



# SANJANA XEROX AND TYPING CENTER

PROPRIETOR  
**SANJAY DALAL**

+91 9820221277

sanjaydalal47@gmail.com

**SHREE GANARAYA**  
ESTATE CONSULTANT

Name: Ravindra .N. chaker

Address: \_\_\_\_\_  
\_\_\_\_\_

Contact No.: \_\_\_\_\_

Document Type: Agreement for Sale

Document No.: 17042/2022

Date: 31/08/2022

Time: \_\_\_\_\_

## SERVICES

ONLINE REGISTRATION

STAMP DUTY WORK

AGREEMENT

AFFIDAVIT

ADJUDICATION

COMPUTER TYPING

NOTARY

SHOP NO.3/A-103, KESHAV VASANT CHS, NEAR V. B. PHADKE  
NATYAGRUH, PANVEL, DIST - RAIGAD, NAVI MUMBAI, 410206.

CHALLAN  
MTR Form Number-6



GRN	MH007078866202324E	BARCODE		Date	24/08/2023-10:44:54	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
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Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
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		PAN No.(If Applicable)	AKNPC9515F
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Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR	Full Name	RAVINDRA DEVRAM CHAHER AND OTHER
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Location	RAIGAD		
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Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 502, 5TH FLOOR, NEELS WEST WIND
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Account Head Details	Amount In Rs.	Premises/Building	
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0030046401 Stamp Duty	523800.00	Road/Street	PLOT NO. 6, SECTOR NO. 9, ULWE, NAVI MUMBAI
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0030063301 Registration Fee	30000.00	Area/Locality	TAL. PANVEL, DIST. RAIGAD
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		Town/City/District	
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		PIN	4	1	0	2	0	6
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		Remarks (If Any)	
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			PAN2=AALFN4934H~SecondPartyName=MS NEEL REALTORS~
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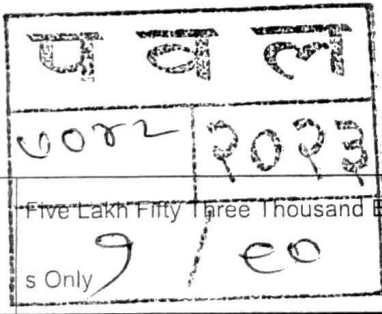
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		Amount In	Five Lakh Fifty Three Thousand Eight Hundred Rupee
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	5,53,800.00	Words	s Only
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
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Cheque-DD Details		Bank CIN	Ref. No.	68103332023082412360	2825008542
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Cheque/DD No.		Bank Date	RBI Date	24/08/2023-10:46:50	Not Verified with RE
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Name of Bank		Bank-Branch	IDBI BANK
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Name of Branch		Scroll No. , Date	Not Verified with Scroll
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Department ID :		Mobile No. :	980000
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E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

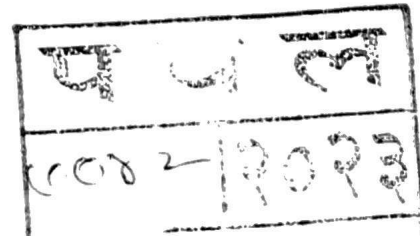
चलान कॅवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू.

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )		29 August 2023.02 21 57 PM पवला	
Vacation ID	202308295171		
मूल्यांकनाचे वर्ष	2023		
जिल्हा	रायगड		
तालुक्याचे नाव	पनवेल		
गावाचे नाव	उलवे, गव्हाण खारकोपर		
प्रमुख मूल्य विभाग	27		
उप मूल्य विभाग	271		
क्षेत्राचे नाव	Influence Area	सर्व्हे नंबर व नू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		मोजमापनाचे एकक	
मूल्यदर 82500		चौ मीटर	
<b>बांधीव क्षेत्राची माहिती</b>			
मिळकतीचे क्षेत्र -	76.409 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor
Sale Type - First Sale		मिळकतीचा प्रकार - बांधीव	
Sale Resale of built up Property constructed after circular dt.02/01/2018		मूल्यदर/बांधकामाचा दर - Rs.82500/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी )	
		= (82500 * (100 / 100 ) )	
		= Rs 82500/-	
मजला निहाय घट/वाढ		= 1.05 of 82500 = Rs.86625/-	
Rules Applicable	3, 19, 18		
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 86625 * 76.409	
		= Rs.6618929.625/-	
C)	बंदिस्त वाहन तळाचे क्षेत्र	13.75 चौ मीटर	
	बंदिस्त वाहन तळाचे मूल्य	= 13.75 * ( 82500 * 25/100 )	
		= Rs 283593.75/-	
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C - D + E + F + G + H + I + J		
	= 6618929.625 + 0 + 283593.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.6902523/-		
	= ₹ एकोणसत्तर लाख दोन हजार पाच शे तेवीस /-		

Home

Print

सह दुय्यम निबंधक, पनवेल-१



(1)

## AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at PANVEL this  
31 day of AUGUST in the YEAR 2023

### BETWEEN

**M/s. NEEL REALTORS** a partnership firm, registered under the provisions of the INDIAN PARTNERSHIPACT, 1932, having its principal office at NEEL AVENUE, 1<sup>st</sup> FLOOR, ABOVE ICICI BANK, PLOT NO. 5, MATHERAN ROAD, SECTOR 19, NEW PANVEL (EAST), NAVI MUMBAI – 410206, hereinafter referred to as “**the PROMOTERS**” (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the present partners and also the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his assigns) of the **ONE PART**;

### AND

1. **MR. RAVINDRA DEVRAM CHAHER**

AGED 40, OCCUPATION: SERVICE

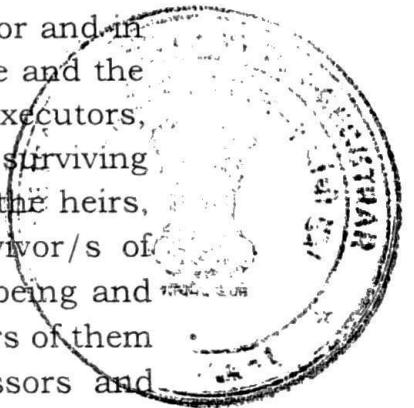
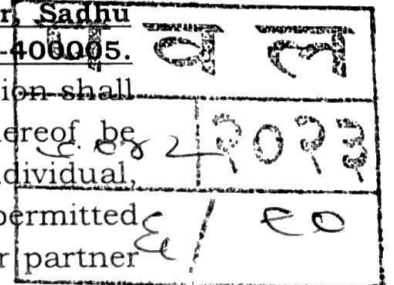
2. **MRS. SUNANDA RAVINDRA CHAHER**

AGED 36, OCCUPATION: SERVICE

Residing at **Room No. 156, Dr. Babasaheb Ambedkar Nagar, Sadhu T.L. Vaswani Marg, Cuffe Parade, Mumbai, Coloba-Mumbai-400005.** hereinafter referred to as “**the ALLOTTEE/S**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**:

The PROMOTERS and the ALLOTTEE/S, as the context may require, are hereinafter individually referred to as the “**PARTY**” and collectively as the “**PARTIES**”.

Reference to the singular includes a reference to the plural and vice versa and reference to any gender includes a reference to all



units and 14 (FOURTEEN) commercial units together with the COMMENCEMENT CERTIFICATE of the even number and date.

L. Accordingly the PROMOTERS registered the said project under the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (the "RERA") with the MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY under REGISTRATION NO. P52000020803 in the name and style as 'NEEL AMBROSIA'.

M. The PROMOTERS herein commenced the construction of the said building/project pursuant to the DEVELOPMENT PERMISSION and the COMMENCEMENT CERTIFICATE both dated 22.07.2015. However due to some unavoidable reasons, the PROMOTERS could not continue the construction work. The PROMOTERS confirm that they have not so far booked/sold any unit in the said building/project.

N. Now, the PROMOTERS desire to construct the building on the said plot as per new UDCPR- 2020.

O. The PROMOTERS submitted the revised plans through their ARCHITECTS to grant an amended DEVELOPMENT PERMISSION and the COMMENCEMENT CERTIFICATE from CIDCO LTD. The PROMOTERS appointed M/s. DESIGNO, having their office at J.K. CHAMBERS, 7<sup>TH</sup> FLOOR, VASHI, VASHI, NAVI MUMBAI. - 400703, as the ARCHITECTS. The PROMOTERS have appointed STRUCTURAL CONCEPT DESIGNS PVT. LTD., having their office at 803, MAITHILIS SIGNET, PLOT NO 39/4, SECTOR 30A, VASHI, NAVI MUMBAI - 400703, and the PROMOTERS accept the professional supervision of the ARCHITECTS and the STRUCTURAL ENGINEERS in the matter of construction work of the proposed building.

P. The CIDCO sanctioned the revised plans of the building proposed to be constructed on the said plot and issued the amended COMMENCEMENT CERTIFICATE bearing NO. CIDCO/BP-13085/TPO (NM & K) 2021/9001 dated 31<sup>ST</sup> DECEMBER, 2021, and granted the amended DEVELOPMENT PERMISSION for construction of the building on the PROJECT LAND, consisting of GROUND FLOOR and (14) FOURTEEN UPPER FLOORS, totally having 90 (NINETY) residential units and 14 (FOURTEEN) commercial units, the details whereof are as follows :-

	SQ. METRES	SQ. METRES
PLOT AREA	3949.56	---
FSI	1.5	---
TOTAL AREA	---	<b>5924.34</b>
PREMIUM FSI	---	1184.87
ANCHLLARY FSI	---	4396.00
TOTAL	---	<b>11505.21</b>
TOTAL B.U.A. (PROPOSED)	---	11430.393
GROUND FLOOR	14 SHOPS	---
1 <sup>ST</sup> & 2 <sup>ND</sup> FLOOR	PODIUM PARKING	---
3 <sup>RD</sup> TO 14 <sup>TH</sup> FLOOR	90 RESIDENTIAL FLATS	---

Pursuant to the aforementioned amended DEVELOPMENT PERMISSION and the amended COMMENCEMENT CERTIFICATE, the PROMOTERS applied to RERA Authority for cancellation of the EARLIER REGISTRATION NO. P52000020803 of said earlier Project, namely, 'NEEL AMBROSIA'.

Q. As per amended DEVELOPMENT PERMISSION and the revised

units and 14 (FOURTEEN) commercial units together with the COMMENCEMENT CERTIFICATE of the even number and date.

L. Accordingly the PROMOTERS registered the said project under the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (the "RERA") with the MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY under REGISTRATION NO. P52000020803 in the name and style as 'NEEL AMBROSIA'.

M The PROMOTERS herein commenced the construction of the said building/project pursuant to the DEVELOPMENT PERMISSION and the COMMENCEMENT CERTIFICATE both dated 22.07.2015. However due to some unavoidable reasons, the PROMOTERS could not continue the construction work. The PROMOTERS confirm that they have not so far booked/sold any unit in the said building/project.

N. Now, the PROMOTERS desire to construct the building on the said plot as per new UDCPR- 2020.

O. . The PROMOTERS submitted the revised plans through their ARCHITECTS to grant an amended DEVELOPMENT PERMISSION and the COMMENCEMENT CERTIFICATE from CIDCO LTD. The PROMOTERS appointed M/s. DESIGNO, having their office at J.K. CHAMBERS, 7<sup>TH</sup> FLOOR, VASHI, VASHI, NAVI MUMBAI, - 400703, as the ARCHITECTS. The PROMOTERS have appointed STRUCTURAL CONCEPT DESIGNS PVT. LTD., having their office at 803, MAITHILIS SIGNET, PLOT NO. 39/4, SECTOR 30A, VASHI, NAVI MUMBAI - 400703, and the PROMOTERS accept the professional supervision of the ARCHITECTS and the STRUCTURAL ENGINEERS in the matter of construction work of the proposed building.

P The CIDCO sanctioned the revised plans of the building proposed to be constructed on the said plot and issued the amended COMMENCEMENT CERTIFICATE bearing NO. CIDCO/BP-13085/TPO (NM & K) 2021/9001 dated 31<sup>ST</sup> DECEMBER, 2021, and granted the amended DEVELOPMENT PERMISSION for construction of the building on the PROJECT LAND, consisting of GROUND FLOOR and (14) FOURTEEN UPPER FLOORS, totally having 90 (NINETY) residential units and 14 (FOURTEEN) commercial units, the details whereof are as follows :-

	SQ. METRES	SQ. METRES
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FSI	1.5	---
TOTAL AREA	---	<b>5924.34</b>
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1 <sup>ST</sup> & 2 <sup>ND</sup> FLOOR	PODIUM PARKING	---
3 <sup>RD</sup> TO 14 <sup>TH</sup> FLOOR	90 RESIDENTIAL FLATS	---

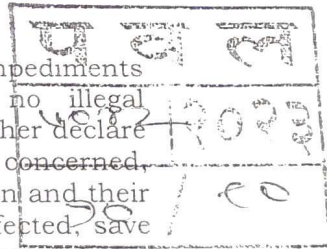
Pursuant to the aforementioned amended DEVELOPMENT PERMISSION and the amended COMMENCEMENT CERTIFICATE, the PROMOTERS applied to RERA Authority for cancellation of the EARLIER REGISTRATION NO. P52000020803 of said earlier Project, namely, 'NEEL AMBROSIA'.

Q. As per amended DEVELOPMENT PERMISSION and the revised sanctioned Plans the PROMOTERS commenced the construction of the

building Project to be known as "NEEL'S WEST WIND" on the said plot, more particularly described in the **FIRST SCHEDULE** hereunder written ("the **PROJECT LAND**"). The said Project is proposed as a "REAL ESTATE PROJECT" and has been registered as a "REAL ESTATE PROJECT" ("the **PROJECT**") with the REAL ESTATE REGULATORY AUTHORITY ("AUTHORITY"), under the provisions of SECTION 5 of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 ("RERA") read with the provisions of the MAHARASHTRA REAL ESTATE (REGULATION AND DEVELOPMENT) (REGISTRATION OF REAL ESTATE PROJECTS, REGISTRATION OF REAL ESTATE AGENTS, RATES OF INTEREST AND DISCLOSURES ON WEBSITE) RULES, 2017 ("RERA RULES"). A copy of **CERTIFICATE OF REGISTRATION** of the Project bearing **NO. P52000046608** is marked and annexed as **ANNEXURE 'A'** hereto:

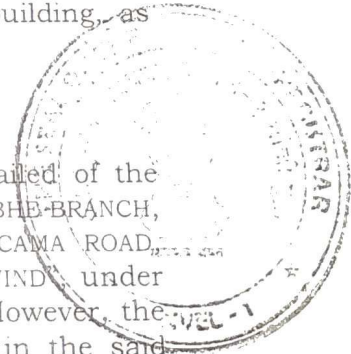
R. The PROMOTERS have obtained a term loan of Rs. 25,00,00,000/- (RUPEES TWENTY FIVE CRORES ONLY) from STATE BANK OF INDIA, VASHI - TURBHE BRANCH, NAVI MUMBAI, having its CENTRAL OFFICE at MADAM CAMA ROAD, MUMBAI - 400021, in pursuance whereof the PROMOTERS have executed the DEED OF MORTGAGE (lodged with the SUB-REGISTRAR, PANVEL-4, for registration on 19.12.2022 at SERIAL NO. 15564 - 2022) in favour of STATE BANK OF INDIA, whereby save and except 8 (EIGHT) Residential Units, being FLAT NOS. 502, 602, 702, 707, 901, 902, 1101, 1103 in the said "NEEL'S WEST WIND", all other units in the said "NEEL'S WEST WIND" and the plot, being PLOT NO. 06 admeasuring 3949.56 sq. meters, in Sector 09 of ULWE NODE, NAVI MUMBAI, have been mortgaged with the MORTGAGEE/BANK. As per the terms and conditions of the sanctioned letter, inter alia, the PROMOTERS are entitled to sell the unsold mortgaged units in the said "NEEL'S WEST WIND". However, all the present and future receivables/cash flow/revenues (including booking amounts) from the sale of the unsold units arising out of or in connection with or relating to the Project shall be mandatorily credited into the Escrow Account and shall be utilized by the MORTGAGEE/BANK towards repayment of the Loan.

S. The PROMOTERS declare that there are no impediments attached to the said **PROJECT LAND**. There was no illegal encroachment on the **PROJECT LAND**. The PROMOTERS further declare that no permission was required from any authorities concerned, in the absence whereof, the title of the PROMOTERS herein and their rights to develop the said **PROJECT LAND** would have affected, save and except availing of the Project Finance from STATE BANK OF INDIA, for carrying out the construction work of the said building, as disclosed in the ADVOCATE'S TITLE REPORT.



**T. CREATION OF MORTGAGE/CHARGE.**

The PROMOTERS declare that the PROMOTERS have availed of the term loan facility from STATE BANK OF INDIA, VASHI - TURBHE BRANCH, NAVI MUMBAI, having its CENTRAL OFFICE at MADAM CAMA ROAD, MUMBAI - 400 021, against the Project "NEEL'S WEST WIND" under the registered DEED OF MORTGAGE dated 19.12.2022. However, the PROMOTERS are entitled to sell the mortgaged units in the said "NEEL'S WEST WIND" in accordance with the terms and conditions contained in the sanctioned letter dated 05.12.2022. According to the terms and conditions of the said MORTGAGE DEED, *inter alia*, the PROMOTERS shall be entitled to sell the Units and thereafter shall obtain written consent of the MORTGAGEE/ BANK, in the form of a "NO OBJECTION CERTIFICATE" save and except 8 (EIGHT) Residential



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*[Handwritten signature]*

*[Handwritten signature]*

Units, being FLAT NOS. 502, 602, 702, 707, 901, 902, 1101, 1103 in the said "NEEL'S WEST WIND".

**IV. REPRESENTATIONS AND WARRANTIES BY THE PROMOTERS**

i. The PROMOTERS herein have clear and marketable title with respect to the property/PROJECT LAND, as disclosed in the LEGAL TITLE REPORT/SEARCH & TITLE REPORT annexed to this AGREEMENT and PROMOTERS have the requisite rights to carry out the development work on the PROJECT LAND and also have actual, physical and legal possession of the property PROJECT LAND for the implementation of the Project;

ii. The PROMOTERS have lawful rights and requisite approvals from the competent authorities to carry out development of the Project/PROJECT LAND and shall obtain the requisite approvals from time to time from the authorities concerned to complete the development of the Project/PROJECT LAND;

iii. There are no encumbrances upon the PROJECT LAND or the Project, except availing of the Project Finance from STATE BANK OF INDIA, VASHI - TURBHE BRANCH, NAVI MUMBAI, for carrying out the construction work of the said building, as disclosed in the LEGAL TITLE REPORT/SEARCH & TITLE REPORT issued by the ADVOCATE.

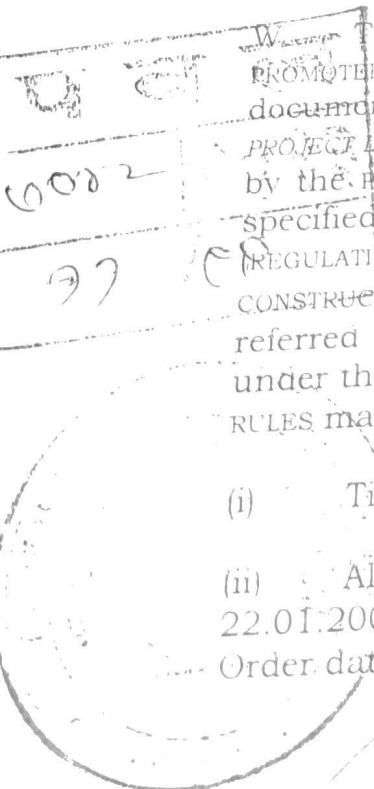
**V. PROJECT FINANCE :**

The PROMOTERS hereby declare that they have obtained a term loan of Rs. 25,00,00,000/- (RUPEES TWENTY FIVE CRORES ONLY) from VASHI - TURBHE BRANCH, NAVI MUMBAI,, having its CENTRAL OFFICE at MADAM CAMA ROAD, MUMBAI - 400021. Accordingly, the DEED OF MORTGAGE was executed in favour of STATE BANK OF INDIA, which was lodged for registration with the SUB-REGISTRAR, PANVEL-4 on 19.12.2022 at **SERIAL NO. 15564 - 2022** whereby the unsold Residential and Commercial Units and the plot have been mortgaged with the MORTGAGEE/BANK, save and except **8 (EIGHT)** Residential Units, being FLAT NOS. 502, 602, 702, 707, 901, 902, 1101, 1103 in the said "NEEL'S WEST WIND".

The ALLOTTEE/S is/are desirous of purchasing a unit being FLAT NO. 502 on the 5TH FLOOR of "NEEL'S WEST WIND" Project (hereinafter referred to as "the said Unit").

The ALLOTTEE/S has demanded from the PROMOTERS and the PROMOTERS have given inspection to the ALLOTTEE/S of all the original documents of title relating to the Project to be construed on the PROJECT LAND and all the plans, designs and specifications prepared by the PROMOTERS' ARCHITECTS and of such other documents as are specified under the provisions of the MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER ACT, 1963 (hereinafter referred to as "the MOFA") and the RULES made thereunder and under the provisions of the REAL ESTATE REGULATION ACT, 2016 and the RULES made thereunder, including, *inter-alia*, the following

- (i) Title documents of the Project;
- (ii) Allotment Letter dated 19.01.2008, Agreement to Lease dated 22.01.2008, Tripartite Agreement dated 25.01.2008, Transfer Order dated 31.01.2008.



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(iii)

(iv) Copy of the amended DEVELOPMENT PERMISSION and the amended COMMENCEMENT CERTIFICATE both dated 31.12.2021, marked and annexed hereto as marked and annexed hereto as ANNEXURE "A".

(v) Schematic FLOOR PLAN, marked and annexed hereto as ANNEXURE "B".

(vi) Copy of the LEGAL TITLE REPORT/SEARCH & TITLE REPORT dated 17.01.2023 issued by MR. AVINASH Y. NARVEKAR, HIGH COURT, certifying the title of the PROMOTERS, marked and annexed hereto as ANNEXURE "C" ("the said LEGAL TITLE REPORT");

(vii) Index II of the MORTGAGE DEED marked and annexed hereto as ANNEXURE "D".

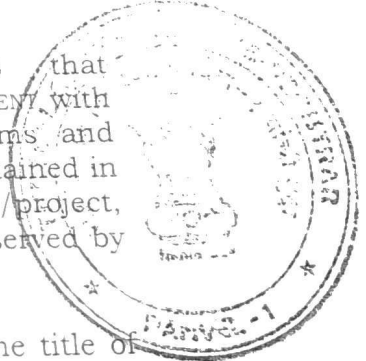
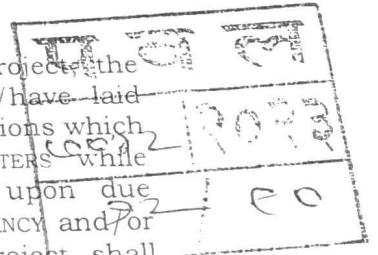
The PROMOTERS have furnished to the ALLOTTEE/S copies of all above recited documents as mentioned in RULE 4 of MAHARASHTRA OWNERSHIP OF FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, ETC) RULES, 1964, and under the RERA ACT and the MAHARASHTRA RERA RULES as desired by the ALLOTTEE/S;

X. The ALLOTTEE/S has/have visited and inspected the site of construction, i.e. the PROJECT LAND. The PROMOTERS have made full disclosures in respect of the development to be carried out in respect of the Project and the ALLOTTEE/S has/have, prior to execution of this AGREEMENT, made inquiries and is/are satisfied with (i) the title of the PROMOTERS to the PROJECT LAND is clear and marketable; (ii) the rights and entitlement of the PROMOTERS to undertake development of the PROJECT LAND and to sell units to any person of their choice; (iii) amended DEVELOPMENT PERMISSION and/amended COMMENCEMENT CERTIFICATE and the approved plans obtained for the development of the Project;

Y. While sanctioning the plans of the Building/Project, the concerned local authorities and/or Government has/have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTERS while developing the PROJECT LAND and the Project and upon due observance and performance of which only the OCCUPANCY and/or the COMPLETION CERTIFICATE in respect of the Building/Project, shall be granted by the concerned local authority;

Z. The ALLOTTEE/S hereby expressly confirm/s that he/she/it/they has/have agreed to enter into this AGREEMENT with full knowledge, implication, effect, etc. of various terms and conditions stipulated while sanctioning the plans and contained in the agreements, documents, orders, layout scheme/project, including the rights and entitlements available to and reserved by the PROMOTERS.

AA. The ALLOTTEE/S being fully satisfied in respect of the title of PROMOTERS to construct the Building/Project on the PROJECT LAND has/have approached the PROMOTERS for purchase of a Unit, being FLAT NO. 502 having RERA carpet area admeasuring 61.69 sq. meters on the 5<sup>TH</sup> FLOOR of the Building/Project named as "NEEL'S WEST WIND", being constructed on the PROJECT LAND, and more particularly described in the **SECOND SCHEDULE** hereunder written,



*Signature*  
*Signature*

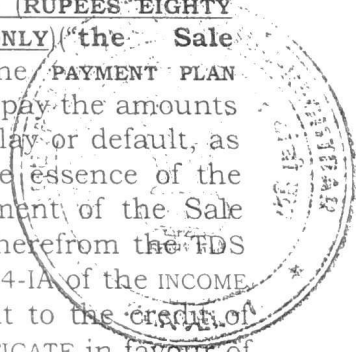
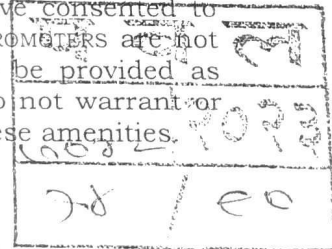
### 3. DESCRIPTION OF UNIT.

(i) The ALLOTTEE/S hereby agree/s to purchase from the PROMOTERS and the PROMOTERS hereby agree to sell to the ALLOTTEE/S, the said Unit, being **FLAT NO 502** having **RERA carpet area** admeasuring **61.69 sq. meters** on the **5<sup>TH</sup> FLOOR** (with incidental benefit to enjoy exclusively **8.55 sq. meters** Balcony, sq. meters of Terrace area) for no extra cost (hereinafter referred to as "**the UNIT**") of the Building known as "**NEEL'S WEST WIND**" ("THE PROJECT"), being constructed on the PROJECT LAND and more particularly described in the **SECOND SCHEDULE** hereunder written for the consideration and on the terms and conditions herein contained. The nature, extent, description and specifications of the common/limited common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written. The total lumpsum consideration as mentioned in this AGREEMENT is inclusive of the proportionate price of the common areas, amenities and facilities appurtenant to the said Unit.

(ii) The specifications of amenities and facilities to be provided by the PROMOTERS in the Building/Project and said Unit are specified in **FOURTH SCHEDULE** hereunder written. The ALLOTTEE/S is/are satisfied about the specifications of amenities and facilities agreed to be provided by the PROMOTERS and hereby undertake/s that the ALLOTTEE/S shall not raise any objection in respect thereof hereafter. The PROMOTERS shall endeavour to provide the amenities and facilities of the same specifications as herein stated. However, in the event amenities of the said specifications are not available in the market wherefrom other materials are procured, the PROMOTERS shall provide amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes and the ALLOTTEE/S has/have consented to the same. The ALLOTTEE/S is/are aware that the PROMOTERS are not the manufacturer of the amenities which are to be provided as mentioned in **FOURTH SCHEDULE**. The PROMOTERS do not warrant or guarantee the use, performance or otherwise of these amenities.

### 4. CONSIDERATION :

(i) The ALLOTTEE/S hereby agree/s to pay to the PROMOTERS the total lumpsum consideration of **Rs. 87,29,000/- (RUPEES EIGHTY SEVEN LAKH TWENTY NINE THOUSAND ONLY)** ("**the Sale Consideration**") in the manner set out in the **PAYMENT PLAN** described hereunder written. The ALLOTTEE/S shall pay the amounts on the due dates without fail and without any delay or default, as the time in respect of the said payments is the essence of the contract. The ALLOTTEE/S shall pay each installment of the Sale Consideration to the PROMOTERS after deducting therefrom the TDS (if applicable) as per the provisions of SECTION 194-IA of the INCOME TAX ACT, 1961, and shall deposit the said amount to the credit of CENTRAL GOVERNMENT and shall issue the TDS CERTIFICATE in favour of the PROMOTERS in the prescribed FORM NO. 16B for the same, within 15 (FIFTEEN) working days from the payment thereof. The ALLOTTEE/S shall be liable to pay proportionate GST/TDS or any other taxes, cesses, levies payable at present or in future including interest/penalties with each installment at the applicable rates.



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(ii) Before the execution of these presents, the ALLOTTEE/S has/have paid to the PROMOTERS the sum of **Rs. 51,35,190/- (RUPEES FIFTY ONE LAKH THIRTY FIVE THOUSAND ONE HUNDRED NINETY ONLY)** being the "BOOKING ADVANCE" of the said Unit leaving the balance amount of consideration **Rs. 35,93,810/- (RUPEES THIRTY FIVE LAKH NINETY THREE THOUSAND EIGHT HUNDRED TEN ONLY)**, the receipt whereof the PROMOTERS do hereby admit and acknowledge.

#### 5. PAYMENT PLAN:

(a) It is mutually agreed by and between the parties that consideration for sale of said Unit shall be **Rs. 87,29,000/- (RUPEES EIGHTY SEVEN LAKH TWENTY NINE THOUSAND ONLY)**.

(b) The ALLOTTEE/S has/have to pay the consideration to the PROMOTERS in the following manner: -

SR. NO.	PARTICULARS	PERCENTAGE
1.	EMD AT THE TIME OF BOOKING	9%
2.	UPON EXECUTION OF AGREEMENT	10%
3.	ON COMPLETION OF PLINTH	10%
4.	ON COMPLETION OF 1 <sup>ST</sup> AND 2 <sup>ND</sup> SLAB	6%
5.	ON COMPLETION OF 3 <sup>RD</sup> AND 4 <sup>TH</sup> SLAB	5%
6.	ON COMPLETION OF 5 <sup>TH</sup> AND 6 <sup>TH</sup> SLAB	5%
7.	ON COMPLETION OF 7 <sup>TH</sup> AND 8 <sup>TH</sup> SLAB	5%
8.	ON COMPLETION OF 9 <sup>TH</sup> AND 10 <sup>TH</sup> SLAB	5%
9.	ON COMPLETION OF 11 <sup>TH</sup> AND 12 <sup>TH</sup> SLAB	5%
10.	ON COMPLETION OF 13 <sup>TH</sup> AND 14 <sup>TH</sup> SLAB	5%
11.	ON COMPLETION OF 15 <sup>TH</sup> SLAB AND WATER TANK	5%
12.	ON COMPLETION OF WALLS, INTERNAL PLASTER, FLOORING, DOORS AND WINDOWS	5%
13.	ON COMPLETION OF SANITARY FITTINGS, STAIRCASES, LIFT WELLS, LOBBIES	5%
14.	ON COMPLETION OF EXTERNAL PLUMBING, EXTERNAL PLASTER, ELEVATION, TERRACES	5%
15.	ON COMPLETION OF LIFTS, WATER PUMPS.	10%

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(d) If any of the payment cheques/banker's cheque or any other payment instructions of/by the ALLOTTEE/S is/are not honoured for any reason whatsoever, then the same shall be treated as default mentioned hereinabove and the PROMOTERS may at their option be entitled to exercise the recourse available hereunder. Further, the PROMOTERS may, at their sole discretion, without prejudice to their other rights, charge a payment dishonour charge of Rs. 5,000/- (RUPEES FIVE THOUSAND ONLY) plus applicable taxes thereon for dishonour of a particular payment instruction for first instance and for second instance, the same would be Rs.10,000/- (RUPEES TEN THOUSAND ONLY) plus applicable taxes thereon, in addition to the rate of interest at Interest Rate for delayed payment. Thereafter, no cheque will be accepted and all further payments shall be accepted through bank demand draft(s) only.

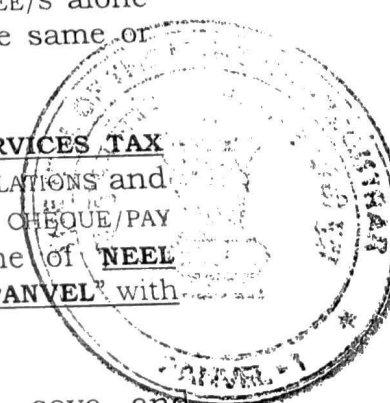
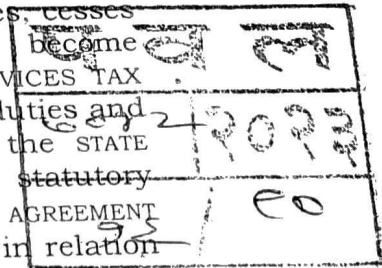
#### 6. ADDITIONAL CHARGES :

(i) In addition to the aforesaid price, the ALLOTTEE/S shall be liable to pay the STAMP DUTY, REGISTRATION FEE, required to be paid for registration of this AGREEMENT in respect of the said Unit and proportionate share of TRANSFER CHARGES to obtain NOC from CIDCO LTD., for formation of the CO-OPERATIVE HOUSING SOCIETY of prospective buyers and also the proportionate share of the STAMP DUTY, REGISTRATION FEE, G.S.T., required to be paid for transfer of the PROJECT LAND together with the Building thereon. in favour of the organization/society that may be formed of the ALLOTTEES of the Units in the said building.

(ii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GOODS AND SERVICES TAX (GST) and all levies, duties and cesses and/or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Unit and/or this AGREEMENT). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GOODS AND SERVICES TAX (GST) and all other applicable indirect and direct taxes, duties and impositions levied by the CENTRAL GOVERNMENT and/or the STATE GOVERNMENT and / or any local, public or statutory authorities/bodies on any amount payable under this AGREEMENT and/or on the transaction contemplated herein and/or in relation to the said Unit, shall be borne and paid by the ALLOTTEE/S alone and the PROMOTERS shall not be liable to bear or pay the same or any part thereof.

(iii) The ALLOTTEE/S has/have to pay **GOODS AND SERVICES TAX (GST)** as per the prevailing rates and the RULES and REGULATIONS and as per Law the time being in force, by way of separate CHEQUE/PAY ORDER/DEMAND DRAFT/N.E.F.T./R.T.G.S. drawn in the name of **NEEL REALTORS' A/c NO. 0023102000021766, IDBI BANK, NEW PANVEL** with **IFSC CODE IBKL0000023**.

(iv) The Sale Consideration is escalation-free, save and except escalations/increases, due to the increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority, Local Bodies and/or the Government from time to time. The PROMOTERS undertake and agree that while raising a demand on the ALLOTTEE/S for increase in the development charges, the cost, or levies imposed by the Competent Authorities,



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38. **STAMP DUTY & REGISTRATION:**  
The charges towards the STAMP DUTY AND REGISTRATION of this AGREEMENT shall be borne by the ALLOTTEE/S alone.

39. **DISPUTE RESOLUTION:**  
Any dispute or difference between the parties in relation to this AGREEMENT and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the RERA AUTHORITY as per the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT), 2016 and the RULES and REGULATIONS thereunder.

40. **GOVERNING LAW:**  
This AGREEMENT and the rights, entitlements and obligations of the parties under or arising out of this AGREEMENT shall be construed and enforced in accordance with the laws of India as applicable in MAHARASHTRA for the time being in force, and the Courts of Law in PANEVEL shall have exclusive jurisdiction with respect to all the matters pertaining to this AGREEMENT.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE SAID PLOT OF LAND)**

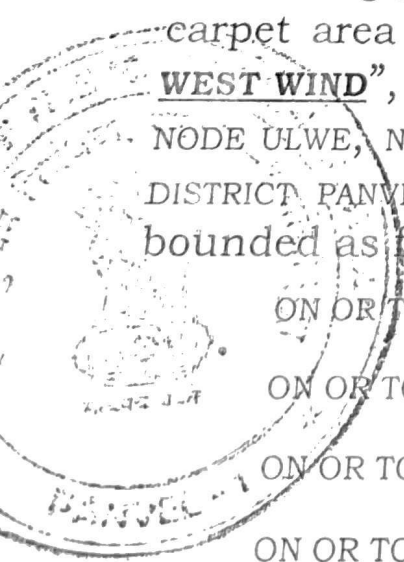
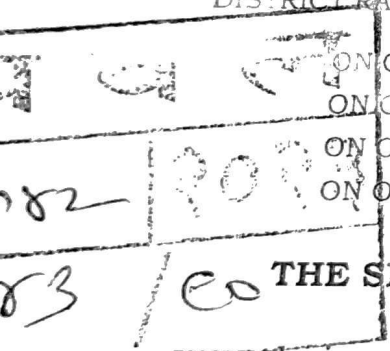
ALL THAT piece or parcel of land known as PLOT NO. 06 admeasuring 3949.56 sq. meters, situate in SECTOR 09 of ULWE NODE, NAVI MUMBAI, out of 12.5% SCHEME (ERSTWHILE GAOTHAN EXPANSION SCHEME) in TALUKA AND REGISTRATION SUB-DISTRICT PANVEL, DISTRICT AND REGISTRATION DISTRICT RAIGAD, and bounded as follows:-

- |                         |   |                       |
|-------------------------|---|-----------------------|
| ON OR TOWARDS THE NORTH | : | BY 30 METRE WIDE ROAD |
| ON OR TOWARDS THE SOUTH | : | BY PLOT NOS. 7, 9, 10 |
| ON OR TOWARDS THE EAST  | : | BY 30 METRE WIDE ROAD |
| ON OR TOWARDS THE WEST  | : | BY PLOT NO. 5A        |

**THE SECOND SCHEDULE ABOVE REFERRED TO THE UNIT:**

UNIT being FLAT NO. 502 admeasuring 61.69 sq. meters of RERA carpet area on the 5<sup>th</sup> FLOOR, in the building named as "NEEL'S WEST WIND", being constructed on PLOT NO. 06, situate at SECTOR 09, NODE ULWE, NAVI MUMBAI, (12.5% SCHEME), TALUKA AND REGISTRATION SUB-DISTRICT PANVEL, DISTRICT AND REGISTRATION DISTRICT RAIGAD, which is bounded as follows:-

- |                         |   |            |
|-------------------------|---|------------|
| ON OR TOWARDS THE NORTH | : | OPEN SPACE |
| ON OR TOWARDS THE SOUTH | : | LOBBY      |
| ON OR TOWARDS THE EAST  | : | DUCT       |
| ON OR TOWARDS THE WEST  | : | OPEN SPACE |



IN WITNESS WHEREOF the parties hereto have hereunto set  
and subscribed their respective hands the day and the year  
first hereinabove written.

**SIGNED AND DELIVERED BY THE  
WITHIN NAMED PROMOTERS  
M/s. NEEL REALTORS**

BY THE HAND OF ITS PARTNERS  
**MR. VILAS MADANLAL KOTHARI**

IN THE PRESENCE OF

Madhav  
1) MR. MADHAV SHETTY

Madhavi  
2) MRS. MADHAVI MORE

**SIGNED AND DELIVERED BY THE  
WITHIN NAMED ALLOTTEE/S**

**1. MR. RAVINDRA DEVRAM CHAHER**

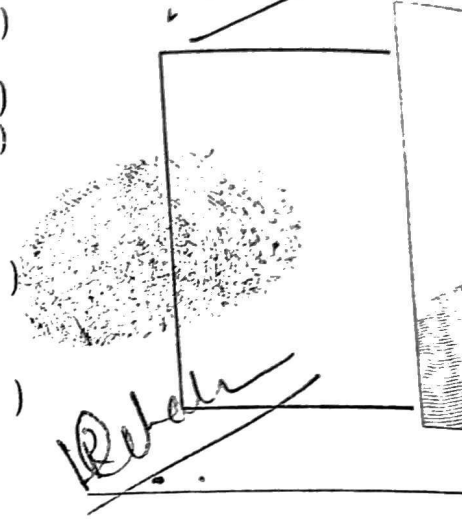
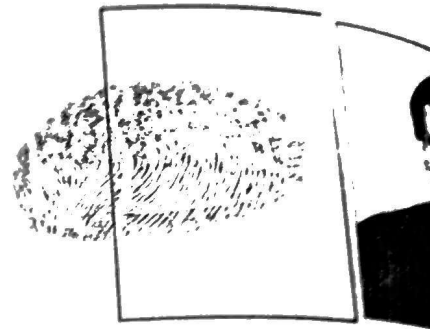
PAN : AKNPC9515F

**1) MR. RAVINDRA DEVRAM CHAHER**

PAN : AKNPC9515F

IN THE PRESENCE OF

Madhav



(41)

## RECEIPT

RECEIVED of and from the within named ALLOTTEE/S, the sum of Rs. 51,35,190/- (RUPEES FIFTY ONE LAKH THIRTY FIVE THOUSAND ONE HUNDRED NINETY ONLY) being the part/advance/full payment details as below:

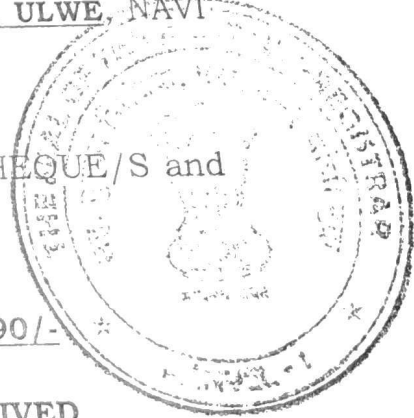
DATE	DRAWN ON/ISSUED IN BY	CHEQUE/PAY ORDER/DEMAND DRAFT NO./N.E.F.T./R.T.G.S.NO.
18.09.2022	State Bank of India, Mumbai Branch	161408
20.09.2022	State Bank of India, Mumbai Branch	SBIN-422263969187
20.09.2022	State Bank of India, Mumbai Branch	SBIN-122264082063
20.09.2022	State Bank of India, Mumbai Branch	SBIN-122264074851
22.09.2022	Bank of Baroda, Colaba	BARBR-52022092200870099
22.09.2022	Bank of Baroda, Colaba	BARBR-52022092200870068
28.09.2022	G.S. Mahanagar Co.op Bank Ltd	MSBLR - 107222710000028
29.09.2022	G.S. Mahanagar Co.op Bank Ltd	MSBLR - 52022092910700036
10.10.2022	G.S. Mahanagar Co.op Bank Ltd	100017
06.09.2023	State Bank of India, Mumbai Branch	SBIN-422263969187
10.04.2023	State Bank of India, Mumbai Branch	SBIN-422263969187

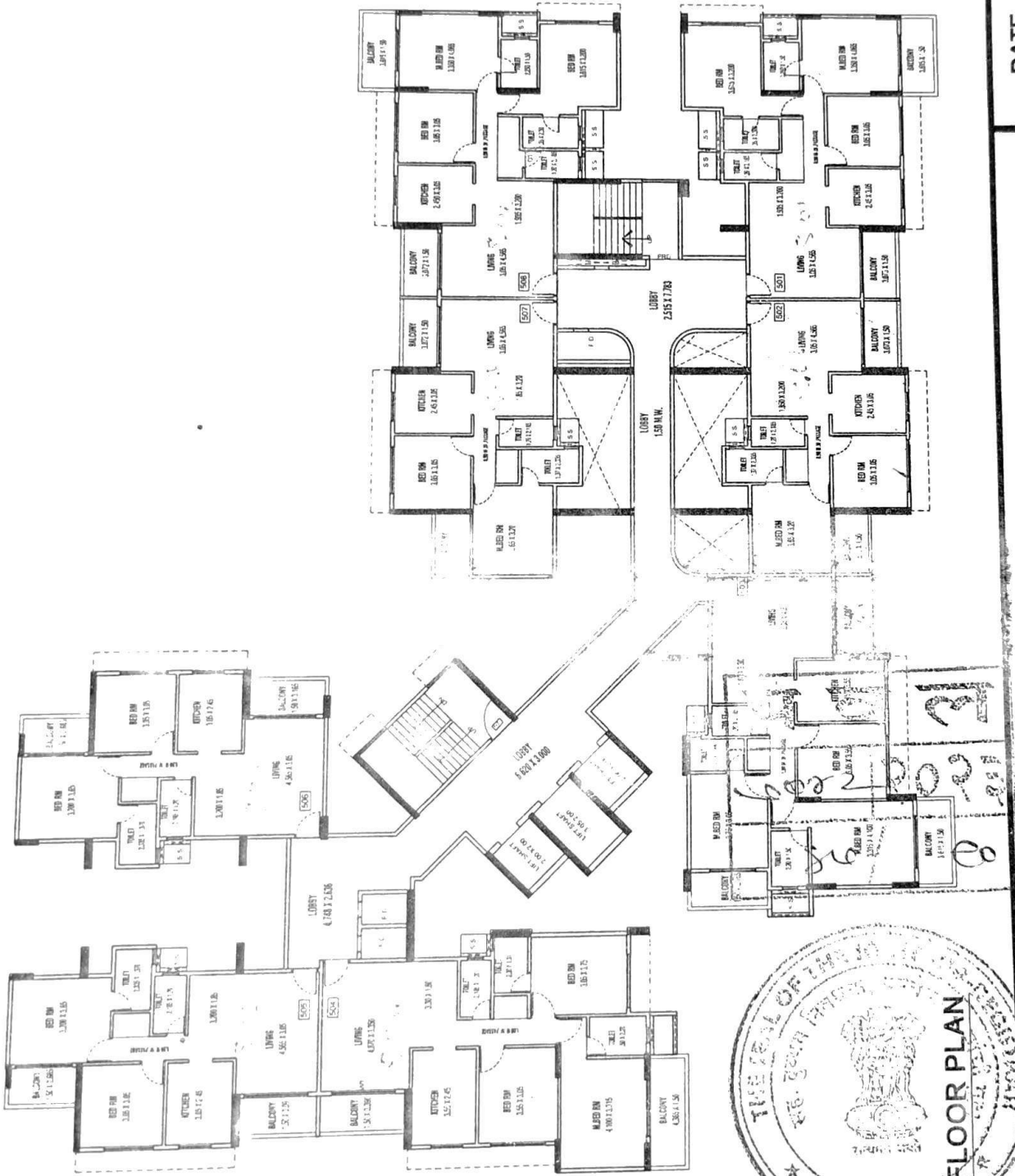
For acquiring of UNIT 101 FLAT 101 on the 5<sup>TH</sup> FLOOR the building/project known as "NEEL WEST WIND", being constructed on the plot of land, being PLOT NO. 06, situate at SECTOR 9, ULWE, NAVI MUMBAI.

The said receipt is subject to realization of the CHEQUE/S and receipt of T.D.S. CERTIFICATE.

Rs. 51,35,190/-

WE SAY RECEIVED  
FOR M/s. NEEL REALTORS

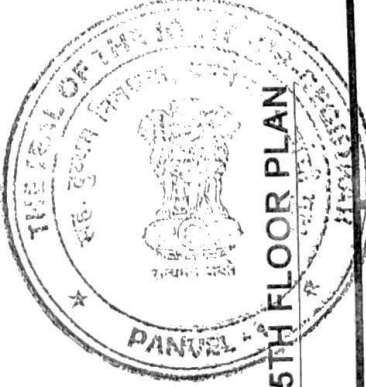





*KRebah*

*Sachal*

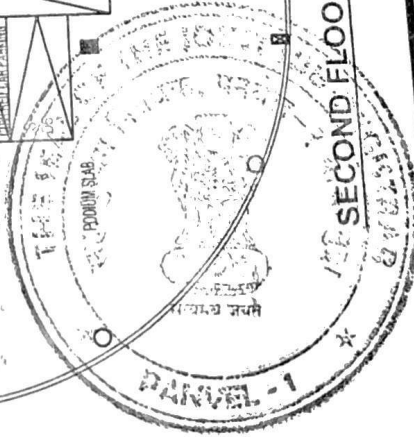
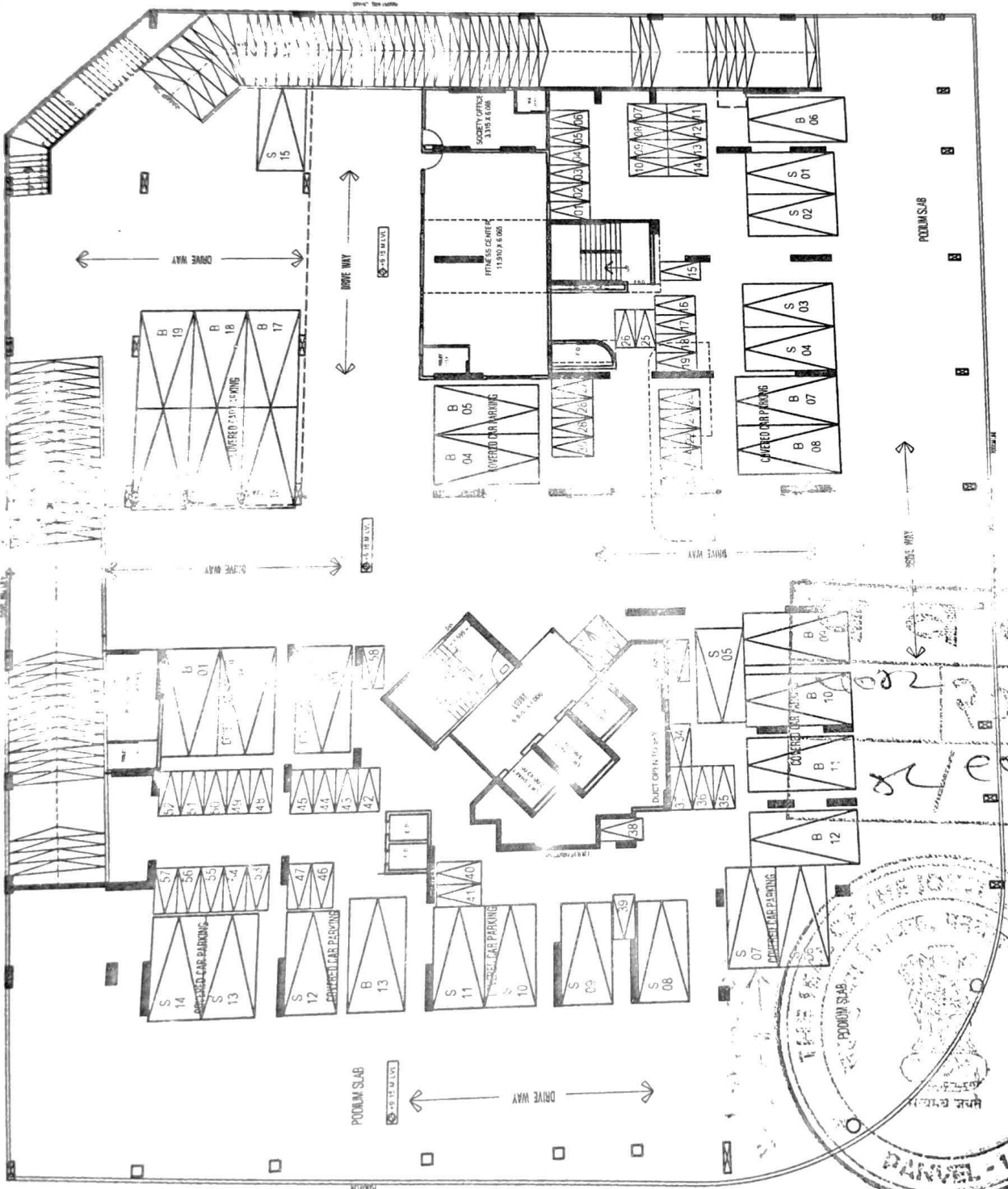
5TH FLOOR PLAN



DEVELOPERS	PROJECT SITE ADDRESS		DATE	NORTH
M/S NEEL REALTORS	PROPOSED RESIDENTIAL QUM COMMERCIAL BUILDING ON PLOT NO-6, SEC-9, ULWE		03 11 2022	







SECOND FLOOR PLAN

NORTH	
DATE	03 11 2022

PROJECT SITE ADDRESS

PROPOSED RESIDENTIAL GUM COMMERCIAL BUILDING  
ON PLOT NO-6, SEC-9, ULWE

EVELOPERS



**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 :  
**P52000046608**

**Project: Neels West Wind** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No 6 Sector 9 at Ulawe, Panvel, Raigarh, 410206;**

1. **Neel Realtors** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410206.**

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

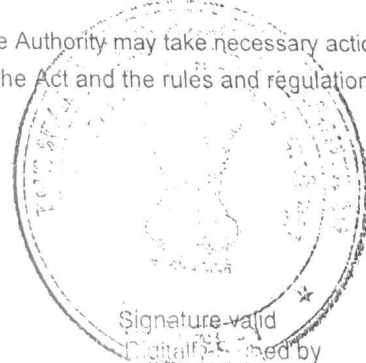
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 5 of the Act read with Rule 5;

OR

The promoter shall deposit the amount of Rs. 200000000/- 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 5 of the Act read with Rule 5. The amount of Rs. 200000000/- is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 25/08/2022 and ending with 25/08/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid

Digital signed by

Mr. Arun A. Sasahab Nadagoudar

(Secretary Incharge, MahaRERA)

Date: 25-08-2022 11:29:44

Dated: 25/08/2022

Place **Mumbai**

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



# 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  
**P52000046608**

Project: **Neels West Wind**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. Raigarh, 410206;**

1. **Neel Realtors** having its registered office / principal place of business at **Tehsil 410206.**

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 allottees, as the case may be, of the apartment or the common areas as per R (Regulation and Development) (Registration of Real Estate Projects, Registration of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter maintained in a schedule bank to cover the cost of construction and the land cost as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5 OR

The balance of the amount to be deposited shall be made by promoters with the bank from time to time. The amount deposited in a separate account to the bank for the cost of construction and the land cost shall be used only for the purpose of the project is less than the estimated cost of completion of the project. 0082

◦ The Registration shall be valid for a period commencing from **25/08/2022** and renewed by the Maharashtra Real Estate Regulatory Authority in accordance with rule 6.

◦ The promoter shall comply with the provisions of the Act and the rules and regulations

◦ 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



Ref No CIDCO/BP-13095/TPY/AM & R/2021/1906

27 Dec 2021

To,  
M/s NEEL REALTY/RS  
At Plot No 06, Sector 3, New Panvel  
PIN 410706

**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES, NO. 2021-1906**

Sub: Payment of Development Charges for amended Residential + Commercial + Business Plot No 06, Sector 3 at 1 Ave, 12.5% Scheme 8/12, New Panvel

- Ref:
- Your online Program No. CIDCO/BP-13095/TPY/AM & R/2021-1906 dated 27/12/2021
  - Your offline submission dated 16/12/2021

NOTES FOR REFERANCE: 1. AS PER SCHEME 8/12, 2. AS PER SCHEME 8/12, 3. AS PER SCHEME 8/12

- |                     |   |
|---------------------|---|
| 1) Name of Assessee | M/s NEEL REALTY/RS                                  |
| 2) Location         | Plot No 06, Sector 3, New Panvel, New Mumbai 410706 |
| 3) Plot Use         | Residential + Commercial + Business                 |
| 4) Plot Area        | 1500 Sq. Ft.  |
| 5) Basic FSI        | 1.5   |
| 6) Rates as per ASR | ASR   |

Sr. No.	Budget heads	Particulars	Amount
1	Development Charges	As per ASR	575000
		Other Charges	575000

1) Land Acquisition Charge

2) Development Charge

Sr.	Particulars	Rate	Area	Amount	Remarks
1	CIDCO/BP/2021/1906	3833.33	1500	575000	As per ASR
2	CIDCO/BP/2021/2252	3833.33	1500	575000	As per ASR
3	CIDCO, 2/1906/2252	3833.33	1500	575000	As per ASR

(Above charges are valid for current financial year only)

Unique Code no 2021 04 021 02 3131 02 is for this Amended Services Business (Commercial) on Plot No 06, Sector 3 at 1 Ave 12.5% Scheme 8/12.

2021-1906

40/100



## AMENDED COMMENCEMENT CERTIFICATE

To,  
**M/s NEEL REALTORS**  
 At Plot No-21, Sector-19, New Panvel  
 PIN-410206

**Sub:** Development Permission for Residential ( Resi + Comm) + Mercantile/ Business (Commercial.) Building on Plot No. 06, Sector-09 at Ulwe 12.5% Scheme Plot, Navi Mumbai

**Ref.:**

1. Your online Proposal No. CIDCO/BP-13085/TPO(NM & K)/2021 dated 01 February, 2021
2. Your offline submission dated 14.12.2021

Sir/Madam,

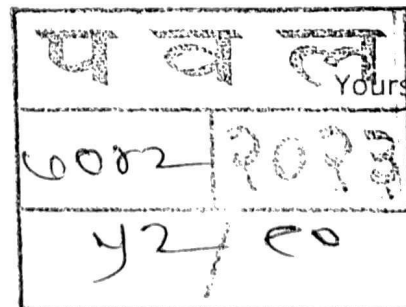
With reference to your application No. **CIDCO/BP-13085/TPO(NM & K)/2021/8849** dated **14.12.2021** for the grant of sanction of Amended Commencement Certificate under Section 45 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on **Plot No. 06, Sector-09 at Ulwe (12.5% Scheme Plot), 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 erected 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.
4. This permission does not entitle you to develop the land which does not vest in you.



Office Stamp

Date: 31/12/2021



Yours faithfully,



## 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 NEEL REALTORS, At Plot No-21, Sector-19, New Panvel, PIN-410206** for plot no-06, Sector-09 at Ulwe 12.5% Scheme Plot, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile/Business Commercial [Resi+Comm] in (12.5% Scheme Plot) in **Ground Floor + 14 Floor** Net Built-up Area [Residential (Resi+Comm)] = **10022.851** Sq.M, Mercantile / Business [Commercial] [Resi+Comm]= **1407.542** Sq.M =Total **BUA = 11430.393** Sq.M.

**Nos. of Residential Units: 90**

**Nos. of Mercantile/Business (Commercial) Units: 14**

- A. 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.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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

- a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- b. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- c. The Managing Director is satisfied that the same is obtained by the applicant through fraud or MISFEASANCE and the applicant and/or any person deriving title under him, is liable to be removed from the site to have completed the development work in accordance with the provisions of section 45 of the Maharashtra Regional and Town Planning Act, 1966.

**2. The applicant shall :-**

- a. 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.
- b. Give written notice to the Corporation regarding completion of the work.
- c. Obtain Occupancy Certificate from the Corporation.

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- 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.

*Handwritten Signature*  
31/12/2021

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 sqmt 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 Regulation 13.3 of UDCPRs

18. As per Regulation no 13.3 of UDCPRs it shall be mandatory to follow the provisions of Grey Book on recycling and reuse

19. The granting of this permission nor the approval of 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 the requirement of all applicable Acts/Rules/Regulations

20. Notwithstanding anything contained in the prevailing Regulations, Plan provisions of 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.

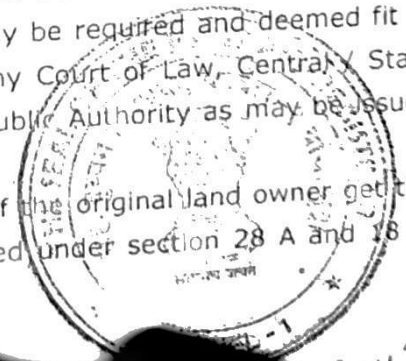
21. As informed by Estate section, in regards to the said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28 A and 18 of

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Stamp: 13085



Handwritten signature/initials



**Avinash Y. Narvekar**

B.Com., LL.B.

ADVOCATE HIGH COURT

Office : 10, Shah Plaza, Ram Ganesh Gadkari Path,  
Panvel - 410 206, District - Raigad.  
Tel. No. : 022 - 2745 0405 / 2745 4045  
Mob. No. : 9821584121  
Email : advnarvekar@gmail.com

DATE : 20.05.2022

FORMAT - A  
(CIRCULAR NO. : 28/2021)

TO :  
THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,  
MUMBAI.

LEGAL TITLE REPORT

**SUB:** Title Clearance Certificate with respect to the piece or parcel of land bearing PLOT NO. 06 admeasuring 3949.56 sq. meters, in SECTOR 09 of ULWE NODE NAVI MUMBAI, (allotted by the CIDCO under the 12.5% GAOTHAN EXTENSION SCHEME), TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD (hereinafter referred as "the said property").

I have investigated the title in respect of the said property on the request of MR. VILAS M. KOTHARI and (2) MR. PRASHANT K. THAKUR, being the partners of M/s. NEEL REALTORS (PAN: AALFN4934H), having its principal office at NEEL AVENUE, 1<sup>st</sup> FLOOR, ABOVE ICICI BANK, PLOT NO. 5, MATHERAN ROAD, SECTOR 19, NEW PANVEL (EAST), NAVI MUMBAI - 410 206, on the basis of the following documents, i.e. :-

SR.NO.	
1.	<p>Description of the property</p> <p>Plot No. 06 admeasuring 3949.56 sq. metres, in SECTOR 09 of ULWE NODE NAVI MUMBAI, (allotted by the CIDCO under the 12.5% GAOTHAN EXTENSION SCHEME), TALUKA and REGISTRATION SUB-DISTRICT PANVEL, DISTRICT and REGISTRATION DISTRICT RAIGAD;</p>
2.	<p>The documents of allotment of plot/property</p> <p>i) The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a COMPANY incorporated under the COMPANIES ACT, 1956 (1 of 1956) and having its REGISTERED OFFICE AT NIRMAL, 2<sup>ND</sup> FLOOR, NARIMAN POINT, MUMBAI - 400021 (hereinafter referred to as "the CIDCO"), being the NEW TOWN DEVELOPMENT AUTHORITY declared for the area designated as a site for the NEW TOWNSHIP OF NAVI MUMBAI by the GOVERNMENT OF MAHARASHTRA in exercise of its powers under SUB-SECTION (1) and (3-A) of SECTION 113 of the MAHARASHTRA REGIONAL TOWN;</p>

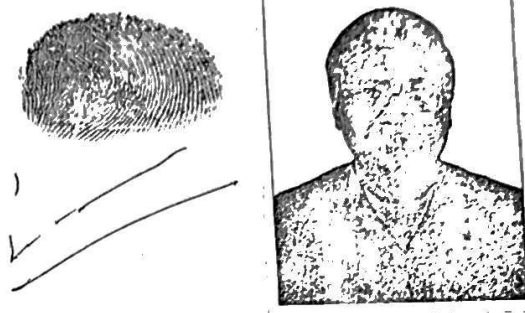
*AYN*  
**AVINASH Y. NARVEKAR**  
B.Com.LL.B.  
ADVOCATE HIGH COURT  
Regn. No.: MAH/1753/1990

IN WITNESS WHEREOF, I have hereunto set and subscribed our respective hands and the thumb impressions at Panvel this 19<sup>th</sup> day of April, the year 2021.

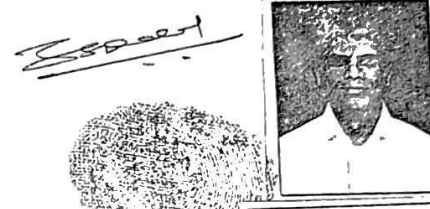
SIGNED AND DELIVERED by the

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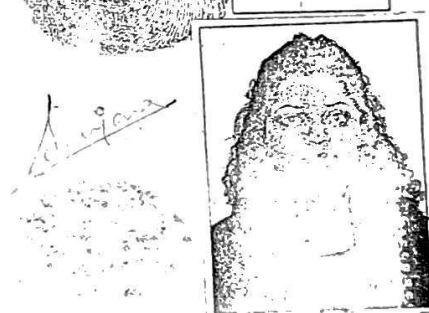
MR. VILAS MADANLAL KOTHARI  
(PAN No. ACHPK9935F)



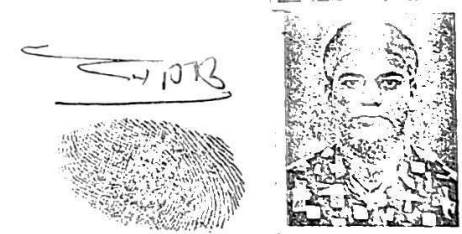
1. MR. SANJAY SURESH DALAL



2. MISS. SANJANA SANJAY DALAL



3. MR. NIVRUTTI DHARMA BHOPI



4. MR. RAKESH DATTATRAYA MANE



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In the presence of ...

1. Dinesh Rathod (Signature)

2. Pranjali Karmakar (Signature)

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAVINDRA DEVRAM CHAHE

DEVRAM SHIVRAM CHAHE

04/12/1983

Permanent Account Number

AKNPC9515F

12	1002-1007	1007-100
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*Rebuk*



*Ravindra*  
Signature

आयकर विभाग

INCOME TAX DEPARTMENT

SUNANDA RAVINDRA CHAHE

SUDAM GENU VARAL

15/11/1987

Permanent Account Number

AGIPV3267C

Sachdev

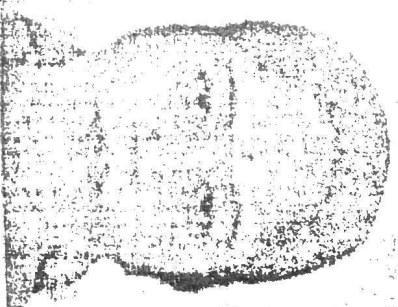
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*Sachdev*



GOVT OF INDIA

भारत सरकार



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गावाचे नाव : उलवे

पत्रांक : 8729000  
 6902523

1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्र. 7/1, दस्त. क्र. 82500/- प्रति चौ.मी. मदनिका नं. 502, पाचवा मजला, नील्स वेस्ट वाइंड, प्लॉट नंबर 6, सेक्टर 9, उ. वे. नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र 61.69 चौरस मीटर कारपेट + एन्क्लोज बाल्कनी क्षेत्र 8.55 चौ. मी. व स्टील्ट / स्टॅक कार पार्किंग नंबर एम-2-07 ( ( SECTOR NUMBER : 9 ; ) )

1) 61.69 चौ.मीटर

1): नाव:-मे. नील रिअल्टर्स वॉर्क भागीदार विलास मदनलाल कोठारी यांचे व नीने क. ज. देणार अखत्यारी म्हणून निवृत्ती धर्मा भोपी - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव -, ब्लॉक नं: नील अवेन्च्यूर, पहिला मजला, आयसीआयसीआय बँकेच्या वर, प्लॉट नं.5, पनवेल भाथेरान रोड, सेक्टर नं. 19, , रोड नं: नवीन पनवेल (ए), ता. पनवेल, जि. रायगड, महाराष्ट्र, गार्डमार्: (०:). पिन कोड:-410206 पॅन नं:-AALFN4934H

1): नाव:-गविंद्र देवराज चाहेर - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं 156, डॉ. बाबासाहेब आंबेडकर नगर, साधू टी. एल. वासवाणी मार्ग, कफ परेड, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AKNPC9515F  
 2): नाव:-गुनंदा गविंद्र चाहेर - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं 156, डॉ. बाबासाहेब आंबेडकर नगर, साधू टी. एल. वासवाणी मार्ग, कफ परेड, मुंबई, रोड नं: - महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-AGIPV3267C

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रायगड जिल्हा, पनवेल-१

महाराष्ट्र विचारान पनवेल नपथील:-

शुल्क अकारताना तिवटलेला अनुच्छेद :-

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

## सूची क्र.2

द्वयम निवधक : द.नि. पनवेल 1

दस्न क्रमांक : 7042/2023

नोदणी :

Regn:63m

गावाचे नाव : उलवे

पंचायत  
पंचायत  
पंचायत (असल्यास)  
पंचायत (असल्यास)

बगरनामा  
8729000  
6902523

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 7/1, दर रु. 82500/- प्रति चौ.मी. मदनिका नं. 502, पाचवा मजला, नील्स वेस्ट वॉर्ड, प्लॉट नंबर 6, मेक्टर 9, उ. वे, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र 61.69 चौरस मीटर कारपेट + एनकनोज बाल्कनी क्षेत्र 8.55 चौ. मी. व स्टील्ट / स्टॅक कार पार्किंग नंबर एम-2-07( ( SECTOR NUMBER : 9 ; ) )

1) 61.69 चौ.मीटर

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

पंचायत करून देणा-या/दिहून ठेवणा-या  
पंचायत किंवा दिवाणी न्यायालयाचा  
पंचायत किंवा अदेश असल्यास, प्रतिवादिचे  
पंचायत.

1): नाव:-मे. नील रिअल्टर्स तर्फे भागीदार विलाम मदनलाल कोठारी यांचे पत्नीने क. ज. देणार अखत्यारी म्हणून निवृत्ती धर्मा भोपी - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं: नील अक्वेन्यू, पहिला मजला, आयसीआयसीआय बँकेच्या वर, प्लॉट नं.5, पनवेल माथेरात रोड, मेक्टर नं. 19, , रोड नं: नवीन पनवेल (पु), ता. पनवेल, जि. रायगड, महाराष्ट्र, गार्डनार: (द.). पिन कोड:-410206 पॅन नं:-AALFN4934H

पंचायत करून घेणा-या पक्षकाराचे व किंवा  
पंचायत न्यायालयाचा हुकुमनामा किंवा अदेश  
पंचायत प्रतिवादिचे नाव व पत्ता

1): नाव:-रविंद्र देवराम चाहेर - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं 156, डॉ. बाबासाहेब आंबेडकर नगर, साधू टी. एल. वासवाणी मार्ग, कफ परेड, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AKNPC9515F  
2): नाव:-सुनंदा रविंद्र चाहेर - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं 156, डॉ. बाबासाहेब आंबेडकर नगर, साधू टी. एल. वासवाणी मार्ग, कफ परेड, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-AGIPV3267C

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

31/08/2023

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

31/08/2023

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

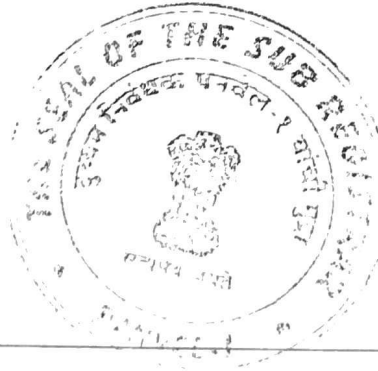
31/08/2023

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

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पंचायत किंवा जुडी देण्यात असेल तेव्हा.

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पंचायत किंवा जुडी देण्यात असेल तेव्हा - १

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

पंचायत किंवा जुडी देण्यात असेल तेव्हा.

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