित रस्ता रुंदीकरणे नाखाल करणेचे वेत आहे.			
०६/०४/२०१५	भाडेपट्ट्याने सह दुर्यम निबंधक कुर्ला-१ यांचे कालावधी भाडेपट्टा वदर-१३/२३०५/२००८ दिनांक १५/१२/२००८ व अहिरातारण पत्र - वदर-१३/१३०४/२००८ दि. १५/१२/२००८ व रूची क्र.२ अन्वये न.मु.क्र. २/पेकी ७९९.० चौ.मी. क्षेत्राचा भाडेपट्टेदार म्हणून ९९ वर्षे करीता नेहरु नगर : मणी को.ऑ. ही.सो.लि. ये गावाची नोंद केली.			
१४/१२/२०१५	भा.जगावटी आयुक्त आणि सहाय्यक युनि अभिलेख (म सत्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.१/नि.प/अहरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडोल आ.भा.क्र.न.मु.कुर्ला भाग -३/के.भा.क्र. ३३०/२०१५ दिनांक १४/१२/२०१५ अन्वये निबंधक अधिकार नमूद अंकी २४ अहरी अखीर हजार पाचवे सहासत पुर्णक तीन दर्जाचे चौ.मी दाखल केले.			
०३/०३/२०१५	भाडेपट्ट्याने - महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.मु.क्र.२ पेकी या निबंधकाची मधील ७५५.०० चौ.मी. क्षेत्र मा. सह दुर्यम निबंधक कुर्ला भाग-३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत भाडेपट्टा दस्ता क्र.वदर-१३/६१६६/२००८ नोंदणी दिनांक २५/०९/२००८ अन्वये न.मु.क्र. १९९ वर्षे कालावधी करीता भाडेपट्ट्याने दिल्याने न.मु.क्र. २ मधील ७५५.०० चौ.मी. क्षेत्रास इतर हक्क सदरील भाडेपट्टेदार म्हणून नेहरु नगर वर्पाताई को.ऑ. ही.सो.लि. यांचे गावाची नोंद दाखल केली.			
०३/०३/२०१५	भा.अहरी - महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.मु.क्र.२ पेकी या निबंधकाची मधील २२६.३४ चौ.मी. टोट वीट क्षेत्र मा. सह दुर्यम निबंधक कुर्ला भाग-३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत पुर्णक भाडेपट्टा दस्ता क्र. वदर-१३/६३२८/२००६ नोंदणी दिनांक ३०/०९/२०१५ अन्वये न.मु.क्र. १९९ वर्षे कालावधी करीता भाडेपट्ट्याने दिल्याने न.मु.क्र. २ मधील २२६.३४ चौ.मी. टोट वीट क्षेत्रास इतर हक्क सदरील भाडेपट्टेदार म्हणून नेहरु नगर वर्पाताई को.ऑ. ही.सो.लि. यांचे गावाची नोंद दाखल केली.			



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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 आदित्य बिल्डर्स & डेवलपर्स  
 भारत सरकार  
 GOVT OF INDIA

19/06/2008  
 Permanent Account Number  
 AAQFA1009B

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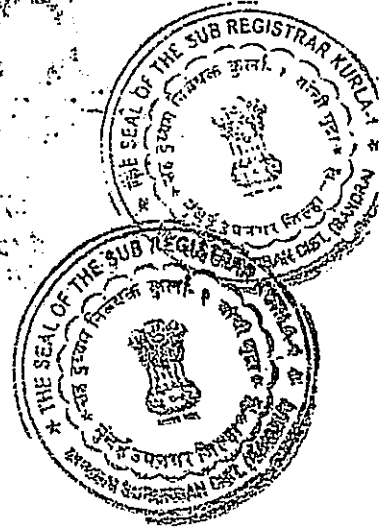
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आयकर विभाग  
INCOME TAX DEPARTMENT

ASHISH SAKHARE  
U D SAKHARE  
08/06/1975  
Permanent Account Number  
AWIPS7112F

भारत सरकार  
GOVT. OF INDIA

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भारत सरकार  
 Government of India



5355 2665 9373

सामान्य मणसाचा अधिकार



भारत सरकार  
 Government of India



5355 2665 9373

सामान्य मणसाचा अधिकार



करल - १		
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करल - १		
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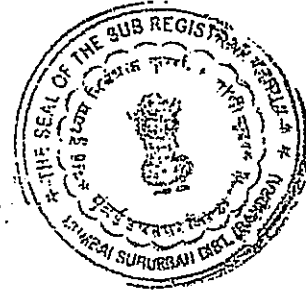
आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

TUSHAR KHATU  
 SHRIKRISHNA SITARAM KHATU  
 05/07/1978  
 Permission / Consent Number  
 AKPPK9114Q

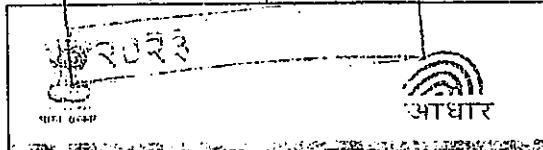
Signature

*TK*





कमल = १ JV  
 4945 30 00



936666 221932

Enrollment No.: 2821/27161/00035

To  
 तुषार श्रीकृष्ण खातू  
 Tushar Shrikrishna Khatau  
 C/O. Shrikrishna Khatau  
 Building No 10A Flat No 102 Herumb CHSL  
 New Mhada Colony Sahakar Nagar  
 Near Tilaknagar Station  
 Mumbai East  
 Mumbai Suburban Maharashtra - 400071



आपला आधार क्रमांक / Your Aadhaar No. :  
 5170 0022 5891  
 VID : 9198 2671 9469 6844

माझी साक्षरता, माझी ओळख

भारत सरकार  
 Government of India

तुषार श्रीकृष्ण खातू  
 Tushar Shrikrishna Khatau  
 जन्म तारीख/DOB: 05/07/1978  
 लिंग/MALE

5170 0022 5891  
 VID : 9198 2671 9469 6844

माझी साक्षरता, माझी ओळख



माहिती  
 ॥ आ.प्र. ओळखीचा पुरावा आहे नागरिकत्वाचा नाही  
 ॥ सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणात किंवा वापरून ओळख सत्यापित करा.  
 ॥ हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

**INFORMATION**

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॥ आ.प्र. देशभरात वैध आहे  
 ॥ आ.प्र. आपल्याला विविध सरकारी आणि खाजगी सेवा मूलभूतने घेण्यास मदत करते  
 ॥ आपला मोबाइल नंबर आणि ईमेल आयडी जवळ प्रथम अद्ययावत ठेवा  
 ॥ आपल्या स्मार्ट फोनमधील आ.प्र.चा - mAadhaar App तयार करा

॥ Aadhaar is valid throughout the country.  
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 ॥ Keep your mobile number & email ID updated in Aadhaar  
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भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

पत्ता  
 मकान नं. वसुधा: खातू, बिल्डिंग नं 10A फ्लॉट नं 102 हर्ब  
 शिर्कृष्ण खातू, न्यू महा कॉलनी साकार नगर, टिकाऊनगर  
 नवी मुंबई, मुंबई ईस्ट, मुंबई, मुंबई उपनगर,  
 महाराष्ट्र - 400071

Address:  
 C/O: Shrikrishna Khatau, Building No 10A Flat  
 No 102 Herumb CHSL, New Mhada Colony  
 Sahakar Nagar, Near Tilaknagar Station,  
 Chembour East, Mumbai, Mumbai Suburban,  
 Maharashtra - 400071

5170 0022 5891  
 VID : 9198 2671 9469 6844

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the

करल - १ <i>IV</i>		
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भारत सरकार  
Government of India

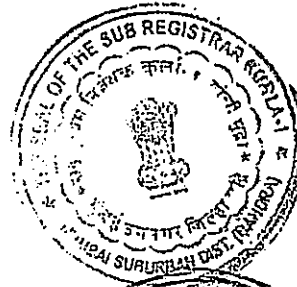
रूपेश रमेश घुडगुले  
Rupesh Ramesh Ghudgule  
जन्म तारीख/DOB: 20/03/1995  
पुल/ MALE

3440 4406 0684  
VID: 9164 7389 4170 9048

माझे आधार, माझी ओळख

करल - १		
१३६६६६	६७	१३६
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*Rupesh*



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पिन: ४००००१  
आधार कार्ड, पुरातनकारी प्रभाग, अहमदनगर, महाराष्ट्र  
पिन कोड: ४३२१०४

Address:  
Gandaki Road, Ahimadnagar Post New Jalgaon  
Pen Tal. Jalgaon, Rajghat,  
Maharashtra - 432104

3440 4406 0684  
VID: 9164 7389 4170 9910

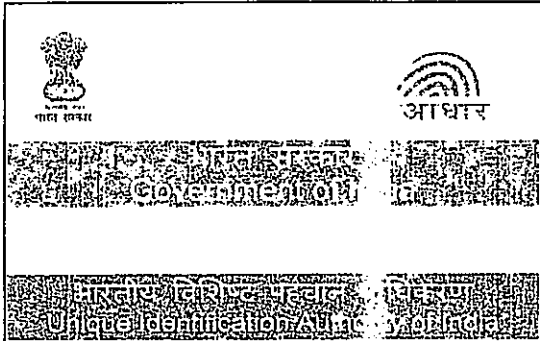
1047 | help@uidai.gov.in | www.uidai.gov.in

करल - १		
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करल - १		
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करल - १ *IV*  
 ५७५८ ३५ ००  
 २०२३



Enrolment No.: 2821/27098/05285

To  
 Shrikant Raghuvveer Chandavarkar  
 C/O: Raghuvveer Chandavarkar  
 174 B-25, Sai Sagar CHS LTD  
 Gorai Road No-2  
 Borivali West  
 Mumbai  
 Mumbai Suburban Maharashtra - 400092  
 8108303939

Valid by unknown



आपका आधार क्रमांक / Your Aadhaar No. :

5317 5064 0778  
 VID : 9135 4824 9771 1879

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



Issue Date: 15/12/2011



Shrikant Raghuvveer Chandavarkar  
 Date of Birth/DOB: 26/06/1975  
 Male/ MALE

5317 5064 0778  
 VID : 9135 4824 9771 1879

मेरा आधार, मेरी पहचान



करल - १  
 पुचना  
 ५७५८ ३५ ००  
 २०२३

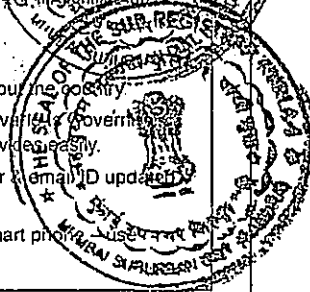
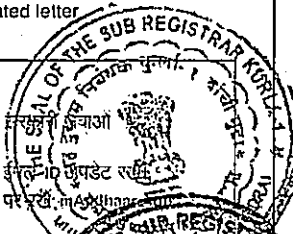
- आधार पहचान का प्रमाण है, नागरिकता का नहीं है।
- सुचित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बनाया गया पत्र है।

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- आधार देश भर में मान्य है।
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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
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भारतीय विशिष्ट पहचान प्राधिकरण  
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 C/O: Raghuvveer Chandavarkar, 174 B-25, Sai Sagar CHS LTD, Gorai Road No-2, Borivali West, Mumbai, Mumbai Suburban, Maharashtra - 400092





5317 5064 0778

VID : 9135 4824 9771 1879

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*Prechukhl*


 भारत सरकार  
 Government of India


 डाउनलोड तिथि: 09/11/2021

रमेश रमेश म्हास्कर  
 Rakesh Ramesh Mhaskar  
 जन्म तारीख: DOB: 23/10/1997  
 लिंग: MALE

2894 6125 2483  
 VID: 8139 0679 8255 0554

माझे आधार, माझी ओळख

करल - १ IV  
 ५९५८ ३०  
 २०२३

करल - १  
 १३६६६ १०० १३६  
 २०२३




 भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India


 पत्ता ९८, माकटी, माकटी,  
 मु. माकटी-पोस्ट-वावेदिवाडी, तहसीला, राजगड  
 महाराष्ट्र, ४०२११२

Print Date: 21/09/2021


Address: 98, Makli, Makli,  
 at Makli-post-Wavediwadi, Talashet,  
 Raigadh, Maharashtra, 402112

2894 6125 2483

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करल - १	
५१५४	३५४०
२०२३	

 <p>समे. शेष महेशकर          P. Ch. Ramesh Mhasakar          सन तारीख/DOB: 28/10/1997          लिंग MALE</p> <p>2894 6125 2483          VID: 513980679 6255 0553</p> <p>माझे आधार, माझी ओळख</p>	करल - १
	<p>५१५४ ३५४०</p> <p>२०२३</p>

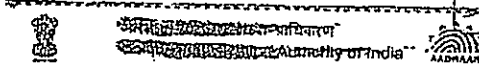


करल - १ IV		
५१५६	५८	५
२०२३		

करल : १		
१३६००६	१०२	१३६
२०२३		



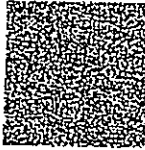
करल - १ न०		
५१५८	३७	४०
२०२३		



पत्ता ९८, माकडी, माकडी,  
 न-माकडी-पोस्ट-वावडीवाडी, तालुका, राजगड,  
 महाराष्ट्र, ४०२११२

Print Date : 21/08/2023

Address: 98, Makdi, Makdi,  
 at-Makdi-post-Wavndiwadi, Talukshel  
 Rajgad, Maharashtra, 402112



करल - १		
१३६००६	१०३	१३६
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2894 6125 2483

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16/03/2023 4 10:51 PM

दस्त भागवारा भाग-2

करल 1  
दस्त क्रमांक: 5158/2023

दस्त क्रमांक : करल 1/5158/2023  
दस्ताचा प्रकार :- कुलमुद्रत्यागपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वय	ध्यायाचित्र	अंगठ्याचा दस्त
1	नाव: अर्द्धत विल्डर्स अँड डेव्हलपर्स चे भारतीय रुपया धीकृष्ण ज्ञानू पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: विल्डींग नं 126, नेहरू नगर रायगड भी एच एम लिमिटेड व विल्डींग नं. 136 विशाल भी एच एम लिमिटेड, ब्लॉक नं: कर्ना पूर्व मुंबई, रोड नं: नेहरू नगर, महाराष्ट्र, MUMBAI. फोन नंबर: AAQFA1009B	कुलमुद्रत्याग देणार	वय :-44 व्याधारी:-		
2	नाव: अर्द्धत विल्डर्स अँड डेव्हलपर्स चे भारतीय रुपया आशीष यु सावळे पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: विल्डींग नं 126, नेहरू नगर रायगड भी एच एम लिमिटेड व विल्डींग नं. 136 विशाल भी एच एम लिमिटेड, ब्लॉक नं: कर्ना पूर्व मुंबई, रोड नं: नेहरू नगर, महाराष्ट्र, मुम्बई. फोन नंबर: AAQFA1009B	कुलमुद्रत्याग देणार	वय :-48 व्याधारी:-		
3	नाव: रूपेश रमेश घुलघुले पत्ता: प्लॉट नं: न्य नं 203., माळा नं: -, इमारतीचे नाव: वणवी अपार्टमेंट, ब्लॉक नं: नालामोपारा (पूर्व), रोड नं: लक्ष्मी नगर,, महाराष्ट्र, ठाणे. फोन नंबर: CULPG8616H	पॉवर ऑफ अटॉर्नी होल्डर	वय :-27 व्याधारी:-		

येथे दस्तऐवज करल देणार तथाकथित कुलमुद्रत्यागपत्र चा दस्त एवज करल दिल्याचे कबुल करतात. शिक्का क्र 3 ची वेळ: 16 / 03 / 2023 04 : 05 : 14 PM

शेकड्या:-  
खालील इनाम असे निवेदीन करतात की ते दस्तऐवज करल देणा-यांना व्यक्तीशः ओळखतात, व त्यांनी ओळख पटविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	वय	ध्यायाचित्र	अंगठ्याचा दस्त
1	नाव: श्रीकांत रघुवीर बांदवकर पत्ता: 174 वी-25, माई मार्ग को ऑप हाऊ सोसा लि, मोगई रोड नं - 2. कोरमिची पश्चिम, मुंबई. पिन कोड: 400092	वय: 49		
2	नाव: राकेश रमेश म्हासकर पत्ता: 98, भाकडी, गु. भाकडी, पॉन्ट वाचेदिवाळी. नानशेत, रायगड, पिन कोड: 402112	वय: 25		

शिक्का क्र. 4 ची वेळ: 16 / 03 / 2023 04 : 05 : 43 PM

शिक्का क्र. 5 ची वेळ: 16 / 03 / 2023 04 : 06 : 00 PM नोंदणी पुस्तक 4 च्या

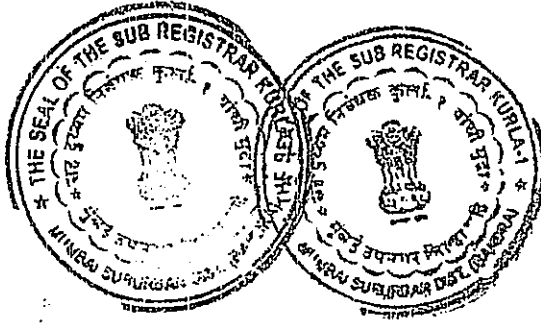
सह: निवृत्त न्यायाधीश  
कार्या-9 (वर्ग-2)  
Payment Details.

करल - 9	1945	39	80
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sr.	Purchaser	Type	Verified Vendor	CRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADVAIT BUILDERS AND DEVELOPERS	eChallan	69103392023121519501	MH016879781202223E	500.00	SD	0008379613202223	16/03/2023
2		DHC		1698262306487	800	RF	1603202306487D	16/03/2023
3	ADVAIT BUILDERS AND DEVELOPERS	eChallan		MH016879781202223E	100	RF	0008379613202223	16/03/2023

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

हस्ताक्षर - १		करल - १ IV	
१३६६०६	१०२१३६	५१५८	२०
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प्रमाणित करण्यात येते कि या दस्तामध्य  
 एकूण ... २० ... पाने आहेत.  
 करल-१/ ५१५८ /२०२३  
 पुस्तक क्रमांक १६/०३ क्रमांकावर नोंदला  
 दिनांक : १६/०३ /२०२३

  
 स.भा. प्रसाद  
 सह. दुय्यम निबंधक, कर्ला-१  
 मुंबई उपनगर जिल्हा

## घोषणापत्र

करल - १		
१३६६६	१००	१३६
२०२३		

मी रूपेश रमेश घुलघुले याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला 1 यांचे कार्यालयात करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अद्वैत बिल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खातू व इतर दिनांक 16/03/2023 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

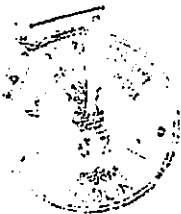


*(Signature)*

कुलमुखत्यारपत्र धारकाचे

नाव व सही

दिनांक:- 07/07/2023

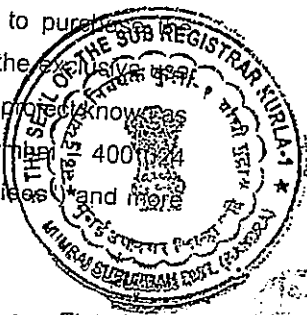


करल - १		
१३६६६	१०८	१३६
२०२३		

**POWER OF ATTORNEY**  
(WITHOUT CONSIDERATION)

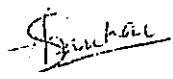
TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MS. SHRUTI ASHOK DAREKAR, age 28 years, an Indian Inhabitant, residing at 17 Dunbar Street, Cork City, Cork, Ireland Eircode: T12KX5D and having address at Row House No. 45, Vighnaharta Enclave, Phase - 2, Sukapur, New Panvel, New Panvel, Navi Mumbai, Raigarh - 410 206, SEND GREETINGS:

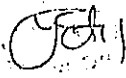
WHEREAS I i.e. MS. SHRUTI ASHOK DAREKAR along with my father i.e. SHRI ASHOK RAGHOJI DAREKAR intend to purchase Residential Premises bearing Flat No. B-605 along with the exclusive use of and occupation of Balcony, located on the 6<sup>th</sup> Floor in the project known as "ETERNAL", situated at Nehru Nagar, Kurla (East), Mumbai 400 124 (hereinafter sake of brevity referred to as "the said Premises" and more particularly described in the Schedule hereunder written.



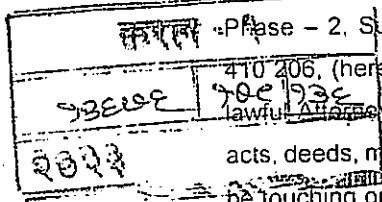
AND WHEREAS I also further intend to purchase any Flat, Shop Premises, Land or any other immovable Property (either as sole owner or jointly) at any places in India (hereinafter for the sake of brevity referred to as "the said Proposed Premises") (hereinafter for the sake of brevity the said Proposed Premises to be acquired and the said Premises shall be collectively referred to as "the said Properties").

AND WHEREAS due to my preoccupation, it will not be possible for me to remain present before various authorities and manage the affairs in respect of the said Properties and therefore I desire to appoint some fit and proper person of my faith as my true and lawful Attorney to do or cause to be done all the matters, deeds and things pertaining to the said Properties.

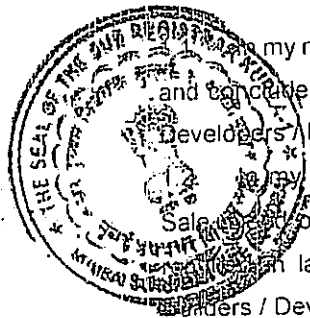
  
MS. SHRUTI ASHOK DAREKAR

  
General

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH, that I MS. SHRUTI ASHOK DAREKAR do hereby nominate, constitute and appoint my father i.e. SHRI ASHOK RAGHOJI DAREKAR, age 67 years, an Indian Inhabitant, residing at Row House No. 45, Vighnaharta Enclave, Phase - 2, Sukapur, New Panvel, New Panvel, Navi Mumbai, Raigarh - 410 206, (hereinafter referred to as "the said Attorney") to be my true and lawful Attorney to do for me, in my name and on my behalf, the following acts, deeds, matters and things hereinafter specifically mentioned which will be touching only to the subject matter of the said Properties, that is to say



**1. PURCHASE: -**



In my name and on my behalf to find and finalize and do negotiations and to conclude deal for purchase of the said Properties, with the Builders / Developers / Promoters / Owners / Intending Sellers.

In my name and on my behalf to sign and execute Agreement for Sale, Deed of Transfer, Sale Deed, or any other documents as may be required in law in respect of Purchase of the said Properties with the Builders / Developers / Promoters / Owners / Intending Sellers.

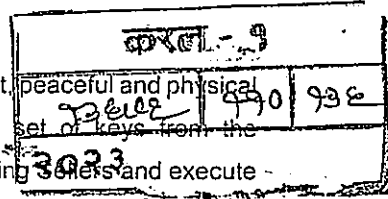
1.3. In my name and on my behalf to pay the stamp duty, registration charges, earnest monies and monetary consideration as per Agreement in respect of the said Properties and obtain receipts from the Builders / Developers / Promoters / Owners / Intending Sellers and other appropriate authorities.

1.4. In my name and on my behalf to attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writings or endorsements and to lodge and to present for registration and admit execution of Agreement for Sale, Deed of Transfer, Sale Deed, or any other

*Shruti Ashok Darekar*  
 MS SHRUTI ASHOK DAREKAR

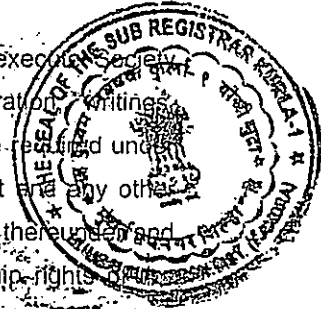
deeds or documents executed by me or by the said Attorney on my behalf and do the needful for completing the registration formalities under the Registration Act, 1908 and effectively acquire and/or transfer of the said Properties in my favour.

1.5. In my name and on my behalf to obtain vacant, peaceful and physical possession of the said Properties along with full set of keys from the Builders / Developers / Promoters / Owners / Intending Owners and execute necessary documents such as possession letter, declaration etc. in my name and on my behalf as if I am personally present.



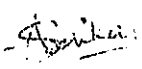
**2. SOCIETY: -**

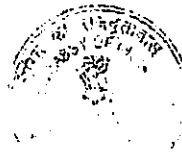
2.1. In my name and on my behalf to fill, sign and execute membership and transfer forms, undertakings, declaration, applications, indemnities, correspondence etc., as may be required under the Provisions of Maharashtra Co-operative Societies Act and any other relevant Act applicable within India and the Rules framed thereunder and do all writings, for appropriately acquiring the membership rights Society to be formed and registered or already formed and registered by the said Vendors / Builders / Developers / Promoters / Owners, in respect of the said Properties.



2.2. In my name and on my behalf to attend meetings of the Builders / Developers / Promoters / Owners / Proposed Society / Society, to make statements and give evidence before any Competent Authority in respect of the said Properties.

2.3. In my name and on my behalf to represent me before the said Vendors / Promoters / Builders / Developers, Co-operative Housing Society, Registrar of Societies, Municipal Corporation, Superintendent of Stamps,

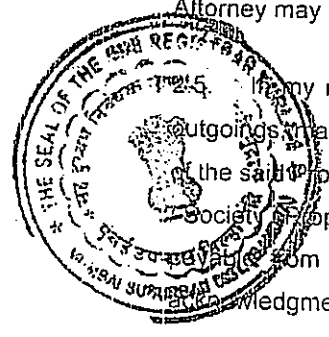
  
MS. SHRUTI ASHOK DAREKAR



Sub-Registrar of Assurances, Grampanchayat, Talathi, Circle Inspector, Circle officer, Tehsildar, Sub-Divisional Officer, Collector, Divisional Commissioner, Mamlatdar, Land Acquisition Officer, Financial Institutions, and all other Competent Authorities including Police etc. in respect of the said Properties.

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2023		

2.4. In my name and on my behalf to represent me before the Builders / Developers / Promoters / Owners / Intending Sellers / Proposed Society / Society, and its office bearers to submit and file all requisite documents, forms, applications etc. and to receive and acknowledge agenda of any meeting, notice, circular as also to address all such correspondence, writings, documents, Affidavits, Declarations, etc. and exercise all the powers and exercise voting rights for me and on my behalf, as my said Attorney may desire and to take all such further and other steps.



2.5. In my name and on my behalf to bear, pay and discharge all the outgoings, maintenance charges, taxes, etc. as may be payable in respect of the said Properties either to the Vendors / Sellers / Builders / Developers / Society / Proposed Society or any other Authority or Authorities as may be from time to time and ask for, receive and recover receipts, Acknowledgments, etc. in respect of the said payments in my name.

2.6. In my name and on my behalf to accept the Original Share Certificate to be issued by the Society to be formed and registered or already formed and registered and for that purpose sign any application form or letter and to submit any other deeds or documents for the same in respect of the said Properties.

3. LEAVE & LICENSE: -

3.1. In my name and on my behalf to settle the terms and conditions with the Proposed Licensee/Lessee to let out the said Properties on Leave &

MS. SHRUTI ASHOK DAREKAR

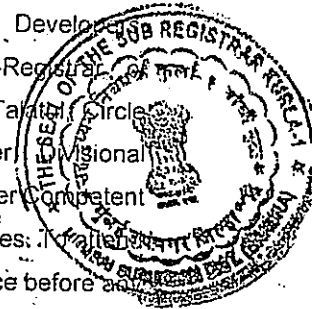


License/Lease basis and to sign and execute the Proposed Leave and License/Lease Agreement in respect of the said Properties.

3.2. In my name and on my behalf to appear and represent me before Sub-Registrar of Assurances having jurisdiction over the said Properties, and to sign and execute and to lodge and to present for registration and to admit execution of deeds or documents executed by me or by the said Attorney on my behalf and register the said Leave and License/Lease Agreement and necessary writings, affidavit, endorsements in order to complete the legal formalities of registration under Registration Act, 1908, in respect of the said Proposed Leave and License/Lease Agreement.

करल - १		
१३६६६	११२	१३६
२०२३		

3.3. In my name and on my behalf to appear and represent me before the Proposed Licensee/s, Lessees, Registrar of Societies, Development Municipal Authorities, Superintendent of Stamps, Sub-Registrar of Assurances, Collector, Postal authorities, Grampanchayat, Taluk Circle Officer, Inspector, Circle officer, Tehsildar, Sub-Divisional Officer, District Commissioner, Mamlatdar, Land Acquisition officer and all other Competent Authorities including Police etc., in respect of the said Properties: to attend meetings of the Society, to make statements and give evidence before any Competent Authority in respect of the said Properties.

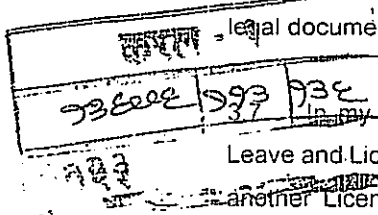


3.4. In my name and on my behalf to accept License fee/compensation/lease rent and Security Deposit from the Proposed Licensee/s/Lessee and to issue receipts in conformity with the said Proposed Leave and License/Lease Agreement.

3.5. In my name and on my behalf to comply with all obligations and to enjoy all rights, created under the Proposed Leave and License/Lease Agreement.

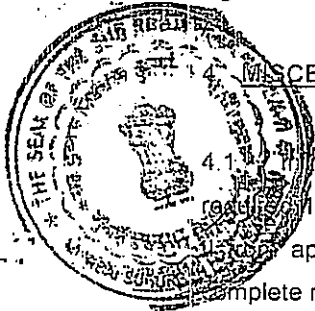
*Shruti Ashok Darekar*  
X  
MS. SHRUTI ASHOK DAREKAR

3.6. In my name and on my behalf on expiry of period of Proposed Leave and License/Lease Agreement, if desired, to renew the previous Leave and License/Lease Agreement and to enter into new Agreement with the Licensee/s/Lessee and to that effect sign, execute and register necessary legal documents.



In my name and on my behalf if required, to cancel the previous Leave and License/Lease Agreement and to enter into new Agreement with another Licensee/s/Lessee and to that effect sign, execute and register necessary legal documents.

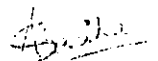
3.8. In my name and on my behalf to obtain possession of the said Properties either on expiry or on termination of Leave and License/Lease Agreement.



MISCELLANEOUS: -

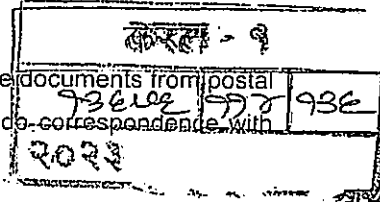
4.1. In my name and on my behalf, to complete adjudication process, if required. In my name and on my behalf, to obtain original documents, Index and to approach appropriate authorities in respect of the said Properties and to complete registration formalities.

4.2. In my name and on my behalf, to sign, execute and get registered Deed of Declaration and/or Deed of Confirmation and/or Deed of Rectification and/or Deed of Cancellation and/or Supplementary Deed and/or Deed of Modification and/or any other deeds or documents in respect of the said Agreement/s, if required. To attend the office of the Sub-Registrar of Assurances and to sign and execute the necessary writing or endorsements and any other deeds and documents and do the needful for completing the registration formalities under the Registration Act, 1908.

  
MS. SHRUTI ASHOK DAREKAR

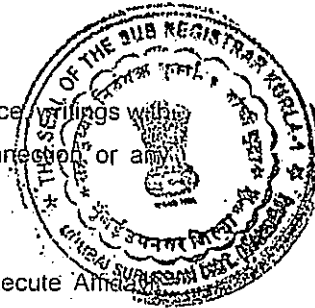
4.3. In my name and on my behalf to pay all taxes, rent, charges, dues, expenses and all other payment & outgoing, whatsoever dues and payable or which may become due and payable by me in any account in connection with the said Properties.

4.4. In my name and on my behalf to receive the documents from postal authorities and to give acknowledgement and to do correspondence with postal authorities.



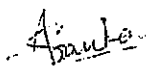
4.5. In my name and on my behalf to represent me and appear before the Concerned Electricity Authority and appear before the Concerned Gas Authority for effectual transfer / acquisition of the meter, deposit amount etc. unto and in my favour and for the said purpose to sign and submit necessary forms, affidavits, declarations, undertakings, writings etc. as my said Attorney may deem fit and proper.

4.6. In my name and on my behalf to do all correspondence, writings with the water connection, telephone connection, internet connection, or any other connection authorities.

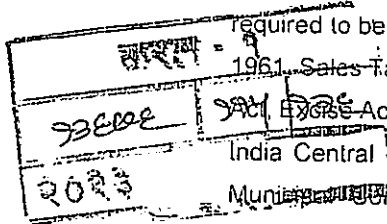


4.7. In my name and on my behalf to fill, sign and execute Affidavits, Undertaking, Declaration, Indemnity Bond or any other deeds or documents in respect of the said Properties.

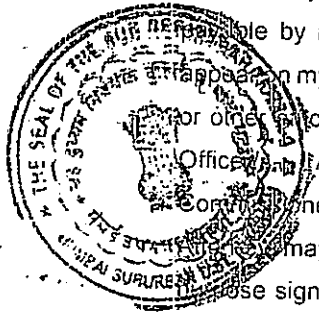
4.8. In my name and on my behalf to appoint any advocate and to give Public Notices and to sign any documents and to complete such other formalities as may be required in respect of the said Properties and the said Investments and as my said Attorney may deem fit and proper.

  
MS. SHRUTI ASHOK DAREKAR

5. INCOME TAX ETC: -



5.1. In my name and on my behalf to sign all application as may be required to be forwarded under the Indian Partnership Act, Income Tax Act 1961, Sales Tax Act, and Rules as applicable under any Act, VAT Act, GST Act, Excise Act, Service Tax Act, ESIC Act, PF Act, LLC Act or anywhere in India Central Sales Tax and Rules, Companies Act and Rules, Bombay Municipal Corporation Act and Rules, or any Municipality, Municipal Corporation or any Governmental, Semi Governmental Body or anywhere in India Urban Land (Ceiling and Regulation) Act and Rules, Customs Act. etc.



5.2. In my name and on my behalf to pay Income Tax and any other taxes payable by me and for that purpose to file Income Tax Returns and to appear in my behalf and represent me before any and all concerned judicial or other official and to represent me in all matters before any Income Tax Officer, Assessing Officer, Deputy Commissioner, Assistant Commissioner/s, Tax Consultants, Chartered Accountant, as the said Officer/s may deem fit in connection with my assessment and for that purpose to sign all such forms, applications, writings etc., and also to obtain necessary certificates from Income Tax Authorities and for such purpose to appoint Advocate, Tax Consultant, Chartered Accountant and to give Letter of Authority to them.

5.3. In my name and on my behalf to appear and represent me before any Income Tax Officer/s, Authorities for obtaining Lower Deduction and/or NIL Deduction Certificate from the Income Tax Department and for that purpose to sign all such forms, applications, affidavit, undertaking, writings etc., and also to obtain necessary certificates from Income Tax Authorities.

*Shruti Ashok Darekar*

S

MS. SHRUTI ASHOK DAREKAR

6. DISCHARGE OTHER DUTIES: -

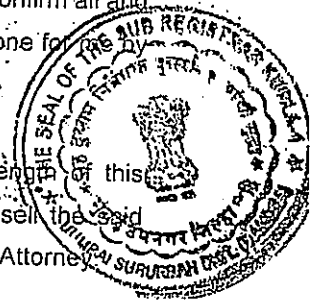
In my name and on my behalf to exercise all other rights and privileges and perform of all other duties which may appertain to me as the owner/Co-owner/Prospective owner in respect of the said Properties.

GENERALLY, to act as me Attorney in relation to the matters aforesaid and all other matters in respect of the said Properties, in which I may be concerned and to do all acts, deeds, matters and things touching to the subject matter of the said Properties which I can do myself, if personally present.

करल - १		
१३६	१३६	१३६
२०२३		

AND I HEREBY AGREE that all acts, deeds, matters and things lawfully done by my said Attorney shall be construed as acts, deeds, matters and things done by me and I undertake to ratify and confirm all and whatever my said Attorney shall lawfully do or cause to be done for virtue of Power of Attorney hereby given.

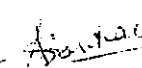
IT IS SPECIFICALLY CLARIFIED THAT on the strength of this Power of Attorney, my said Attorney is not empowered to sell the said Properties as no power of sale is delegated by me to my said Attorney.



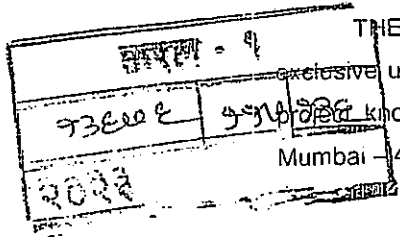
AND WHEREAS it is hereby agreed and confirmed that any amount paid / received on my behalf for any of the above referred matter will be debited / credited from my bank account only.

AND THAT this Power of Attorney is executed without any monetary consideration and just for the sake of my convenience.

IN WITNESS WHEREOF I hereto have hereunto set and subscribed my signature at Mumbai on this \_\_\_ day of \_\_\_ 2023.

  
MS. SHRUTI ASHOK DAREKAR

-SCHEDULE ABOVE REFERRED TO-



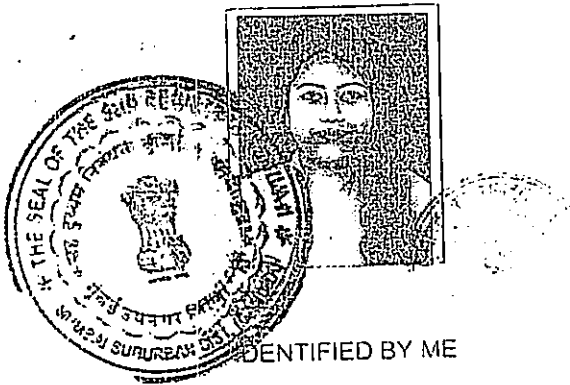
THE RESIDENTIAL PREMISES Flat No. B-605 along with the exclusive use and occupation of Balcony, located on the 6<sup>th</sup> Floor in the building known as "ETERNAL", situated at Nehru Nagar, Kuria (East), Mumbai - 400 024.

SIGNED SEALED AND DELIVERED

By the within named

MS. SHRUTI ASHOK DAREKAR,

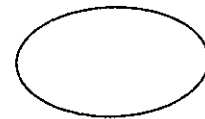
PAN: BTXPD0565N



IDENTIFIED BY ME

10/05/23 14/05/23  
MS. Shruti Ashok Darekar  
Identified by this Embassy (26140917)

*Shruti Darekar*  
x  
Signature of MS. SHRUTI ASHOK DAREKAR



Left Hand Thumb Impression of MS. SHRUTI ASHOK DAREKAR

BEFORE ME

*Chand Bhagat*  
Munishwar Chand Bhagat  
Second Secretary (Consular)  
Embassy of India  
Dublin

*Shruti Darekar*  
MS. SHRUTI ASHOK DAREKAR

401

**ACCEPTANCE OF POWER OF ATTORNEY**

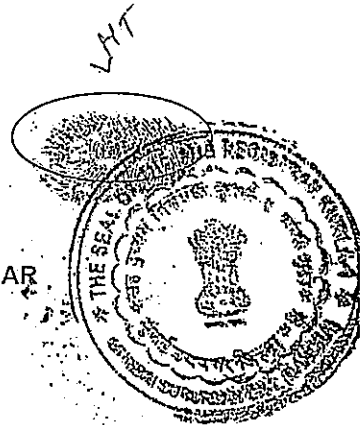
I, SHRI ASHOK RAGHOJI DAREKAR, age 67 years, an Indian  
 Inhabitant, residing at Row House No. 45, Vighnaharta Enclave Phase 93C 93E  
 Sukapur, New Panvel, New Panvel, Navi Mumbai, Raigad 410 206, do  
 hereby accept the Power of Attorney dated - Day of 2023  
 granted by MS. SHRUTI ASHOK DAREKAR.

करल - 9	
Phase 93C 93E	
2023	2023

I HEREBY ACCEPT

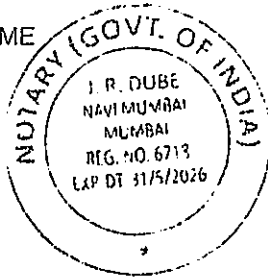


x *Signature*



SHRI ASHOK RAGHOJI DAREKAR  
 PAN: ABDPD8628B  
 (Specimen Signature of Attorney)

IDENTIFIED BY ME



BEFORE ME

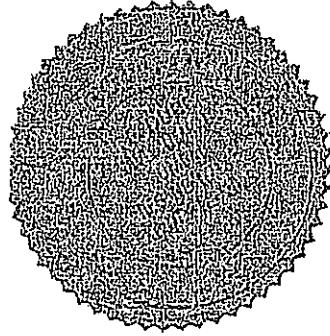
BEFORE ME

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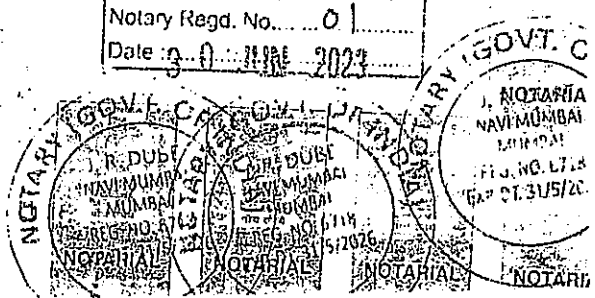
2023

30 JUN 2023

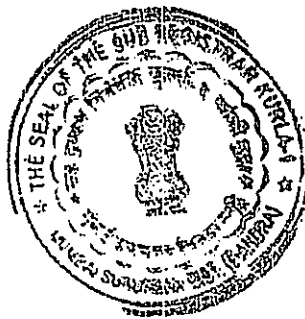
J. R. DUBE  
 NOTED & REGISTERED  
 Sr. No. 113 / Page No. 19  
 Notary Regd. No. 01  
 Date 30 June 2023



x *Signature*  
 MS. SHRUTI ASHOK DAREKAR



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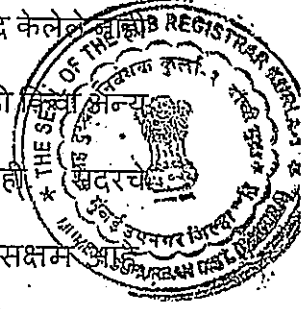




## घोषणापत्र

करला - १		
१३६६६	१३०	१३६
२०२३		

मी अशोक राघोजी दरेकर याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला १ यांचे कार्यालयात करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्रुती अशोक दरेकर दिनांक ३०/०७/२०२३ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केले किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



*(Signature)*

कुलमुखत्यारपत्र धारकाचे

नाव व सही

दिनांक:- 07/07/2023

करत - 9		
93666	729	98E
2023		



## हमीपत्र

आम्ही

लिहून देणार :- ADVAIT BUILDERS AND DEVELOPERS

करला - १		
७३६७७७	७२२	७३६
२०२३		

लिहून घेणार : १) MISS. SHRUTI ASHOK DAREKAR

२) MR. ASHOK RAGHOJI DAREKAR,

या हमीपत्राद्वारे सह दुय्यम निबंधक.....Kurla - 1..... यांना हमी देतो की, सदर दस्तामध्ये नमुद मिळकतीसोबत कोणतेही वाहनतळ (कार पावती) यांनी लिहून घेतलेले हस्तांतरण होत नाही.

दिनांक :- ०५/०७/२०२३

ठीकाण :-

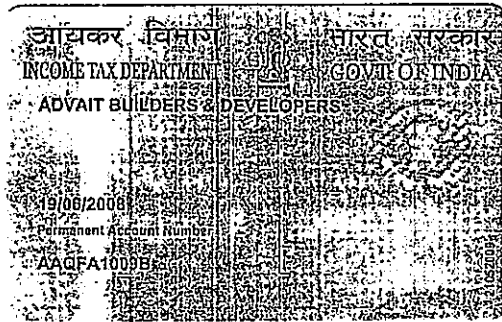
लिहून देणार सही :- W.....



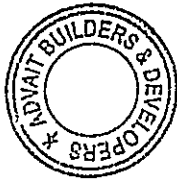
लिहून घेणार सही :- AD.....

.....Darekar.....

करल - १		
१३६६६	१२३	७३६
२०२३		



*M*



करल - १		
१३६६६	१२०	१३६
२०२३		



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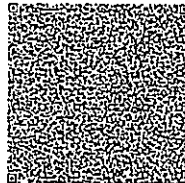
करल - १  
९३६००९ १२५ ७३६



भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता: श्रीकृष्णा खातू, इन्स्टॉलमेंट क्र. 2821/27161/00035  
C/O. Shrikrishna Khatau  
Building No 10A Flat No 102 Herumb CHSL  
New Mhada Colony, Sahakar Nagar  
Near Tilaknagar Station  
Chembur East, Mumbai  
Maharashtra - 400071  
9223323498



आपला आधार क्रमांक / Your Aadhaar No. :

5170 0022 5891

VID : 9198 2671 9469 6844

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Issue Date: 04-01-2013



पत्ता: श्रीकृष्णा खातू  
Tushar Shrikrishna Khatau  
जन्म तारीख/DOB: 05/07/1978  
पुरुष/ MALE

5170 0022 5891

VID : 9198 2671 9469 6844

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

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

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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

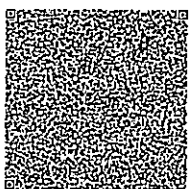


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता: श्रीकृष्णा खातू, इन्स्टॉलमेंट क्र. 2821/27161/00035  
C/O. Shrikrishna Khatau, Building No 10A Flat No 102 Herumb CHSL, New Mhada Colony, Sahakar Nagar, Near Tilaknagar Station, Chembur East, Mumbai, Maharashtra - 400071

Address:  
C/O. Shrikrishna Khatau, Building No 10A Flat No 102 Herumb CHSL, New Mhada Colony, Sahakar Nagar, Near Tilaknagar Station, Chembur East, Mumbai, Maharashtra - 400071



5170 0022 5891

VID : 9198 2671 9469 6844

1047 | help@uidai.gov.in | www.uidai.gov.in


MK

करल - १		
१३६६६	१२६	१३६
२०२३		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SHRUTI A DAREKAR  
 ASHOK RAGHOJI DAREKAR  
 21/04/1995  
 Permanent Account Number  
 BTXPD0565N  
 Signature

शासनाचे  
 GOVT OF INDIA

SEAL OF THE SUB REGISTRAR, BUDAPEST  
 आयकर विभाग, करा, भारत सरकार



Scanned with CamScanner

*Bauka*



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

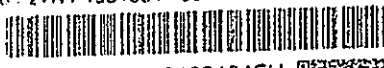
करतल - १

१३६०६	१२०	१३६
२०१३		

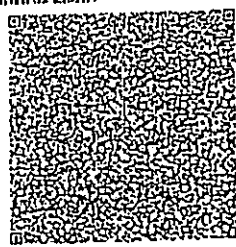
नोंदविण्याचा क्रमांक / Enrollment No 2722/41020/72835

To  
 श्री अशोक दरेकर  
 Shrut Ashok Darekar  
 R/W House No-45 Vignnaranta Enclave Phase-2  
 Sakapur, New Panvel  
 Sakapur, Panvel Panvel  
 Panvel, Panvel Raigadh  
 Maharashtra 410206  
 7045467750

Ref 1240 / 27N / 135463 / 135488 / P



SB883402134FH



आपला आधार क्रमांक / Your Aadhaar No. :

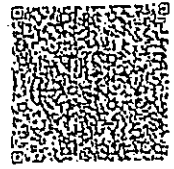
**9611 4047 4857**

माझे आधार, माझी ओळख



भारत सरकार  
 Government of India

श्री अशोक दरेकर  
 Shrut Ashok Darekar  
 जन्म तारीख / DOB 21/04/1995  
 लिंग / Gender



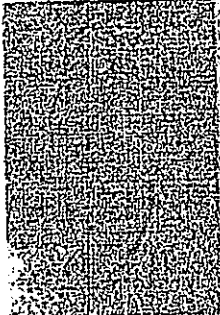
*Ashok*

**9611 4047 4857**



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABDPD8628B



नाम /NAME  
ASHOK RAGHOJI DAREKAR

करल - १		
१३६६६६	१२८	१३६
२०२३		

पिता का नाम /FATHER'S NAME  
RAGHOJI RUMAJI DAREKAR

जन्म तिथि /DATE OF BIRTH  
15-06-1957

*PGD*

हस्ताक्षर /SIGNATURE

*Ashok Darekar*

आयकर आयुक्त (कंप्यूटर) /  
Commissioner of Income-tax (Computer)



*Ashok Darekar*



आधार  
Government of India

संख्या - १  
९३६००६ १२६  
००६३

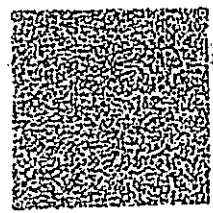
एन.टी.ए. विधि विभाग  
National Identification Authority of India  
Enrollment No.: 0636/20334/16291



To  
Ashok Raghooj Darekar  
Row House No 45, Vignaharta Enclave, Phase 2,  
Sukapur,  
New Panvel,  
MTC: Shirdhar Raichur,  
PO Panvel,  
Sub District: Panvel, District: Raigarh,  
State: Maharashtra,  
PIN Code: 410206,  
Mobile: 9769157227



NF322200903F1



आपका आधार क्रमांक / Your Aadhaar No. :

3394 7392 9619

मेरा आधार, मेरी पहचान



आपका आधार क्रमांक / Your Aadhaar No. :  
3394 7392 9619



Ashok Raghooj Darekar  
DOB: 15/06/1957  
Male



*Ashok*

3394 7392 9619

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

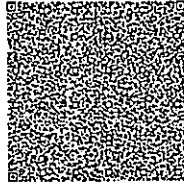
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 2821/27098/02537

To  
रुपेश रमेश घुलघुले  
Rupesh Ramesh Ghulghule  
amdoshi road  
at-amdoshi post-pen tarfe tale  
Pen Tarfe Tale  
Raigarh Maharashtra - 402104  
6976648353

Issue Date: 01/11/2021

Validly-unknown



आपला आधार क्रमांक / Your Aadhaar No. :

3440 4406 0684  
VID : 9164 7389 4170 9048

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Download Date: 09/11/2021



रुपेश रमेश घुलघुले  
Rupesh Ramesh Ghulghule  
जन्म तारीख/DOB: 20/03/1995  
पुरुष/ MALE

Issue Date: 01/11/2021

3440 4406 0684  
VID : 9164 7389 4170 9048

माझे आधार, माझी ओळख



Government of India

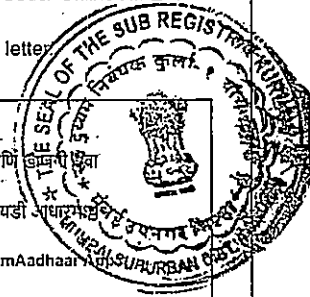


AADHAAR

माहिती  
कर्नाट - 9  
सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.  
हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले प्रकृत पत्र आहे.  
2023

INFORMATION

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



- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमार्फत अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar वापरा

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

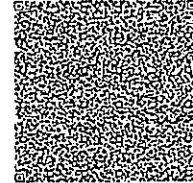


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
अपडोशी रोड, पु-अपडोशी पोस्ट-पेन तर्फे तालुका, पेन तर्फे  
तालुका, रायगड,  
महाराष्ट्र - 402104

Address:  
amdoshi road, at-amdoshi post-pen tarfe tale,  
Pen Tarfe Tale, Raigarh,  
Maharashtra - 402104

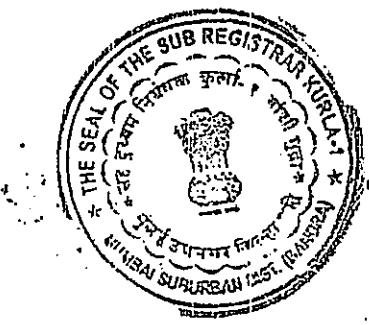


3440 4406 0684  
VID : 9164 7389 4170 9048

1047 | help@uidai.gov.in | www.uidai.gov.in

*Rupesh*

करल - १		
१३६५६	१३७	१३६
२०२३		



કરલ - ૧  
 ૭૩૬૯૯ ૭૩૨ ૭૩૯  
 ૨૦૨૩



ગોવર્ણમેન્ટ ઓફ ઇન્ડિયા  
 Government of India

નામોલ્લેખ ક્રમ સંખ્યા/ Enrolment No.: 0000/00985/70787

To  
 રુપેશ જાગદીશ બંસીધર  
 Rupesh Jagdish Bansidhar  
 S/O JAGADISH BANSIDHAR  
 ROOM NO 7 NAVIN PATEL CHAWL  
 BHADLIWAR BHAMAN POOJA  
 MOTI DAMAN  
 THANA PARDI DAMAN  
 Daman  
 Daman Daman and Diu - 396220  
 9137054522

Signature Not Verified



તમારો આધાર નંબર / Your Aadhaar No. :

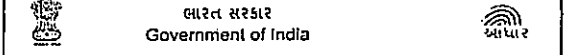
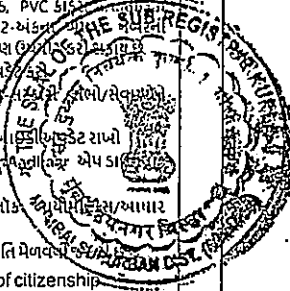
3857 0438 8245  
 VID : 9107 4478 8961 2383

મારો આધાર, મારી ઓળખ



માહિતી / INFORMATION

- ❑ આધાર એ ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ.
- ❑ આધાર અનન્ય અને સુરક્ષિત છે.
- ❑ ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ/ ઓફલાઇન XML/ ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- ❑ આધારના તમામ સ્વરૂપો જેમ કે આધાર કાર્ડ, PVC કાર્ડ અને mAadhaar સમાન રીતે માન્ય છે. 12-અંક જુઓ વર્ચ્યુઅલ આધાર ઓળખ (VID)નો પણ ઉપયોગ કરવો.
- ❑ 10 વર્ષમાં ઓછામાં ઓછું એકવાર આધાર અપડેટ કરવો.
- ❑ આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સંસ્થાઓ/સેવાઓ સરળતાથી મેળવવામાં મદદ કરે છે.
- ❑ આધારમાં તમારો મોબાઇલ નંબર અને ઇમેઇલ આઇડી સુધારવા માટે સરકારી એપ ડાઉનલોડ કરો.
- ❑ આધાર સેવાઓ મેળવવા માટે સ્માર્ટફોન પર તમારો આધાર એપ ડાઉનલોડ કરો.
- ❑ સુરક્ષા સુનિશ્ચિત કરવા માટે લોક/અનલોક આધાર/આધાર સુવિધાનો ઉપયોગ કરો.
- ❑ આધાર મેળવવા માંડતા સંસ્થાઓએ યોગ્ય સંમતિ મેળવવાની જરૂર છે.
- ❑ Aadhaar is a proof of identity, not of citizenship.
- ❑ Aadhaar is unique and secure.
- ❑ Verify identity using secure QR code/offline XML/online Authentication.
- ❑ All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- ❑ Update Aadhaar at least once in 10 years.
- ❑ Aadhaar helps you avail various Government and Non- Government benefits/services.
- ❑ Keep your mobile number and email id updated in Aadhaar.
- ❑ Download mAadhaar app on smart phones to avail Aadhaar Services.
- ❑ Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- ❑ Entities seeking Aadhaar are obligated to seek due consent.



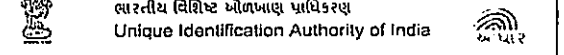
ભારત સરકાર  
 Government of India

રુપેશ જાગદીશ બંસીધર  
 Rupesh Jagdish Bansidhar  
 જન્મ તારીખ/DOB: 21/07/1980  
 પુરુષ/ MALE



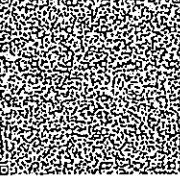
3857 0438 8245  
 VID : 9107 4478 8961 2383

મારો આધાર, મારી ઓળખ



સરનામું :  
 S/O જાગદીશ બંસીધર, રૂમ નં ૭ નવોન પટેલ ચાવલ,  
 ભદલીવાર ભમન પુજા, મોટી દમણ, દામણ ખારડી દમણ, દમણ,  
 દમણ,  
 દમણ એન્ડ દીુ - ૩૯૬૨૨૦

Address:  
 S/O JAGADISH BANSIDHAR, ROOM NO 7  
 NAVIN PATEL CHAWL, BHADLIWAR BHAMAN  
 POOJA, MOTI DAMAN, THANA PARDI  
 DAMAN, Daman, Daman  
 Daman and Diu - 396220



3857 0438 8245  
 VID : 9107 4478 8961 2383

*Rupesh*



भारतीय मिनिस्टर ऑफ इन्टरनल अफेयर्स

भारत सरकार

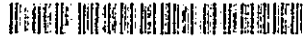
Government of India

क्रमांक - १		
93888	933	782
२०२३		

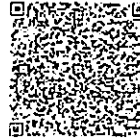
आवेदन क्रमांक / Roll No: 1218/61153/04285

आयोग  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.

आवेदन क्रमांक / Roll No: 1218/61153/04285



CH25876-20VF



आपला आवेदन क्रमांक / Your Application No.:

9034 6874 7141

- सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India

आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.  
 आयोग प्रमुख, एन.ए.

N. S. M. S. S.



9034 6874 7141

- सामान्य माणसाचा अधिकार

369/13676

शनिवार, 08 जुलै 2023 1:39 म.नं.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 13676/2023

दस्त क्रमांक: करल 1 /13676/2023

वाजार मूल्य: रु. 53,22,105/-

मोवदला: रु. 1,14,21,143/-

भरलेले मुद्रांक शुल्क: रु.6,85,500/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

पावती:15291

पावती दिनांक: 08/07/2023

अ. क्र. 13676 वर दि.08-07-2023

सादरकरणाराचे नाव: शुती अशोक दरेकर तर्फे कु मु म्हणुन अशोक रावोजी दरेकर

रोजी 1:36 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2720.00

पृथांची संख्या: 136

दस्त हजर करणाऱ्याची सही:

एकूण: 32720.00

  
सह. दुय्यम निबंधक  
दु. निबंधक कुला 1  
कुला-9 (वर्ग-2)  
सह. दुय्यम निबंधक  
दु. निबंधक कुला 1  
कुला-9 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 08 / 07 / 2023 01 : 36 : 14 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 07 / 2023 01 : 38 : 05 PM ची वेळ: (फी)

करल 1		
93EUB	938	93E
2023		



दस्त गोपवारा भाग-2

करल 1

08/07/2023 1 44:13 PM

दस्त क्रमांक:13676/2023

दस्त क्रमांक :करल1/13676/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पसकाराचे नाव व पत्ता	पसकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अद्वैत विल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खातू तर्फे कबुलीजवाबा करिता कु मु म्हणुन रूपेश रमेश पुलघुले पत्ता:प्लॉट नं: ऑफिस जी/78, माळा नं: तळ मजला, इमारतीचे नाव: इटर्निटी कमर्शियल प्रिमायसेस को-ऑप सोनायटी लिमिटेड, ब्लॉक नं: ठाणे पश्चिम, रोड नं: तीन हात नाका, महाराष्ट्र, ठाणे. पॅन नंबर:AAQFA1009B	लिहून देणार वय :-28 स्वाक्षरी:-		
2	नाव:शुक्ती अशोक दरेकर तर्फे कु मु म्हणुन अशोक राघोजी दरेकर पत्ता:प्लॉट नं: रो हाऊस नं-45, माळा नं: -, इमारतीचे नाव: विप्रहर्ता एनक्लेव्ह फेज -2, ब्लॉक नं: सुकापूर, न्यु पनवेल, सुकापूर, पनवेल रायगड, रोड नं: -, महाराष्ट्र, रायगड. पॅन नंबर: BTXPD0565N	लिहून देणार वय :-66 स्वाक्षरी:-		
3	नाव:अशोक राघोजी दरेकर पत्ता:प्लॉट नं: रो हाऊस नं-45, माळा नं: -, इमारतीचे नाव: विप्रहर्ता एनक्लेव्ह फेज -2, ब्लॉक नं: सुकापूर, न्यु पनवेल, सुकापूर, पनवेल रायगड, रोड नं: -, महाराष्ट्र, राईगाड: (०). पॅन नंबर:ABDPD8628B	लिहून देणार वय :-66 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे फवुल करतात.  
शिक्का क्र.3 ची वेळ:08 / 07 / 2023 01 : 42 : 59 PM

ओळख:-

शालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पसकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:रूपेश अगदीश वंसीधर वय:42 पत्ता:ए 2/4, वेस्ट क्लाउस, अनूत नगर, सागर पार्कच्या जवळ, घाटकोपर पश्चिम मुंबई पिन कोड:400086		
2	नाव:निर्वीन कृष्ण सांगले वय:30 पत्ता:72 ए, कोन्धान, कोन्धान, मुयवली तर्फे तळा, माणगाव, रायगड पिन कोड:402112		

शिक्का क्र.4 ची वेळ:08 / 07 / 2023 01 : 43 : 30 PM

शिक्का क्र.5 ची वेळ:08 / 07 / 2023 01 : 43 : 42 PM नोंदणी पुस्तक 1 मध्ये

सह. ड. कुलकर्णी निबंधक  
वृत्त 9 (वर्ग-2)  
Registration Details.

करल - 9		
93888	937	938
2023		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADVAIT BUILDERS AND DEVELOPERS	eChallan	69103332023020511377	MH004661579202324E	685500.00	SD	0002514388202324	08/07/2023
2		DHC		0407202307887	720	RF	0407202307887D	08/07/2023
3		DHC		0407202307677	2000	RF	0407202307677D	08/07/2023
4	ADVAIT BUILDERS AND DEVELOPERS	eChallan		MH004661579202324E	30000	RF	0002514388202324	08/07/2023

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

13676 /2023

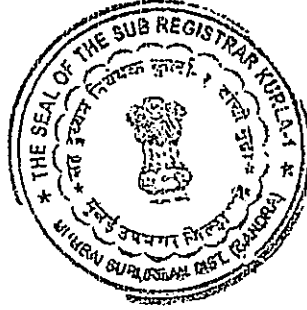
Know Your Rights as Registrants

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

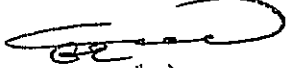
For feedback, please write to us at feedback.isanta@gmail.com



करल - १		
१३६०६	१३६	१३६
२०२३		



प्रमाणित करण्यात येते कि या दस्तावेज  
एकूण २/३२/२०२३/१३६ने आहेत  
करल-१/ १३६०६ /२०२३  
पुस्तक क्रमांक १ क्रमांकावर नोंदला  
दिनांक: ०८/०८/२०२३

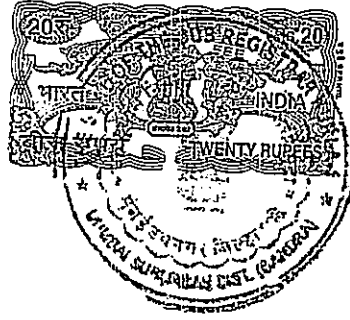
  
सु.भा. हैसने  
सह. दुर्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा



Payment Details

Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ADVANT BUILDERS AND DEVELOPERS	Challan	69103332023070511377	MH004661579202324E	685500.00	SD	0002514388202324	08/07/2023
	DHC		0407202307887	720	RF	0407202307887D	08/07/2023
	DHC		0407202307677	2000	RF	0407202307677D	08/07/2023
ADVANT BUILDERS AND DEVELOPERS	Challan		MH004661579202324E	30000	RF	0002514388202324	08/07/2023

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



खरी प्रत

*(Handwritten signature)*

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा.