

King

398/15473

पाव

Original/Duplicate

Wednesday, August 23, 2023

नोंदणी क्र.: 39म

2:41 PM

Regn.: 39M

पावती क्र.: 17312 दिनांक: 23/08/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-15473-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: मुकेश कुमार --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

वाजार मूल्य: रु.9613566.04 /-

मोवदला रु.14000000/-

भरलेले मुद्रांक शुल्क : रु. 980000/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823220419114 दिनांक: 23/08/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823224619513 दिनांक: 23/08/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007008190202324E दिनांक: 23/08/2023

वँकेचे नाव व पत्ता:

Mkumar



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 15473/2023

नोदणी :

Regn:63m

23/08/2023

गावाचे नाव : खारघर

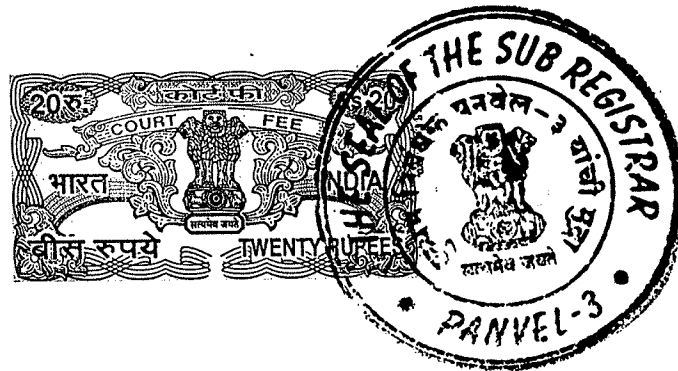
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9613566.04
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन ; इतर माहिती: विभाग क्र 19/27 दर 98800/- प्रति चौ. मी. सदनिका क्र.803,आठवा मजला,एन एम एस वन 27,प्लॉट नं 01,सेक्टर 27,खारघर,ता. पनवेल,जि. रायगड,क्षेत्र 71.16 चौ. मी. कारपेट एरिया + 11.07 चौ. मी. बाल्कनी,टेरेस व नॅच्युरल टेरेस,(1 कार पार्किंग सह.)( ( Plot Number : 01 ; SECTOR NUMBER : 27 ; ) )
(5) क्षेत्रफळ	1) 71.16 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एन एम एस एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरिया यांच्या तर्फे अख मंगेश शंकर खंदारे - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस नं 1105, एन एम एस टायटनियम प्लॉट नं 74, सेक्टर 15, सी वी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAHFN9167A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश कुमार - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए एच 1303, आंग्रे हाऊस, एम डी एल ऑफिसर्स कोर्टर्स, डॉकयार्ड रोड, एम डी एल डॉकयार्ड रोड, माजगाव, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-AYZPK1099E 2): नाव:-प्रीती खेहल - - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए एच 1303, आंग्रे हाऊस, एम डी एल ऑफिसर्स कोर्टर्स, डॉकयार्ड रोड, एम डी एल डॉकयार्ड रोड, माजगाव, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-EBNPS6639R
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15473/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	980000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

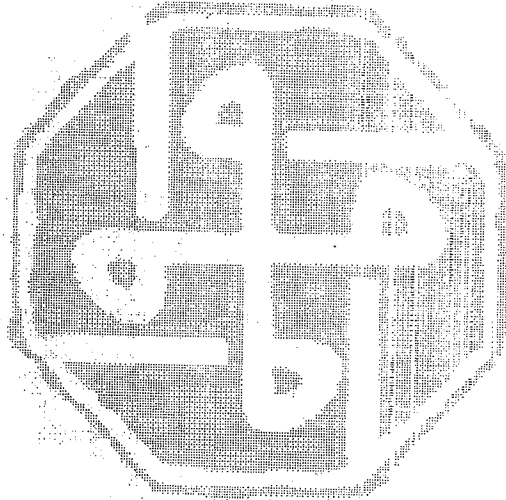
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MUKESH KUMAR	eChallan	69103332023082310049	MH007008190202324E	980000.00	SD	0003656212202324	23/08/2023
2		DHC		0823220419114	2000	RF	0823220419114D	23/08/2023
3		DHC		0823224619513	400	RF	0823224619513D	23/08/2023
4	MUKESH KUMAR	eChallan		MH007008190202324E	30000	RF	0003656212202324	23/08/2023

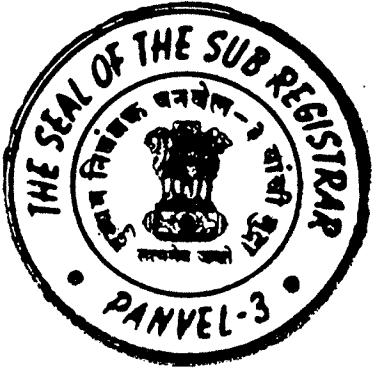
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202308231391			23 August 2023,11:15:39 AM		
पवल3						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	19/27-खारघर सिडको से.क्र.27					
क्षेत्राचे नांव	A Class Palika			सर्व्हे नंबर /न. भू. क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
42000	98800	113200	123600	113200	चौ. मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र(Built Up)-	89.346चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-	
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.103740/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (103740-42000) * (100 / 100 ) ) + 42000 ) = Rs.103740/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 103740 * 89.346 = Rs.9268754.04/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.96चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.96 * (98800 * 25/100 ) = Rs.344812/-					
Applicable Rules	= 3, 9, 18, 19, 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या प्रक्रीचे मूल्य (खली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बादिस्त बाल्कनी + स्वयंकारित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9268754.04 + 0 + 0 + 0 + 344812 + 0 + 0 + 0 + 0 + 0 = Rs.9613566/- = ₹ साहाय्याव लाख तेरा हजार पाच शे सहासष्ट /-					

**प व ल - ३**  
 १५४०३ / २०२३  
 १ / १९२०

Home
Print



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1957





CHALLAN  
MTR Form Number-6



GRN	MH007008190202324E	BARCODE			Date	22/08/2023 20:54:01	Form ID	20.2	
Department	Inspector General Of Registration			<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>प व ल - ३</p> <p>पयल - ३</p> <p>२/१२०</p> </div>					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	AYZPH1099E						
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR		Full Name	MUKESH KUMAR					
Location	RAIGAD		Flat/Block No.	FLAT NO 803 8TH FLOOR NMS ONE 27					
Year	2023-2024 One Time		Premises/Building						
Account Head Details		Amount In Rs.	Road/Street	PLOT NO 01 SECTOR 27 KHARGHAR					
0030046401	Stamp Duty	980000.00	Area/Locality	PANVEL RAIGAD					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	1	0	2	1	0
			Remarks (If Any)	PAN2=AAHFN9167A~SecondPartyName=NMS ENTERPRISES-CA=14000000					
Total		10,10,000.00	Amount In Words	Ten Lakh Ten Thousand and 00 Paise Only					
Payment Details		IDBI BANK	<div style="border: 2px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> <p>THE SEAL OF THE SUB REGISTRAR</p> <p>FOR USE IN RECORDS BANK</p> <p>प व ल - ३</p> </div>						
Cheque-DD Details		Bank CIN	Ref. No.	91033320230823100491730779833					
Cheque/DD No.		Bank Date	RBI Date	22/08/2023-20:54:01 Not Verified with RBI					
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :

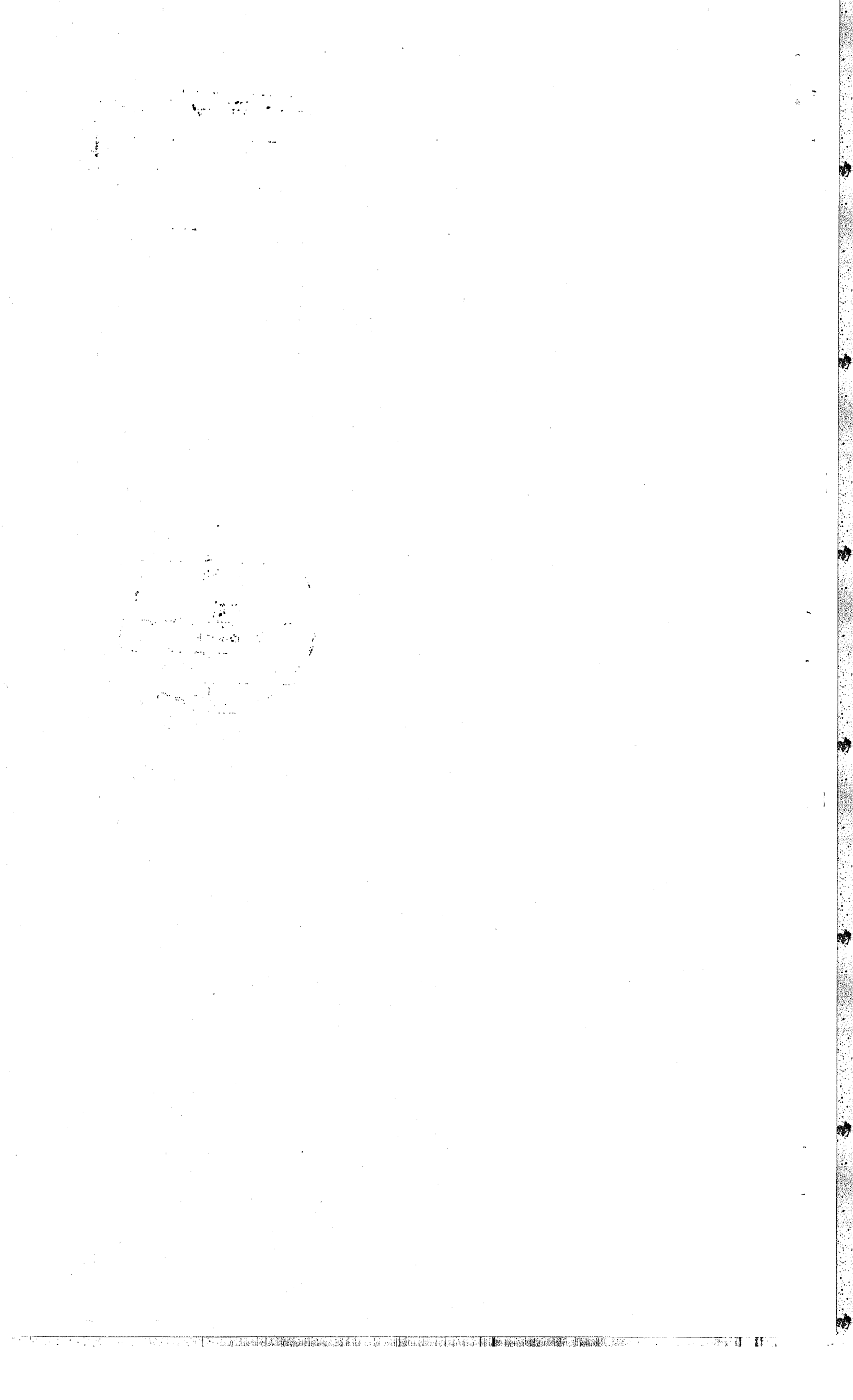
Mobile No. : 9029709426

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

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

Mkumar

PitySudhal

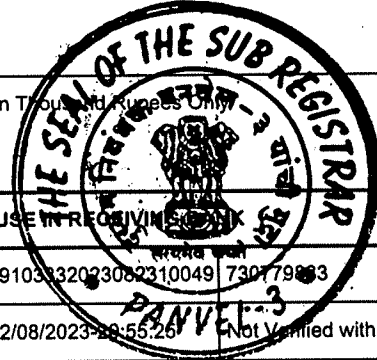
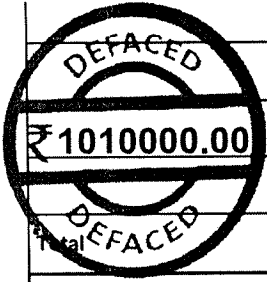




**CHALLAN**  
MTR Form Number-6



GRN	MH007008190202324E	BARCODE	[Barcode]		Date	22/08/2023-20:51:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	[Handwritten: पं व ल - ३]					
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(If Applicable)	AYZPK1099E	[Handwritten: 2023]				
Location	RAIGAD	Full Name	MUKESH KUMAR	[Handwritten: 3/20]				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 803 8TH FLOOR NMS ONE 27					
Account Head Details		Amount In Rs.	Premises/Building					
0030046401 Stamp Duty		980000.00	Road/Street					
0030063301 Registration Fee		30000.00	Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			PAN2=AAHFN9167A~SecondPartyName=NMS					
			ENTERPRISES~CA=14000000					
			Amount In					
			Words					
			Amount In					
			Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	6910332023082310049 73077983				
Cheque/DD No.		Bank Date	RBI Date	22/08/2023-20:55:26 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. : 9029709426  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-398-15473	0003656212202324	23/08/2023-14:33:54	IGR148	30000.00
2	(IS)-398-15473	0003656212202324	23/08/2023-14:33:54	IGR148	980000.00
Total Defacement Amount					10,10,000.00



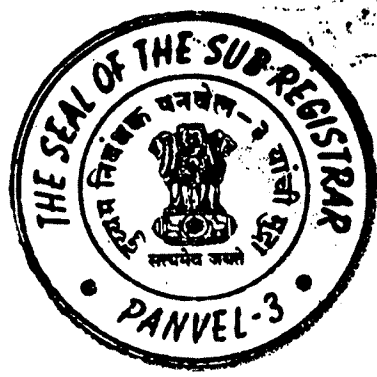
प त ल - ३
१५४७२/२०२३
४ / १२०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823220419114	Date 22/08/2023
Received from , Mobile number 9029709426, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 22/08/2023
Bank CIN 10004152023082218041	REF No. 2853709162
This is computer generated receipt, hence no signature is required.	

प व ल - ३  
 २०२३  
 १२०

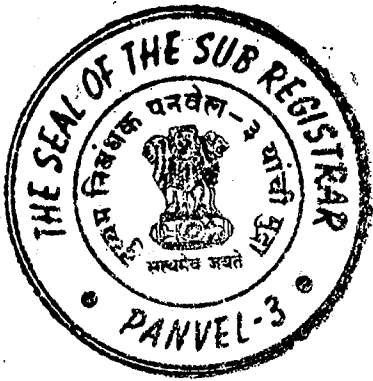
Mhomas  
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823224619513	Date 22/08/2023
Received from , Mobile number 9029709426, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 22/08/2023
Bank CIN 10004152023082218418	REF No. 2853713704
This is computer generated receipt, hence no signature is required.	

प व ल - ३
१५४६३२०२३
९ / १२०

Mkumar  
BitySnehal



प व ल - ३	
१५४७३	२०२३
६०/१२०	

## AGREEMENT FOR SALE

FLAT NO. 803, 8<sup>th</sup> FLOOR,  
BLDG. KNOWN AS "NMS ONE 27"  
PLOT NO. 01, SECTOR-27, KHARGHAR,  
TALUKA-PANVEL DISTRICT-RAIGAD NAVI MUMBAI.

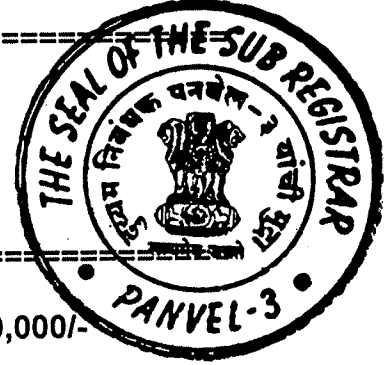
CARPET AREA IN SQ MTRS. : 71.16

ADDITIONAL EXCLUSIVE AREA : 11.07

SALE PRICE : Rs.1,40,00,000/-

STAMP DUTY : Rs.9,80,000/-

REGISTRATION FEE : Rs.30000/-



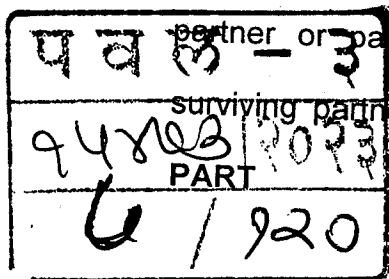
This AGREEMENT FOR SALE is made and entered into at NAVI  
MUMBAI, on this the 23<sup>rd</sup> day of Aug., 2023.

*[Handwritten Signature]*  
20.

*Mkumar  
Bhatnagar*

BETWEEN

M/S. NMS ENTERPRISES, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having PAN No. AAHFN9167A and having its administrative OFFICE AT 1105, NMS TITANIUM, PLOT NO-74, SECTOR-15, CBD BELAPUR, NAVI MUMBAI-400614, through its Partner MR. HIREN SHAMJI RAVARIYA, hereinafter referred to as "THE PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof include the partners of the said firm for time being, surviving



partner or partners and heirs, executors, administrators of last surviving partner or partners and his or their assigns) of the ONE

AND

1.MR.MUKESH KUMAR aged 41 Years (having Permanent Account Number: AYZPK1099E) (AADHAR NO 2802 1965 2376) 2.MRS.

PRITY SNEHAL aged 30 Years (having Permanent Account Number: EBNPS6639R) (AADHAR NO 8043 2115 0088) Indian Inhabitant,

residing at AH 1303, ANGRE HOUSE, MDL OFFICERS DOCKYARD ROAD, MDL DOCKYARD ROAD,

MAZGAON, MUMBAI 400 010. hereinafter referred to as the Purchaser/s" (which expression shall unless it be repugnant to the

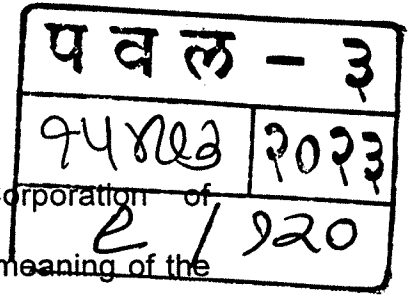
context or meaning thereof, be deemed to mean and include his/her/their heirs, successors, executors, administrators and assigns) of the OTHER PART.

The Promoter and Purchaser/s shall be collectively referred to as "Parties" and individually as "Party".

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WHEREAS:



A. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as the "Corporation") having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-section 1 and 3A of section 113 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said MRTPL Act").

B. By virtue of being the Development Authority, the Corporation has been empowered under section 118 of the said MRTPL Act to dispose-off any land acquired by it or vested into it in accordance with the proposal approved by the Government under the said MRTPL Act.

C. Pursuant to the above, the Corporation, on 20<sup>th</sup> June, 2018 floated a public tender being Scheme No.: MM/04/2018-2021 *inter alia* inviting public at large to bid for the purpose of grant of lease of a Residential cum Commercial Plot at Kharghar, Navi Mumbai being Plot bearing No. 01, Sector 27, Kharghar, Taluka Panvel Dist. Raigad Navi Mumbai- 410210 admeasuring 2,129.59 sq. meters (herein referred to as "the said Plot").

D. Upon the aforesaid tender document being floated by the Corporation, the Promoter, along with other bidders bid for acquiring the leasehold rights with respect to the said Plot. After completion of the bidding process, the Promoter was declared as the highest bidder.

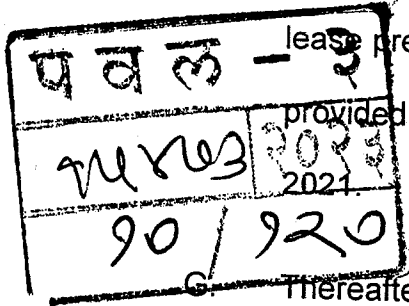


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E. Accordingly, on 25<sup>th</sup> March, 2021, the Corporation issued an Allotment Letter in favour of the Promoter *inter alia* allotting to the Promoter the leasehold rights with respect to the said Plot on the terms and conditions and for the lease premium as more particularly stated in the said Allotment Letter.

F. As per the terms of the aforesaid Allotment Letter being Allotment Letter dated 25<sup>th</sup> March, 2021 bearing Reference No. 7493/1000595/1415, the Promoter has paid the entire



lease premium along with delayed payment charges (DPC) as provided for in the said Allotment Letter dated 25<sup>th</sup> March,

Thereafter, by an Agreement to Lease dated 15<sup>th</sup> September, 2021 (hereinafter referred to as "the said Agreement to

Lease") executed between the Corporation and the Promoter

herein, the Corporation has granted the Promoter herein

license to enter upon the said Plot which is more particularly

described in the **FIRST SCHEDULE** hereunder written for

such lease premium and upon such terms and conditions as

mentioned in the said Agreement to Lease and upon

covenants mentioned therein for a period of 60 years with a

right to develop the same as permissible under General

Development Control Regulations for New Bombay, 1975. The

said Agreement to Lease is registered with the Sub-Registrar

of Assurances vide document no. PANVEL5-11415-2021 and

Receipt No. 12021 dated 16-09-2021.

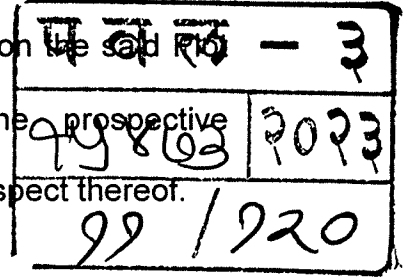


H. Upon execution of the said Agreement to Lease, the Corporation granted permission to the Promoter to enter upon the said Plot for the purpose of erecting buildings.

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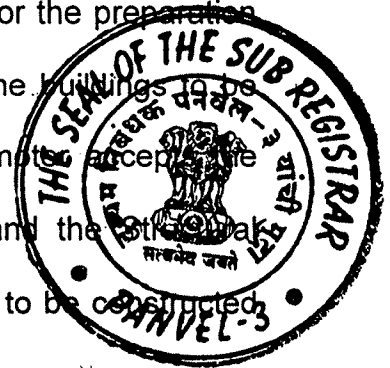
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- I. The Promoter has the sole and exclusive right to sell the flats/shops in the buildings to be constructed on the said Plot and to enter into agreement/s with the prospective Purchaser/s and to receive the sale price in respect thereof.



- J. The Promoter has entrusted the architectural works to "M/s Destination Architecture Interior Designs" (hereinafter referred to as the "Architect") to develop, design, to prepare layout and specifications for construction of the buildings on the said Plot.

- K. The Promoter has appointed a structural engineer, M/s. Structural Concepts Designs Private Limited (hereinafter referred to as "the Structural Engineer") for the preparation of the structural designs and drawings of the buildings to be constructed on the said Plot and the Promoter shall accept the professional supervision of the Architect and the Structural Engineer till the completion of the buildings to be constructed on the said Plot.

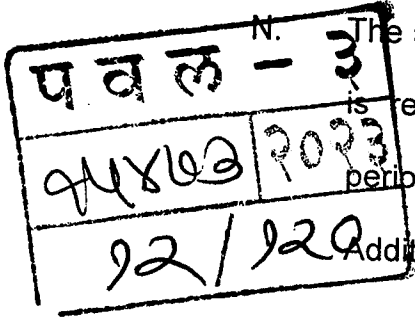


- L. City & Industrial Development Corporation of Maharashtra (hereinafter referred to as "CIDCO"), by its letter bearing No. CIDCO/BP-17941/TPO(NM)/2021/9132 dated 17<sup>th</sup> February, 2022 issued the Commencement Certificate which is annexed hereto and marked as "Annexure A", and further Amended Commencement Certificate by its letter bearing No. CIDCO/BP-17941/TPO(NM & K)/2021/10788 Dated 01<sup>st</sup> JUNE 2023 which is annexed hereto and marked as "Annexure A-1", whereby it granted its permission to develop the said Plot and to construct buildings on the said Plot for residential cum commercial purpose subject to the terms and conditions as contained therein and thereby approved and



sanctioned the plans in respect of the said project named "NMS ONE 27" consisting of 1 building and Commercial Shops/Offices on the ground floor (hereinafter referred to as "the said Project").

M. The Promoter has got the plans, designs and specifications for the said Project on the said Plot approved by CIDCO and other connected authorities and has obtained the Commencement Certificate in respect thereof.



N. The said Plot is required to be developed and the said Project is required to be completed thereon within the stipulated period as per the plans and specifications approved by the Additional Town Planning Officer of the CIDCO.

O. The Promoter is undertaking the said Project thereon as per the plans and specifications approved and the development permission granted by CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by CIDCO.



P. The Promoter has agreed to dispose of the Flats/Shops in the said Project on ownership basis to the prospective Purchasers.

Q. The said Project being undertaken on the said Plot shall be known as "NMS ONE 27".

R. The title certificate issued by Adv. P.G.DANAVALLE, Advocate for the Promoter, *inter alia* certifying the title of the Promoter to the said Plot on which the said Project is to be constructed is hereby annexed and marked as "Annexure B".

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S. The Promoter is entitled and enjoined upon to undertake the said Project on the said Plot in accordance with the recitals stated hereinabove.

T. The Promoter is in possession of the said Plot.

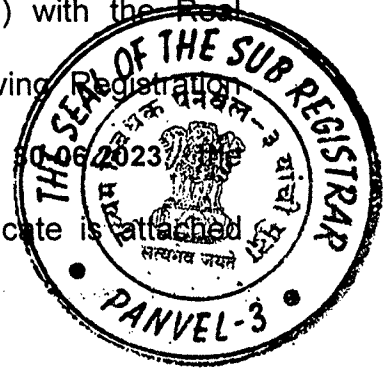
U. The Promoter has proposed to construct on the said Plot, the said Project consisting of 1 building and Commercial Shops/Offices on the Ground Floor. The building mentioned herein have Ground Floor plus 6 Parking/podiums plus 17 Upper Floors (G+23 storey).

V. The Promoter has registered the project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") with the Real Estate Regulatory Authority at Mumbai having Registration No. P52000034056 dated 17-03-2022 and an authenticated copy of the registration certificate is attached herein at "Annexure C" hereto.

W. By virtue of the said Agreement to Lease, the Promoter has the sole and exclusive right to sell Flats/Shops in the said Project to be constructed by the Promoter on the said Plot and to enter into Agreement/s for the Flat(s)/Shop(s) and to receive the sale consideration with respect thereof.

X. The Purchaser/s intends to purchase and the Promoter has offered for sale to the Purchaser/s, Flat bearing No. 803, admeasuring 71.16 sq. meters. Carpet area as per RERA, on the 8<sup>th</sup> Floor in the said Project, "NMS ONE 27" along with 1 (ONE) Car Parking (hereinafter referred to as "the said Flat") being constructed on the said Plot by the Promoter. In addition thereto, the Purchaser/s shall be entitled to use the

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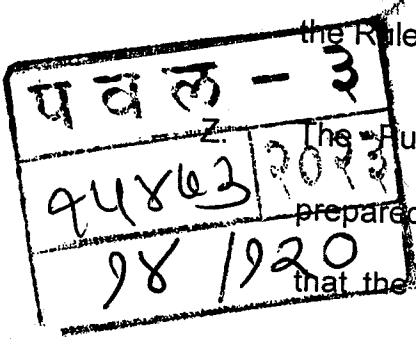


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additional area of balcony, terrace, and natural terrace aggregating to 11.07 sq. meters for his/her/its/their exclusive use.

Y. On demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Plot and the plans, designs, permissions and specifications prepared by the Promoter's Architect and of such other documents as are specified under the said Act and the Rules and Regulations made there under.



The Purchaser/s has/have seen the approved plans as prepared by the Architect and the Purchaser/s is/are aware that the Promoter may change the said building plans from time to time and/or as may be required by CIDCO and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. A Layout Plan of the said plot is annexed hereto and marked as "Annexure D".

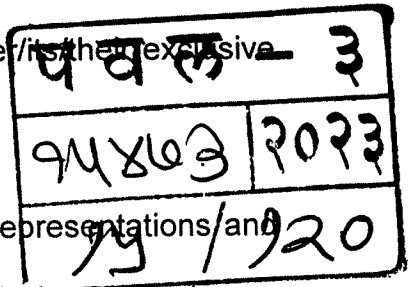


The copy of the floor plans and specification of the said Flat agreed to be purchased by the Purchaser/s as sanctioned and approved by CIDCO has been annexed hereto and marked as "Annexure E". The said Flat is more particularly described in SECOND SCHEDULE hereunder written.

BB. The carpet area of the said Flat is 71.16 sq. meters and "carpet area" means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under the services shafts, exclusive balcony appurtenant to the said Flat/Shop for the exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the said Flat. In addition thereto, the Purchaser/s shall be entitled to use the

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additional area of balcony, terrace, and natural terrace aggregating to 11.07 sq. meters for his/hers/their exclusive use.



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

DD. Prior to the execution of these presents, the Purchaser/s has paid to the Promoter a sum of Rs.11,75,000/- (RUPEES ELEVEN LAKHS SEVENTY FIVE THOUSAND ONLY) towards the said Flat agreed to be sold by the Promoter to the Purchaser/s being the part payment of the sale consideration of the said Flat agreed to be sold by the Promoter to the Purchaser/s as advance payment or application for the payment and receipt whereof the Promoter (who hereby admits and acknowledges) and the Purchaser/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



EE. Under Section 13 of the said Act, the Promoter is required to execute a written agreement for sale of the said Flat with the Purchaser/s being these presents and also to register the said agreement under the Registration Act, 1908.

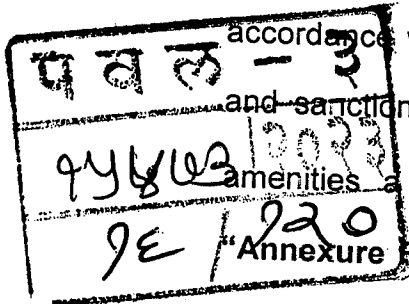
FF. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said Flat for a total Consideration of Rs.1,40,00,000/- (RUPEES ONE CRORE FORTY LAKHS ONLY).

*M Kumar*  
*Poojendra*

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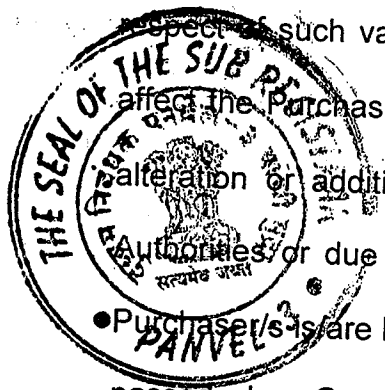
NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS  
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO  
AS FOLLOWS:

1. The Promoter shall construct the said Project, "NMS ONE 27"  
consisting of 1 building. A building consists of Commercial  
Shops/Offices on the Ground Floor. The building mentioned  
herein above have Ground Floor plus 6 Parking/podiums plus 17  
Upper Floors (G+23 storey) to be constructed on the said Plot in



accordance with the plans, designs and specifications approved  
and sanctioned by the CIDCO along with internal and external  
amenities a list whereof is hereto annexed and marked as  
"Annexure F" and which have been seen and approved by the

Purchaser/s, with only such variations and modifications as the  
Promoter may consider necessary and/or beneficial or as may be  
required by the CIDCO. Provided that the Promoter shall have to  
obtain prior permission or consent in writing of the Purchaser/s in



respect of such variations or modifications which may adversely  
affect the Purchaser's Flat (as defined herein below) except any  
alteration or addition as may be required by any Government  
Authorities or due to change in law. Needless to state that the

Purchaser/s are bound by all orders, acts, rules and regulations  
passed by Governmental/Statutory authorities. Accordingly,  
incase the Promoter is bound to make any alterations,  
amendments or changes to the layout and/or the said Flat in  
compliance with such order/act/rules or regulation passed by any  
of the governmental or statutory authority, the Purchaser/s hereby  
consent/s that he/she/it/they will be bound by any such  
amendment, change or alteration carried out by the Promoter.

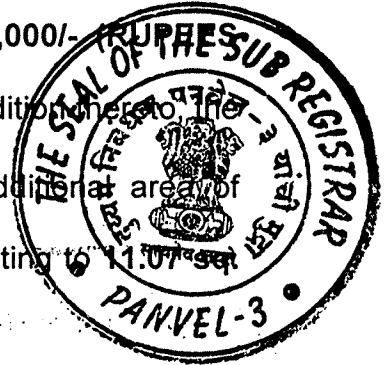
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2. The Purchaser/s hereby agree/s that he/she/it/they has/have fully satisfied himself/herself/itself/themselves about the title of the Promoter to the said Plot and shall not raise any objection with respect to the same.

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3. The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Flat No.803 on 8<sup>th</sup> floor, admeasuring 71.16 sq. metres RERA carpet area as shown in the floor plan hereto annexed and marked Annexure E along with 1 (ONE) car parking and along with right to use common premises, terrace, passage, lifts in the said Project and other common utility areas in the said Project being constructed on the said Plot for a total consideration amount of Rs.1,40,00,000/- (ONE CRORE FORTY LAKHS ONLY).. In addition to the above, Purchaser/s shall be entitled to use the additional area of balcony, terrace, and natural terrace aggregating to 11.07 meters for his/her/its/their exclusive use.



4. Prior to the execution of this Agreement, the Purchaser/s has paid a sum of Rs.11,75,000/- (RUPEES ELEVEN LAKHS SEVENTY FIVE THOUSAND ONLY) as booking amount adjustable towards the total consideration amount of the said Flat agreed to be sold by the Promoter to the Purchaser/s. The Purchaser/s shall pay to the Promoter the total consideration of Rs.1,40,00,000/- (RUPEES ONE CRORE FORTY LAKHS ONLY). as follows;

- i. Rs.11,75,000/- (RUPEES ELEVEN LAKHS SEVENTY FIVE THOUSAND ONLY), paid by Purchaser/s to the

*M. Kumar*  
*Pooja Snehal*

*[Signature]*  
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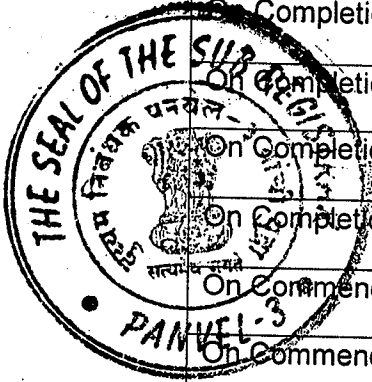
Promoter prior to the execution hereof (the payment and receipt whereof the Promoter doth hereby admits and acknowledges).

ii. The balance consideration of Rs.1,28,25,000/- (RUPEES ONE CRORE TWENTY EIGHT LAKHS TWENTY FIVE THOUSAND ONLY) shall be paid as

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per the following schedule: -

Schedule of Payment	Percentage of Total Consideration
On Booking	9%
Within 15 days from the Booking or Agreement	16%
On Commencement of work	15%
On Completion of Plinth	10%
On Completion of 1 <sup>st</sup> slab	4%
On Completion of 3 <sup>rd</sup> slab	4%
On Completion of 5 <sup>th</sup> slab	3%
On Completion of 8 <sup>th</sup> slab	3%
On Completion of 12 <sup>th</sup> slab	2%
On Completion of 16 <sup>th</sup> slab	2%
On Completion of 20 <sup>th</sup> slab	2%
On Commencement of Brick Work	10%
On Commencement of Plaster Work	5%
On Commencement of Flooring Work	5%
On Commencement of Plumbing & Electric Work	5%
On Possession	5%
<b>Total</b>	<b>100%</b>



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5. It is agreed that 20% of the consideration amount shall be treated as earnest money deposit.

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6. It is agreed that the above payment schedule is proposed by the Promoter which the Purchaser/s is/are bound to follow. However, it is agreed that if the Purchaser/s is/are desirous of making payment of an amount which is more than that of the agreed payment schedule amount, he/she may do so and pay the amount in excess of the scheduled amount. In such an eventuality, the Promoter may consider to give rebate if they deem it fit.

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7. It is mutually agreed between the Allottee/s and the Promoter that in the event of the Allottee/s committing any delay, default or demur in paying any three installments then and in that event, the Promoter shall give 15 days' notice to the Allottee/s to pay all the outstanding amounts together with the installments (if the same becomes due and payable) if the Allottee/s fail/s to pay the entire outstanding amounts to the Promoter within the time prescribed, then the Promoter shall be entitled to terminate this Agreement for Sale and all legal consequences as per the said Act and the Rules there under and as per what is stated herein shall follow.



8. The Promoter has further represented that as per the sanctioned Building plans, the CIDCO has sanctioned certain additional areas as permitted under UDCPR. The Certificate of the Architect detailing the said additional areas is annexed hereto and marked "Annexure G". The Promoter has paid necessary premium / charges to the CIDCO for getting the sanction of the said additional areas from the CIDCO. The aforesaid additional areas are merged to the said Flat. However, the Promoter has not charged any additional

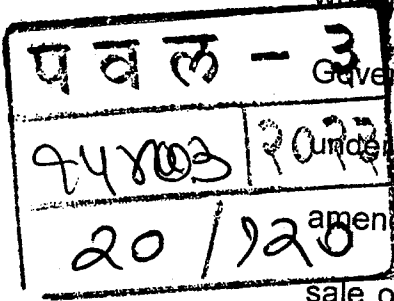
*M. Kumar*  
*Priya Snehal*

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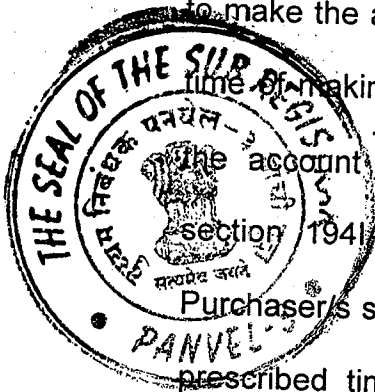


consideration for the aforesaid additional areas from the Purchaser/s.

9. The consideration above excludes Taxes. Taxes includes Value Added Tax, Service Tax, Goods and Services Tax (GST), Krishi Kalyan Cess, land under construction tax, property tax, Swachh Bharat Cess, local body tax or other taxes, duties, cesses, levies, charges, development charges which are leviable or become leviable by any Government/Statutory/ Local Authority/Corporation/ CIDCO under the provisions of the applicable/relevant law or any amendments thereto pertaining or relating to development and sale of the said Flat. Taxes shall be paid by the Purchaser/s on demand made by the Promoter within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Promoter from and against the same.



10. The Purchaser/s is/are aware that the Purchaser/s has/have to make the applicable Tax Deduction at Source (TDS) at the time of making the actual payment or credit of such sums to the account of the Promoter, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines as mentioned in the Income Tax Act, 1961.



11. The Purchaser/s hereby agree/s to have confirmed the area of the said Flat as mentioned in this Agreement and hereafter shall not raise any objections with regards to the same. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by Purchaser/s within forty-five days, from the date when the fact

M. Kumar  
Asst. Registrar

*[Signature]*  
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parties become aware that the area of the said Flat is lesser than the area mentioned herein. However, if there is any increase in the carpet area of the said Flat allotted to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s and the same shall be paid by the Purchaser/s.

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12. The Purchaser/s hereby agree/s with the Promoter, except to the extent consented by the Promoter in writing, that the Purchaser/s agrees that open space shall be kept open to sky, failing which, the Purchaser/s shall be liable for the consequences arising there from, and the Purchaser/s hereby further agree/s to indemnify and keep the Promoter indemnified of and against such liability and consequences thereof.

13. The Purchaser/s authorize/s the Promoter to adjust/appropriate all payments made by him/hers/its/their any head(s) of dues against lawful outstanding, if any, in his/her/its/their name as the Promoter may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner whatsoever.

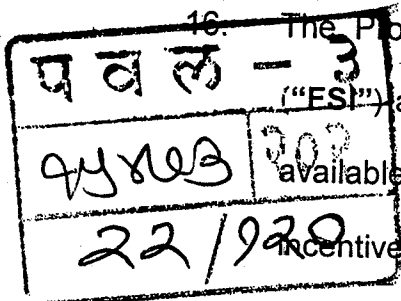


14. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Purchaser/s, obtain from the concerned authority Occupancy Certificate/Part Occupancy Certificate in respect of the said Project.

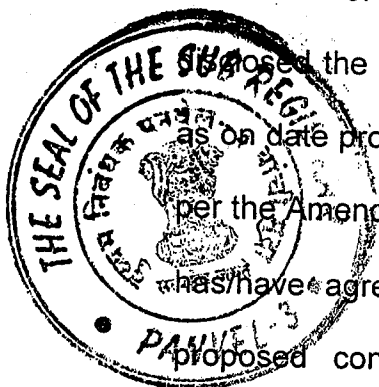
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15. Time is of the essence for the Promoter as well as the Purchaser/s. The Promoter shall endeavour to abide by the time schedule for completing the project and handing over the said Flat to the Purchaser/s and the common areas to the association of the purchasers after receiving the Occupancy Certificate. Similarly, the Purchaser/s shall make due and timely payment of the sale price as mentioned herein.



16. The Promoter hereby declares that the Floor Space Index ("FSI") available as on date in respect of the said Plot or FSI available on payment of premiums or FSI 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/ Unified Development Control and Promotion Regulations for Maharashtra state (UDCPR), which are applicable to the said Plot area of 2129.59 square meters. The Promoter has proposed the FSI of Built-up-area of 10287.10 square meters as on date proposed to be utilized by them on the said Plot as per the Amended Commencement Certificate and Purchaser/s has/have agreed to purchase the said Flat based on the proposed construction and sale of the said Flat to be constructed by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only. This clause is of essence in this Agreement and only upon the Purchaser/s agreeing to the said conditions, the Promoter has agreed to sell the said Flat to the Purchaser/s. The Purchaser/s agree/s that if any additional or further FSI accrues on the said Plot or if there is any further development potential on the said Plot, the same



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P. S. Snehal

*[Handwritten Signature]*

will accrue to the Promoter and the Purchaser/s consent/s that the Promoter shall utilise the same for its benefit and in the manner as it may deem fit to the Promoter.

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17. In addition to the above, the Promoter has informed the Purchaser/s that the Government has implemented the Unified Development Control and Promotion Regulations for Maharashtra state (UDCPR). The UDCPR shall have an implication on the development and available FSI on the said Plot. Pursuant to the UDCPR, in case there is further development potential on the said Plot, the Purchaser/s hereby unconditionally agree/s and consent/s that the Promoter shall utilise the said FSI available and undertake further construction on the said Plot for its benefit. The Purchaser/s is aware that the utilisation of this additional FSI or development potential on the said Plot may have an implication on the amenities to be provided by the Promoter and may also entail a change in the layout of the said Project. The Purchaser/s hereby unconditionally grant/s his/her/it's/their consent/s to the above change in layout or change amenities to be provided by the Promoter.



18. The Promoter has represented to the Purchaser/s that the Promoter has created a mortgage/charge in respect of the said Plot against loans obtained from ADITYA BIRLA HOUSING FINANCE LIMITED and the original title deeds in respect of the said Plot are deposited with the said ADITYA BIRLA HOUSING FINANCE LIMITED. The Promoter has further represented to the Purchaser/s that the Promoter will have to obtain NOC from ADITYA BIRLA HOUSING FINANCE LIMITED for release of the said Flat proposed to be

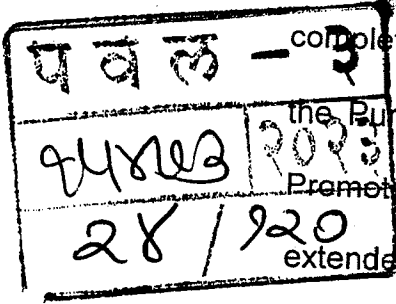
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purchased by the Purchaser/s in terms hereof before registration of this Agreement.

19. The Purchaser/s agree/s with the Promoter that the Promoter shall give possession of the said Flat to the Purchaser/s on or before 31<sup>th</sup> December, 2027 subject to force majeure as provided herein.

20. If the Promoter fails to abide by the time schedule for completing the said Project and handing over the said Flat to the Purchaser/s on account of reasons not attributable to the Promoter, it is agreed that the Promoter shall get additional extended time to complete the said Project and handover possession of the said Flat to the Purchaser/s. The Purchaser/s herein gives his unconditional consent for the said extension.



21. The Purchaser/s further agree/s that the Promoter shall not be liable for any delay in delivery of the said Flat and shall be exempted to extension of time for giving delivery of the said Flat on the stipulated date on account of any of the force majeure as mentioned below:



was, civil commotion, earthquake and/or any other act of God fire, riot, strikes, natural calamity.

- ii. any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iii. any other cause of delay by any Government Authorities including CIDCO, which is beyond reasonable human control of the Promoter.
- iv. non-availability of steel, cement and other building materials, water or electric supply or water connection

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or electricity connection from the Corporation / Maharashtra State Electricity Board.

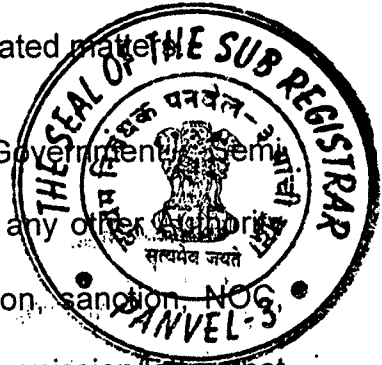
v. non-payment /delayed payments of the amount by the purchasers on due-dates.

vi. any suit, action, litigation, appeal, Writ Petition, dispute restraining the development of the said Plot.

vii. any change in any law, notification and regulation relating to the development of the said Plot.

viii. any delay that may be caused by CIDCO, the Corporation or any Planning Authority due to any matter relating to the new airport or matters relating to aviation department and all other related matters.

ix. any delay on the part of Government, Government, Revenue Authority or any other authority in granting the necessary permission, sanction, NOG consent, No Dues or any other permission/letter that may be required by the Promoter from time to time.



22. The Purchaser/s also hereby agree/s to pay to the Promoter, interest at the rate being State Bank of India highest Marginal Cost of Lending Rate plus two percent at the date of signing this Agreement or any other rate as determined by rules issued under the said Act on any or all the delayed payments which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter. Without prejudice to the right of Promoter to charge interest under this clause, on the Purchaser/s committing default in payment on due date of amount due and payable by the

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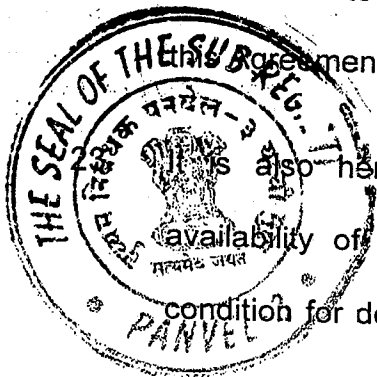
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Purchaser/s to the Promoter as mentioned herein (including his/her proportionate share of taxes levied by concerned local authority and other outgoings, if any), the Promoter shall at their own discretion terminate this Agreement and shall be allowed to resell the said Flat to any third party. In the event the Promoter opts to terminate this Agreement then the Promoter shall be entitled to retain the Earnest Money Deposit

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amount mentioned hereinabove as and by way of penalty paid by the Purchaser/s before returning / refunding the amount to the Purchaser/s without being liable to pay any interest on such refunded amount. In addition to the abovementioned

penalty, the Purchaser/s agree/s and undertake/s that incase upon reselling the said Flat the Promoter receives a consideration amount lesser than the total consideration amount payable by the Purchaser/s for the said Flat under this Agreement, the Promoter is entitled to recover the loss occasioned to it on account of the cancellation/termination of



the Agreement from the Purchaser/s.

It is also hereby agreed between the Parties that non-availability of loan from financial institution shall not be a condition for defaulting in making payment of the instalments or payment towards the consideration amount mentioned hereinabove or any other amount as payable under this Agreement provided that the power of the Promoter to terminate this Agreement shall not be exercised unless and until the Promoter has given to the Purchaser/s 10 (ten) days notice in writing (clearly indicating the specific breach of the Purchaser/s of the terms and conditions of this Agreement) of its intention to terminate this Agreement. The refund by the Promoter shall be subject to the repayment of the loan

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amounts and interest and other charges and penalties payable

under the terms and conditions of this Agreement and under

the terms and conditions of the mortgage NOC or any other

confirmation given to any Bank, NBFC, Financial Institution in

case of the mortgage of the said Flat. In case of such

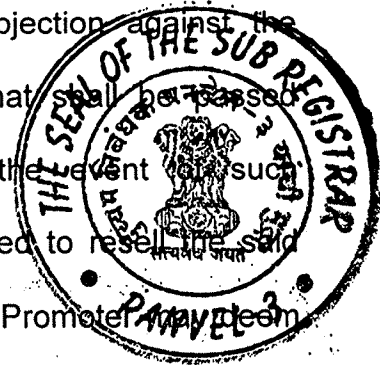
termination, the Stamp Duty, Registration charges and all

taxes including but not limited to GST paid by the Purchaser/s

shall not be refunded by the Promoter.

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24. It is further agreed by the Parties hereto that part payment of any instalment shall be construed to be the default in the payment of the said instalment. The Purchaser/s hereby agree/s and confirm/s to the aforesaid arrangement and agrees not to dispute or raise any objection against the Promoter or any Order or judgment that shall be passed against the Purchaser/s in law. In the event of such termination, the Promoter shall be entitled to resell the said Flat to such third person / party, as the Promoter may deem fit, necessary and proper and recover and appropriate to themselves the entire sales consideration and other amounts that shall be received from such resale.



25. The Purchaser/s agree/s that the Promoter shall have first lien and charge on the said Flat agreed to be purchased by the Purchaser/s in respect of any consideration amount mentioned herein or any other charges remains unpaid by the Purchaser/s under the terms and conditions of this Agreement.

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26. The Promoter, upon obtaining the Occupancy Certificate from the Competent Authority and the payment made by the Purchaser/s as per this Agreement, shall offer in writing the

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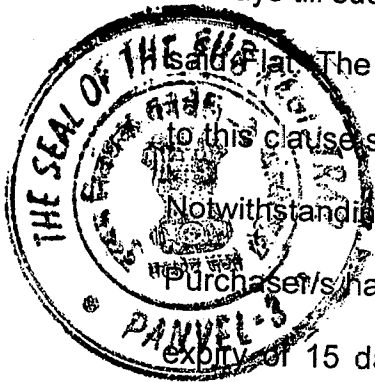


possession of the Flat to the Purchaser/s in terms of this Agreement for Sale to be taken within 15 (fifteen) days from the date of the written notice by the Promoter to the Purchaser/s intimating that the said Flat is ready for use and occupation. The Purchaser/s agree/s to pay the maintenance charges as determined by the Promoter or society/limited

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company/condominium or any such association of persons of purchasers, as the case may be from the date of the Occupancy Certificate/Part Occupancy Certificate.

In the event the Purchaser/s fail/s and/or neglect/s to take possession of the said Flat within 15 days from the date of the Possession Demand Letter, the Purchaser/s shall be liable to pay upkeep charges to the Promoter at the mutually agreed rate of Rs. 5/- (Five) per square feet of the carpet area per month or part thereof from the expiry of the aforesaid period of 15 days till such time the Purchaser/s take/s possession of the



said Flat. The amounts payable by the Purchaser/s pursuant to this clause shall be in addition to the Maintenance Charges.

Notwithstanding the aforesaid, it shall be deemed that the Purchaser/s has/have taken possession of the said Flat on the expiry of 15 days from the date of the Possession Demand Letter and the Purchaser/s shall alone be responsible/liable in respect of any loss or damage that may be caused to the said Flat and after this date the Promoter shall not be responsible for the same after this date.

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Bityshahal*

28. Upon receiving a written intimation from the Promoter, the Purchaser/s shall take possession of the said Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this

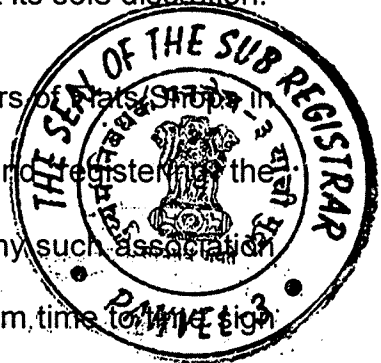
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Agreement, and the Promoter shall give possession of the said Flat to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided herein, such Purchaser/s shall continue to be liable to pay maintenance charges and the aforesaid upkeep charges as applicable.

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29. The Purchaser/s shall use the said Flat or any part thereof or permit the same to be used only for **RESIDENTIAL** purpose as the case may be and for no other purpose.
30. The Purchaser/s understand/s and agree/s with the Promoter that he/she/it/they shall not have any right whatsoever as far as the remaining Flat(s)/Shop(s) or any other common areas which shall be dealt with by the Promoter at its sole discretion.

31. The Purchaser/s along with other purchasers of Flats/Shops in the said Project shall join in forming and registering the society/limited company/condominium or any such association of purchasers and for this purpose shall from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the society/limited company/condominium or any such association of persons and for becoming a member, including the byelaws of the proposed society/limited company/condominium or any such association of persons and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the society/limited company/condominium or any such association of persons of purchasers. No consent shall be required to be taken from the Purchaser/s if any changes or modifications are made in the draft bye-laws, or



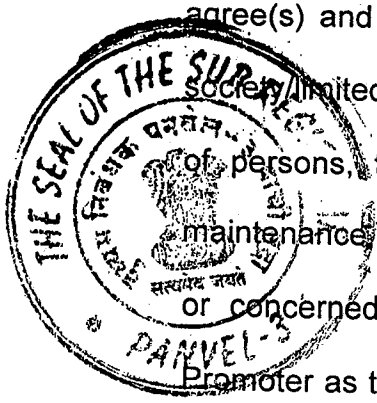
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Poojeshwar*

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the memorandum and/or articles of association, as may be required by the registrar of co-operative societies or the registrar of companies, as the case may be, or any other competent authority.

32. The Promoter shall convey its title in respect of the said Plot to the society/limited company/condominium or any such association of persons of the purchasers in the said Project within such period as the Promoter may deem fit, however such Assignment of Lease shall not be later than 3 (three) years from date of the Occupancy Certificate issued with respect to the said Project i.e. till such time as the Occupation Certificate with respect to all the buildings is not received by the Promoter. The Purchaser/s hereby agree(s) that he has understood the provisions of this clause and hereby gives his unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till lease of the said Plot to the society/limited company/condominium or any such association of persons, the Purchaser/s shall continue to pay all the maintenance outgoings as imposed by local authorities and / or concerned authorities and proportionate charges to the Promoter as the case may be from time to time and the same is subject to right of the Promoter to dispose of the remaining unsold Flats/Shops.

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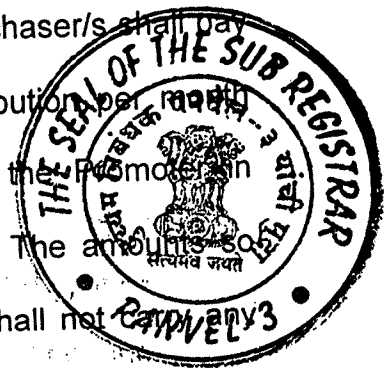
33. Within 15 (fifteen days) after notice in writing is given by the Promoter to the Purchaser/s that the said Flat is ready for use and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Flat) of outgoings in respect of the said Plot and the building where the said Flat is situated namely local

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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 said Plot and building/s from the date of Occupancy Certificate/ Part Occupancy Certificate. Until the society/limited company/condominium or any such association of persons is formed and the said structure of the building is transferred to it, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Purchaser/s further agrees that till the Purchaser's share is so determined the Purchaser/s shall pay to the Promoter provisional monthly contribution towards the outgoings as determined by the Promoter in advance initially for a period of two years. The amounts so paid by the Purchaser/s to the Promoter shall not bear any interest and remain with the Promoter until a lease/assignment of lease of the structure of the building is executed in favour of the society/limited company/condominium or any such association of persons. On such lease/assignment of lease being executed the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the society/limited company/condominium or any such association of persons, as the case may be and the Purchaser/s shall thereafter be liable to pay his/her/its/their share of the outgoing directly to the society/limited company/condominium or any such association of persons.

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34. The Purchaser/s shall on or before delivery of possession of the said Flat keep deposited with the Promoter, the proportionate amount as may be determined by the Promoter: -

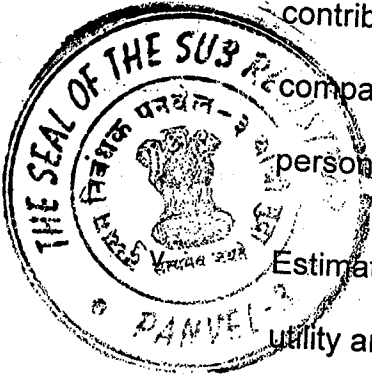
i. Estimated amount for share money, application entrance fee of the society/limited company/condominium or any such association of persons.

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३२/१२०	

Estimated amount for formation and registration of the society/limited company/condominium or any such association of persons.

iii. Estimated amount towards proportionate share of taxes and other charges/levies in respect of the society/limited company/condominium or any such association of persons.

iv. Estimated amount towards provisional monthly contribution towards outgoings of society/limited company/condominium or any such association of persons for a period of two years in advance.



Estimated amount towards water, electric, and other utility and services connection charges.

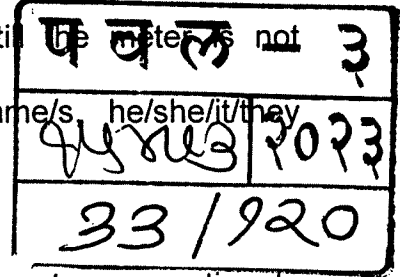
vi. Estimated amount for electrical receiving and sub-station provided in the said Plot.

vii. It is agreed by the Purchaser/s that once the utilities are supplied at the said Flat, even if in the unforeseen circumstances that the separate meter could not be provided for the said utilities, then in such circumstances, the Purchaser/s shall be bound and

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liable to pay their proportionate share of utilisation of utilities in the said Flat. The Purchaser/s shall not be entitled to allege or claim that till the date of transfer of the said Flat, the title of the said Flat shall not be transferred in his/her/its/their name/s, he/she/it/they shall not pay for the same.



35. The Purchaser/s shall pay to the Promoter proportionate amount for meeting all legal costs, charges and expenses, including professional costs of the advocates of the Promoter in connection with formation of the said society/limited company/condominium or any such association of persons and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the lease or assignment of lease.

36. At the time of registration of lease of the said Plot, the Purchaser/s shall pay to the Promoter, his/her/its/their proportionate share of stamp duty and registration charges payable by the said society/limited company/condominium or any such association of persons on such lease any document or instrument of transfer in respect of the said Plot to be executed in favour of the society/limited company/condominium or any such association of persons.



37. The Promoter hereby represents and warrants to the Purchaser/s as follows:

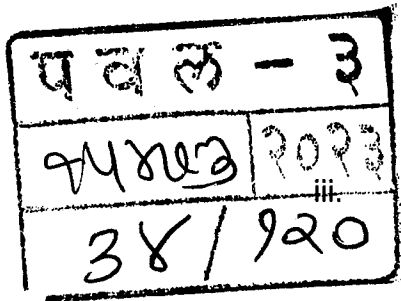
- i. The Promoter has clear and marketable title with respect to the said Plot as declared in the Title Certificate attached as Annexure B to this Agreement and has the requisite rights to carry out development upon the said Plot and also has actual physical and

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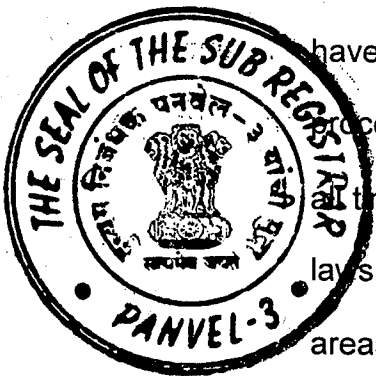
legal possession of the said Plot for development of the said Plot.

- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Plot and shall obtain requisite approvals from time to time to complete the development of the said Plot, whenever required to do so;



iii. Except the mortgage in favour of ADITYA BIRLA HOUSING FINANCE LIMITED as mentioned hereinabove, there are no encumbrances upon the said Plot and the same is free of all encumbrances.

- iv. All approvals, licenses and permits issued / to be issued by the competent authorities with respect to the said Plot and said building are valid and subsisting and have been obtained / 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 said Plot, building and common areas.



- v. 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 Purchaser/s created herein, may prejudicially be affected.

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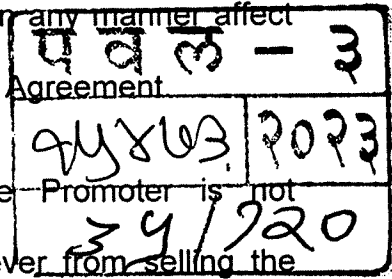
vi. The Promoter has not entered into any Agreement for Sale with any person or party with respect to the said Plot and the said Flat, which will, in any manner affect the rights of Purchaser/s under this Agreement.

vii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s in the manner contemplated in this Agreement.

viii. 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 Plot to the competent authorities.

38. The Purchaser/s with intention to bring all whatsoever's hands the said Flat may come hereby covenant/s with the Promoter as follows:-

i. To maintain the said Flat at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the said Flat is taken and shall not do or suffer to be done anything in or to the building in which the said Flat 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 Flat is situated and the said Flat itself or any part thereof without the consent of the local authorities, if required. However, in case the Purchaser/s intends to make any change/alter or make addition in or to the said Flat as contemplated in this clause prior to the Agreement to



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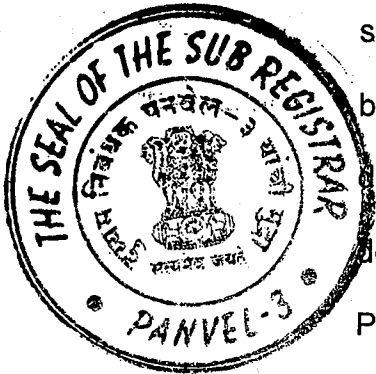
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Lease in favour of the Society/Company/condominium or any such association of persons has been executed, the Purchaser/s shall, in addition to the consent of the local authorities, if required be also required to take consent of the Promoter prior to making any of the changes/alterations as contemplated herein.

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Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Flat 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 Flat is situated, including entrances of the building in which the said Flat is situated and in case any damage is caused to the building in which the said Flat is situated or in case of damage to the other Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

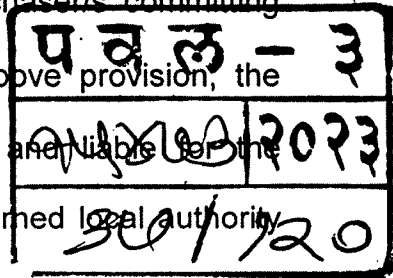


- iii. To carry out at his/her/its/their own cost all internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser/s and not to do or suffer to be done anything in or to the building in which the said Flat is situated or to the said Flat which may be contrary to the rules and regulations and bye-

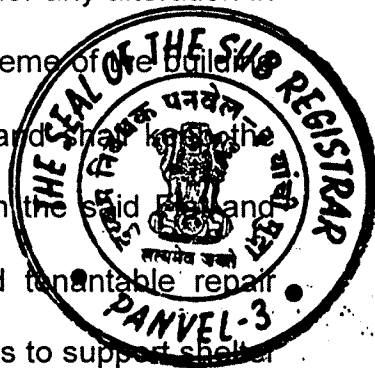
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laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority. The Promoter shall not in any manner be liable for any of the defaults committed by the Purchaser/s as mentioned hereinabove.



- iv. Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall not make any portion, sewers, drains and pipes in the said Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said Flat/Shop without the prior written permission of the Promoter and/or the society/limited company/condominium or any such association of persons.



- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot and the building in which the said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

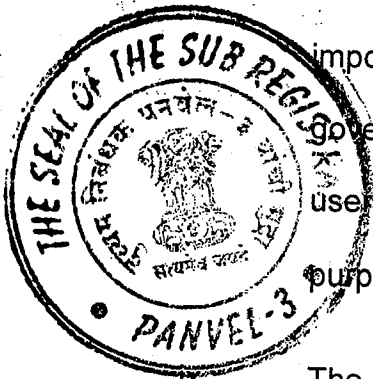
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vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Plot and the building in which the said Flat is situated.

vii. Pay to the Promoter/society/limited company/condominium or any such association of persons within (15) fifteen days of demand by the Promoter/society/limited company/condominium or any such association of persons, 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 Flat is situated.

viii. 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 use of the said Flat by the Purchaser/s for any purposes other than for purpose for which it is sold.



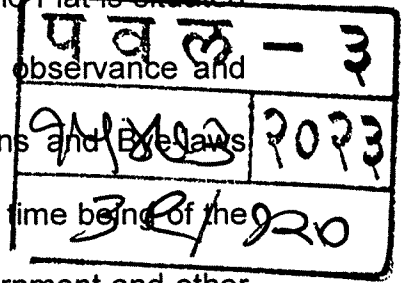
ix. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Flat until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up.

x. The Purchaser/s shall observe and perform all the rules and regulations which the society/limited company/condominium or any such association of persons may adopt at its inception and the additions, alterations or amendments thereof that may be made

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from time to time for protection and maintenance of the said Project, the building where the said Flat is situated and the said Flat therein and for the observance and performance of the Rules, Regulations and Bye Laws with respect to the said Project for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/condominium or any such association of persons regarding the occupancy and use of the said Flat in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



xi. Even after the execution of a lease with the Society/limited Company /condominium or any such association of persons with respect to the said Plot on which the building in which the said Flat is situated is executed in favour of society/limited company/condominium or any such association of persons, the Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Plot or any part thereof to view and examine the state and condition thereof.

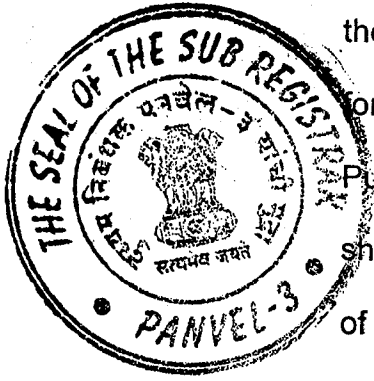


xii. Before carrying out the interior work in the said Flat, the Purchaser/s shall obtain a written consent from the Promoter and shall give full details of the nature of interior work to be carried out in the said Flat along with

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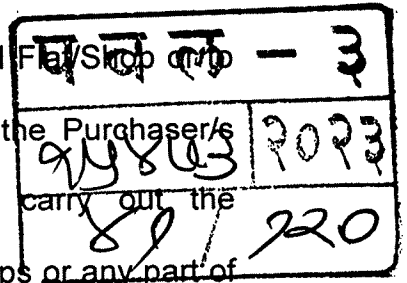
the plans of the proposed interior works. The Purchaser/s shall deposit with the Promoter an interest free refundable security deposit of such amount as the Promoter may demand. During the course of the Purchaser/s carrying out the said interior work if there is any damage to the said Flat or to the said building where the said Flat is situated or to any of the open areas or other buildings in the said Project or if the interior work interferes or damages any of the RCC members of the said building or is not in accordance with law or the permission given by the Promoter or is in contravention of the rules and regulations of the CIDCO or other concerned authorities, then the Promoter shall have full right and absolute authority to remove /demolish such work as may be in contravention as mentioned hereinabove and to restore the said Flat / building /open spaces in their original form at the entire cost, risk and expense of the Purchaser/s and deduct all costs, expenses, losses that shall be suffered or incurred in this regard from and out of the said refundable deposit. Similarly, if there is no damage or contravention while carrying out the interior work in the said Flat, upon the completion of all the interior works, the Promoter shall refund (without interest) the said security deposit to the Purchaser/s.

xiii. The Purchaser/s is/are aware that the Promoter is required to attend to all complaints regarding leakages and other defects, as per the Act and the Rules. Thus, as a result of any work, addition, alteration, amendment and changes made by the Purchaser/s, if there is any

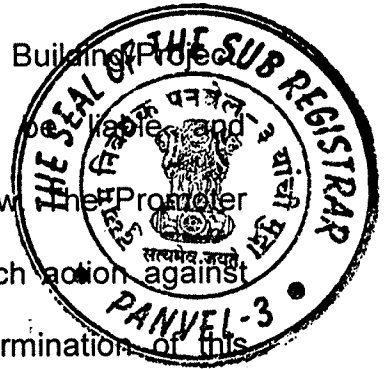
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damage to any adjoining Flat or any Flat above or below the said Flat or abutting the said Flat/Shop or any portion of the said Project, then the Purchaser/s shall be liable and responsible to carry out the necessary repairs to all such Flats/Shops or any part of the said Project as may be required under the Act and the Rules and the Promoter shall be absolved of the obligation and the responsibility under the Act and Rules.



xiv. Similarly, if as a result of any addition, alteration or changes carried out by the Purchaser/s to his/ her/ Flat, if the CIDCO or any other Authority adopts any action either against the Promoter or the said Building Project then the Purchaser/s alone shall be liable and responsible for all such actions in law. The Promoter shall have further rights to adopt such action against the Purchaser/s including that of termination of this Agreement and /or recovery of compensation as the Promoter may be entitled under the Act and Rules.

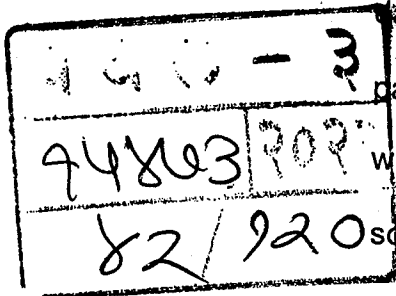


xv. To carry out at their own cost, charges and expenses, all internal repairs to the said Flat & maintain the said Flat in the same condition, set and order in which it was delivered by the Promoter to the Purchaser/s & shall not do or suffered to be done anything in / to the building or the said Flat which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society/limited company/condominium or any such association of persons nor cause any alterations in elevation or

*M. Kumar  
P. S. S. S. S.*

*[Handwritten signature]*

outside colour scheme of the said building/s in which the said Flat is situated and shall also keep the sewers, drains, pipes of the said Flat or appurtenances thereto in good and tenantable conditions so as to support or protect the other parts of the building in which the said Flat is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, girders, or other structural changes in the said Flat without prior written, permission of the Promoter or the society/limited company/condominium or any such association of persons.



xvi. The Purchaser/s shall not store any of their materials, belongings, and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, staircase, mid landings, etc.



xvii. The Purchaser/s shall not use lifts for transporting the furniture and other construction material to their respective Flat. All such transportation shall be done using the staircase only.

The Purchaser/s shall carry out the interior work only within the time as stipulated and prescribed by the Promoter.

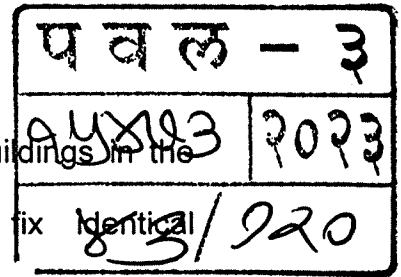
xix. The Purchaser/s shall not install any Air Conditioner or any other installations in the place where it has not been provided for. By no means shall the Purchaser/s carry out any interior work in the said Flat which affects the elevation of the said building and the colour scheme of the same. The Purchaser/s shall also not install any

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Bityshrehal*

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grills/installations which will affect the symmetrical elevation of the building.

xx. Having regard to the elevation of the buildings in the said Project, the Purchaser/s shall fix identical grills/railings in the designated places that are predetermined by the Promoter/that shall be approved by them. The Purchaser/s shall affix the external grill/railings of such common design as shall be finalized by the Promoter in the manner and as per the specifications given by the Promoter. Accordingly, the Promoter has informed the Purchaser/s that with a view to maintain the esthetics and elevation of the said building, the Promoter/s at its sole discretion permit the Purchaser/s to install the railing/grill



xxi. Similarly, the Purchaser/s shall install the Dish Antenna for the Set Top Box on the common Terrace on the Top Floor only in the area specifically earmarked for the said purpose. Similarly, for any other new/additional facility/service/s, including but not restricted to broadband/internet services, should the Purchaser/s require to install any Instrument/Receiver/Dish either outside the said premises or on the Top Terrace, then the Purchaser/s shall install such Instrument/Receiver/Dish, only after obtaining the written consent from the Promoter in the manner and at the location identified and approved by the Promoter.



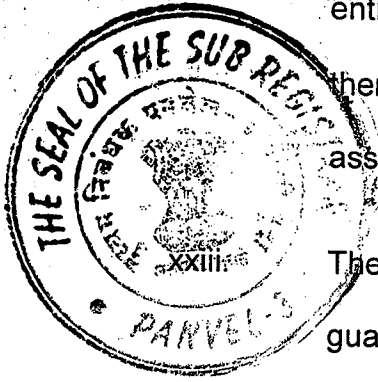
xxii. The Lift facility in this Project shall be used as per rules of the Management Company/Co-operative society/limited company/condominium or any such

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association of persons which may be formed for the management of said Building/s/Complex. It is to be economically and efficiently used. The Purchaser/s as well as his/her/their employees or heirs shall not misuse the said lift and will take care and co-operate about it. The quality of lift shall be good. But it is a machine and is not manufactured by the Promoter. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the Management Company/Co-operative society/limited company/condominium or any such association of persons which may be formed in future or Promoter shall not become responsible for it at any stage and the Purchaser/s or his/her/their employees/heirs etc. shall not demand/shall not be entitled to demand such damages/compensation from them and the Purchaser/s hereby give his/her/their assurance and consent to such effect.

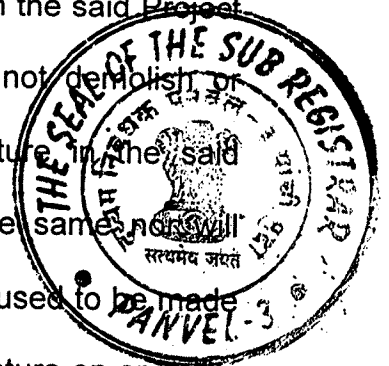
The Purchaser/s further undertake/s, assure/s and guarantee/s that he/she/it/they would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the said Project, buildings or Common Areas. The Purchaser/s shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Purchaser/s shall not store any hazardous or combustible goods in the said Flat or place any heavy material in the common passages or staircase of the

*M. Kumar*  
*Bity Sneh*

*[Signature]*

Building where the said Flat is situated. The Purchaser/s shall also not remove any wall, including the outer and load bearing wall of the said Flat. The Purchaser/s shall plan and distribute his/hers/its/their electrical load in conformity with the electrical systems installed by the Promoter and thereafter the society/limited company/condominium or any such association of persons shall manage and upkeep the same. The Purchaser/s shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions. The Purchaser/s further covenants with the Promoter and through them with the Purchaser/s of the other Flats/Shops in the said Project that he/she/it/they at any time shall not demolish or caused to be demolished any structure in the said Project or any part or portions of the same nor will he/she/it/they at any time make or caused to be made any new construction of whatsoever nature on or in the said Project or any part thereof nor will make any additions or alterations in or to the said Flat or said building and balcony or gallery in the front without previous consent of the CIDCO / Concerned Authority or the Promoter or the said society/limited company/condominium or any such association of persons, as the case may be. The Purchaser/s from the date of possession will maintain the lift, water pump, fire fighting equipment and other assets provided by the Promoter at their own cost and the Promoter will not be held responsible and liable for the same in any manner whatsoever.

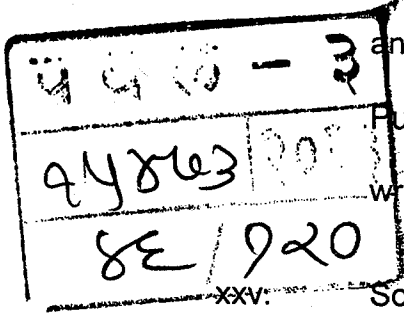
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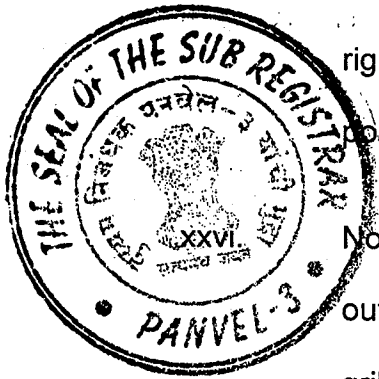
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xxiv. The Purchaser/s of the said Flat will not transfer or assign interest or benefit of this Agreement until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and even after such payment, only if the Purchaser/s has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has obtained the Promoter's consent in writing to the same.



xxv. So long as all or any of his /her /their dues herein stated remains unpaid and so long as the said society/limited company/condominium or any such association of persons shall not be registered, the Purchaser/s shall not, without the prior consent in writing of the Promoter, let, sublet, transfer, assign any rights created under this Agreement or part with the possession of the said Flat or any part thereof.



Not put or place flowerpots, Vases or any plantations outside the Windows /common lobby/passage or on the grills attached to the windows/balconies.

39. The Promoter has informed the Purchaser/s about its intention to sell the parapet walls of terrace, boundary walls on the external periphery of the said Project (hereinafter called "the said Display space") and the same shall be utilized only for the purpose of the advertisement which includes hoarding any display of such sign-boards as well as neon light and the Purchaser/s of such display space shall install separate electric meter for neon-light and shall also bear and pay the Government taxes directly or through the society/limited

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company/condominium or any such association of persons.

The Purchaser/s of the Display space shall not contribute any

other outgoings to the said society/limited

company/condominium or any such association of persons.

The Purchaser/s/Allottee/s herein shall not object in any

manner and shall co-operate with the Purchaser/s of such

Display space as admitting him/her/them as nominal member

of the said society/limited company/condominium or any such

association of persons. The Purchaser/s/ society/limited

company/condominium or any such association of persons will

honor the agreement/understanding between the Promoter

and holder of Display space. The Promoter can display its

Company name/Logo and put neon sign/hoarding/Display at

the suitable place of the said Building and the Purchaser/s/

society/limited company/condominium or any such association

of persons will not object it, without being liable to pay any

compensation, consideration to the society/limited

company/condominium or any such association of persons or

its members. The Purchaser/s/ society/limited company/

condominium or any such association of persons shall bear

and pay the charges as per the Bills for the electricity

consumed thereof directly to the concerned Authority. The

Promoter/its sister concern will not contribute any other

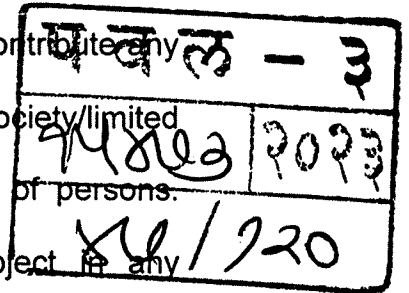
outgoings to the society/limited company/condominium or any

such association of persons. The Promoter/its agents shall be

allowed to enter into the said Plot at all reasonable time for the

maintenance of the said sign/hoarding/display put at the

suitable place of the said Building.



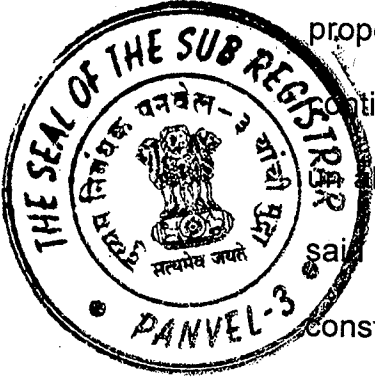
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Pity Snehal

40. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society/limited company/condominium or any such association of persons or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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41. The Promoter may become a member of the Society/limited Company/condominium or any such association of persons to the extent of all unsold and/or un allotted Flats/Shops, areas and spaces in the said Project.

42. All unsold and/or un allotted Flats/Shops, areas and spaces in the said Project including without limitation, other spaces anywhere in the Project shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/or un allotted Flats/Shops and shall be entitled to enter upon the said Plot and the said Project to complete any unfinished construction work and to provide amenities and facilities as the Promoter may deem necessary.

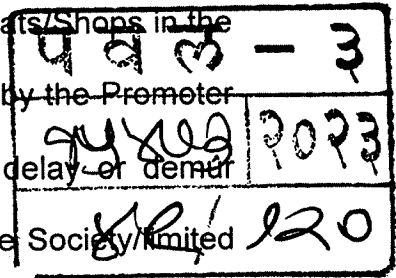


43. The Promoter shall without any reference to the Purchaser/s, Society/limited company/condominium or any such association of persons, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or un allotted Flats/Shops and spaces therein, as it deems fit. The Promoter shall not be required to obtain any No Objection from the Purchaser/s, Society/limited company/condominium or any such association of persons for

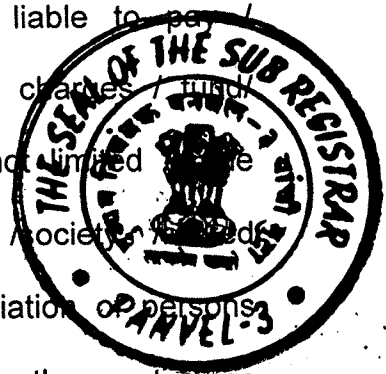
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*Pitay Snehad*

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the same. The Promoter shall be entitled to enter in separate agreements with the Purchasers of different Flats/Shops in the said Project on terms and conditions decided by the Promoter in its sole discretion and shall without any delay or demer enroll the new Purchasers as member/s of the Society/limited



Company/condominium or any such association of persons. The Purchaser/s and / or the Society/limited Company /condominium or any such association of persons shall not claim any reduction in the Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, with respect to the unsold Flats/Shops, the Promoter shall not be liable to pay / contribute any amount on account of any charges / transfer charges *inter alia* including but not contribution payable to the Promoter company/condominium or any such association towards the monthly maintenance and other outgoings towards the upkeep of the said Project provided for under the bye-laws, rules and regulations or resolutions of the Society/limited Company/condominium or any such association of persons.



44. The Promoter shall be entitled to allot car parking spaces to the Purchasers in the said Project on the basis of availability and at the sole discretion of the Promoter. The said allotment shall be binding upon the Society/limited Company/condominium or any such association of persons of the Purchasers of the Flats/Shops in the said Project including the Purchaser/s of the said Flat. Such car parking will be entitled to be use for parking of vehicle only and no other use shall be permitted of such space in any manner.

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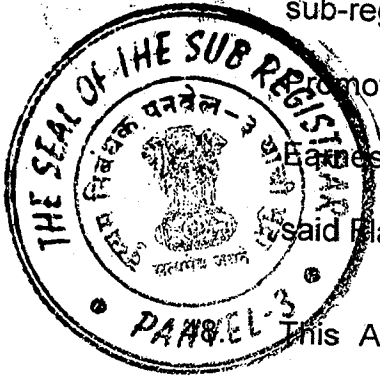
45. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of other Flats/Shops or of the said Plot and building or any part

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thereof. The Purchaser/s shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, will remain the property of the Promoter until the said Plot is transferred to the society/limited Company/ condominium or any such association of persons as hereinbefore mentioned.

46. After the Promoter executes this Agreement they shall not mortgage or create a charge on the said Flat.

47. If the Purchaser/s fail/s to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt of notice by the Purchaser/s and/or appear before the sub-registrar for its registration as and when intimated by the Promoter, then the Promoter shall be entitled to forfeit the Earnest Money Deposit of the Purchaser/s for purchase of the said Flat.



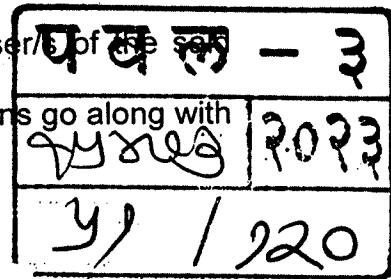
This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between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

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

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Bitynehal*

*[Signature]*

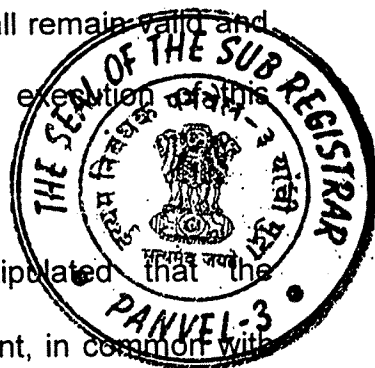
respect of the said Plot shall equally be applicable to and enforceable against any subsequent Purchaser/s of the said Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.



50. If any provision of this Agreement shall be determined to be void or unenforceable under the said Act or the rules and/or regulations made there under or under any 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 the said Act or the rules and/or regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

51. Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchasers in the said Project, the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the Flats/Shops in the said Project.

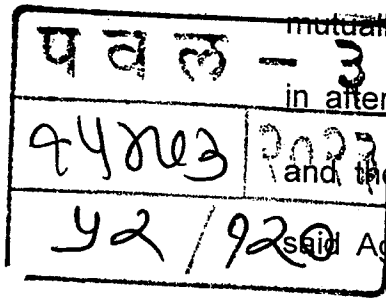
52. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of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



M. Kumar  
Bity Snehal



53. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be



mutually agreed between the Promoter and the Purchaser/s, in after the Agreement is duly executed by the Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the sub-registrar.

54. The Purchaser/s and/or Promoter shall present this Agreement as well as the Assignment of Lease at the proper registration office and the Purchaser/s and Promoter will attend such office and admit execution thereof.

55. All notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have



been duly served if sent to the Purchaser/s or the Promoter by registered post A.D or under certificate of posting at their respective addresses specified below:

Promoter:

**M/S. NMS ENTERPRISES**

**OFFICE NO. 1105, NMS TITANIUM, PLOT NO-74, SECTOR-15, CBD BELAPUR, NAVI MUMBAI 400 614.**

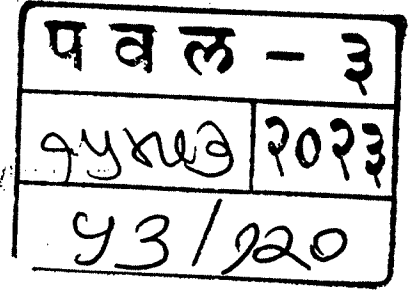
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Purchaser/s:

1.MR.MUKESH KUMAR

2.MRS. PRITY SNEHAL



ADDRESS:- AH 1303, ANGRE HOUSE, MDL OFFICERS  
QUARTERS, DOCKYARD ROAD, MDL  
DOCKYARD ROAD, MAZGAON, MUMBAI  
400 010.

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



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

58. The charges towards stamp duty and registration of this Agreement shall be borne by the Purchaser/s.

59. Any dispute between Parties shall be settled amicably. In case of failure to settled the dispute amicably, it shall be referred to the Authority as per the provisions of the said Act, Rules and Regulations, there under.

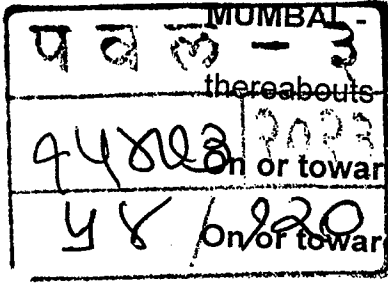
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*Mukesh  
Prity Snehal*

## FIRST SCHEDULE

Details of the said Plot

ALL THAT piece or parcel of land known as PLOT NO. 01, SECTOR  
- 27 AT KHARGHAR, TAL. PANVEL, DIST. RAIGAD, NAVI



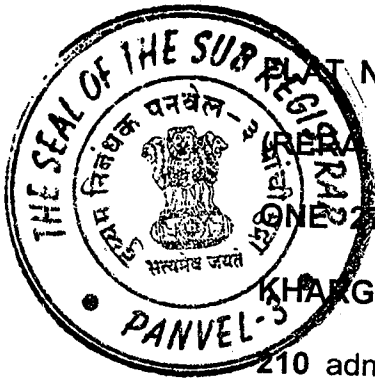
admeasuring 2129.59 SQUARE METERS or thereabouts and bounded as follows that is to say:

- On or towards the North by - Drain  
On or towards the South by - 40 Meters Wide Road  
On or towards the East by - 45 Meters Wide Road  
On or towards the West by - Plot No - 1A

And delineated on the plan annexed hereto and shown there on by a red color boundary line

## SECOND SCHEDULE

Details of the said FLAT

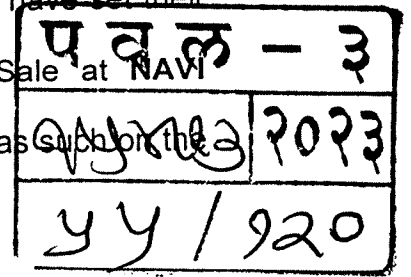


FLAT NO.803 on the 8<sup>th</sup> FLOOR, admeasuring 71.16 Sq.Meters (NET CARPET AREA) in the Building/Project Known as "NMS ONE 27" to be constructed on PLOT NO. 01, SECTOR-27 at KHARGHAR, TAL. PANVEL, DIST. RAIGAD, NAVI MUMBAI - 410 210 admeasuring 2129.59 SQUARE METERS or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove. In addition thereto, the Purchaser/s shall be entitled to use the additional area of balcony, terrace, and natural terrace aggregating to 11.07 Sq.Meters for his/her/its/their exclusive use.

*[Handwritten Signature]*

*[Handwritten Signature]*

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



**Signed, sealed and delivered**

By the within named "Promoter"

**M/S. NMS ENTERPRISES**

Through its partner,

**MR. HIREN SHAMJI RAVARIYA**



In the presence of

1. Pawan. Katakhar.

2. Suraj Panchal

**Signed, sealed and delivered**

By the within named "Purchaser/s"

**1.MR.MUKESH KUMAR**

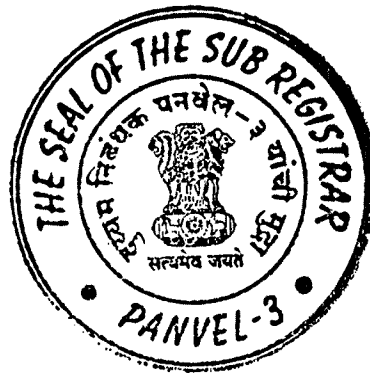


**2.MRS. PRITY SNEHAL**

In the presence of

1.

2.



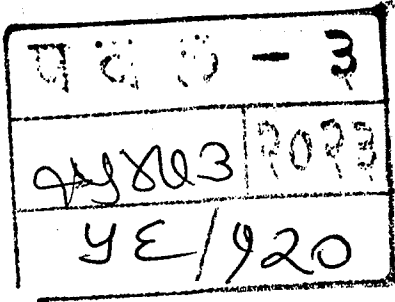
LIST OF ANNEXURES

"Annexure A" – Commencement Certificate

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"Annexure A-1" -- Amended Commencement Certificate

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"Annexure B" - Title Certificate

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"Annexure C" – RERA Certificate

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"Annexure D" – Layout Plan

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"Annexure E" – Floor Plan

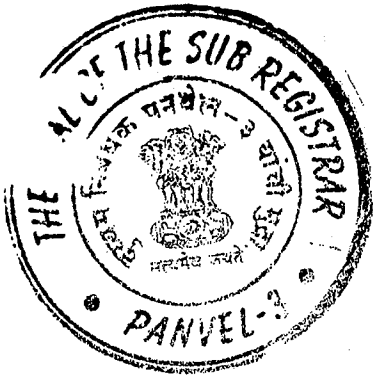
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"Annexure F" – List of Amenities

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"Annexure G" – Architect Certificate

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to

*[Handwritten signature]*  
Pitambar

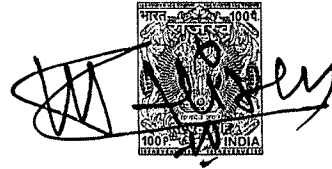
RECEIPT

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RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER/S,  
1.MR.MUKESH KUMAR & 2.MRS. PRITY SNEHAL a sum of  
Rs.11,75,000/- (RUPEES ELEVEN LAKHS SEVENTY FIVE  
THOUSAND ONLY) being the amount recievable upon execution of  
this agreement towards the within mentioned consideration to have  
been paid by them to us.

WE SAY RECEIVED.

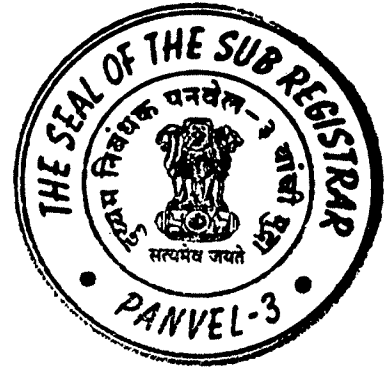
FOR M/S NMS ENTERPRISES

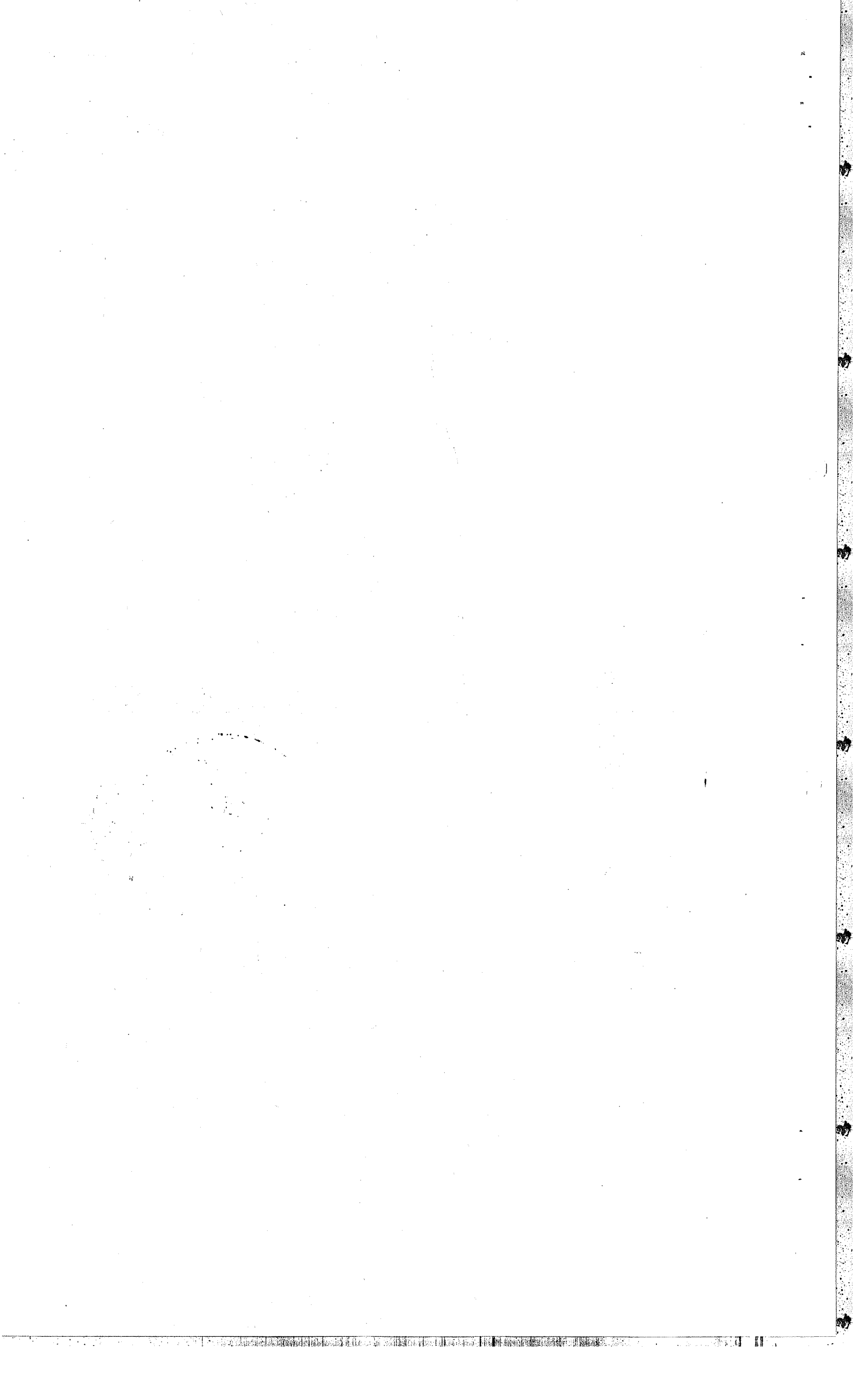
  
A handwritten signature in black ink, appearing to read 'Hiren Shamji Ravariya', is written over a small, rectangular, textured stamp. The stamp contains the text 'INDIA' and '100%'.

MR. HIREN SHAMJI RAVARIYA

AUTHORISED PARTNER/S.

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A handwritten signature in black ink, appearing to read 'Mukesh Kumar', is written over a small, rectangular, textured stamp. The stamp contains the text 'INDIA' and '100%'.

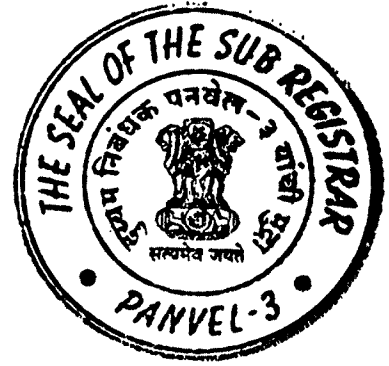




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“Annexure A”

**COMMENCEMENT CERTIFICATE**





To,  
M/s. NMS Enterprises through its partners  
Mr. Naran Pragji Patel And Others Eight,  
Vrundavan Park, Shop No- 1&2, Plot No - 34,  
Kamothe, Navi Mumbai.

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2022/8980**

Sub.: Payment of New development charges for Residential-Cum Commercial Building on Plot No. 01, Sector 27 at Kharghar, Navi Mumbai.

Ref.: Your Proposal No. CIDCO/BP-17941/TPO(NM & K)/2021 dated 30 September, 2021

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

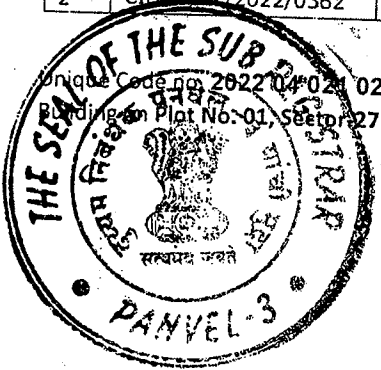
1) Name of Assessee	94803
2) Location	2093
3) Plot Use	120
4) Plot Area	
5) Permissible FSI (Base)	
6) Rates as per ASR	

- 1) Name of Assessee : M/s. NMS Enterprises through its partners Mr. Naran Pragji Patel And Others Eight ,
- 2) Location : Plot No. 01, Sector 27 at Kharghar, Navi Mumbai.
- 3) Plot Use : Residential - Cum Commercial
- 4) Plot Area : 2129.59
- 5) Permissible FSI (Base) : 1.1
- 6) Rates as per ASR : 42000

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi: 4679.708 * 16	74875
<b>Total Assessed Charges</b>				<b>74875</b>

- 7) Date of Assessment : 16 February, 2022
- 8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/1590	23/09/2021	74875	CIDCO/BP/2021/1590	24/09/2021	Net Banking
2	CIDCO/BP/2022/0362	16/02/2022	5891475	CIDCO/BP/2022/0362	16/02/2022	Net Banking



Unique Code no. 2022/04021 02 3139 02 is for this New Development Permission for Residential - Cum Commercial Building on Plot No-01, Sector 27 at kharghar, Navi Mumbai.

*(Signature)*  
17/2/2022  
Associate Planner (BP)/ATPO(NM),  
CIDCO

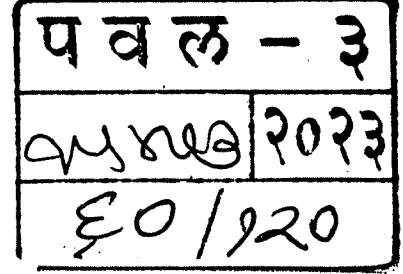


Ref. No. : CIDCO/BP-17941/TPO(NM)/2021/9132

Date : 17/2/2022

To,

M/s. NMS Enterprises through its partners  
Mr. Naran Pragji Patel And Others Eight ,  
Vrundavan Park, Shop No- 1&2, Plot No - 34,  
Kamothe, Navi Mumbai.



ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/8980

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	1	3	9	0	2
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Sub.: Payment of Construction & Other Workers Welfare Cess charges for Residential Cum-Commercial Building on Plot No. 01, Sector 27 at Kharghar Node, Navi Mumbai.

Ref.: Your Proposal No. CIDCO/BP-17941/TPO(NM & K)/2021 dated 30 September, 2021

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. NMS Enterprises through its partners Mr. Naran Pragji Patel And Others Eight
- 2) Location : Plot No. 01, Sector 27 at Kharghar Node, Navi Mumbai.
- 3) Plot Use : Residential Cum- Commercial
- 4) Plot Area : 2129.59
- 5) Permissible FSI (Base) : 1.1
- 6) GROSS BUA FOR ASSESSEMENT : 9652.594
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : 2569521
- 7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date
1	20220402102313902	16/02/2022	2569521	20220402102313902	16/02/2022



*(Signature)*  
17/2/2022  
Associate Planner (BP)/ATPO(NM),  
CIDCO

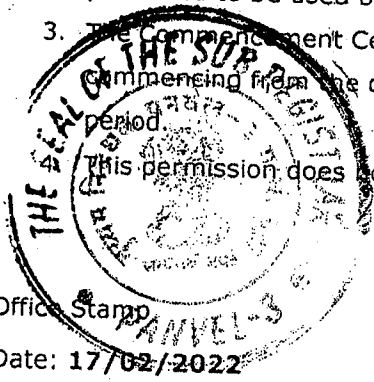
**SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

To,  
M/s. NMS Enterprises through its partners  
Mr. Naran Pragji Patel And Others Eight,  
Vrundavan Park, Shop No- 1&2, Plot No - 34,  
Kamothe, Navi Mumbai.

Ref: 1. Your Architects online application dated 30 September, 2021  
2. Necessary charges paid on 24/09/2021 and 16/02/2022  
3. AAI NOC issued by AAI dated 04/08/2021  
4. Fire NOC Ref No. CIDCO/ Fire/HQ/2022/91706 dated 24/01/2022.  
Sir/Madam  
EJ/920

With reference to your application No. **CIDCO/BP-17941/TPO(NM & K)/2021**, dated 30/09/2021 for the grant of sanction of Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on **Plot No. 01, Sector-27, Kharghar Node, (Residential Cum- Commercial) Navi Mumbai**, the Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions :

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.  
This permission does not entitle you to develop the land which does not vest in you.



Yours faithfully,

Office Stamp

Date: 17/02/2022



*Sanjay*  
17/2/2022

Associate Planner (BP)/ATPO(NM),  
CIDCO

Date: 17/2/2022	
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२२/२०	

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s. NMS Enterprises through its partners Mr. Naran Pragji Patel And Others Eight, Vrundavan Park, Shop No.- 1&2, Plot No. - 34, Kamothe, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Cum- Commercial in Ground Floor + 14 Floor Net Builtup Area [Residential] = 4216.347 Sq.M, Mercantile / Business (Commercial) = 610.435 Sq.M. Total BUA = 4826.782 Sq.M.

**Nos. of Residential Units: 44****Nos. of Mercantile/Business (Commercial) Units: 16**

- This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- Applicant Should Construct Hutments for labours at site.
- Applicant should provide drinking water and toilet facility for labours at site.

**1. This Certificate is liable to be revoked by the Corporation if :-**

- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the conditions of the plan.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person performing the work under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

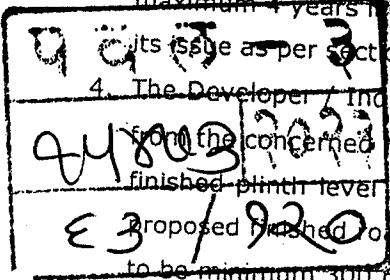
**2. The applicant shall :-**

- Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain Occupancy Certificate from the Corporation.



d. Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. This commencement certificate/development permission, as approved, shall remain valid for maximum 4 years from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs



4. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

5. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

6. You will ensure that the building materials will not be stacked on the road during the Construction period.

7. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.

8. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.

9. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law or any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.

10. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

11. A certified copy of the approved plan shall be exhibited on site.

12. The amount of **Rs. 1,93,052** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

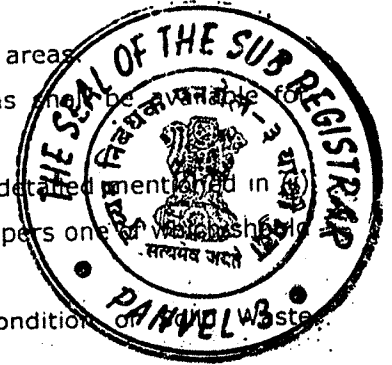
13. "Every Building shall be provided with underground and overhead water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and overhead water tank shall be provided as per the firefighting requirements of CIDCO.



<b>प व ल - ३</b>	
Date: 17/2/2022	२०२३
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The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the firefighting purpose".

14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
15. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
  - a. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:-
    - i. Name and address of the owner/developer, Architect and Contractor.
    - ii. Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - iii. Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
    - iv. Number of Residential flats/Commercial Units with areas.
    - v. Address where copies of detailed approved plans shall be kept for inspection.
  - b. A notice in the form of an advertisement, giving all the details mentioned in above, shall be published in two widely circulated newspapers one in English and one in regional language.



16. As per Regulation no. 13.5 of UDCPRs following additional conditions of Solid Waste Management shall apply.

It shall be mandatory for:-

- i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq mt or more.
- ii) All three star or higher category hotels.

To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority

17. As per Regulation no. 13.3 of UDCPRs following additional condition of Rain Water Harvesting shall apply.

a. All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sq mt shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b. The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.

c. The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100sq mt of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deemed to be breach of the conditions on which the development permission has been granted.

d. Rain Water Harvesting in a building shall be as per Schedule mentioned in provisions of UDCPRs.

18. As per Regulation no. 13.4 of UDCPRs it shall be mandatory to follow the provisions of Grey water recycling and reuse

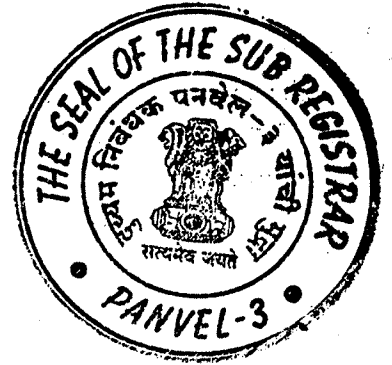
19. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations

20. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted, being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

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“Annexure A-1”

**COMMENCEMENT CERTIFICATE**





Reference No. : CIDCO/BP-17941/TPO(NM & K)/2021/10788 Date : 1/6/2023

To,  
M/s. NMS Enterprises through its partners Mr.  
Nara...

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10**

Handwritten notes in a box:  
Sub: Payment of Amended development charges for Mixed Building on Plot No. 1, Sector 27 at Kharghar, Navi Mumbai.  
Ref :  
Your Proposal No. CIDCO/BP-17941/TPO(NM & K)/2021 dated 22 August, 2022

Sub: Payment of Amended development charges for Mixed Building on Plot No. 1, Sector 27 at Kharghar, Navi Mumbai.

Ref :  
Your Proposal No. CIDCO/BP-17941/TPO(NM & K)/2021 dated 22 August, 2022

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,  
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/s. NMS Enterprises through its partners Mr. Naran Pragji Patel And Others Eight
- 2) Location : Plot No. 1, Sector 27 at Kharghar, Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2129.59
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 42000

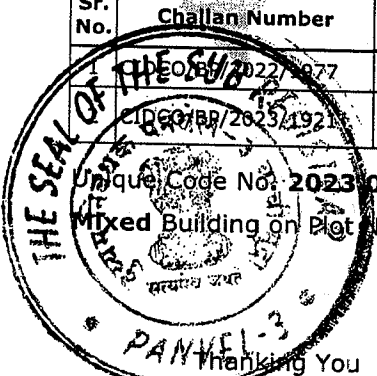
Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	6055.19 *5	BuiltUP area *5	30276
<b>Total Assessed Charges</b>				<b>30276</b>

7) Date of Assessment : 16 May, 2023

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
	CIDCO/BP/2022/1977	08/22/2022	30276	CIDCO/BP/2022/1977	22/8/2022	Net Banking
	CIDCO/BP/2023/1921	05/16/2023 5:48:29 PM	4665701	CIDCO/BP/2023/1921	16/5/2023	Net Banking

Unique Code No. 2023 04 021 02 3807 02 is for this Amended Development Permission for Mixed Building on Plot No. 1, Sector 27 at Kharghar, Navi Mumbai.



Yours faithfully,

Signature  
valid

Digital signed by  
BHUSHAN RAMIC  
CHALDHARI  
Date: 21 Jun 2023 11:18:57  
Organization: CIDCO  
Digital Associate  
Planner

ASSOCIATE PLANNER (BP)

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EC / १२०	

Reference No. : CIDCO/BP-17941/TPO(NM & K)/2021/10788

Date : 1/6/2023

To,  
M/s. NMS Enterprises through its partners Mr.  
Nara...

**ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10636**

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	3	8	0	7	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on  
Plot No. 1, Sector **27** at **Kharghar** , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-17941/TPO(NM & K)/2021 dated **22 August, 2022**

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : M/s. NMS Enterprises through its partners Mr. Naran Pragji Patel And Others Eight
- 2) Location : Plot No. 1, Sector **27** at **Kharghar** , Navi Mumbai.
- 3) Plot Use : Resi\_Commercial
- 4) Plot Area : 2129.59
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 17248.43 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 2101076

7) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102380702	16/5/2023	2101076	20230402102380702	16/5/2023	Net Banking



Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
SHUSHAN RANGRA  
CHAUDHARI  
Date: 01 Jun 2023 19:37  
Organization: CIDCO  
Designation: Associate  
Planner

ASSOCIATE PLANNER (BP)



# SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

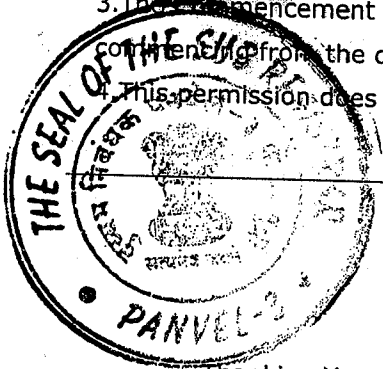
पं. सं. To - 3
24/06/2023 Sub. Development
E B Ref / 120 Mumbai

Permission for **Mixed** Building on Plot No. 1, Sector 27 at **Kharghar** , Navi

Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. 1, Sector 27 at **Kharghar** , Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period. This permission does not entitle you to develop the land which does not vest in you.



Thanking You

Yours faithfully,

Signature valid

Digitally signed by  
BHUSPAN RAMCHANDRA  
CHAURHARI  
Date: 01 Jun 2023 19:57  
Organization: CIDCO  
District: Maharashtra  
Planner

ASSOCIATE PLANNER (BP)

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१५/०६/२०२३	२०२३
०० / १२०	

Reference No. : CIDCO/BP-17941/TPO(NM & K)/2021/10788

Date : 17/6/2023

### AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. NMS Enterprises through its partners Mr. Naran Pragji Patel And Others Eight**, Vrundavan Park, Shop No- 1&2, Plot No - 34, Kamothe, Navi MUMBAI for Plot No. 1, Sector 27, Node Kharghar. As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 6Parking + 17Floor** Net Builtup Area **10287.1** Sq m.

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	9676.66	610.43	0
UNIT (in Nos.)	85	16	0

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRR. If the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labour at site.



**1. This Certificate is liable to be revoked by the Corporation if:-**

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN PRAMOD  
CHAUDHARI  
Date: 21 Jun 2023 19:57  
Organization: CIDCO  
District: Thane  
Pincode: 401001

ASSOCIATE PLANNER (BP)

Reference No. : **CIDCO/BP-17941/TPO(NM & K)/2021/10788**

Date : **1/6/2023**

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

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stillt, the finished stillt level to be minimum 1000 mm. above the road edge level.

The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.

As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.

6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMK...RA  
CHAUDHARI  
Date: 01 Jun 2023 12:19:57  
Organization: CIDCO  
E-mail: ...@cidco.gov.in  
Planner

ASSOCIATE PLANNER (BP)

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Date : 6/6/2023	

Reference No. : CIDCO/BP-17941/TPO(NM & K)/2021/10788

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by the Court in the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 12,690.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

Thanking You

Yours faithfully,

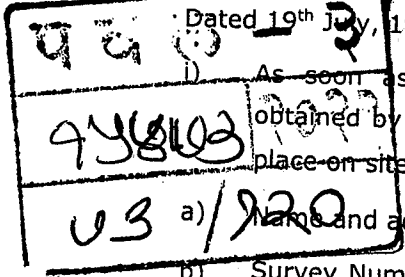
Signature  
valid

Digitally signed by  
BHUSHAN RAMK  
CHAUDHARI  
Date: 21 Jun 2023, 19:57  
Organization: CIDCO  
Designation: Associate  
Planner

ASSOCIATE PLANNER (BP)

transformer, if any, etc.

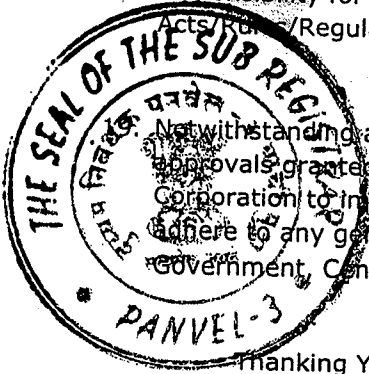
17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.



As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts, Rules/Regulations.



Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN RAMCHANDRA  
CHAUDHARI  
Date: 01 Jun 2023 11:18:57  
Organization: CIDCO  
District: Pune  
Planner

ASSOCIATE PLANNER (BP)

प व ल - ३	
१५/६/२०२३	२०२३
०४/१२०	
Date: 1/6/2023	

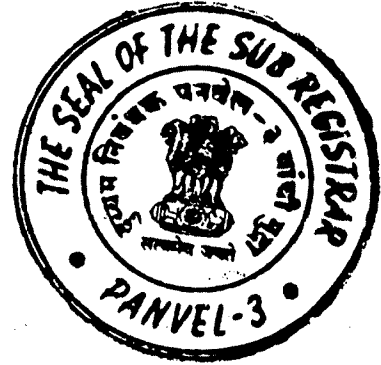
Reference No. : CIDCO/BP-17941/TPO(NM & K)/2021/10788

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

**Additional Conditions:**

1. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. No. CIDCO/BP-17941/TPO(NM)/2021/9132, dated 17.02.2022 shall stand SUPERCEDED by this permission.
2. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2022/E-206405 dated 03.05.2023 shall be binding on you.
3. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No CIDCO/MTS-III/UDCPR/8000201446/2023/381 dated 18.04.2023 and vide No CIDCO/MTS-III/UDCPR/8000129823/2021/806 dated 03.12.2021 shall be binding on the on you and shall be scrupulously followed.
4. You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m2 and wastewater generation  $\geq$  50 KLD



Thanking You

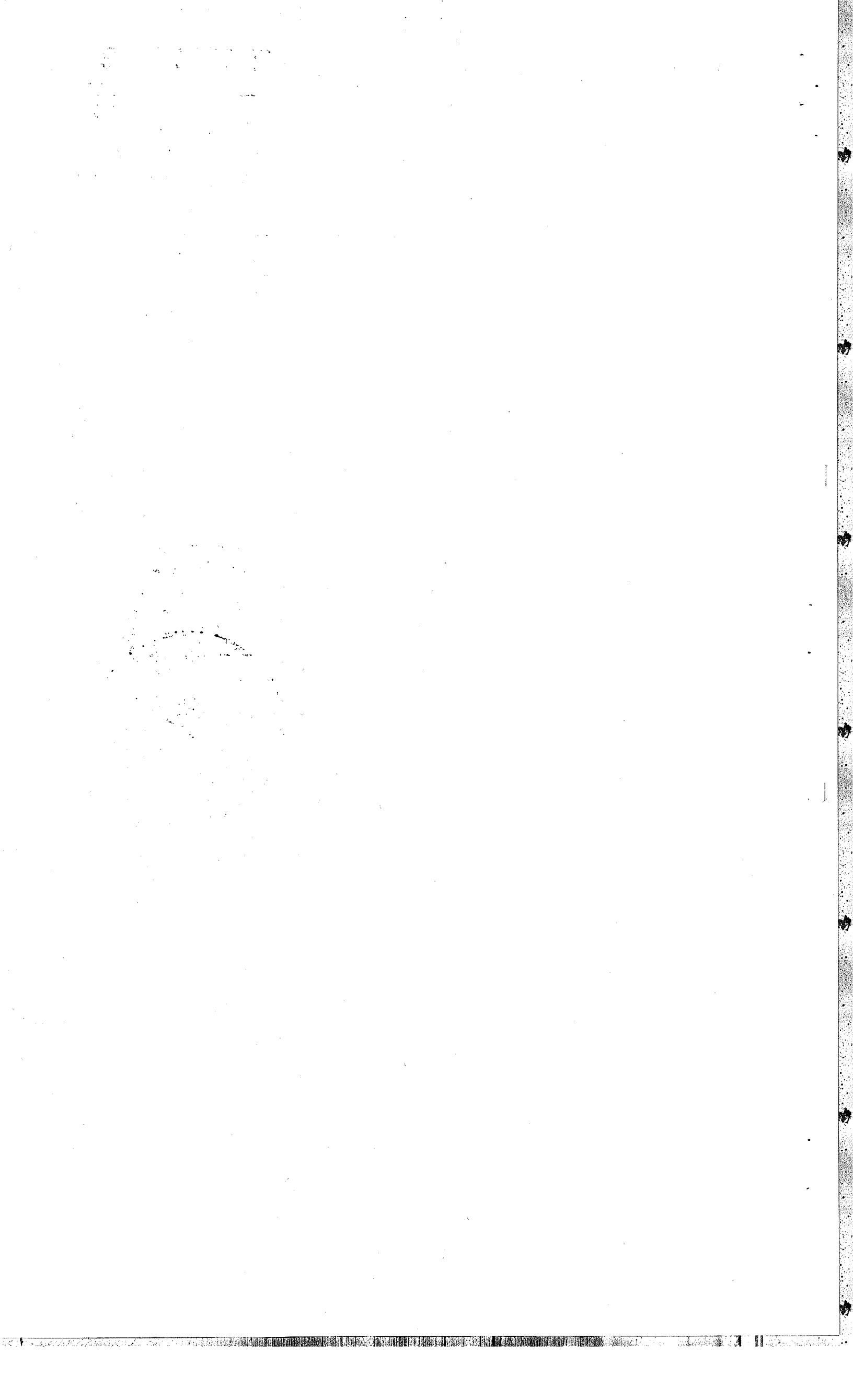
Yours faithfully,

Signature  
valid

Digitally signed by  
BHUSHAN PRAN  
CHAUDHARI  
Date: 01 Jun 2023 19:57  
Digitally signed by  
BHUSHAN PRAN  
CHAUDHARI  
Date: 01 Jun 2023 19:57  
Digitally signed by  
BHUSHAN PRAN  
CHAUDHARI  
Date: 01 Jun 2023 19:57  
Digitally signed by  
BHUSHAN PRAN  
CHAUDHARI  
Date: 01 Jun 2023 19:57

ASSOCIATE PLANNER (BP)

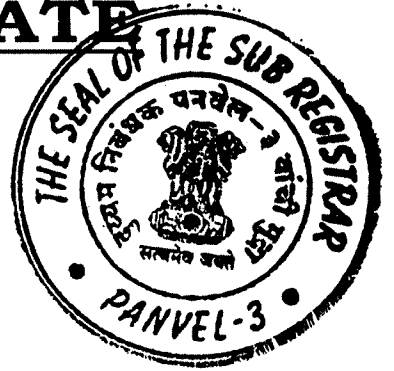




प व ल - ३	
१५४७७	२०२३
७५ / १२०	

“Annexure B”

**TITLE CERTIFICATE**



प व ल - ३  
१५४०३/२०२३  
७६/१२०

Monday, 21 February 2022 3:25 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2844 दिनांक: 21/02/2022

गावाचे नाव: खारघर  
दस्तावेजाचा अनुक्रमांक: पवल2-0-2022

दस्तावेजाचा प्रकार :

मादर करणाऱ्याचे नाव: पी जी दानवले (

वर्णन शीघ्र बर्ज क्र-208/2022 मौजे-खारघर ता-पनवेल प्लॉट नं-01 से 27 सन 2008 ते 2022 (वर्षे 15)

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

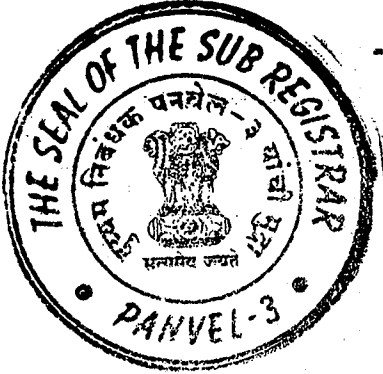
Joint Sr Panvel 2

सह मुख्य निबंधक वर्ग-२  
(पानवेल-२)

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013388054202122U दिनांक: 21/02/2022

बँकेचे नाव व पत्ता:



पवल - ३  
१५४७३/२०२३  
७७/१२०



**P.G.DANAVALE**

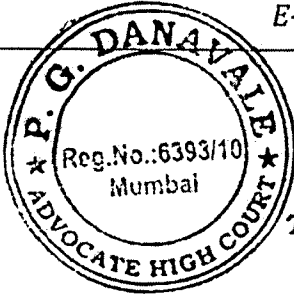
(B.COM. LL.B.)

**ADVOCATE HIGH COURT MUMBAI**

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

Mob. 8082018739

E-mail : [pandurangd\\_2007@rediffmail.com](mailto:pandurangd_2007@rediffmail.com)



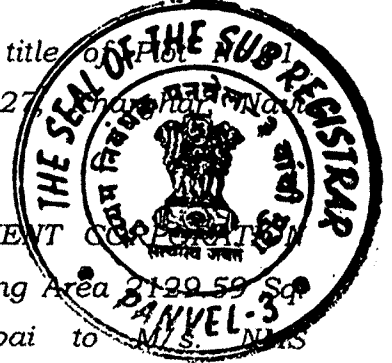
Date: 21/02/2022

TO WHOMSOEVER IT MAY CONCERN

**TITLE CLEARANCE CERTIFICATE**

**Sub:- Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai**

This is to certify that I have investigated the title of Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai



1. That THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED has allotted the Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai to M/S. NMS ENTERPRISES a Partnership firm incorporated under the Indian Partnership Act 1932 through its Partners 1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi vide Letter of Allotment Reference No. 7493/1000595/1415, dated 25.03.2021, said plot Corporation allotted for the purpose of Residential + Commercial Plot.

प	र	३
१५००३	२०२३	
५८	१२०	

# P.G.DANAVALE

(B.COM. LL.B.)

## ADVOCATE HIGH COURT MUMBAI

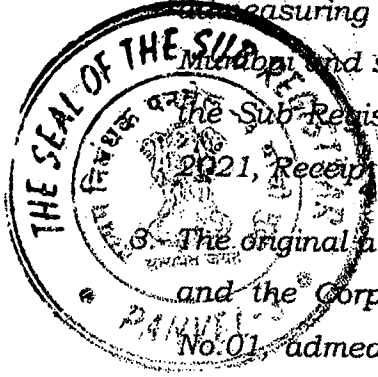
Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709  
Mob. 8082018739

E-mail : [pandurangd.2007@rediffmail.com](mailto:pandurangd.2007@rediffmail.com)

:2:



That Agreement to Lease made at CBD Belapur, Navi Mumbai on dated 15<sup>th</sup> day of September 2021 made between the Corporation of the One Part and Original Allottee M/s. NMS ENTERPRISES a Partnership firm incorporated under the Indian Partnership Act 1932 through its Partners 1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi is the Other Part in respect of Plot No.01, measuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai and said document of Agreement to Lease is registered before the Sub-Registrar office at Panvel-5, vide document no. PVL5-11415-2021, Receipt No. 12021, dated 16/09/2021



The original allottee has paid to the Corporation a proper consideration and the Corporation has delivered the possession of the said Plot No.01, measuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai to the Original Allottee M/s. NMS ENTERPRISES a Partnership firm through its Partners 1) Mr. Naran Pragji Patel, 2) Mr. Shamji Jakhu Patel, 3) Mr. Mahadev Pragji Patel, 4) Mr. Mahesh Narayan Gothi, 5) Mr. Hiren Shamji Ravariya, 6) Mrs. Rupaben Naran Patel, 7) Mrs. Kankuben Shamji Patel, 8) Mrs. Kankuben Mahadev Patel, 9) Mrs. Alpa Mahesh Gothi in pursuance of the said Agreement to Lease.

प व ल - ३  
१५/०३/२०२३  
०२/२०



**P.G.DANAVALE**

(B.COM. LL.B.)

**ADVOCATE HIGH COURT MUMBAI**

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

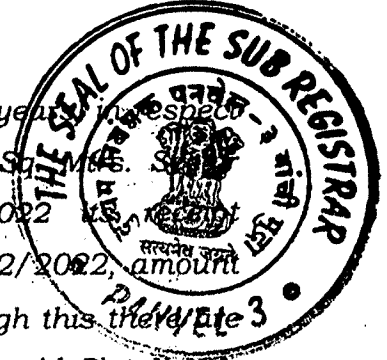
Mob. 8082018739

E-mail : [pandurangd 2007@rediffmail.com](mailto:pandurangd 2007@rediffmail.com)

:3:

That as per the records and documents Corporation had issued Development permission for residential cum Commercial Building vide commencement certificate Ref. No. **CIDCO/BP-17941/TPO(NM)/2021/9132, Date: 17/02/2022** in respect of Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai

5. That I had taken search from year 2008 to 2022 (15 years) in respect of the said Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai, dated 21/02/2022, No.2844, and document No.PVL2-0-2022 dated 21/02/2022, amount of Rs.375/-, Search Application No. 208/2022 through this they have no any encumbrances of whatsoever nature on the said Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai and it appears that the property is free from all encumbrances of whatsoever nature.



**Description of the Plot**

**All that piece or parcel of land known as Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai or thereabout and bounded as follows that is to say:**

प व ल - ३

१५४७३/२०२३

८० / १२०

**P.G.DANAWALE**

(B.COM. LL.B.)

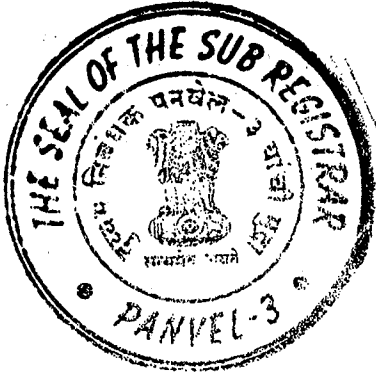
**ADVOCATE HIGH COURT MUMBAI**

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709  
Mob. 8082018739

E-mail : [pandurangd\\_2007@rediffmail.com](mailto:pandurangd_2007@rediffmail.com)

:4:

On or towards the North by : Drain  
On or towards the South by : 40.00 Mtr. wide road  
On or towards the West By : Plot No. 1A  
On or towards the East By: 45.00 Mtr. wide road



Regards,

Adv. P. G. Danawale

Adv. P. G. DANAWALE  
B.Com., LLB  
Advocate High Court  
Enkey Square-CHS Ltd. Shop No.2,  
Plot No.21, Sec-6, Koparkhairane,  
Navi Mumbai-400709

प व ल - ३  
१५४७३/२०२३  
८९/१२०



**P.G.DANAVALE**

(B.COM. LL.B.)

**ADVOCATE HIGH COURT MUMBAI**

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

Mob. 8082018739

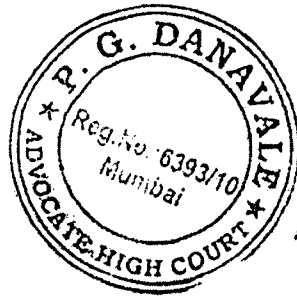
E-mail : [pandurangd.2007@rediffmail.com](mailto:pandurangd.2007@rediffmail.com)

Date: 21/02/2022

SEARCH REPORT

Search taken from year 2008 to 2022 (15 years) in respect of the Plot No.01, admeasuring Area 2129.59 Sq. Mtrs. Sector No.27, Kharghar, Navi Mumbai dated 21/02/2022 its receipt No.2844, document No.PVL2-0-2022 amount of Rs.375/- dated 21/02/2022 Search Application No. 208/2022 having following entries.

Sr. No.	Year	Entries
1	2008 to 2020	Nil
2	2021	Entry
3	2022	Nil



Regards,

Adv. P. G. Danawale

Adv. P. G. DANAWALE  
B.Com., LLB  
Advocate High Court  
Enkey Square CHS Ltd. Shop No.2,  
Plot No.21, Sec-6, Koparkhairane,  
Navi Mumbai-400709

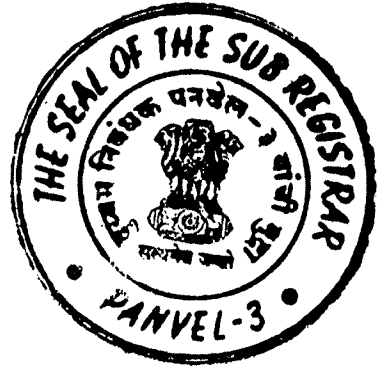




प व ल - ३	
१५४७३	२०२३
८२ / १२०	

“Annexure C”

**RERA CERTIFICATE**



प व ल - ३
१५४०३ / २०२३
८३ / १२०



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52000034056**

Project: **NMS ONE 27** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO-1at Kharghar, Panvel, Raigarh, 410210;**

1. **Nms Enterprises** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410209.**

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

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

OR

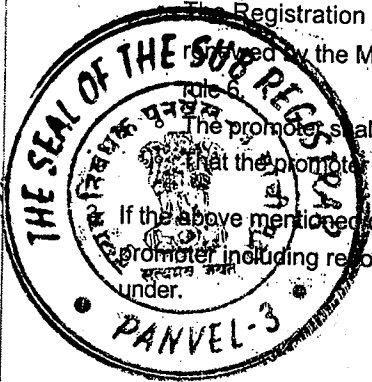
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

The Registration shall be valid for a period commencing from **17/03/2022** and ending with **31/12/2027** unless revoked 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

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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 17-03-2022 13:18:04

Dated: 17/03/2022

Place: Mumbai

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



प व ल - ३	
१५/०६/२०२३	२०२३
८४/१२०	

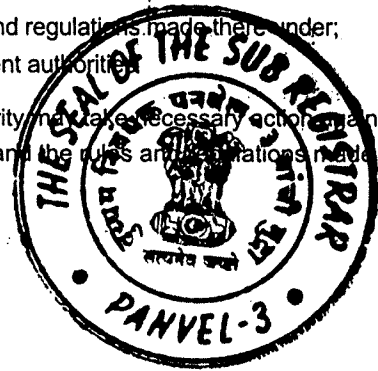
## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52000034056**

Project: **NMS ONE 27, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO-1 at Kharghar, Panvel, Raigarh, 410210;**

1. **Nms Enterprises** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410209.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **17/03/2022** and ending with **31/12/2027** 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 authority.
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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:30-06-2023 11:41:01

Dated: 30/06/2023  
Place: Mumbai

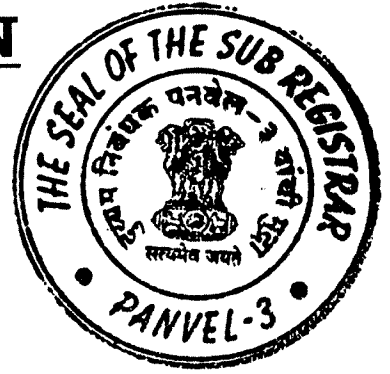
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



प व ल - ३	
१५४७७	२०२३
८५ / १२०	

“Annexure D”

LAYOUT PLAN



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:- 'निर्मल' दुसरा मजला, नरिमन पॉईंट, मुंबई-४०००२९. मुख्य कार्यालय:- 'सिडको' सी.बी.डी बेलगाव, नवी मुंबई ४००६१४.

भूमी व भूमापन विभाग-सिडको भवन

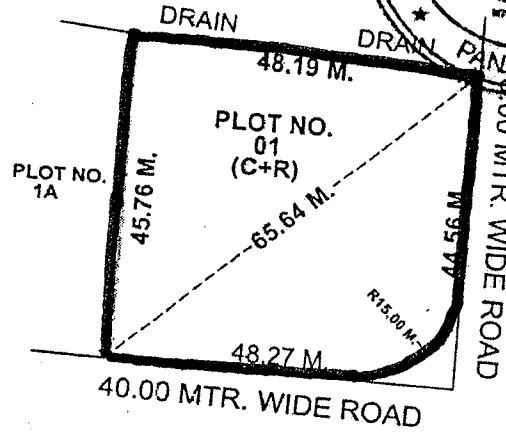
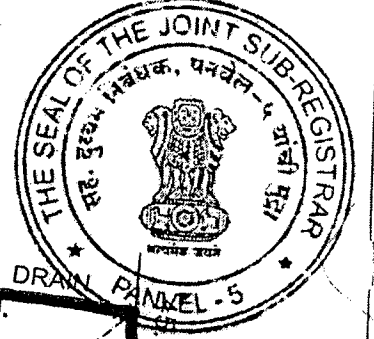
दिनांक: 17/08/2021

मोजमापासह खारघर नोड मधील सेक्टर क्रमांक: 27 भूखंड क्रमांक: 01 (C+R) यांचा सिमांकन नकाशा वरिष्ठ नियोजनकार (द.) यांचेकडील पत्र क्रमांक: CIDCO/PLNG(S)/2020/E-1279 दिनांक: 22/12/2020 च्यानुसार सिमांकाचा नकाशा तयार केला.  
भूखंडाचे क्षेत्रफळ: 2129.59 चौ.मी.

प व ल - ३  
२५४८३/२०२३  
८६/१२०

प व ल - ५  
११४१५/२०२३  
१३/२०

याप्रमाणे भूखंडाची दृष्ट



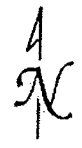
Assistant Marketing Officer

For NMS ENTERPRISES

*[Signature]*  
PARTNER



सिमांकन नकाशा  
नियोजनकार (द.)  
पत्र क्र. सिडको/नियोजन/2020/E-1279  
दिनांक: 22/12/2020  
*[Signature]*  
17/08/2021  
क्षेत्राधिकारी (भूमापन)  
सिडको मर्या



प्रमाण:- 1:1000

*[Signature]*  
सहाय्यक भूमापन अधिकारी  
सिडको  
17/08/21

*[Signature]*  
भूमापक

*[Signature]*  
भूमापक

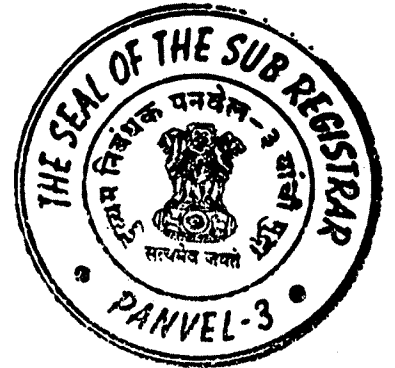
*[Signature]*  
10.

Mkumar  
Pity Snehal

प व ल - ३	
१५४७३	२०२३
८७ / १२०	

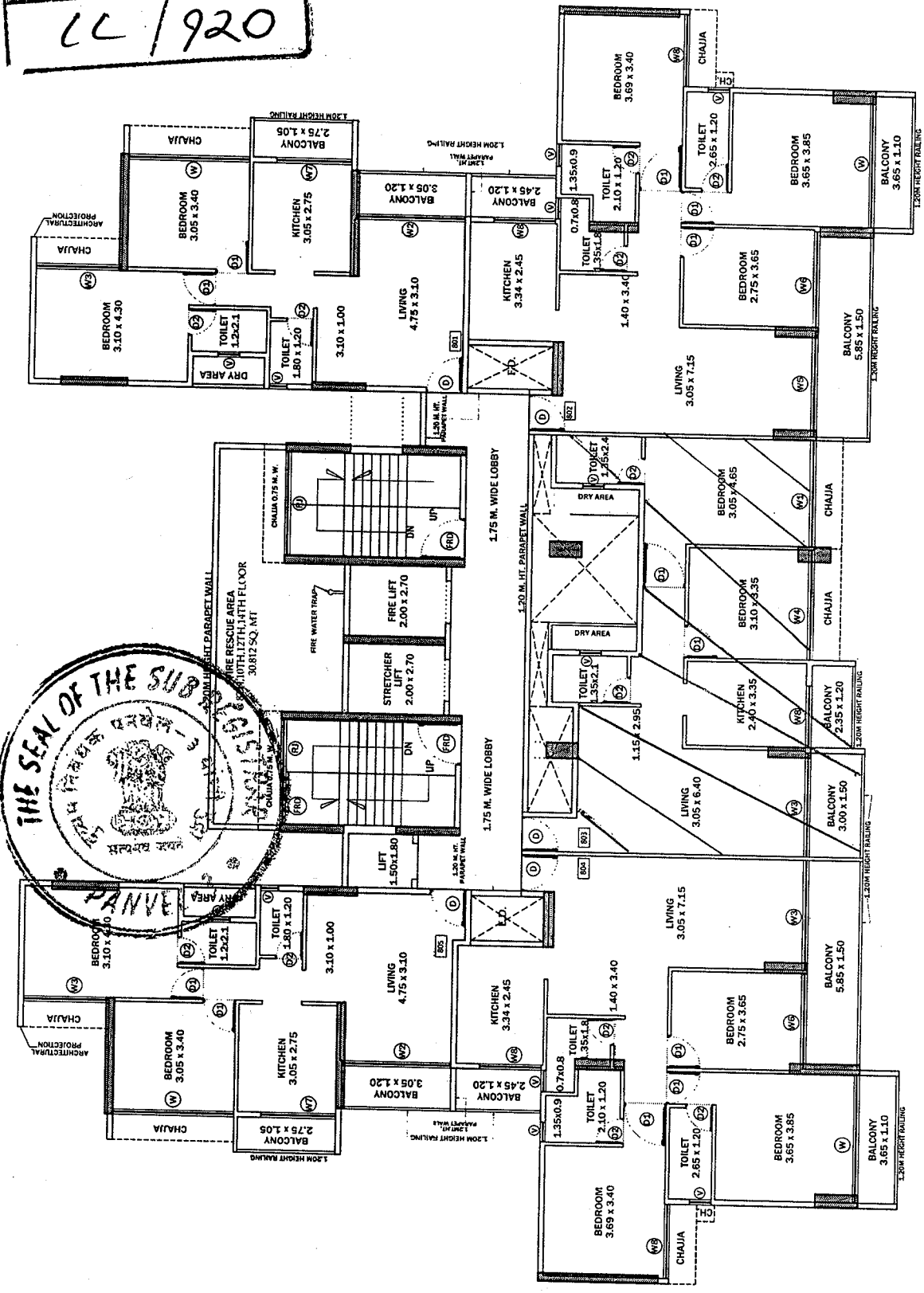
**“Annexure E”**

**FLOOR PLAN**





प व ल - ३  
 १५/०२/२०२३  
 ८८/१२०



8TH FLOOR PLAN

FLAT NO.  
 803

PROJECT

" NMS ONE 27 "  
 PROPOSED RESIDENTIAL CUM  
 COMMERCIAL BUILDING ON  
 PLOT NO - 01, SECTOR - 27,  
 KHARGHAR, NAVI MUMBAI.

FOR

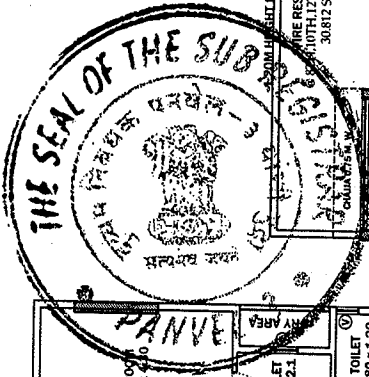
M/s. NMS ENTERPRISES

NAME AND SIGN.  
 OF PURCHASER

Mhmmar  
 Prity Snehad

NAME AND SIGN.  
 OF DEVELOPER

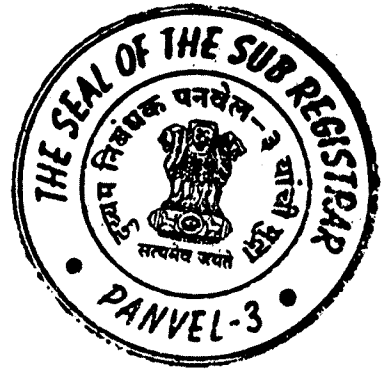
*[Signature]*



प व ल - ३	
१५४०८	२०२३
८२/१२०	

**“Annexure F”**

**LIST OF AMENITIES**



## List of Amenities

### External Features:

- Earthquake resistant RCC framed structure.
- Beautiful Elevation of building.
- Exquisite Lobbies.
- High speed lifts.
- Fire Extinguishers at strategic locations like electric room, lift room, security post & staircase.
- Decorative Main Gate

### Podium Features:

- Gymnasium.
- Swimming Pool
- Table Tennis Area
- Podium Garden with Jogging Track.
- Kids Play Area.

### Internal Features (Residential Apartments):

#### Flooring -

- Vitrified flooring Tiles in living room, bed room & kitchen.

#### Kitchen -

- Granite Kitchen Platform
- Branded Stainless Steel Sink
- Tiles up to beam height.

#### Toilets -

- Coloured glazed tiles upto beam height on walls.
- Premium Bath and CP fittings
- Elegant wash basin in attached bathrooms.

#### Doors & Windows -

- Powder-coated aluminium sliding window.
- Entrance door with wooden laminate and internal doors with laminate on one side.

#### Walls & Paint -

- Paints of premium quality on interior walls.
- External walls painted with good quality.

#### Electrification -

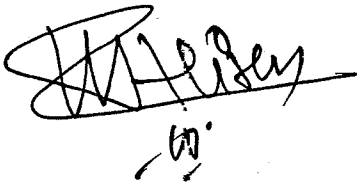
- Concealed copper wiring with adequate points and modular switches of branded make.

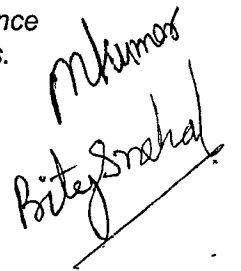
#### Plumbing -

- Concealed piping system in kitchen and all toilets.

#### Note:

The developers shall have absolute right and authority to decide the manufacturer / make / size / colour / variant of all the above amenities without having any reference or recourse. The purchasers shall not object to any selection so made by the developers.





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**“Annexure G”**

**ARCHITECT CERTIFICATE**



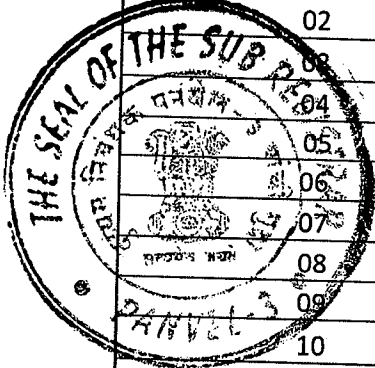
**CARPET AREA STATEMENT AS PER RERA**

This is to certify that carpet area of the Shops/Flat on Plot no- 01, Sector-27, Kharghar, Navi Mumbai, as per Plans Approved by Cidco wide letter for Amended Development Permission and Commencement certificate No- CIDCO/BP-17941/TPO(NM & K)2021/10788 admeasure as follows:-

प व ल - ३  
१५४०३/२०१९  
२२/१२०

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "NMS ONE 27" ON PLOT NO. - 01, SECTOR-27, KHARGHAR, NAVI-MUMBAI.

SHOP NO	TYPE	CARPET AREA AS PER RERA (SQ. MT.)	OTHER ELEMENTS OF FLAT UNIT			
			ENCLOS E BALCON Y AREA (SQ. MT.)	OPEN BALCON Y AREA (SQ. MT.)	DRY AREA (SQ. MT.)	NAT.T ERR. (SQ. MT.)
<b>GROUND FLOOR</b>						
01	SHOP	30.38	0.000	0.000	0.000	0.000
02	SHOP	30.38	0.000	0.000	0.000	0.000
03	SHOP	28.88	0.000	0.000	0.000	0.000
04	SHOP	32.03	0.000	0.000	0.000	0.000
05	SHOP	32.02	0.000	0.000	0.000	0.000
06	SHOP	28.88	0.000	0.000	0.000	0.000
07	SHOP	28.87	0.000	0.000	0.000	0.000
08	SHOP	32.02	0.000	0.000	0.000	0.000
09	SHOP	32.03	0.000	0.000	0.000	0.000
10	SHOP	98.18	0.000	0.000	0.000	0.000
11	SHOP	30.49	0.000	0.000	0.000	0.000
12	SHOP	30.49	0.000	0.000	0.000	0.000
13	SHOP	33.48	0.000	0.000	0.000	0.000
14	SHOP	33.48	0.000	0.000	0.000	0.000
15	SHOP	40.83	0.000	0.000	0.000	0.000
16	SHOP	40.83	0.000	0.000	0.000	0.000
<b>7<sup>TH</sup> FLOOR</b>						
701	2 BHK	60.25	0.000	6.55	1.80	0.000
702	3 BHK	91.39	0.000	15.73	0.000	0.000
703	2 BHK	71.16	0.000	7.32	3.750	15.04
704	3 BHK	91.39	0.000	15.73	0.000	12.05
705	2 BHK	60.69	0.000	6.55	1.80	0.000
<b>8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup> &amp; 15<sup>TH</sup> FLOOR</b>						

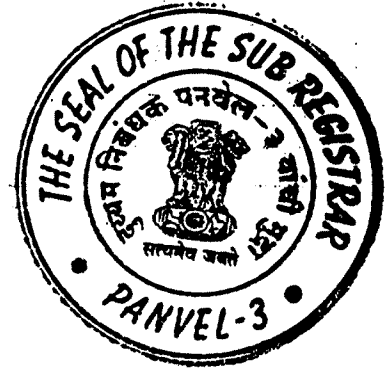


801,901,1001,1101,1201,1301 ,1401,1501	2 BHK	60.25	0.000	6.55	1.80	0.000
802,902,1002,1102,1202,1302 ,1402,1502	3 BHK	91.39	0.000	15.73	0.00	0.000
803,903,1003,1103,1203,1303 ,1403,1503	2 BHK	71.16	0.000	7.32	3.75	0.000
804,904,1004,1104,1204,1304 ,1404,1504	3 BHK	91.39	0.000	15.73	0.00	0.000
805,905,1005,1105,1205,1305 ,1405,1505	2 BHK	60.69	0.000	6.55	1.80	0.000
16 <sup>TH</sup> , 17 <sup>TH</sup> , 18 <sup>TH</sup> & 19 <sup>TH</sup> FLOOR						
1601,1701,1801,1901	2 BHK	60.25	0.000	6.55	1.80	0.000
1602,1702,1802,1902	3 BHK	91.39	0.000	15.73	0.00	0.000
1603,1703,1803,1903	2 BHK	71.16	0.000	7.32	3.75	
1604,1704,1804,1904	3 BHK	91.98	0.000	15.73	0.00	0.000
1605,1705,1805,1905	2 BHK	60.69	0.000	6.55	1.80	0.000
20 <sup>TH</sup> , 21 <sup>ST</sup> , 22 <sup>ND</sup> & 23 <sup>RD</sup> FLOOR						
2001,2101,2201,2301	2 BHK	60.25	0.000	6.55	1.80	0.000
2002,2102,2202,2302	3 BHK	91.39	0.000	15.73	0.00	0.000
2003,2103,2203,2303	2 BHK	71.16	0.000	7.32	3.75	0.000
2004,2104,2204,2304	3 BHK	91.98	0.000	15.73	0.00	0.000
2005,2105,2205,2305	2 BHK	54.30	6.15	9.81	0.00	0.000



Digitally signed by Ar.  
AmitKumar B. Patel  
DN: cn=Ar. AmitKumar B.  
Patel, o=DESTINATION  
Architecture Interior  
Designs, ou,  
email=destination.ind1@g  
mail.com, c=IN

Ar. AMITKUMAR B. PATEL  
(License no.CA/2014/63182)





प व ल - ३	
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२४/१२०	

529/7217

पावती

Original/Duplicate

Thursday, April 28, 2022

नोंदणी क्र. : 39M

7:10 PM

Regn.: 39M

पावती क्र.: 7788 दिनांक: 28/04/2022

गावाचे नाव: खारघर

दस्तऐवजाचा अंकक्रमांक: पवल5-7217-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. एन एम एस एंटरप्रायजेस तर्फे भागीदार महादेव प्रागजी गोठी - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 300.00

पृष्ठांची संख्या: 15

एकूण:

₹. 400.00

Joint Sub Registrar Panvel 5

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सह दुय्यम निबंधक वर्ग - २,  
(पनवेल-५)

1) देयकाचा प्रकार: DHC रकम: ₹. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2704202216010 दिनांक: 28/04/2022

वेंकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001124565202223E दिनांक: 28/04/2022

वेंकचे नाव व पत्ता:



पावतीसाठी स्वाक्षरी

महादेव प्रागजी गोठी  
मुखदस्तावेज परत मिळाला.

सह दुय्यम निबंधक

सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)



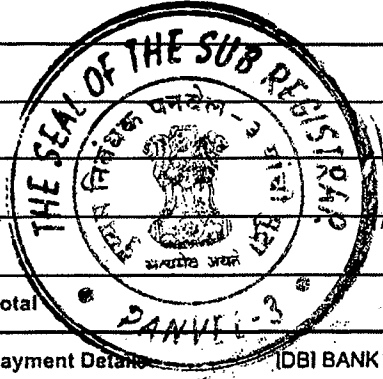
प व ल - ३
१५४७३ / २०२३
२५ / १२०



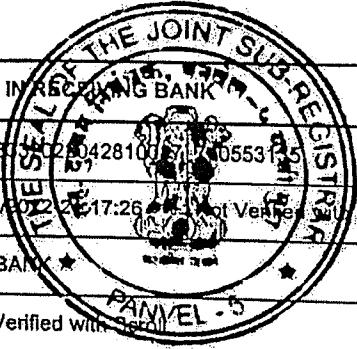
CHALLAN  
MTR Form Number-6



GRN	MH001124565202223E	BARCODE	[Barcode]		Date	27/04/2022-21:15:16	Form ID	48(f)		
Department	Inspector General Of Registration			Payer Details						
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)						
Type of Payment	Registration Fee			PAN No.(If Applicable)						
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name	MS NMS ENTERPRISES					
Location	RAIGAD			Flat/Block No.	PLOT NO.01, SECTOR-27, KHARGHAR					
Year	2022-2023 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	PANVEL					
0030046401	Stamp Duty	500.00		Area/Locality	RAIGAD					
0030063301	Registration Fee	100.00		Town/City/District						
				PIN	4	1	0	2	1	0
				Remarks (If Any)	SecondPartyName=MANGESH SHETKAR HAND RE-					
				Amount In	Six Hundred Rupees Only					
Total			600.00	Words						
Payment Details	IDBI BANK			FOR USE IN RESERVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	6910304281003100553135				
Cheque/DD No.				Bank Date	RBI Date	27/04/2022 17:26 Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with					



प व ल - ५
२०२३ / २०२२
१ / १५



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9029709426  
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

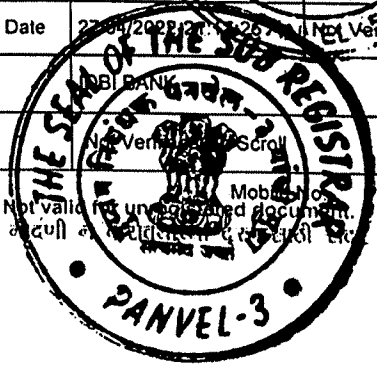
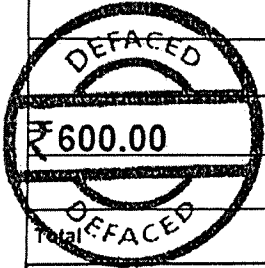


CHALLAN  
MTR Form Number-6

पवल - ३  
२४/०३/२०२३  
२६/१२०



GRN	MH001124565202223E	BARCODE	Date 27/04/2022-21:15:16		Form ID 48(1)
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	Full Name	MS NMS ENTERPRISES		
Location	RAIGAD	Fla/Block No.	PLOT NO.01, SECTOR-27, KHARGHAR		
Year	2022-2023 One Time	Premises/Building			
Account Head Details		Amount In Rs.	Road/Street	PANVEL	
0030046401	Stamp Duty	500.00	Area/Locality	RAIGAD	
0030063301	Registration Fee	100.00	Town/City/District		
			PIN	411021	
			Remarks (If Any)	पवती - ५	
			SecondPartyName=MANGESH SHANKAR KHONCAR	२०२३	
				२ / १५	
Total		600.00	Amount In Words	Six Hundred Rupees Only	
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333222042810067310553135	
Cheque/DD No.		Bank Date	RBI Date	27/04/2022 27/04/2022 NRI Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	NRI Verified with RBI		



Department ID : 9029709426  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
सदर चालन केवल दस्तावेज निकासक कार्यालयत नोंदणी करावयाच्या दस्तऐवजांठी लागू आहे. अज्ञेय नोंदणी केलेल्या दस्तऐवजांठी लागू नसतले चालन नाही.

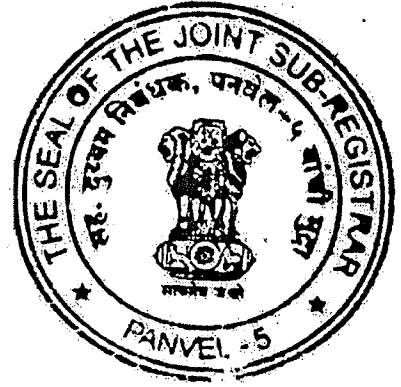
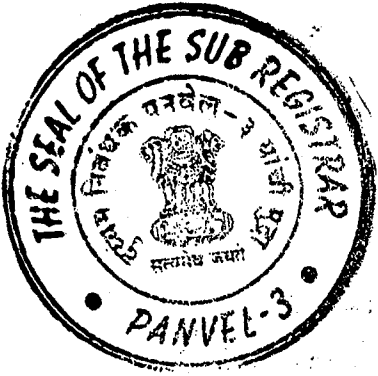
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-7217	0000633034202223	28/04/2022-18:05:37	IGR548	100.00
2	(IS)-529-7217	0000633034202223	28/04/2022-18:05:37	IGR548	500.00
Total Defacement Amount					600.00

प व ल - ३  
१५४७३ २०२३  
२० / २०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2704202216010	Date 27/04/2022
Received from M/S. NMS ENTERPRISES , Mobile number 9029709426, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 27/04/2022
Bank CIN 10004152022042714869	REF No. 2759542742
This is computer generated receipt, hence no signature is required.	

प व ल - ५  
६२९० २०२२  
३ / १५



प व ल - ३  
१५४७३/२०२३  
२८/१२०



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

**Receipt of Document Handling Charges**

PRN 2704202216010

Receipt Date 28/04/2022

Received from M/S. NMS ENTERPRISES, Mobile number 9029709426, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 7217 dated 28/04/2022 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED  
₹ 300  
DEFACED

**Payment Details**

Bank Name IBKL

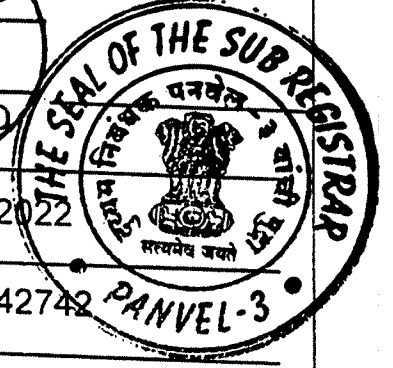
Payment Date 27/04/2022

Bank CIN 10004152022042714869

REF No. 2759542742

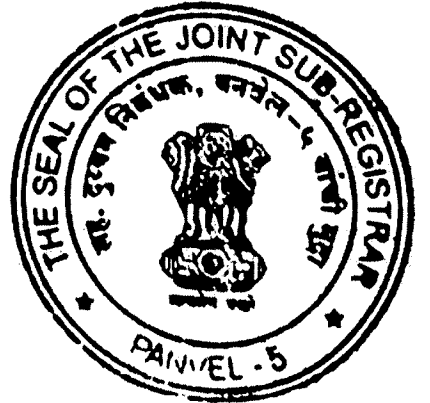
Deface No 2704202216010D

Deface Date 28/04/2022



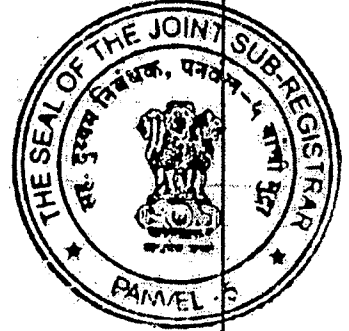
This is computer generated receipt, hence no signature is required.

प व ल - ५  
७२१७/२०२२  
४/१५



प व ल - ३	
१५४०७	२०२३
२२/१२०	

प व ल - ५	
७२१५	२०२२
५/१५	



**SPECIFIC POWER OF ATTORNEY  
ONLY FOR ADMISSION**



TO ALL TO WHOM THESE PRESENTS SHALL COME

MR. MAHADEV PRAGJI GOTHI 2. MR. MAHESH NARAYAN GOTHI 3. MR. HIREN SHAMJI RAVARIYA it has been decided to execute Either or anyone for and behalf of all the partners/partnership firm of M/S. NMS ENTERPRISES registered under the Indian Partnership Act, 1932, having registered office at VRUNDAVAN PARK, SHOP NO.1 & 2, PLOT NO.09, SECTOR 34, KAMOTHE, NAVI MUMBAI 410 206. ("hereinafter referred as EXECUTANTS")

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

प व ल - ३  
 १५/०३/२०२३  
 १००/१२०

WHEREAS

WE 1. MR. MAHADEV PRAGJI GOTHI 2. MR. MAHESH NARAYAN GOTHI 3. MR. HIREN SHAMJI RAVARIYA. We all are partners of M/S. NMS ENTERPRISES, (PAN NO. AAHFN9167A) a partnership firm registered under the Indian Partnership Act, 1932.

AND WHEREAS We are the OWNER of 1) Building known as NMS ONE 27, situated at PLOT NO.01, SECTOR-27, KHARGHAR, PANVEL-RAIGAD, NAVI MUMBAI 410 210. AND 2) Building known as NMS ONE 8 ONE, situated at PLOT NO.181, SECTOR 19, ULWE, PANVEL - RAIGAD, NAVI MUMBAI 410 206. ("hereinafter referred to as the said "PLOT").

AND WHEREAS since it has been mutually decided to sell the residential + commercial premises to be constructed on the above mentioned plot and since we are not in a

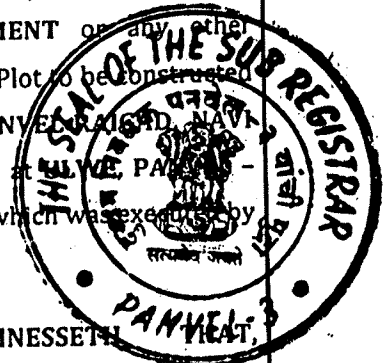
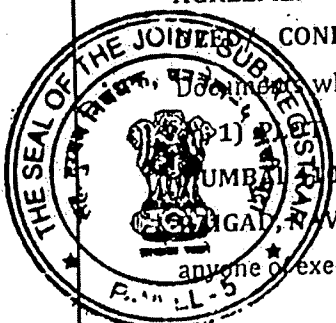
8) प व ल - ५  
 १२/५/२०२२  
 E/१८५

position to attend the day to day activities of registration process, it has been decided to appoint Either or anyone 1. MR. MANGESH SHANKAR KHANDARE 2. MRS. ARATI

DIKAS BALEKAR adults, Indian inhabitant, having office at SHOP NO. 58, VINDYA COMMERCIAL COMPLEX, PLOT NO. 1, SECTOR 11, CBD BELAPUR, NAVI MUMBAI 400614. to attend the concern Sub. Registrar of Assurances at Raigad for registration of

AGREEMENT FOR SALE/ SALE DEED/ RECTIFICATION DEED/ CANCELLATION CONFIRMATION DEED/ SUPPLEMENTARY AGREEMENT or any other

Document which may be required for the above said purpose of Plot to be constructed on 1) PLOT NO.01, SECTOR-27, situated at KHARGHAR, PANVEL-RAIGAD, NAVI MUMBAI 410 210. AND 2) PLOT NO.181, SECTOR 19, situated at ULWE, PANVEL - RAIGAD, NAVI MUMBAI 410 206. and registered the document which was executed by anyone of executant in favour of the prospective purchasers.



NOW KNOW AND THESE PRESENTS WITNESSETH M/S. NMS ENTERPRISES, (PAN NO. AAHFN9167A) a partnership firm registered under the Indian Partnership Act, 1932, having registered office at VRUNDAVAN PARK, SHOP NO.1 & 2, PLOT NO.09, SECTOR 34, KAMOTHE, NAVI MUMBAI 410 206. Through its partners WE 1. MR. MAHADEV PRAGJI GOTHI 2. MR. MAHESH NARAYAN GOTHI 3. MR. HIREN SHAMJI RAVARIYA do hereby constitute, nominate and appoint Either or anyone the said Attorney 1. MR. MANGESH SHANKAR KHANDARE 2. MRS. ARATI VIKAS BALEKAR herein after referred to as the "SAID ATTORNEY", for and on our behalf and in our name to do all or any of the following acts deeds, matters and things viz:-

*[Handwritten signatures of partners and attorney]*

-२०-  
2

प	व	ल - ३
१	५	७
१०	१	१२०

1. TO APPEAR, and to admit our execution and represent before the Sub. Registrar of Assurances at Panvel as the said Attorney may deem fit.

2. TO MAKE such necessary application to the Sub. Registrar of Assurances at Panvel or any other Higher Authority for the registration of documents on behalf of us.

3. To Sign and represent on behalf of us before the Sub. Registrar of Assurances at Panvel and complete the entire process of registration for all the documents such as agreement for sale/ sale deed/ rectification deed/ cancellation deed/ confirmation deed/ supplementary agreement which are already executed by us.

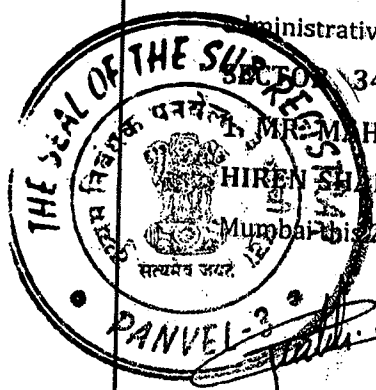
प	व	ल - ५
१	५	७
१०	१	१२०
७	१	१५

4. AND GENERALLY to do all acts, deeds, matters, things necessary for the specific registration of the said Residential and Commercial Premises in the said Plot.

5. AND HEREBY under take to ratify and confirm all and whatsoever that we shall lawfully do or cause to be done in or about the registration of documents by virtue of these presents.



IN WITNESS WHEREOF M/S. NMS ENTERPRISES, (PAN NO. AAHFN9167A) a partnership firm registered under the Indian Partnership Act, 1932, having administrative office at VRUNDAVAN PARK, SHOP NO.1 & 2, PLOT NO.09, SECTION 34, KAMOTHE, NAVI MUMBAI 410 206. We are authorized partners 1. MR. MAHADEV PRAGJI GOTHI 2. MR. MAHESH NARAYAN GOTHI 3. MR. HIREN SHAMJI RAVARIYA We have hereunto set and subscribed our hand at Navi Mumbai this 28<sup>th</sup> the Day of APRIL 2022.



*M. H. G. Gothi*  
-1-

*M. H. G. Gothi*  
*Balekar*

प व ल - ३  
 १५४७७ २०२३  
 १०२/१२०

SIGNED SEALED AND DELIVERED BY THE  
 Within named "EXECUTANTS"

M/S. NMS ENTERPRISES

Through its authorized partners

1. MR. MAHADEV PRAGJI GOTHI

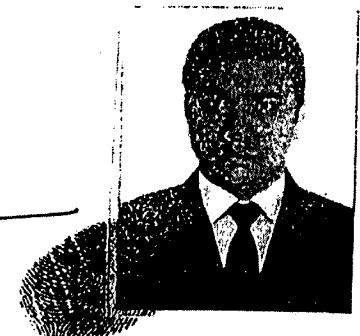
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 ७२९५२०२२  
 ८/१९

निर्णय सहकारिता



2. MR. MAHESH NARAYAN GOTHI

Phadke



3. MR. HIREN SHAMJI RAVARIYA

Hiren



WITNESSES:

- 1) Nitin chaulkari  
 N. P. Chaulkari
- 2) Akshay phadke  
 AP



Specimen Signature of the ATTORNEYS

1. MR. MANGESH SHANKAR KHANDARE

Mangesh



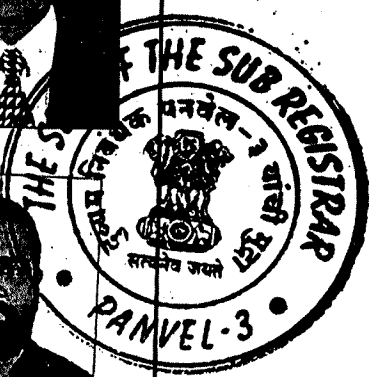
2. MRS. ARATI VIKAS BALEKAR

Balekar



WITNESSES:

- 1) N. P. chaulkari
- 2) AP







16/09/2021

सूची क्र.2

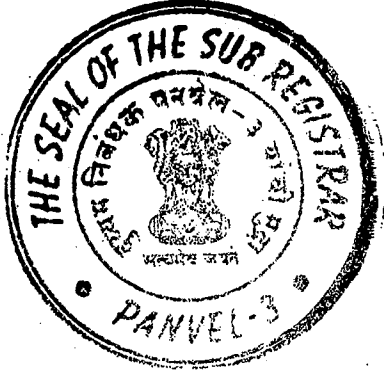
दुय्यम निबंधक : सह.दु.नि.पनवेल-5  
दस्ता क्रमांक : 11415/2021  
नोंदणी :  
Regn.63m

गावाचे नाव : खारघर	
(1) विलेखाचा प्रकार	अंकीकृत दू तीख
(2) मोबदला	289168507.74
(3) बांधामात (भाडेपट्टी/बांधा बाबत पट्टाकार आकरणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्ता व परतमंत्रक (असल्यास)	1) पातिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं 01, सेक्टर 27, खारघर, ता पनवेल, जिल्हा रायगड (क्षेत्र 2129.59 चौ मी सुती जमीन); ( Plot Number : 01 ; SECTOR NUMBER : 27 ; ) 1) 2129.59 चौ.मीटर
(5) क्षेत्रांक	
(6) अकरणी किंवा पुढी देण्यात अवरोध तैका.	
(7) दस्तावेज करून देणा-या/सिद्धत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायदालाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबंधितचे नाव व पत्ता.	1): नाव:- मे एन एम एस एंटरप्रायजेस तर्फे भागीदार विरेन शामजी रावरीया - - वय:-32; पत्ता:- प्लॉट नं: - , मॉडल नं: - इमारतीचे नाव: - , ब्लॉक नं: - , रोड नं: मुंदावन पार्क, शॉप नं 1 आणि 2, प्लॉट नं 09, सेक्टर नं 24, कामाठे, चव्ही मुंबई, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-AAHFN9167A
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायदालाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबंधितचे नाव व पत्ता	1): नाव:- सिडको सी तर्फे असिस्टंट मॅनेजिंग ऑफिसर श्रीकांत पावसकर - - वय:-35; पत्ता:- प्लॉट नं: - , मॉडल नं: - इमारतीचे नाव: - , ब्लॉक नं: - , रोड नं: निर्मल, दुसरा मजला, नारिमन पॉइंट, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) दस्तावेज करून दिल्याचा दिनांक	15/09/2021
(10) दस्ता नोंदणी केल्याचा दिनांक	16/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	11415/2021
(12) बांधामात/बांधामाचे मुद्रांक मूल्य	14458500
(13) बांधामात/बांधामाचे नोंदणी मूल्य	30000
(14) क्षेत्र	

मुल्यमापनसाठी प्रिबलत घेतलेला तपवीत:-:

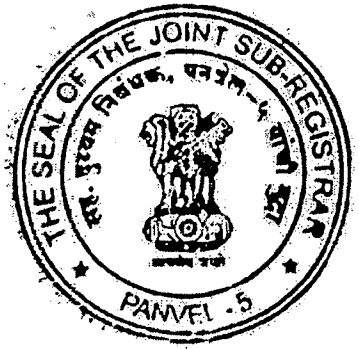
मुल्यमापनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणात तपवीत शासकीय/निमशासकीय किंमत (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांक मूल्य अकरतना निवडलेला अनुषेद :- :



V. P. Mhatre  
सह दुय्यम निबंधक वर्ग-1  
(पनवेल-4)

प व ल - 4  
6296 2022  
c / 24



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16/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दू.नि.पनवेल 5  
दस्त क्रमांक : 11414/2021  
नोंदणी :  
Regn:53m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	ऑप्रीमेट टू सीज
(2) मोबदला	892834471.80
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्ता व घरकमांक(असत्यास)	1) पातिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं 181, सेक्टर नं 19, उलवे, ता पनवेल, जिल्हा रायगड(क्षेत्र 4176.30 चौ मी खुली जमीन) ( Plot Number : 181 ; SECTOR NUMBER : 19 ; )
(5) क्षेत्रफळ	1) 4176.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे एन एम एस एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरीया - - वय:- 32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वृंदावन पार्क, शॉप नं 1 आणि 2, प्लॉट नं 09, सेक्टर नं 34, कामठी, नवी मुंबई, महाराष्ट्र, रायगड. पिन कोड:- 410209 पॅन नं:- AAHFN9167A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सिडको सी तर्फे अरारिस्टन्ट मार्केटिंग ऑफिसर श्रीकांत पावसकर - - वय:- 35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: निर्मल, दुसरा भजला, नरिमन पॉईंट, महाराष्ट्र, मुंबई. पिन कोड:- 400021 पॅन नं:- AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	16/09/2021
(11) अनुकमांक, खंड व पृष्ठ	11414/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	44641800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) घेरा	

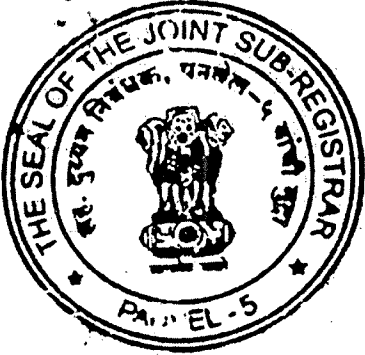
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मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

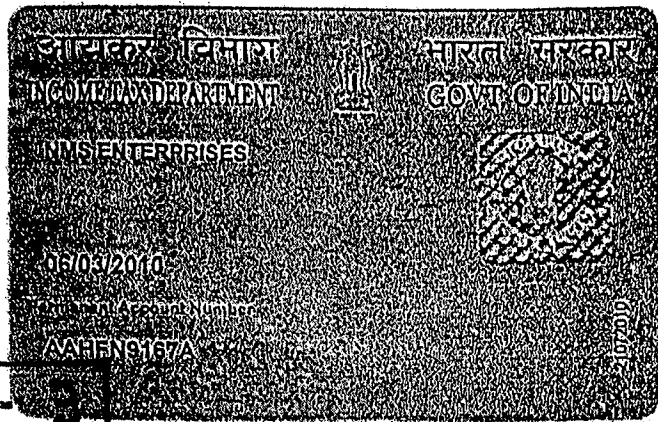
मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत (I) within the limits of any Municipal Corporation or any Cantonment.



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V. D. Mhatre  
सह दुय्यम निबंधक वर्ग-२  
(पनवेल-५)



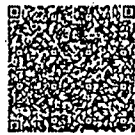


मिह माहे १५/११/१७

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१०५ / १२०



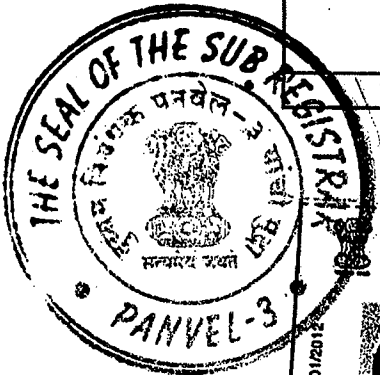
भारत सरकार  
Government of India  
महादेव प्रागजी गोठी  
Mahadev Pragji Gothi  
जन्म तारीख/DOB: 03/04/1965  
पुरुष/ MALE



8442 4336 4390

माझे आधार, माझी ओळख

मिह माहे १५/११/१७



प व ल - ५  
७२९७ / २०२२  
११ / १५



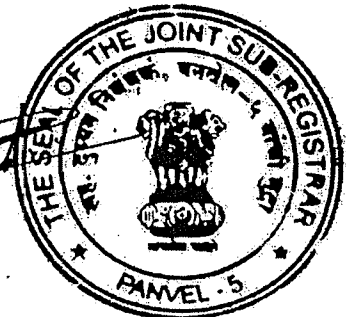
भारत सरकार  
Government of India  
महेश नारायण गोठी  
Mahesh Narayan Gothi  
जन्म तिथि/DOB: 14/03/1987  
पुरुष/ MALE



8595 9869 6834

VID : 9196 8288 6050 7495

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India  
हिरन शामजी रावरीया  
Hiren Shamji Ravariya  
जन्म तारीख/DOB: 09/01/1988  
पुरुष/ MALE

Hiren  
Ravariya

7330 8293 1746

VID : 9130 1817 1638 7913

माझे आधार, माझी ओळख

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भारत सरकार  
Government of India  
Arati Vikas Balekar  
DOB : 11/05/1988  
Female



8566 7441 4114

मेरा आधार, मेरी पहचान

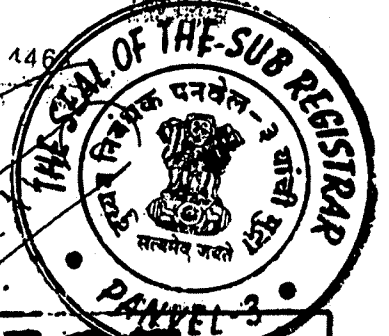
*Balekar*

भारत सरकार  
GOVERNMENT OF INDIA



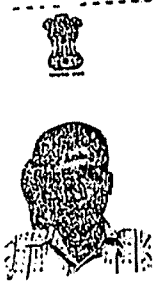
मंगेश शंकर खंदारे  
Mangesh Shankar  
Khandare  
जन्म तारीख/DOB: 11/02/1990  
पुरुष / MALE

9361 5837 446



प व ल - ६	
७२९७	२०२२
१२/१५	

*Balekar*



भारत सरकार  
Government of India  
Nitin Prakash Chaudhari  
DOB : 05/04/1999  
Male



9072 7937 8685

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या / Permanent Account Number Card  
EHIPP3629H



नाम/Name  
AKSHAY RAMCHANDRA PHADKE

पिता का नाम / Father's Name  
RAMCHANDRA RAJARAM PHADKE

जन्म की तारीख / Date of Birth  
01/01/1995

*AKR*  
हस्ताक्षर / Signature



*AKR*

529/7217

गुरुवार, 28 एप्रिल 2022 6:06 म.नं.

दस्त गोपवारा भाग-1

पवेल 5

93/99

दस्त क्रमांक: 7217/2022

दस्त क्रमांक: पवेल 5 / 7217/2022

मोबदला: रु. 00/-

पवेल - 3  
 भरभले मुद्रांक शुल्क: रु. 500/-  
 दि. 28/04/2022  
 अ. क्र. 7217/2022  
 गोजी 6:02 म.नं. वा. देणार केवळ

पावती: 7788

पावती दिनांक: 28/04/2022

मादरकगपाराचे नाव: मे. एन एम एस एंटरप्रायजेस तर्फे भागीदार महादेव प्रागजी गोठी - -

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 300.00

पृष्ठांची मंख्या: 15

एकुण: 400.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Panvel 5

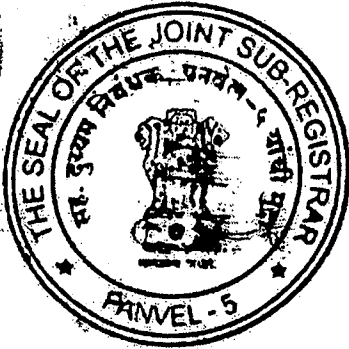
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्षा क्र. 1 28 / 04 / 2022 06 : 02 : 16 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 04 / 2022 06 : 04 : 14 PM ची वेळ: (फी)



दस्त... जडलल कागदपत्र, कुलमुखत्यारपत्र...  
 व्यक्ती इत्यादि बनावट आवकून आल्यास याची  
 संपुर्ण जबाबदारी निष्पादकाची राहिली

लिहून देणार  
 लिहून घेणार

Handwritten signatures and names: *Handwritten signature*, *Handwritten signature*, *Handwritten signature*

प व ल - ३  
 १५४६३ २०२३  
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28/04/2022 7 11:03 PM

दस्त गोपबारा भाग-२

पथन 5  
 दस्त क्रमांक: 7217/2022

दस्त क्रमांक : पथन 5/7217/2022  
 दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अपक्षकाराचा दस्त
1	नाव:मे. एन एम एम एंटरप्रायजेस तर्फे भागीदार महादेव प्राणजी गोटे पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं. - वृंदावन पार्क, शॉप नं. 1 व 2, प्लॉट नं. 09, सेक्टर 34, कामांठे, नवी मुंबई, महाराष्ट्र, राईगार: ( ) पिन नंबर:AAHFN9167A	कुलमुखत्यार देणार वय :-56 स्वाक्षरी:-		
2	नाव:मे. एन एम एम एंटरप्रायजेस तर्फे भागीदार महेश नागेश गोटी पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं. - वृंदावन पार्क, शॉप नं. 1 व 2, प्लॉट नं. 09, सेक्टर 34, कामांठे, नवी मुंबई, महाराष्ट्र, राईगार: ( ) पिन नंबर:AAHFN9167A	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:-		
3	नाव:मे. एन एम एम एंटरप्रायजेस तर्फे भागीदार दिग्विजय शंभरजी गवगिया - - पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं. - वृंदावन पार्क, शॉप नं. 1 व 2, प्लॉट नं. 09, सेक्टर 34, कामांठे, नवी मुंबई, महाराष्ट्र, राईगार: ( ) पिन नंबर:AAHFN9167A	कुलमुखत्यार देणार वय :-34 स्वाक्षरी:-		
4	नाव:मंगेश शंकर खंडार - - पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं. - शॉप नं.58, विंध्या कमर्शियल कॉम्प्लेक्स, प्लॉट नं.01, सेक्टर 11, मी वी डी ब्रेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-32 स्वाक्षरी:-		
5	नाव:आरती विनायक बाळेंकर - - पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेट नं. - शॉप नं.58, विंध्या कमर्शियल कॉम्प्लेक्स, प्लॉट नं.01, सेक्टर 11, मी वी डी ब्रेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-33 स्वाक्षरी:-		

प्रतीत दस्तऐवज करून देणार तथ्याकधीत कुलमुखत्यारपत्र चा दस्त पत्र करून दिल्याचे कबुल करताना.  
 शिक्का क्र.3 ची वेळ:28 / 04 / 2022 06 : 53 : 01 PM

ओळख:-  
 खालील इमम असे निवेदीत करताना की ते दस्तावेजात दस्त देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र
1	नाव:अक्षय फडके - - वय:25 पत्ता:शॉप नं.58, विंध्या कमर्शियल कॉम्प्लेक्स, प्लॉट नं.01, सेक्टर 11, मी वी डी ब्रेलापूर, नवी मुंबई पिन कोड:400614	स्वाक्षरी	
2	नाव:नितीन चौधरी - - वय:23 पत्ता:शॉप नं.58, विंध्या कमर्शियल कॉम्प्लेक्स, प्लॉट नं.01, सेक्टर 11, मी वी डी ब्रेलापूर, नवी मुंबई पिन कोड:400614	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:28 / 04 / 2022 07 : 01 : 34 PM

Joint Sub Registrar Panvel 5



*(Handwritten signature)*

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS NMS ENTERPRISES	eChallan	69103332022042810087	MH001124565202223E	503.00	SD	0000633034202223	28/04/2022
2		DHC		2704202216010	300	RF	2704202216010D	28/04/2022
3	MS NMS ENTERPRISES	eChallan		MH001124565202223E	100	RF	0000633034202223	28/04/2022

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

पवल - ३  
१५४०३  
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Know Your Rights as Registrants

7217 /2022

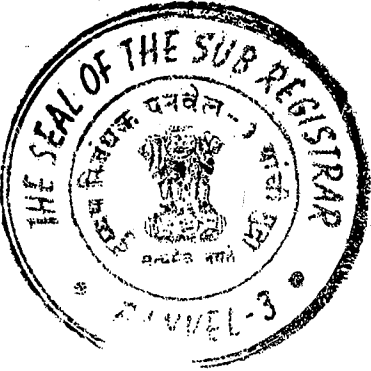
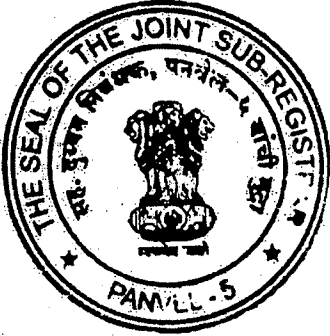
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print immediately after registration.

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

पवल - ५  
७२१७ २०२२  
१५/१५

प्रमाणित करणेत येते की, सदर दस्तावेज १५  
पाने आहेत, पुस्तक क्र. ४  
क्रमांक ७२१७/२०२२ व नोंदला.

सह दुपयान निवृत्ती वर्ग-२, पत्रांक-५  
दिनांक २८ मार्च ०४ सन २०२२



Scanned Doc. No. 7217

Time 2.41

Date 11/5/2022

# Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



## ADITYA BIRLA CAPITAL

Reference No: NOC/ABHFL/NMS ENTERPRISES/ NMS One 27/012

To,  
NMS Enterprises  
Office No. 1105, NMS Titanium,  
Sec 15, Plot No 74, Belapur, Navi Mumbai-400614.

Dear Sir,

With reference to your request for our No Objection Certificate (NOC) for sale / creation of mortgage for the unit / flat in project "NMS One 27" situated at Plot No. 1, Ranjanpada, Sector 27, Near Central Park Kharghar, Kharghar, Navi Mumbai 410210 as mentioned below:

Flat / Unit No.	803
Floor No. & Tower No.	8 <sup>th</sup> Floor
RERA Carpet Area (in sq. mtr.)	71.16 sq.mtr
Name of Purchaser	Mr. Mukesh Kumar & Mrs. Prity Snehal
Communication Address	AH 1303, Angre House, MDL Officers Quarters, Dockyard Road, MDL Dockyard Road, Mazgaon, Mumbai 400010.
Email ID	NA
Contact No	8879788156
PAN Details	AYZPK1099E
Total Sales Consideration (in Rs.)	1,40,00,000/-
Amount received till date (in Rs.)	11,75,000/-
Name of home loan lender (if any)	Self-Funding

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19/08/2023  
990/920

We state that we have no objection in respect of the aforesaid unit subject to following conditions:

- This consent hereby granted is restricted for creation of mortgage for the flat / unit as stated above in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained herein, the consent hereby granted shall not authorize 'Borrower / Mortgagor' to sell any other flat / unit in the said project without applying for NOC to Aditya Birla Housing Finance Ltd (hereinafter "ABHFL") and charge of ABHFL on all other securities mortgaged by you shall remain unchanged.
- The consent hereby granted is subject to purchaser depositing all the sale proceed payable by them to 'the Borrower/ Mortgagor' as consideration for purchase of the said unit into escrow / master collection account no. 57500001159662 which has been opened by 'Borrower/Mortgagor' with HDFC Bank for this purpose. The proceeds in the said account may be utilised towards construction cost of said project and repayment of outstanding dues availed by Borrower as per extant terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the purchaser of the said unit / Borrower / you in depositing the entire sale proceeds in the Escrow Account, ABHFL shall not bound by the consent given hereby and shall retain all the rights, interest and claims over the property mortgaged to ABHFL and this NOC shall become null and void.
- In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
- The sale of the said flat / unit shall have to be made by way of sale agreement / registered sale deed within 30 days of issuance of this NOC and possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration in the Escrow account.

Aditya Birla Housing Finance Ltd  
Goregaon  
Authorized Signatory  
HF436674  
HF428855

Aditya Birla Housing Finance Limited

R-Tech Park, 15th Floor, Nirlon Compound, Off Western Express Highway,  
Goregaon (East), Mumbai - 400063.

Toll-free number 1800-270-7000

care.housingfinance@adityabirlacapital.com | adityabirlahousingfinance.com

Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat -362 266

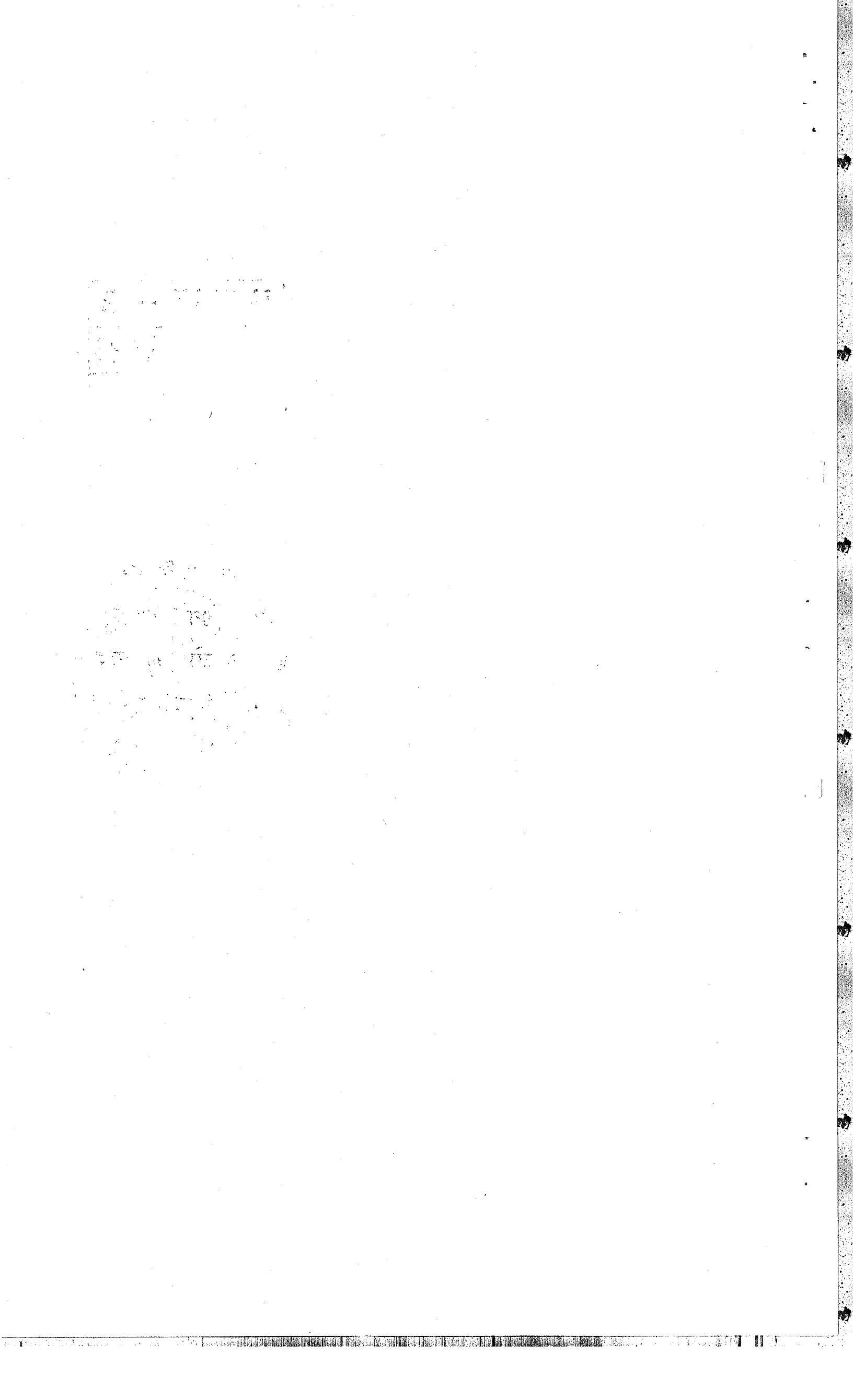
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## घोषणापत्र

आज दिनांक २३<sup>rd</sup> माहे Aug. सन २०२३ रोजी मी श्री. मंगेश शंकर खंदारे याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल ३ यांचे कार्यालय करारनामा/ अभिहस्तांतरणपत्र/ रद्दलेख या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे एन. एम. एस. एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरिया यांनी दिनांक २८/०४/२०२२ रोजी दिलेल्या कुलमुखत्यारपत्र नमूद केलेल्या बिल्डिंग मधील मिळकतीचा खरेदीचा दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणाऱ्याने रद्द केलेले नाही अथवा देणाऱ्या व्यक्तीपैकी कुणीही मयत झालेली नाही. किंवा अन्य कोणत्याही कारणामुळे रद्द बादल ठरलेले नाही सदर मुखत्यारपत्र पूर्णपणे वैध असून कबुली कृती करण्यास मी पूर्णपणे सक्षम आहे. मी असे जाहीर करतो की सदर मुखत्यारपत्राच्या दस्तऐवजामध्ये चुकीचे कथन आढळून आल्यास मी कोणत्याही नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिन याची मला जाणीव आहे.



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श्री. मंगेश शंकर खंदारे

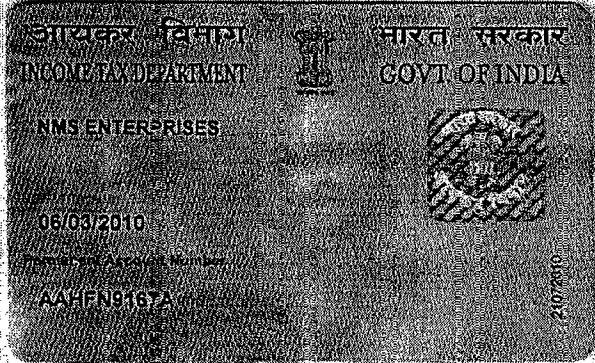
*Mkumar*

*Bityonekal*

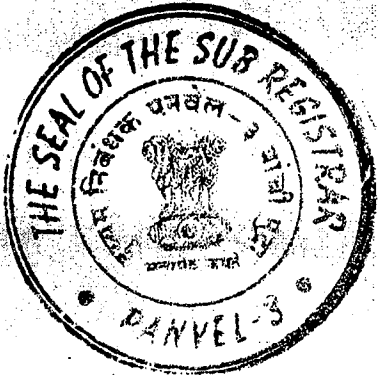
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to.





भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 1007/21714/03397

To

मुकेश कुमार

Mukesh Kumar

S/O: Baliram Singh,

Q. No. 1303, Angre House, MDL Officers Quarters

Dockyard Road,

MDL Dockyard Road,

VTC, Mumbai,

PO: Mazgaon,

Sub District: Mumbai, District: Mumbai,

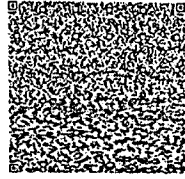
State: Maharashtra,

Pin Code: 400010,

Mobile: 8060370079



UA0559069111N



आपला आधार क्रमांक / Your Aadhaar No. :

**2802 1965 2376**

माझे आधार, माझी ओळख



भारत सरकार

Government of India



मुकेश कुमार

Mukesh Kumar

जन्म तारीख / DOB: 25/11/1981

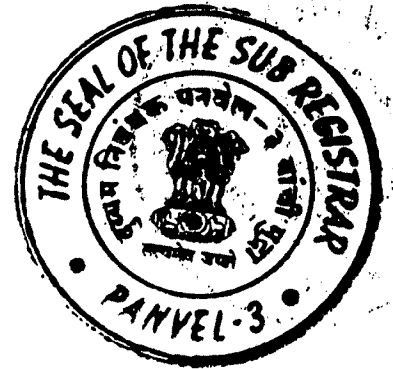
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12/12/2013

**2802 1965 2376**

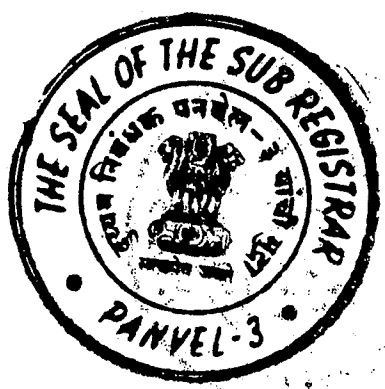
माझे आधार, माझी ओळख

प व ल - ३  
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Mukumar

प व ल - ३  
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


PRITY SNEHAL

AJAY KUMAR SINGH

21/09/1992

Permanent Account Number  
EBNRS6639R

*Prity Snehal*  
Signature



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भारत सरकार  
Government of India



प्रीती स्नेहल  
Prity Snehal

जन्म तारीख / DOB : 21/09/1992

लिंग / Female



8043 2115 0088

आधार - सामान्य माणसाचा अधिकार

*Prity Snehal*

भारतीय विश्वव्यापी पहचान प्राधिकरण  
Unique Identification Authority of India

पत्ता D/O: अजय कुमार सिंह, क्य. न. 1303, आंग्रे हाउस, एमडीएल ऑफिसर्स क्वार्टर्स,, डॉकयार्ड रोड,, एमडीएल, डॉकयार्ड रोड,, मुंबई, माझगाव, महाराष्ट्र, 400010

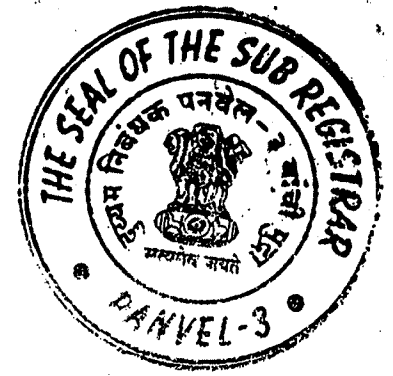
Address: D/O: Ajay Kumar Singh, Q. No. 1303, Angre House, MDL Officers Quarters, Dockyard Road,, MDL, Dockyard Road,, Mumbai, Mazgaon, Maharashtra, 400010

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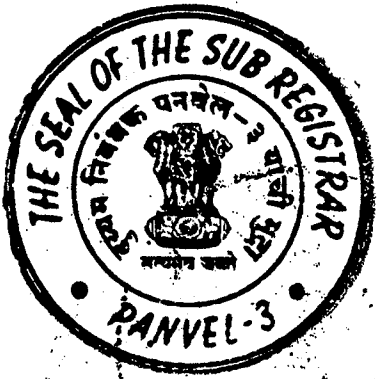
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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

ई-स्थायी लेखा संख्या कार्ड  
 e-Permanent Account Number Card  
**CQUPV2834B**

**नाम / Name**  
**SHUBHAM JANARDHAN VARAK**

**पिता का नाम / Father's Name**  
**JANARDHAN BHAGU VARAK**

**जन्म की तारीख / Date of Birth**  
**09/07/2004**

**हस्ताक्षर / Signature**

**प व ल - ३**

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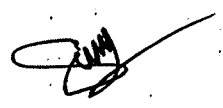
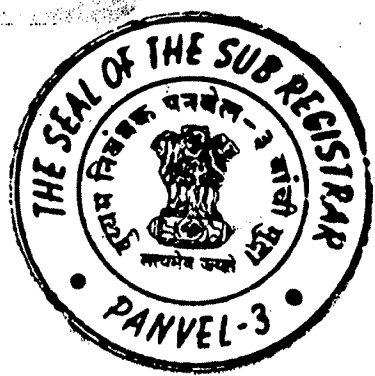
**भारत सरकार**  
**GOVERNMENT OF INDIA**

**समीर सुरेश म्हासकर**  
**Sameer Suresh Mhaskar**

**जन्म तारीख / DOB: 23/07/1991**  
**पुरुष / MALE**

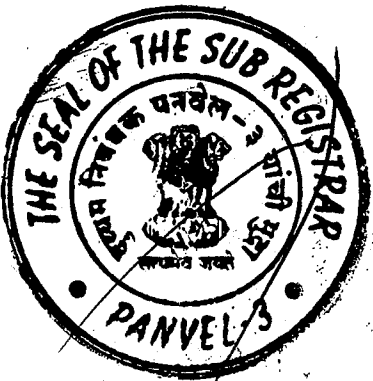
**3782 1747 6122**

**माझी आचार, माझी ओळख**



प व ल - ३	
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398/15473

बुधवार, 23 ऑगस्ट 2023 2:42 म.नं.

दस्त गोषवारा भाग-1

पवेल3

9921920

दस्त क्रमांक: 15473/2023

दस्त क्रमांक: पवेल3 /15473/2023

वाजार मूल्य: रु. 96,13,566/-

मोबदला: रु. 1,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,80,000/-

दु. नि. मह. दु. नि. पवेल3 यांचे कार्यालयात

पावती:17312

पावती दिनांक: 23/08/2023

अ. क्र. 15473 वर दि.23-08-2023

मादरकरणाचे नाव: सुकेश कुमार - -

गेजी 2:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

दस्त हजर करणाऱ्याची मही:

एकुण: 32400.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 23 / 08 / 2023 02 : 32 : 52 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 08 / 2023 02 : 34 : 12 PM ची वेळ: (फी)

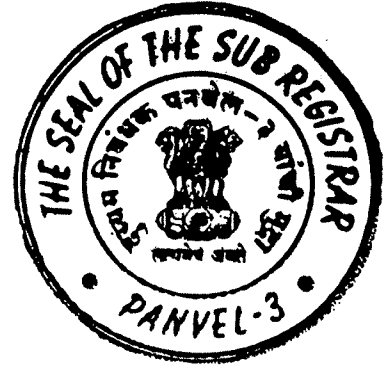
दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास त्याची संपूर्ण जबाबदारी  
दस्त निष्प्रमदकाची राहिल.

लिहून घेणार

लिहून घेणार

Mkumar

Prity Snehal







23/08/2023 2 41:16 PM

दस्त गोपवारा भाग-2

पवेल 3

9901920

दस्त क्रमांक:15473/2023

दस्त क्रमांक :पवेल3/15473/2023

दस्ताचा प्रकार :-करगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. एन एम एम एंटरप्रायजेस नर्फे भागीदार हिरन शामजी रावरिया यांच्या नर्फे अख मंगेश शंकर खंदारे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - ऑफिस नं 1105, एन एम एम टायटनियम प्लॉट नं 74, सेक्टर 11 सी वी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAHFN9167A	लिहून घेणार वय :-34 स्वाक्षरी:-		
2	नाव:मुकेश कुमार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - ए एच 1303, आंग्रे हाऊस, एम डी एल ऑफिसम कॉर्टम, डॉकयार्ड रोड, एम डी एल डॉकयार्ड रोड, माजगाव, मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:AYZPK1099E	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:प्रीती श्रेहल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - ए एच 1303, आंग्रे हाऊस, एम डी एल ऑफिसम कॉर्टम, डॉकयार्ड रोड, एम डी एल डॉकयार्ड रोड, माजगाव, मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:EBNPS6639R	लिहून घेणार वय :-30 स्वाक्षरी:-		

वरील दस्तोवेज करून देणार नथाकथीत करगनामा चा दस्त वेवज करून दिल्याचे कवुल करतात.

शिक्का क्र.3 ची वेळ:23 / 08 / 2023 02 : 40 : 51 PM

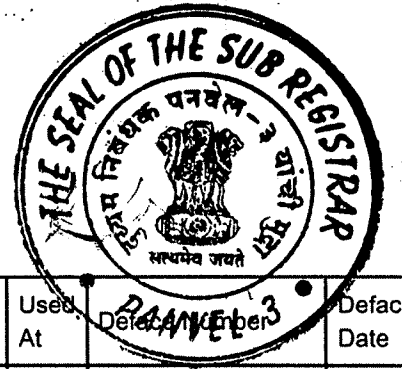
ओळख:-

खालील डमम अमे निवेदीत करतात की ते दस्तोवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:शुभम वरक -- वय:20 पत्ता:सेक्टर 11, सी वी डी बेलापूर, नवी मुंबई पिन कोड:400614		
2	नाव:ममीर म्हमकर -- वय:30 पत्ता:सेक्टर 11, सी वी डी बेलापूर, नवी मुंबई पिन कोड:400614		

शिक्का क्र.4 ची वेळ:23 / 08 / 2023 02 : 41 : 33 PM

Sub Registrar Panel 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date
1	MUKESH KUMAR	eChallan	69103332023082310049	MH007008190202324E	980000.00	SD	23/08/2023
2		DHC		0823220419114	2000	RF	23/08/2023
3		DHC		0823224619513	400	RF	23/08/2023
4	MUKESH KUMAR	eChallan		MH007008190202324E	30000	RF	23/08/2023

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

15473 /2023

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2. Get print immediately after registration.

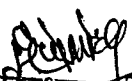
For feedback, please write to us at feedback.isarita@gmail.com

प व ल - ३	
१५४७३	२०२३
१२०/१२०	

प्रमाणित करणेत येते की, सदर दस्तास एकूण १२०

पाने आहेत, पुस्तक क्र. १

क्रमांक १५४७३ वर नोंदला.

  
सह दुय्यम निबंधक वर्ग-२, पनबेल-३  
दिनांक २३ माहे ०८ सन २०२३

