



S. P. ASSOCIATES

THE LAW FIRM



PAVANKUMAR GAIKWAD & SONAM JAWALE

B.L.S., LL.B.

B.L.S., LL.B.

ADVOCATE BOMBAY HIGH COURT & LEGAL CONSULTANTS

CONTACT NO. 9004009388/8655179828

Email- adv.pavangaikwad2513@gmail.com

Office Address

Shop No. 3, Swastik Radha CHS Ltd., Plot No. 12, Sector 35, Kamothe,

Navi Mumbai - 410209.

Expertise:-

Civil and Criminal Cases, Family matters, Registration work, Notary, Affidavits, all Documentation, Drafting, CIDCO Transfer, Conveyance Deed, Society Registration, Marriage Registration, Gumasta License, Light Bill Name Transfer, etc., All legal work A complete Legal Guide.

DOCUMENT DETAILS

Document Type - AGREEMENT FOR SALE

Name of the Sellers - M/S. GURUKRUPA REALITY,

Name of Purchasers - MR. AKSHAY BALKRUSHNA RANGATE

Property Description - FLAT No. 301, 3RD Floor, "GURUKRUPA RESIDENCY", Plot No. 190, Sector- 25, PUSHPAK VAHAL, Tal. Panvel, Dist. Raigad, Navi Mumbai.

Document No. & Receipt No. - PVL4-13968-2023 & 15040

Registration Date - 05/10/2023.

528 13968

Tuesday, October 03, 2023

5:51 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn. 39म

पावती क्र. 15040 दिनांक 05/10/2023

सहायक न्याय बहादुर

सहायक न्याय पनवल क्र. 4-13968-2023

सहायक न्याय पनवल करारनामा

सहायक न्याय पनवल अक्षय बाळकृष्ण रंगाटे - -

नोंदणी क्र. 39म
दस्तऐवज क्र. 1340/23
पत्रांची संख्या 67

एकूण

रु. 31340.00

सहायक न्याय बहादुर थरवेल थरवेल थरवेल थरवेल
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Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्ग २

पनवल क्र. ४

वाहन मूल्य रु. 1724600/-

संवर्धन रु. 3*25000/-

संपादन शुल्क रु. 187500/-

1. वाहन मूल्य DHC नं. 1340 -

नोंदणी क्र. 39म क्रमांक 1023059113278 दिनांक: 05/10/2023

दस्तावेज तयार करणे

2. वाहन मूल्य eChallan नं. 30000/-

नोंदणी क्र. 39म क्रमांक MH009042966202324E दिनांक: 05/10/2023

दस्तावेज तयार करणे

सहायक न्याय पनवल

पनवल

सहायक न्याय पनवल

सूची क्र.2

दुसरा विचारात राहू द मि पत्रकार 4
दुसरा क्रमांक 13968/2023
नांदणी
Rugn 63m

06/10/2023

गावाचे नाव वहाळ

(1) विजेखाचा प्रकार	वस्तुनामा	
(2) चौकटला	3125000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देता की पट्टेदार ते नसूद करावे)	1724600	
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक(असल्यास)	1) गार्बिकेचे नाव रायगड इतर वर्णन , इतर माहिती, वि. क्र. 7, दर 56700/- गदनिका क्र 301 निरग मजना गुरुकृपा रेसिडेन्सी प्लॉट नं 190 सेक्टर 25 पुराक वहाळ ता.नुका पतबेल जि.व्हा रायगड क्षेत्रफळ 27.651 चौ मी. कार्पेट (Plot Number : 190 ; SECTOR NUMBER : 25 :)	
(5) क्षेत्रफळ	1) 27.651 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दम्नगवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-मे गुरुकृपा रियालिटी तर्फे प्रा राजेश रामजी पटेल -- वय:-33; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. प्लॉट नं. 190 , सेक्टर-25, उलवे, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाट. () . पिन कोड:-410206 पॅन नं:-AYRPP1181E 2) नाव:-जयवंत अंतत कोळी तर्फे कु. मु. राजेश रामजी पटेल -- वय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. कोवडभुजे तारघर, उलवे, पतबेल, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाट. () पिन कोड:-410206 पॅन नं. - AZRPPK2820L 3) नाव:-परेश भरण कोळी तर्फे कु. मु. राजेश रामजी पटेल -- वय:-37; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव. कोवडभुजे तारघर, उलवे, पतबेल, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाट. () . पिन कोड:-410206 पॅन नं. - BFOPK2749J	
(8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -प्रधाय बाळनृष्ण गाट -- वय:-31, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सदनिका नं. 401, धरनी मांगर, प्लॉट नं 120, सेक्टर- 20, उलवे, वहाळ, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाट. () . पिन कोड:-410206 पॅन नं:-AAYYPR4979H 2) नाव:-श्रेष्ठल मदानद फाले -- वय:-30; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सदनिका नं. 401, धरनी मांगर, प्लॉट नं. 120, सेक्टर- 20, उलवे, वहाळ, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाट. () . पिन कोड -410206 पॅन नं -BTFFPP8005F	
(9) दम्नगवज करून दिल्याचा दिनांक	05/10/2023	
(10) दम्न नोंदणी केल्याचा दिनांक	05/10/2023	
(11) श्रुतक्रमांक. खड व पृष्ठ	13968/2023	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	187500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) धंरा		



दुसरा मोवतची सूची क्रमांक II

सह दुसरा निबंधक वर्ग २,

पतबेल-४

मन्याकनामात्री विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6



GRN	MH009047966202324E	BARCODE		Date	05/10/2023-15 05 10	Form ID	25 1
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Department Inspector General Of Registration

Payer Details

Type of Payment Stamp Duty
Registration Fee

TAX ID / TAN (If Any)	
PAN No (If Applicable)	AYYPR4979H
Full Name	AKSHAY BALKRUSHNA RANGATE AND OTHER

Office Name PNL4_PANVEL NO 4 SUB REGISTRAR

Flat/Block No. FLAT NO- 301 GURUKRUPA RESIDENCY

Location RAIGAD

Year 2023-2024 One Time

Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	187500 00	Road/Street	PLOT NO- 190 SECTOR- 25 PUSHPAK VAH TALUKA PANVEL DISTRICT- RAIGAD
0030063301 Registration Fee	30000 00	Area/Locality	NAVI MUMBAI
		Town/City/District	
		PIN	4 1 0 2 0 6

पवल - ४
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 १ / १५

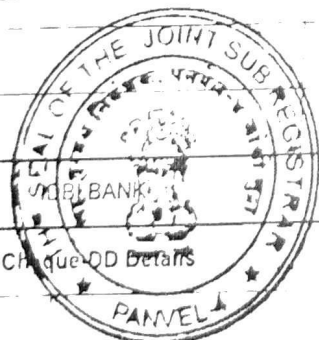
Remarks (If Any)
 PAN2=AYRPP1181E-SecondPartyName=MS GURUKRUPA
 REALITY-CA=3150000

Amount In Words Two Lakh Seventeen Thousand Five Hundred Rupees On
 2 17,500 00 Words ly

Total

Payment Details

FOR USE IN RECEIVING BANK



Bank CIN	Ref. No.	69103332023100513297	732540113
Bank Date	RBI Date	05/10/2023-15:08:20	Not Verified with RBI
Bank-Branch	IDBI BANK		
Scroll No , Date	Not Verified with Scroll		

Cheque/DD No

Name of Bank

Name of Branch

Mobile No. : 9004009388

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

सदर चलन कॅवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 5th day of October, 2023.

BETWEEN

M/S. Gurukrupa Reality Through Its Proprietor Shri. Rajesh Ramji Patel, Pan No AYRPP1181E having office at. Plot No. 190, Sector-25, Ulwe, Navi Mumbai-410206 hereinafter referred to as "the PROMOTER/DEVELOPERS" (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) OF THE FIRST PART;

AND

MR. AKSHAY BALKRUSHNA RANGATE, Age: 31 years, Pan No.: AYYPR4979H, & MRS. SNEHAL SADANAND PHALE, Age: 30 years, Pan No.: BTFPP8005F, both residing at Flat No. 401, Dharati Sagar, Plot No. 120, Sector- 20, Ulwe, Wahal, 410 206., hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) OF THE SECOND PART;

AND

(1) Mr. Jaywant Anant Koli, Age: 52 years, Pan No.: AZRPK2820L, Through Its Constituted Attorney Mr. Rajesh Ramji Patel, (2) Mr. Paresh Bharat Koli, Age: 37, Pan No.: BFOPK2749J, Through Its Constituted Attorney Mr. Rajesh Ramji Patel, they are residing at Kombadbhuje Targhar, Ulwe, Panvel, Raigad-410206 hereinafter referred to as the "THE ORIGINAL LICENSEES/CONFIRMING PARTY", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) OF THE THIRD PART.

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WHEREAS:

- (a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act.



2023/10/05

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Acquisition), as the case may be

- (g) The land hereinafter mentioned, owned by the licensee was notified for acquisition under the Land Acquisition Act. The landowner has opted for a developed plot in lieu of monetary compensation. This development plot will be allotted by the Corporation, on lease, as per the provisions, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01.03.2014. Accordingly, the Dy. Collector (Land Acquisition), Metro Centre No.1 Panvel, who is an officer delegated with the powers under the LA Act, 1894 by the State Government, declared Award under the LA Act, 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

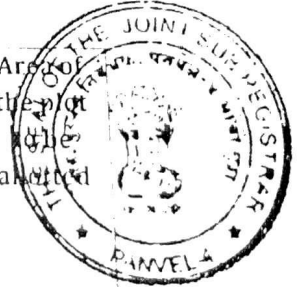
Details of land acquired along with structures standing thereon as per Award

Village	Taluka & District	Award No.	S. No./ H. No.	Area Acquired (H.A.)	Name of the Awardee
KOMBADBHUJE	Panvel Raigad	KOM-ICIG-46	Un-numbered land in Gaothan with structure	96.24	JAYWANT ANANT KOLI, PARESH BHARA KOLI

पवल - ४	
93288	२०२३
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Relevant details of the Structure(s)

Award No.	Name of the Structure Owner	Building No. as per survey	Structure No. as per survey	Use of Structure	Area admissible for determining eligibility	Area of the plot allotted
KOM-ICIG-46	JAYWANT ANANT KOLI, PARESH BHARAT KOLI	46	KB-304 KB-305	Residential and Commercial	112.89	340



- (h) As per directives and policies of the State Government, referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/3867 dated 04/08/2015 a piece and parcel of land bearing Plot No. 190 admeasuring about 340 Sq Mtrs., Sector 25 lying, being and situated at Village: Vahal Node: Pushpak Tal: Panvel and Dist: Raigad (hereinafter referred to as "the said land"), which is written

Handwritten signatures and initials at the bottom of the page.

hereinafter and more particularly described in SCHEDULE I for the purpose of constructing a building or building on the terms and conditions hereinafter contained.

पवल - X		Description of Land allotted		
Plot No.	Sector No.	Area in Sq. Meters	Plot No.	Sector No.
190	25	340		

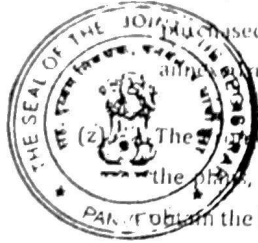
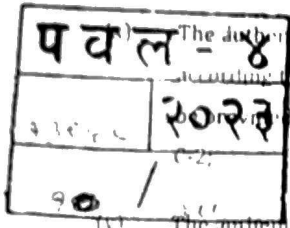
पवल - X
2023
PUSHPAK
PAHAL



the licensee has, before the execution of this Agreement paid to the Corporation on 02/01/2019 a sum of Rs.60/- (Rupees Sixty Only) being "Lease Rent" for the period of 6 (Six) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10 Dated 18th August, 2014 and No. CID-1812/CR-274/UD-10 Dated 06th October, 2015.

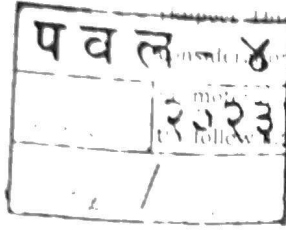
- (j) An Agreement to Lease dated 22/01/2019 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE 1) JAYWANT ANANT KOLI and 2) PARESH BHARAT KOLI (hereinafter PART and referred to as the "the Original Licensee") of the OTHER PART, therein called "the Licensees" as per the terms and conditions mentioned in the said Agreement to Lease. The same is duly registered before the Sub Registrar of Assurance at Panvel on 25/03/2019 under its Registration Document Serial No.PVL-3/4993/2019.
- (k) On payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said Plot to the Original Licensees.
- (l) The said Original Licensees (the Confirming Party) by virtue of the Development Agreement dated 02/01/2023 has sold, transferred and assigned all their development rights, title, interest and benefits of the said Plot of land in favour of the PROMOTER herein and the same is duly registered with the Sub-Registrar of Assurances at Panvel vide its Registration Receipt No. 84 and Registration Document Serial No. PVL-3/79/2023 on 03/01/2023 (hereinafter referred to as "the said Development Agreement"). The original Licensees also executed a separate Power of Attorney dated 02/01/2023 duly registered in the office of the Sub Registrar of Assurance at Panvel vide its Registration Receipt No. 85 and Registration Document

- (w) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1;



- The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be carried out for on the said project have been annexed hereto and marked as Annexure C-2;
- The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D;
- (z) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;
- (aa) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- (bb) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- (cc) The Allottee has applied to the Promoter for allotment of an Apartment No. 301 on 3rd floor being constructed in the "GURUKRUPA RESIDENCY" phase of the said Project,
- (dd) The carpet area of the said Apartment is 27.651 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.
- (ee) 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;
- (ff) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of

1(b) The Allottee has paid on or before execution of this agreement a sum of Rs. 3,25,000/- (Three Lakh Twenty Five Thousand only) (not exceeding 10% of the total price) as advance payment of application fee and hereby agrees to pay to that balance amount of Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only) in the following manner:



PAYMENT SCHEDULE

Sl. No.	Particulars	Percent
1.	Earnest Money	10%
2.	After the Execution of Agreement	20%
3.	On Completion of the plinth	15%
4.	On Completion of 1 st Slab	07%
5.	On Completion of 2 nd Slab	07%
6.	On Completion of 3 rd Slab	06%
7.	On Completion of 4 th Slab	06%
8.	On Completion of 5 th Slab	06%
9.	On Completion of 6 th Slab	05%
10.	On Completion of 7 th Slab	05%
11.	On Completion of Brickwork, Door & Window Frames	03%
12.	On Completion of Internal Plaster & External Plaster	02%
13.	On Completion of Plumbing, Electrical fittings.	02%
14.	On Completion of Flooring/Tile Work.	02%
15.	On Completion of Painting Work	02%
16.	On Possession	02%
	Total	100%

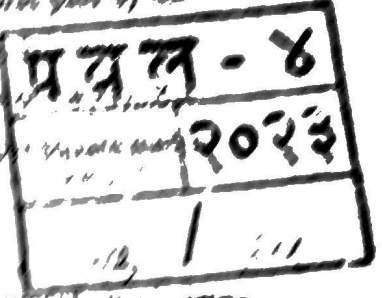
1(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, Swachh Bharat Cess, any other Cess or any other similar taxes which may be levied any time, hereinafter in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

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

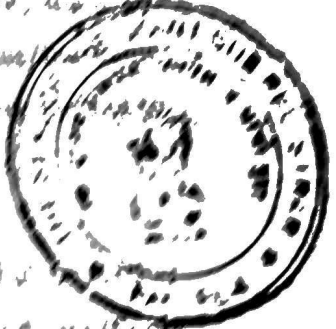
Administrative Payments

1.1) The Director may allow, in his sole discretion, a rebate for early payments of capital contributions payable by the Applicant by the following conditions...

1.2) The Director shall exercise his power and discretion... the rebate shall be applied when the Applicant is... the rebate shall be applied by the Director... the rebate shall be applied when the Applicant is... the rebate shall be applied by the Director... the rebate shall be applied when the Applicant is... the rebate shall be applied by the Director...



1.3) The Director shall exercise his power and discretion... the rebate shall be applied when the Applicant is... the rebate shall be applied by the Director... the rebate shall be applied when the Applicant is... the rebate shall be applied by the Director...

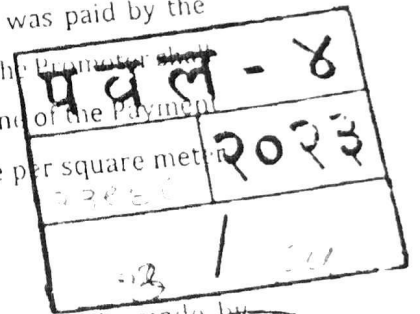


... TO MAKE THE... AT THE RATE OF 20% PER MONTH... AT THE DISCRETION OF THE... DEVELOPER...

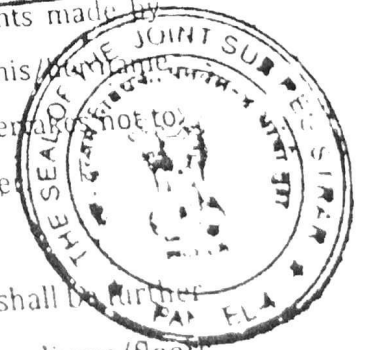
with the demand letter being issued to the Allottee which shall only be applicable on subsequent payments

1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ ___ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement



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



Note Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building wing.

TIME BEING ESSENCE OF CONTRACT, IN CASE THE PURCHASERS FAILS TO MAKE THE BALANCE PAYMENT ON TIME, THEN AN INTEREST AT THE RATE OF 24% PER ANNUM SHALL BE CHARGED ON THE REMAINING AMOUNT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE DEVELOPERS. The Agreement will stand automatically cancelled if the PURCHASER/S fail to make the payment within time. And in that event the Developer shall be at liberty to sale the said flat to any other person at such consideration as the Developer deems fit.

28. Stamp Duty and Registration. - The charges towards stamp duty and Registration of the Agreement shall be borne by the allottee.

पंचल - ४
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29. Dispute Resolution. - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.



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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at WAHAL (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE - I

THE SAID PROPERTY ABOVE REFERRED TO:

All that piece and parcels of lands and grounds comprising of Plot No. 190, Sector - 25, admeasuring about 340 Sq. Mtrs., lying, being and situated at Village: Vahal, Node: Pushpak Tal: Panvel and Dist: Raigad and bounded as under:

- | | | |
|------------------------|---|--------------|
| On or Towards North | : | Plot No. 191 |
| On or Towards South | : | Plot No. 189 |
| On or Towards the East | : | 9M WIDE ROAD |
| On or Towards the West | : | Plot No. 186 |

THE SECOND SCHEDULE

SAID APARTMENT ABOVE REFERRED TO:

Flat No. 201 on the 2nd residential floor of the New Building (counting from ground level) named "GURUKRUPA RESIDENCY" which is constructed in or upon the above referred said Plot which apartment is shown on the floor plan thereof as Annexure 'D',

THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/S GURUKRUPA REALTY

Through its proprietor

SHRI. RAJESH RAMJI PATEL

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SIGNED & DELIVERED BY THE WITHIN NAMED "ALLOTTEE/S"

MR. AKSHAY PAFKRUSHINA KANGATE



MRS. SNEHA S. BHANAND PHULE

SIGNED & DELIVERED BY THE WITHIN NAMED "CONFIRMING PARTY/LAND OWNER"

(1) Mr. Jaywant Anant Koli

Through its Constituted Attorney

Mr. Rajesh Ramji Patel

(2) Mr. Paresh Bharat Koli

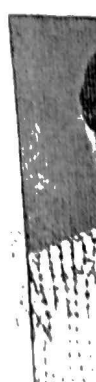
Through its Constituted Attorney

Mr. Rajesh Ramji Patel

In the presence of Witness

1) [Signature]

2) [Signature]



Agreement shall be being in force and

pective hands and sence of attesting

90, Sector - 25, Node: Pushpak,

(and level) named ferred said Plot,



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 :
P52000052346

Project: **Gurukrupa Residency**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No-190, Sector No- 25at Wahal, Panvel, Raigarh, 410206,**

1. Mr./Ms. **Rajesh Ramji Patel** son/daughter of Mr./Ms. **Ramji Bechra Patel** Tehsil: **Panvel, District: Raigarh, Pin: 410206**, situated in State of Maharashtra.

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, Rate 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;

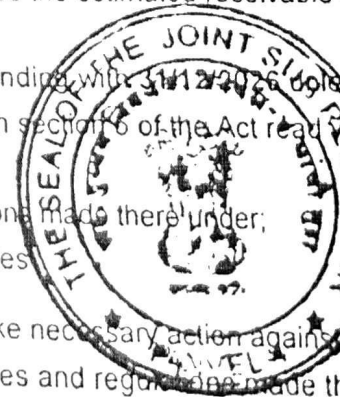
OR

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 14/08/2023 and ending with 31/12/2026 to be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 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 promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

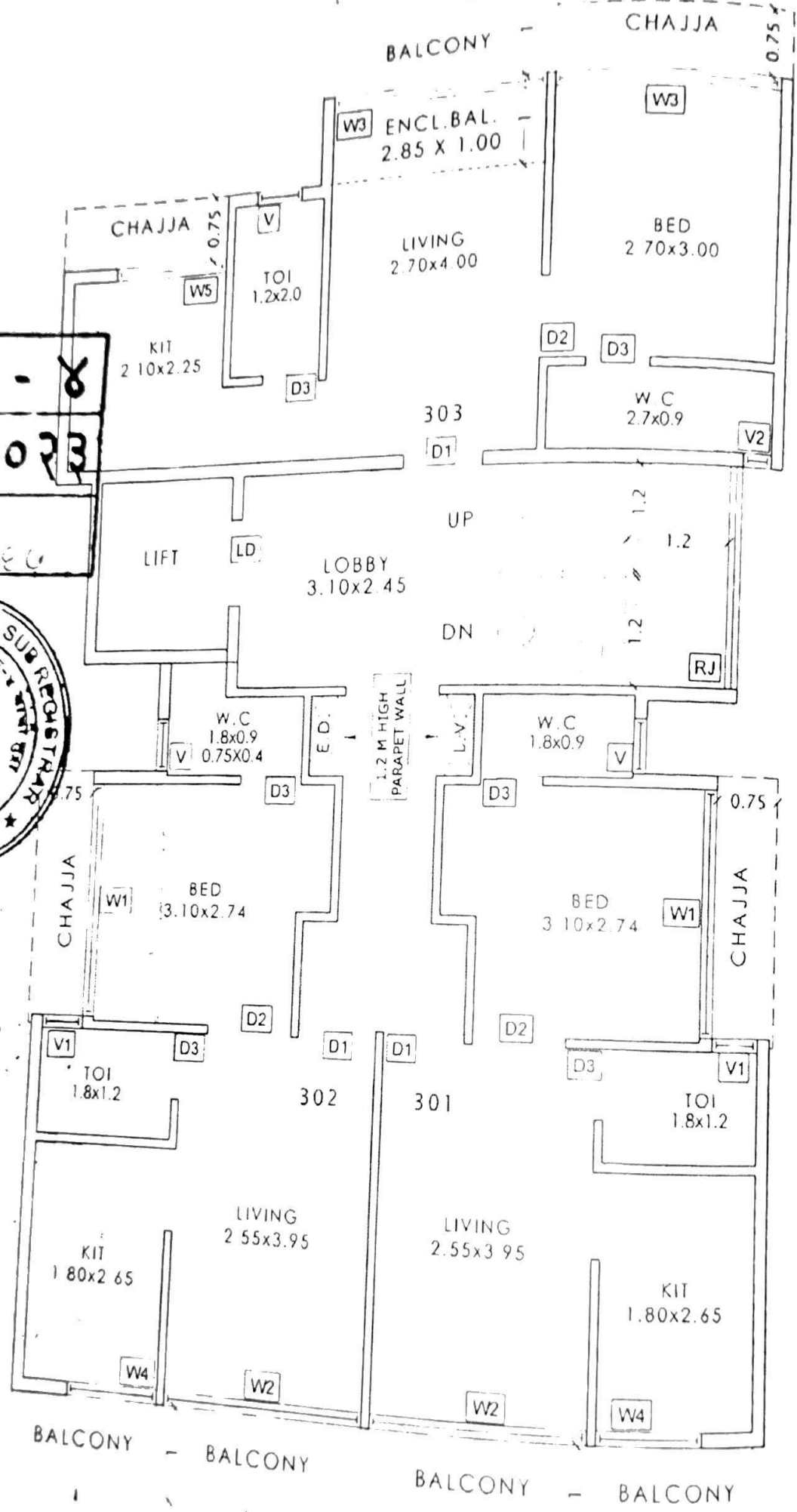
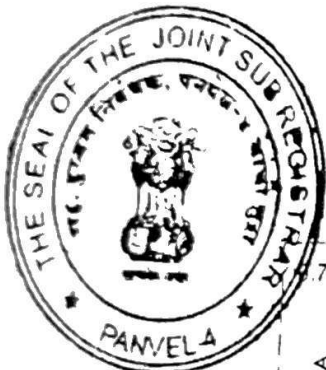
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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:14-08-2023 11:47:25

1.20M HIGH RAILING

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०/००



1.20M HIGH RAILING

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING
AT PLOT NO.190, SECTOR.25, PUSHPAK NODE, NAVI MUMBAI.

DEVELOPERS

FLAT NO.

FLOOR

CARPET AREA

THIRD

SIGNATURE

TERMS

Reference No CIDCO/BP-18465/TPO(NM & K)/2023/10708 Date 6/7/2023

To
**SHRI JAYWANT ANANTA KOLI AND SHRI.PARFESH
 BHARAT KO...**

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

Sub Payment of New development charges for Residential Building on Plot No. 190, Sector 25 at Pushpak, Navi Mumbai.

Ref 1) Your architect's online application submitted on dtd. 09.03.2023
 Your Proposal No. CIDCO/BP-18465/TPO(NM & K)/2023 dated 09 March, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : SHRI JAYWANT ANANTA KOLI AND SHRI.PARFESH BHARAT KOLI
- 2) Location : Plot No. 190, Sector 25 at Pushpak, Navi Mumbai.
- 3) RPA Use : Residential
- 4) RPA Area : 339.51
- 5) Permissible FSI : 1.5
- 6) Budget as per RPA : 17777

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39 / 60	

Sr. No.	Budget Heads	Formula	Particulars	Formula Calculation Values	Amount
1	Development Charges	25.25%	Development Charges	339.51 x 25.25%	
Total Assessed Charges					

1. Date of Assessment : 31 May 2023

2. Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number
1	2023/10708/190/190	01/06/2023	7565	2023/10708/190/190/190
2	2023/10708/190/190	01/06/2023	7565	2023/10708/190/190/190



Challan No. 2023 04 071 02 3845 02 is for the New Development Permission for Residential Building on Plot No. 190, Sector 25 at Pushpak, Navi Mumbai.

Yours faithfully,

Yours faithfully,

Signature
 (viii)





SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Residential** Building on Plot No. **190** , Sector **25** at **Pushpak**
, Navi Mumbai.

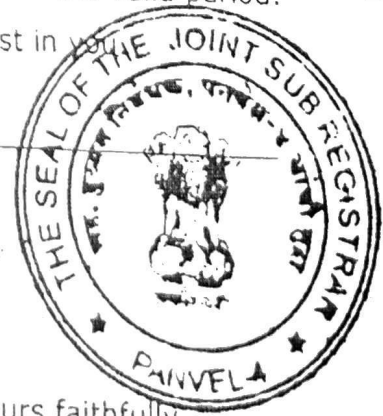
Ref : 1) Your architect's online application submitted on dtd. 09.03.2023

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. **190**, Sector **25** at **Pushpak** , Navi Mumbai. The Development Permission is hereby granted to construct **Residential** 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 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.

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Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN HANU...
Date: 2023.03.09 10:00:00
DN: cn=BHUSHAN HANU...
c=IN, o=CIDCO

Reference No. : CIDCO/BP-18465/TPO(NM & K)/2023/10708

Date : 6/7/2023

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **SHRI.JAYWANT ANANTA KOLI AND SHRI.PARESH BHARAT KOLI** AT-KOMBADBHUJE, POST-ULWA, TAL-PANVEL, DIST-RAIGAD for Plot No. 190 , Sector 25 , Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed Residential in 1Ground Floor + 4Floor Net Builtup Area 504.9 Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	462.18	42.69	0
UNIT (in Nos.)	10	3	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 UDCPRs, unless 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 labours 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

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Thanking You	२०२३
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Yours faithfully,

Signature
valid

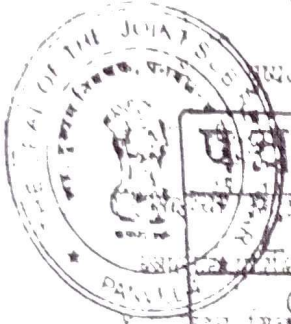
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BHUSHAN HANMANTRA
CHAUDHARI

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पारिशिष्ट क्र. १

घाटप करण्यात आलेल्या जमिनीचे वर्णन
मौजे - पुष्पक वहाळ, ता. पनवेल, जि. रायगड

गाव भुखंड क्र. सेक्टर क्र. क्षेत्र (चौ.मी.)
पुष्पक वहाळ १९० २५ ३४० चौ.मी.

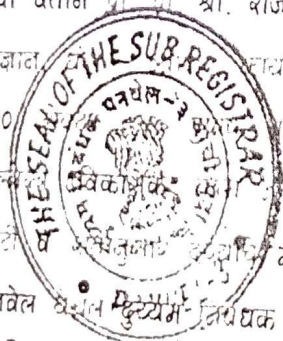


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सदर विकास कार्यालयात दस्त नोंदणी अतुक्रमांक पवल-३-७९/२०२३ ता दिनांक ०२/०९/२०२३ रोजी नोंदणीकृत करण्यात आले आहे.

सदर मिळकत हा विकास करारनाम्यात आहे आमच्या ताबे अखून आमचे व्यतिरिक्त इतर तातलज अथवा कोणत्याही पक्षाचे ताबे नाहीत. तसेच सदर मिळकतीचा हक्क, ताबा, बहिष्वाट ही पूर्णपणे आमच्याकडे आहे.

- सदरची मिळकत ही पुष्पक वहाळ, तशी मुंबई क्षेत्रामध्ये येते.
- दिनांक ०२/०९/२०२३ रोजीच्या विकास करारनाम्याद्वारे, आम्ही सदर मिळकत विकसित करण्यासंबंधीचे सर्व हक्क, जबाब्य किंवा लाभ हे मे. गुरूकृपा बियालिटी च्या वतीने प्रो. प्रा. श्री. राजेश रामजी पटेल (PAN NO. AYRPP1181E) वय ३२ वर्षे अज्ञात कार्यालयीन पत्ता शॉप नं. ३, गुरूकृपा रेसिडेन्सी, प्लॉट क्र. १९०, पुष्पक वहाळ, ता. पनवेल जि. रायगड, ४१०२०६ (यापुढे यांचा उल्लेख अटी व शर्तीनुसार) यांच्या लाभाने सदर विकास करारनाम्यातील नमूद अटी व शर्तीनुसार घेतल्या गेल्या आहेत. सदर विकास करारनामा हा पनवेल विकास कार्यालयात दस्त नोंदणी अतुक्रमांक पवल-३-७९/२०२३ ता दिनांक ०२/०९/२०२३ रोजी नोंदणीकृत करण्यात आले आहे.



- सदर विकास करारनाम्यातील नमूद अटी व शर्तीनुसार तसेच सदर विकास करारनाम्यातील नमूद कर्तव्याची जबाबणी करीत सदर मिळकतीसंदर्भातील वेगवेगळी कृत्ये, कामे व जबाबदाऱ्या करण्यासाठी आम्ही मे. गुरूकृपा बियालिटी च्या वतीने प्रो. प्रा. श्री. राजेश रामजी पटेल यांची आमचे वृत्तिसंचरण्याची म्हणून नेमणूक करीत आहोत.