

543/437

Tuesday, January 23, 2018
5:37 PM

परवती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

परवती क्र.: 495 दिनांक: 23/01/2018

गावाचे नाव: नेरळ

दस्तऐवजाचा अनुक्रमांक: ~~करज 2-437-2018~~

दस्तऐवजाचा प्रकार: तावापावती

सादर करणाऱ्याचे नाव: ~~दिनेश सिसराव महाजत~~

नोंदणी फी ₹. 30000.00
इम्प हानाकणी फी ₹. 2600.00
पृष्ठांची संख्या: 130

एवढा ₹. 32600.00

S.R. KARJAT

S.R. KARJAT 2

सह दुय्यम निबंधक कर्जत क्र-२

बाजार मूल्य: ₹. 2320500/-

~~सायबला ₹. 3150000/-~~

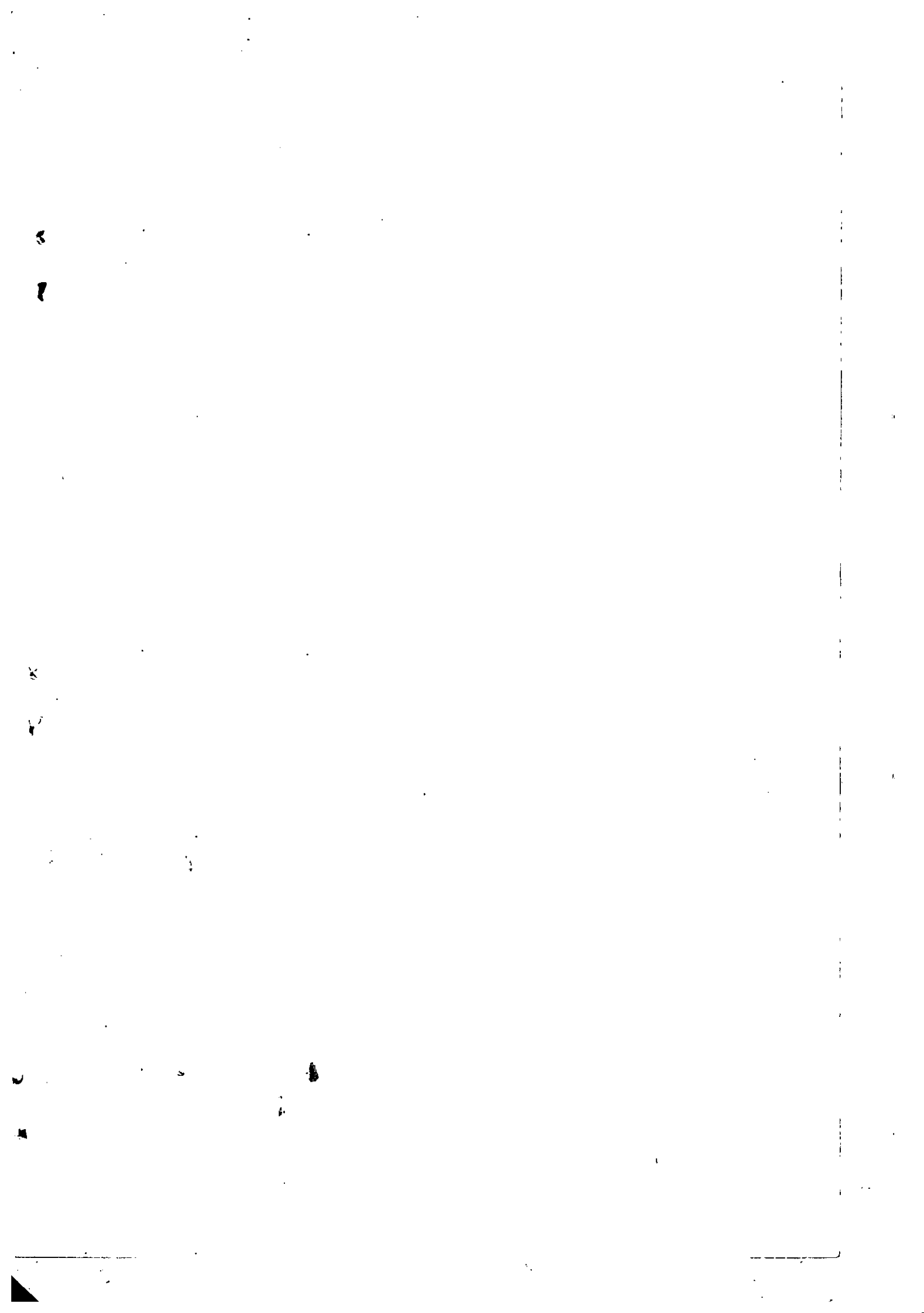
रिले मुद्रांक शुल्क: ₹. 189000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009733856201718S दिनांक: ~~23/01/2018~~

विक्रेतेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 2600/-



गावाचे नाव . 1) नेरळ

(1) विलेखाचा प्रकार तावापावती

(2) मोबदला 3150000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2320500

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

1) पालिकेचे नाव: गयगड इतर वर्णन : इतर माहिती: सीजे- नेरळ, ता. कर्जत, जि. गयगड येथील मि टी मॅन्स नं. 78 व 79 अ, मॅन्स नं. 44 व 45 एकूण क्षेत्र 14672.20 चौ.मी. बाबर बांधण्यात आलेल्या राजवाता या प्रोजेक्टमधील बिल्डींग नं. 15 दुसरा मजला फ्लॉर नं. 1, सुदनिका नं. 201, क्षेत्र 47.81 चौ.मी. कार्पेट + 8.58 चौ.मी. बाल्कनी + 3.99 चौ.मी. टेरेस (Block Number: 201;)

(5) क्षेत्रफळ

(1) 47.81 चौ.मी.

(6) आकारणी किंवा जुडी देण्यात असेल का?

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

1): नाव:- मे. नेरळ धारा मीयल्टेस वरुके भागीदार श्री रामदेवमिह वासुभा जाडेजा यांच्या बतीन कवुनी जबाबदारीत अखत्यारी म्हणून श्री नितीन मदन पपांग - - वय:-32; पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. नेरळ पाडा, ता. कर्जत, जि. गयगड (ऑफिस पत्ता- एम-007, गज टावर, फ्लॉट नं. 21, सेक्टर 19, खाशेर, ता. पनवेल, जि. गयगड), ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईसार (०००). पिन कोड:-410101 पॅन नं. AAIFN0816B

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

1): नाव:- दिनेश भिमराव महाजन - - वय:-36; पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. 203, समसिरी अगाटमेंट, पॅडित नाका, परांजपे नगर, चर्पोली, आवरे, ता. शहापूर ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं. BEIPM5713E
2): नाव:- भारती भास्कर माळी - - वय:-30; पत्ता:- फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. 203, समसिरी अगाटमेंट, पॅडित नाका, परांजपे नगर, चर्पोली, आवरे, ता. शहापूर ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं. AYQPM3727J

(9) दस्तऐवज करून दिल्याचा दिनांक 23/01/2018

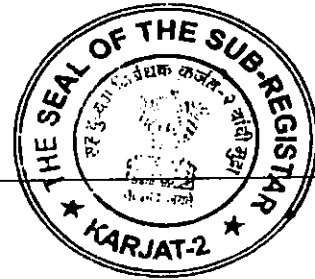
(10) दस्त नोंदणी केल्याचा दिनांक 23/01/2018

(11) अनुक्रमांक, खंड व पृष्ठ 437/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 189000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



सह दुय्यम निबंधक कर्जत क्र-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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

मल्यांकनाचे वर्ष : 2017
जिल्हा : रायगड
तालुक्याचे नांव : कर्जत
गांवाचे नांव : नेरळ
प्रमुख मूल्य विभाग : 27
उप मूल्य विभाग : 271
क्षेत्राचे नांव : Influence Area

सर्व्हे नंबर / न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
मूल्यदर : 33500

मोजमाणाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
67.668 चौ. मीटर	-	-	-	-
बांधकामाचे वर्गीकरण	1-आर सी	मिळकतीचे वय	मूल्यदर/बांधकामाचा दर	Rs. 33500/-
उद्ववाहन सुविधा	आहे	मजला	0 TO 2वर्ष	-
			Still floor Or Ground floor	

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर)
= 33500 * (100 / 100) = Rs. 33500/-

मजला निहाय घट/वाढ = 100% of 33500 = Rs. 33500/-

A) व मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 33500 * 67.668 = Rs. 2266878/-

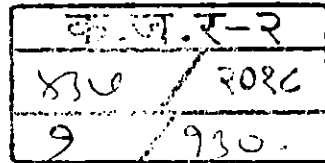
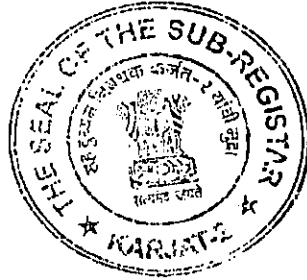
B) लगतच्या गच्चीचे क्षेत्र
लगतच्या गच्चीचे मूल्य = 3.99 * (33500 * 40/100) = Rs. 53466/-

एकत्रित अंतिम मूल्य

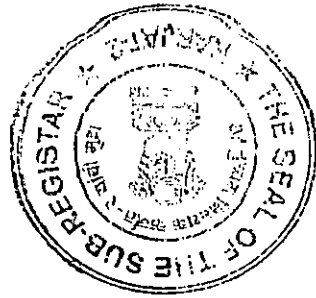
मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिल्ले वाहन तळाचे मूल्य + नगरच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती/भोवतीच्या खुल्या जमिनीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य
= A + B + C + D + E + F + G + H
= 2266878 + 0 + 0 + 53466 + 0 + 0 + 0 + 0
= Rs. 2320344/-

Home Print

सह दुय्यम निबंधक कर्जत क्र-२



2	06
2086	06
2-2-2	



Data of ESBTR for GRN MH009733856201718S
Bank - IDBI BANK

Bank/Branch : IBKL - 6911944/Kolhارة , Raigad
 Amt Txn id : 151333465 Stationary No : 16118491164187
 Amt DtTime : 23/01/2018 10:50:23 Print DtTime : 23/01/2018 10:52:28
 challanIdNo : 69103332018012350240 GRAS GRN : MH009733856201718S
 District : 1301 / RAIGAD GRN Date : 23/01/2018 10:50:24
 Office Name : IGR149 / KJT_KARJAT SUB REGISTRAR

Stamp Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 Stamp Duty Amt : Rs 1,89,000.00/- (Rs One Lakh Eighty Nine Thousand Rupees Only)

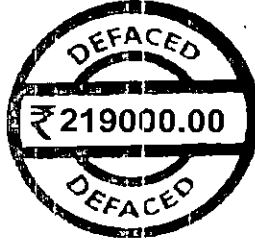
Registration Fee Schm : 0030063301-70 / Registration Fee
 Registration Fee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Registration : B25
 Property : Immovable Consideration : 31,50,000.00/-
 Property Descr : Mouje.NeralTal karjatRaj baug projectBuilding no 15 , Phase 1 flat no201 second floorRaigad
 State : Maharashtra
 District : 410101

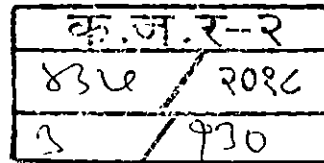
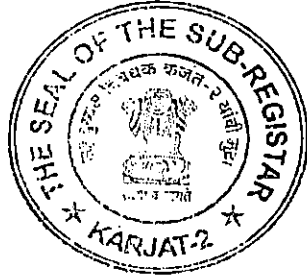
Stamp Duty Payer : PAN-BFIPM5713E DINESH BHIMRAO MAHAJAN
 Registration Party : PAN-AAIFN0816B Ms NEHAL DHARA REALTORS

Bank Scroll No : --
 Bank Scroll Date : --
 Bill Credit Date : --
 Mobile Number : 919881924981



Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-543-437	0005416366201718	23/01/2018-17:09:36	IGR149	30000.00
2	(IS)-543-437	0005416366201718	23/01/2018-17:09:36	IGR149	189000.00
Total Defacement Amount					2,19,000.00



2	130
2082	20
2-3-2	



16118491164187

Bank/Branch: IBKL - 6911944/Kolhane , Raigad
Pmt Txn id : 151333465 Stationery No: 16118491164187
Pmt DtTime : 23-JAN-2018@10:50:23 Print DtTime : 23-JAN-2018 10:52:28
ChallanIdNo: 69103332018012350240 GRAS GRN : MH009733856201718S
District : 1301-RAIGAD Office Name : IGR149-KJT KARJAT SUB R
GRN Date : 22-Jan-2018@16:49:20

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,89,000/- (Rs One, Eight Nine, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment.
Prop Mvblty: Immovable Consideration: R 11,50,000/-
Prop Descr : Mouje Neral,Tal karjat,Raj baug project, Building no 15, Phase 1 flat
ng, 201 second floor, Raigad, Maharashtra, 410101
Duty Payer: PAN-BFJPM5713E, DINESH BHIMRAO MAHAJAN

Other Party: PAN-AA1FN0816B, Ms NEHA DHARA REALTORS

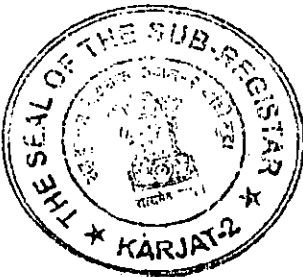
Bank official1 Name & Signature

[Signature]
रोहन मोदी Rohan More *[Signature]* स्पेसिअर धोडिया
ब्रांच हेड / Branch Head ब्रांच हेड / Branch Head
ब्रांच कोड / BRN: 124172 ब्रांच कोड / BRN: 608602



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



Agreed for 100% sale.
dated 23rd Jan 2018.

[Signature]

[Signature]

क.ज.र-२
5310 / 2080
9 / 430

056	/	3
2800	/	056
2-2-1963		



AGREEMENT FOR SALE

This Agreement made at village Neral, Taluka Karjat, District Raigad this 23rd day

of Jan in the year Two Thousand and Eighteen between M/s Nehal Dhara

Realtors, a Partnership firm duly registered under the provisions of the Indian

Partnership Act, 1932, having PAN No. AAIFN0816B, and having its Office 7,

Raj Tower, Plot No. 21, Sector 19, Kharghar, Tal. Panvel, Dist. Raigad, Pin-

410210 through its Partner **Shri. Ramdevsinh Balubha Jadeja** [which expression

shall, unless it be repugnant to the context or meaning thereof include the partners

of the said firm for time being, surviving partner or partners and heirs, executors,

administrators of last surviving partner or partners and his or their assigns]

hereinafter referred to as "the Promoters" of the One Part **DINESH BHIMRAO**

MAHAJAN, PAN No. **BFIPM 5713 E**, Age 36 and **BHARATI BHASKAR**

MALI, PAN No. **AYQPM 3727 J**, Age 30, Indian Inhabitant, Adult, residing/ at

203, Saptgiri Apartment, Pandit Naka, Paranjpe Nagar, Cherpoli, Awaré,

Thane, Shahapur, Maharashtra 421601 hereinafter called "The Allottee" (which

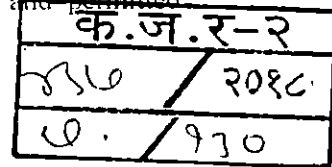
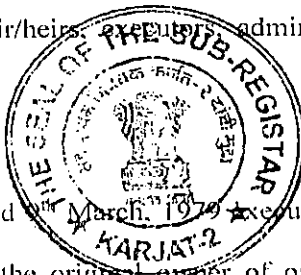
expression shall unless it be repugnant to the context or meaning thereof be deemed

to mean and include his/her/their/heirs, executors, administrators and permitted

assigns) of the Other Part.

WHEREAS:

- i. By and under Sale Deed dated March, 1979 executed by and between Mr. Janardhan Atmaram Vaidya the original owner of one part and Mr. Shirlal Janardhan Shetty of the other part the said Mr. Janardhan Atmaram Vaidya sold and transferred the land being C.S. No. 78 and 79A admeasuring 505.90 and 156.30 sq.mtrs respectively and Agricultural Land admeasuring 10220 sq. mtrs and 3790 sq. mtrs or thereabout bearing Survey Nos. 44 and 45 lying being totaling 14672.20 sq. mtr. and situate within the limits of Neral, Taluka, Karjat District Raigad (hereinafter collectively referred to as the said land), the said land is more particularly described in First Schedule hereunder written on the



Jadeja

Bhaskar

Bhimrao

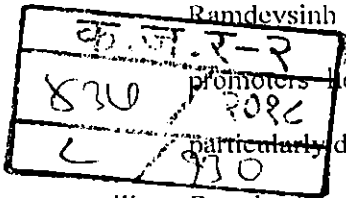
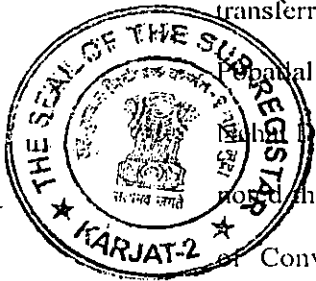
Jade

Bhimrao

Bhaskar

terms and conditions as contained in the said Sale Deed. The Dy. Superintendent of Land Records, Karjat noted the said sale and transferred the ownership of the said Land in the name of Mr. Shirlal Janardhan Shetty and the revenue authority has also noted the said sale under Mutation Entry No. 3510 and recorded the name of Mr. Shirlal Janardhan Shetty. Accordingly the said Mr. Shirlal Janardhan Shetty was the exclusive owner of the said land by virtue of the above sale deed dated 9th March, 1979.

- ii. By and under registered Deed of Conveyance dated 17th September, 2010 bearing No. 7054-2010 dated 17th September, 2010 executed by and between Mr. Shirlal Janardhan Shetty of the one part and (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja the Partners of M/s Nehal Dhara Realtors (the promoters herein) of other part the said Mr. Shirlal Janardhan Shetty sold and transferred the said land on the terms and conditions as contained in the said Deed of Conveyance dated 17th September, 2010. The Dy. Superintendent of Land records Karjat noted the said conveyance and transferred the ownership of the said Land in the name of (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja the partners of M/s. Nehal Dhara Realtors, (the promoters herein) and the revenue authority has also noted the said sale under Mutation Entry No. 5150. By virtue of the said Deed of Conveyance, the said (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja partners of M/s. Nehal Dhara Realtors, (the promoters herein) became the absolute owners of the said land as more particularly described in the First Schedule hereunder written.



- iii. Based on the rights and entitlements, the Promoters have commenced with the development of the said land. By and under the name known as "Raj Baug" (the project) and intends to carry out the development in the Phase wise manner as the promoters may deem fit, in consonance with the relevant laws.

Yogesh

Ramdevsinh

Popatlal

iv. In pursuance of the above the Promoters prepared the building plans and specifications and submitted to the Raigad Zilla Parishad for approval and the Raigad Zilla Parishad having considered the plans and specifications submitted by the Promoters, by its letter bearing No.549/2015 dated 20-06-2015 has approved such plans and specifications and issued to the Promoters the development permission and Commencement Certificate as required under the Maharashtra Regional & Town Planning Act, 1966. The said Commencement Certificate was subsequently amended vide letter bearing No.105/2017 on dated 24-03-2017 have been annexed hereto as Annexure-A. The Raigad Zilla Parishad has approved the layout of the said land which the promoters desire to develop in three Phases.

v. In furtherance thereto, the Promoters have envisaged a layout plan "the Layout" for the development of the said land. The promoters had made an application to the Raigad Zilla Parishad for the sanction of the layout of the said land and the authenticated copies of the said sanctioned Layout of the said Project "Raj Baug" as approved by the Raigad Zilla Parishad have been annexed hereto as Annexure B.

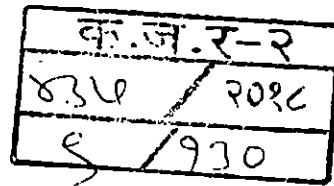
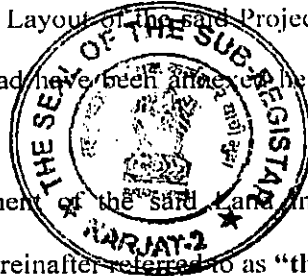
vi. The Promoters intend to carry out development of the said land in three different Phases, in the name of "Raj Baug" (hereinafter referred to as "the said Project"). The said Project consists of 16 buildings which are to be developed in the following Phases:-

Phase 1:- Building Nos. 13, 14, 15, 16 – completed

Phase 2:- Building Nos. 1, 2, 3 – in progress

Phase 3:- Building Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12 - to commence.

"Raj Baug- Phase 1" which consisted of 4 buildings namely, 13, 14, 15 and 16, has already been completed and Occupation Certificate with respect to the said four buildings has been issued by the Raigad Zilla Parishad vide 291/2017 dated 07-07-2017. The said "Raj Baug- Phase 1", which is developed on a



IGada Aginash Bomal

portion of the said Land has been delineated by Blue Colour boundary line of the location plan which is already marked as Annexure B hereinabove. The recreation area which is common for the said Project consisting of all the 3 phases shall be provided only on completion of the said Project, "Raj Baug". The recreation area for the said Project is shown delineated by Black Colour Boundary line of the location plan which is already annexed at Annexure B. As the Occupation Certificate with respect to all the buildings in the said "Raj Baug- Phase 1" is received, there is no requirement for registering the said "Raj Baug- Phase 1" under the provisions of the Real Estate (Regulation and Development Act), 2016 (hereinafter referred to as "the said Act").

- vii. The second phase of the said Project shall be consisting of 3 buildings bearing Nos. 1, 2 and 3. All three buildings shall be of ground plus 4 floors each (G+4). The third phase of the said Project, namely, building Nos. 4 to 12, shall be developed accordingly. All the three phases of the said Project are notionally divided and described in the plan which is already annexed at Annexure B hereto. Phase 2 of the said Project is delineated in Red colour boundary line and Phase 3 of the said Project is delineated in Yellow colour boundary line.



the value of the above Commencement Certificate as issued to the Promoters, pursuant to which the Promoters are entitled in law to erect the buildings consisting of Residential Apartments, Offices, Shops and sell such Residential Apartments, Offices, Shops to its intending buyers.

The Promoters are entitled and enjoined upon to construct buildings in the said land in accordance with the recitals hereinabove.

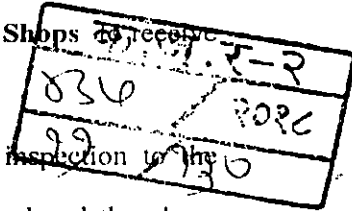
25.01.2022	
836	836
90	930

The Promoters have accordingly now commenced the construction of three buildings in the Phase 2 under the name and style known as "Raj Baug- Phase 2" in accordance with the aforesaid plans ("hereinafter referred to as "the Phase") Furthermore, the Promoters are entitled to amend the said Plan and

Godra Mahesh Bimal

specifications at their discretion with the necessary permission from the concerned Authorities.

- x. The Promoters are the owners and are in possession of the said land.
- xi. The Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- xii. The Promoters have registered the Phase 2 of the said Project under the provisions of the said Act with the Real Estate Regulatory Authority Vide Maha RERA Reg. No. P52000000813; the authenticated copy of the Registration Certificate is hereto attached at Annexure "C".
- xiii. The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the buildings.
- xiv. By virtue of Deed of Conveyance dated 17th September, 2010 and commencement certificate issued by the Raigad Zilla Parsihad-Alibaug, the Promoters have sole and exclusive right to sell the **Flats/Offices/Shops** in the said building/s to be constructed by the Promoters in the said Phase and to enter into Agreement/s with the Allottee/s of the **Flats/ Offices/ Shops** to receive the sale consideration in respect thereof.
- xv. On demand from the Allottee, the Promoters have given inspection to the Allottee of all the documents of title relating to the said land and the plans, designs and specifications prepared by the Promoter's Architects namely **Home Work Architects** and of such other documents as are specified under the said Act and the Rules and Regulations made thereunder.
- xvi. The authenticated copies of Certificate of Title issued by Advocates of the Promoters, authenticated copies of Property card and extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title



Prade Ganesh Bhawal

of the Promoters with respect to the said land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure "D" and "E1 to E4", respectively.

xvii. The authenticated copies of the plans of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure "F".

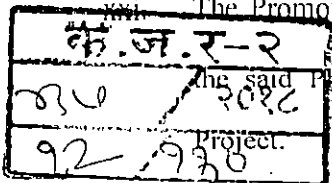
xviii. The Allottee has intended to purchase a Residential Flat bearing No. 201 on the 2nd floor of the Building No.15 in the said Project "Raj Baug" (herein after referred to as the "said Apartment") being constructed in the Phase 1 of the said Project, by the Promoters.

xix. The Promoters have 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 Occupancy Certificate of the Buildings in the said Phase.

xx. While sanctioning the said Layout of the said Project, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Project and upon due observance and performance of which only, the occupancy certificate in respect of the buildings in the said Phase shall be granted by the concerned local authority.



xxi. The Promoters have accordingly commenced construction of the buildings in the said Phase in accordance with the said sanctioned Layout of the said Project.



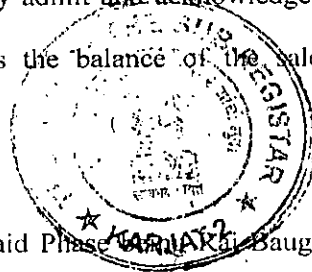
xxii. The carpet area of the said Apartment is 47.81 square meters equivalent to 515 square feet and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, enclosed balcony and exclusive open terrace area appurtenant to the said

[Handwritten signatures]

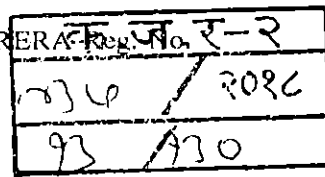
Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment. The "exclusive areas" means enclosed balcony 8.58 sq. mtr. equivalent to 92 sq. feet and terrace areas admeasuring 3.99 sq. mtrs.. equivalent to 43 sq. feet.

AND WHEREAS, 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;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoters a sum of Rs.1,35,000/- (**Rupees One Lac Thirty Five Thousand Only**), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS, the Promoters have registered the said Phase 2 under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority Vide Maha RERA Reg. No. R-2 P52000000813;



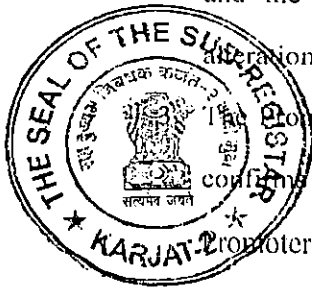
AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

Gaule Ngimesh Bomal

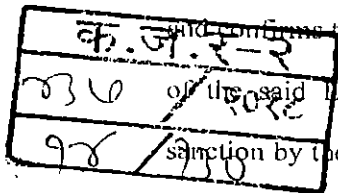
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment.

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

1. The Promoters shall develop the said Project being "Raj Baug" on the said Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of any major alteration, addition, variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.
2. It is hereby clarified that in case of any minor additions or alterations required due to architectural and structural reason duly recommended and verified by Architect or Engineer, the Promoters shall intimate the Allottee/s in writing and the Allottee/s hereby gives his consent for such minor addition or alteration.



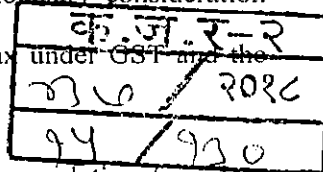
The Promoters have further informed the Allottee/s and the Allottee/s hereby confirms and acknowledges that the said Land is being developed by the Promoters in a Phase-wise manner to be determined by the Promoters in their absolute discretion from time to time. The Allottee/s further acknowledge/s



and confirms that the Promoters may, at any time, vary/modify the Layout plan of the said Land except the said Phase, subject however to the grant of sanction by the concerned authorities, or may undertake any of the aforesaid if required by the concerned authorities.

Gode Moiner Bimal

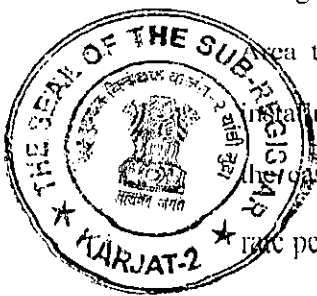
4. At the request of the Allottee, the Promoters have agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters, Apartment No. 201 admeasuring carpet area of 47.81 square meters equivalent to 515 square feet and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, enclosed balcony 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. The "exclusive areas" means enclosed balcony 8.58 sq. mtr. equivalent to 92 sq. feet and terrace areas admeasuring 3.99 sq.mtrs, equivalent to 43 sq. feet, on 2nd floor of building No. 15 being constructed in the Phase 1 of the said Project (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof which is hereto annexed and marked Annexures F for the consideration of Rs. 31,50,000/- (Rupees Thirty One Laes Fifty Thousand Only) which is more particularly described in the Second Schedule hereunder, with
5. The Consideration above excludes Taxes such as Value Added Tax, Service Tax, Goods and Services Tax (GST), Krishi Kalyan Cess and under construction tax, property tax, Swachh Bharat Cess, local body tax or any other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the applicable/relevant law or any amendments thereto pertaining or relating to the sale of Apartment. Taxes shall be paid by the Allottee on demand made by the Promoters within 7 (seven) working days, and the Allottee shall indemnify and keep indemnified the Promoters from and against the same, however the monetary consideration mentioned herein above includes the credits of input tax under GST and the consideration has been worked out accordingly.
6. The Consideration is escalation-free, save and except escalations/increases /impositions levied by any statutory authority(ies), local bodies/ government.



God Ganesh Bhand

competent/planning authorities ("Authorities") from time to time or any statutory charges/payments including but not limited to Development charges, external Development charges, infrastructure Development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to the Authorities.

7. The list of specifications to be provided in the said Apartment is hereto annexed and marked as Annexure G. The Allottee is satisfied about the specifications as mentioned in Annexure G agreed to be provided by the Promoters and undertakes not to raise any objection in respect thereof.
8. 20% (Twenty Percent) of the Consideration shall be considered as the Earnest Money for the transaction.
9. Along with the aforementioned Consideration, the Allottee agree(s) and undertake(s) to pay to the Promoters, amounts as specified in Clauses 16 and 17 of this Agreement.
10. The Promoters shall confirm the 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. In the event of any variation in the Carpet Area then the only recourse available will be a pro-rata adjustment in the Statement/s of the Consideration payable/paid, as agreed herein or refund, as the case may be. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4 of this Agreement.



11. The Allottee hereby agrees to pay to the Promoters the Consideration of **Rs.**

क.ज. 31,50,000/-
830 / 2086
92 / 930

(Rupees Thirty One Lacs Fifty Thousand Only) in the

following manner:-

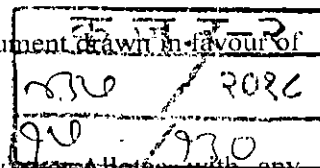
Bhola (Gomesh) (Bhaskar)

Sr.No	Milestone	Percentage	Rupees
1	Before Registration of this Agreement.	10%	Rs.3,15,000/-
2	Upon execution of this Agreement	20%	Rs.6,30,000/-
3	Immediately after registration of this agreement.	70%	Rs.22,05,000/-

12. The Allotee shall pay the respective payment installments as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of the Promoters sending notice of the completion of each milestone. Intimation forwarded by Promoters to the Allotee that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Allotee and the Allotee agrees to make payment accordingly. The Allotee hereby understands and agrees that, save and except for the intimation from the Promoters as provided under this Clause, it shall not be obligatory on the part of the Promoters to send reminders regarding the payments to be made by the Allotee as per the payment schedule mentioned hereinabove, and the Allotee shall make all payment/s to the Promoters on or before the due dates, time being the essence of this Agreement.



13. All payments to be made by the Allotee under this Agreement shall be by cheque/demand draft/pay order/RTGS/any other instrument drawn in favour of "NEHAL DHARA REALTORS".



14. In case of any financing arrangement entered by the Allotee with any Bank/financial institution with respect to the purchase of the said Apartment, the Allotee undertake/s to direct such bank/financial institution to and shall ensure that such financial institution disburse/pay all such installment of Consideration amounts due and payable to the Promoters through an account

Nehal Dhara Realtors (Agreed)

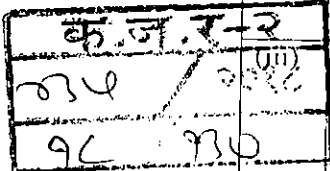
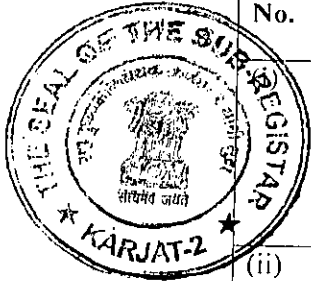
Bimal

payee cheque/demand draft/RTGS drawn in favour of "NEHAL DHARA REALTORS".

15. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee is/are not honored for any reason whatsoever, then the same shall be treated as default below 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 dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and all further payments shall be accepted through bank demand draft(s) only.

16. The Allottee shall on or before delivery of possession of the said Apartment deposit and keep deposited with the Promoters, a sum of **Rs.60,000/-** For the following expenditure:

Sr. No.	Particulars
	Estimated amount towards share money, application entrance fee of the Society or Limited Company ("association") / Federation / Apex Body
(ii)	Estimated amount towards formation and registration of the Society or Limited Company / Federation / Apex Body
(iii)	Estimated amount towards Proportionate Share Of Taxes And Other Charges / Levies In Respect Of The Society Or Limited Company / Federation / Apex Body
(iv)	Estimated amount towards For deposit towards water, electric, gas and other utility and services connection charges

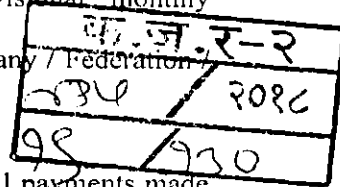
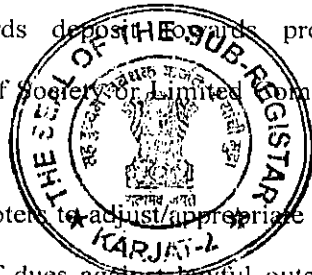


_____ _____ _____

(v)	Estimated amount towards For deposits of electrical transformers in the Layout/Phase
(vi)	Estimated amount towards maintenance charges for 24 months from the date of Occupation Certificate of the Building in which the said Apartment is situated for purpose of management and maintenance of Building and its vicinity. Similarly, for the subsequent period also, the Allottee shall pay the maintenance charges regularly as and when demanded by the Promoters.
(vii)	Estimated amount towards ad-hoc corpus fund to be deposited with Promoters / service provider, as may be directed by the Promoters
(viii)	Legal charges for formation of society / limited company / federation / Apex Body: The Allottee shall on demand pay to the Promoters at actual, the amount towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Promoters in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance

17. A sum of **Rs.23,400/-** towards deposits of the ~~provisional~~ monthly contribution towards outgoings of ~~Society or Limited company / Federation~~ Apex Body for First 12 months.

18. The Allottee authorizes the Promoters 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 Promoters may in their sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

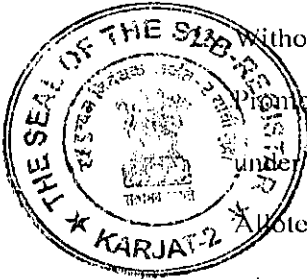


T. J. J.

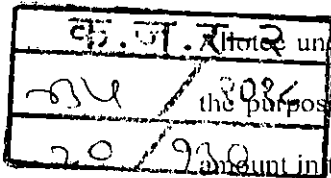
(Signature)

(Signature)

19. Time is of essence for the Promoters as well as the Allotee. The Promoters shall abide by the time schedule for completing the Phase/Building and handing over the Apartment to the Allotee after receiving the Occupancy Certificate.
20. Similarly, the Allotee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the completion of construction by the Promoters as provided in this Agreement.
21. All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules ("Interest") from the date they fall due till the date of receipt/realization of payment by the other Party.
22. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.



Without prejudice to the other rights of the Promoters hereunder, the Promoters shall in respect of any amounts remaining unpaid by the Allotee under this Agreement, shall have a first charge / lien on the Apartment and the Allotee shall not transfer his/her rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the



under this Agreement, to the Promoters. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoters.

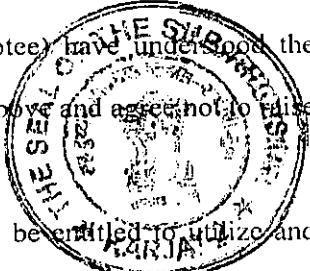
24. The Allotee has been informed and is aware that the buildable area has been sanctioned for the entire said Land as a single layout on the basis of the

Khore Engineer Bhambhani

available Floor Space Index ("FSI") and accordingly the Promoters are developing the said Land in Three Phases.

25. The Promoters declare that FSI approved and sanctioned in respect of the said Project is 18216.50 square meters and the Promoters have utilized for 4608.77 square meters FSI in Phase 1 and planned to utilize FSI of approx. 3453.85 square meters on the said Phase 2 by utilizing the FSI of the said Land or by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.

26. Further, the Allotee has been informed and acknowledges that the FSI proposed to be consumed in the construction of the Buildings of the said Phase may not be proportionate to the area of the physical Land on which it is being constructed and/or in proportion to the total area of the Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoters in their sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Land as it thinks fit and the Allotees of the premises in such buildings (including the Allotee) have understood the manner of consumption of the FSI as set out hereinabove and agree not to raise any claim or dispute thereof.



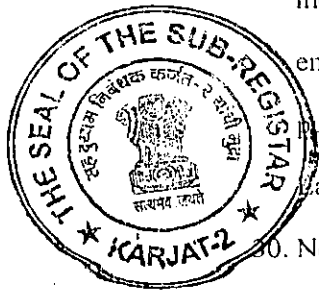
27. The Allotee acknowledges that the Promoters shall be entitled to utilize and deal with all the Development potential of the Land including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the said Land or elsewhere as may be permitted and in such manner deemed fit by the Promoters.

22/11/2022	
830	2086
29	930

gaur Arinash Bhawal

28. The Allottee further acknowledges that, at the sole discretion (i) the Promoters shall be entitled to freely deal with the other Phases comprised on the said Land (along with the loading of FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Promoters may deem fit (ii) the Promoters may also sell/transfer its stake in the other Phases to any person as they deem fit, in accordance to the then existing laws. The Allottee has entered into this Agreement knowing fully well the scheme of development proposed to be carried out by the Promoters on the said Land.

29. The unutilized/residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the said Land on which the entire Project is developed by the Promoters in the manner set out hereinabove, shall always be available to and shall always be for the benefit of the Promoters and the Promoters shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection interference from the Allottee / association / federation/apex body / apex bodies. In the event of any additional FSI in respect of the said Land or any part thereof being increased as a result of the any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Promoters alone shall be entitled to the ownership and benefit of the all such additional FSI for the purpose of the development and / or additions to the built up area on the said Land as may be permissible.



30. Neither the Allottee nor any of the other Allottees of premises in the buildings being constructed on the said Land (including the Buildings on the said Phase)

क.ज.र-२	for the
34	premises
22/730	entitled to

association / federation/ apex body to be formed of Allottees of premises in such buildings (including the Buildings on the said Phase) shall be entitled to claim any FSI and/or TDR howsoever available on the said Land.

All FSI and/or TDR at any time available in respect of the said Land in accordance with the Layout or any part thereof shall always belong absolutely

Handwritten signatures: Jode, Gajinash, Bhand

to the Promoters, till the time the development of the entire Layout of the said Land as contemplated by the Promoters is completed by the Promoters and buildings/ the said Land is conveyed to the association / federation /apex body in the manner set out herein below.

31. The Allotee or the association / federation/apex body of the Allotees shall not alter/demolish/construct or redevelop the Building or the said Land or any part thereof until and unless the Building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Land. It is also agreed by the Allotee that even after the formation of the association / federation/apex body, the Promoters, if permitted by the local authority and other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the said Land and shall thereby continue to retain full right and authority to Promoters the Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Promoters who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Promoters may deem fit.

32. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the said Layout plans or thereafter and shall before offering possession of the Apartment to the Allotee obtain from the concerned local authority Occupancy Certificate in respect of the said Building in which the said Apartment is located.

33. The said apartment is ready for possession with Occupancy Certificate, however possession shall be offered to the Allotee only after receiving all the payments due as per Agreement for sale.

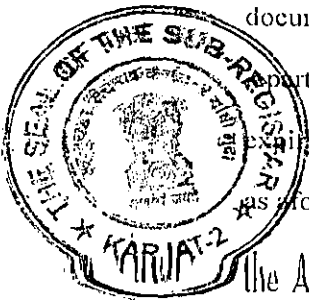


CH. VI. R-2	
34	2026
23	230

Badu (Mannosh) (Bimal)

34. In case the Promoters are unable to offer possession on or before the Delivery Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Allottee, the Promoters shall refund the amounts received from the Allottee along with applicable Interest from the date of payment of such amount till refund thereof. If the Promoters fail to abide by the time schedule for handing over the said Apartment to the Allottee, the Promoters agree to pay to the Allottee, who does not intend to withdraw from the said Project, interest as specified in the rules on all the amounts -paid by the Allottee for every month of delay till the handing over of the possession. The Allottee agrees to pay to the Promoters, interest as specified in the Rules on all the delayed payments which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoters.

35. The Allottee shall take possession of the Apartment within 15 (fifteen) days from the date the Promoters offering possession of the Apartment, by executing necessary documents, indemnities, declarations and such other documentation as prescribed, and the Promoters shall give possession of the Apartment to the Allottee. Upon receiving possession of the Apartment or expiry of the said 15 days from the date of possession offered by the Promoters as aforesaid ("Possession Date"), the Allottee shall be deemed to have accepted



the Apartment, in consonance with this Agreement, and shall thereafter, not

25.01.2024
28/01/2024
28/01/2024

have to make any claim/s, against the Promoters, with respect to any item of work alleged not to have been carried out or completed. The Allottee expressly understands that from such date, the risk and ownership to the Apartment shall pass and be deemed to have passed to the Allottee.

36. The Allottee hereby agrees that in case the Allottee fails to respond and/or neglects to take possession of the Apartment within the time stipulated by the

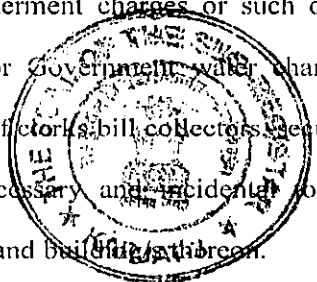
Jagan *Yriner* *Bbmal*

Promoters, then the Allottee shall in addition to the above, pay to the Promoters holding charges at the rate as decided by the Promoters and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay. During the period of said delay the Apartment shall remain locked at the sole risk, responsibility and cost of the Allottee in relation to its deterioration in physical condition.

37. The Allottee hereby agrees that in case the Allottee fails to respond and/or neglects to take possession of the Apartment within the aforementioned time as stipulated by the Promoters and/or cancel/ terminate this Agreement at the time of handover of possession of the Apartment, then the Promoters shall also be entitled to reserve their right to forfeit the Earnest Money alongwith the government taxes levied on the entire consideration amount and refund the balance amount to the Allottee without any interest. The Allottee further agrees and acknowledges that the Promoters' obligation of delivering possession of the Apartment shall come to an end on the expiry of the time as stipulated by the Promoters and that subsequent to the same, the Promoters shall not be responsible and/or liable for any obligation towards the Allottee for the possession of the Apartment.

K.S.R-2	
234	2026
24	30

38. From the Possession Date, the Allottee shall be liable to bear and pay the proportionate share of outgoings in respect of the Building and the said Layout including but not limited to local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Land and Building thereon.



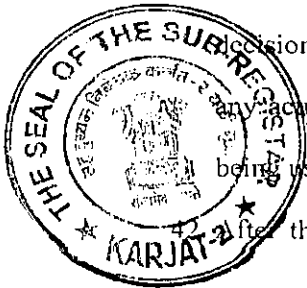
39. Until the conveyance of the structure of the Building(s) to the common organization, the Allottee shall pay to the Promoters such proportionate share

_____ Princed Bimal

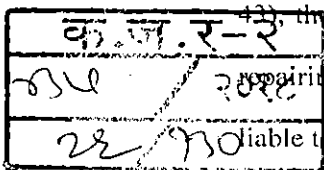
of outgoings as may be determined by the Promoters. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoters provisional monthly contribution as determined by the Promoters or the common organization as the case may be from time to time. The amounts so paid by the Allottee to the Promoters shall not carry any interest and any unutilized amounts shall remain with the Promoters until the conveyance in favour of common association as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Promoters to the common organization.

40. The Promoters shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, on account of the share capital for the promotion of the co-operative Society or Company or federation or apex body towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

41. If the Allottee brings to the notice of the Promoters any structural defect in the Apartment/Building within the time period as stipulated under the Relevant Laws then, it shall wherever possible be rectified by the Promoters without further charge to the Allottee. However, Parties agree and confirm that the decision of the Promoters' architect shall be final in deciding whether there is any actual structural defect in the Apartment / Building or defective material being used or regarding workmanship, quality or provision of service.



After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause



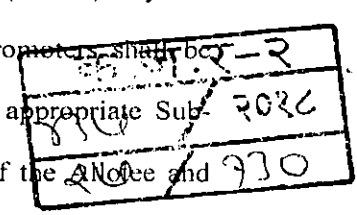
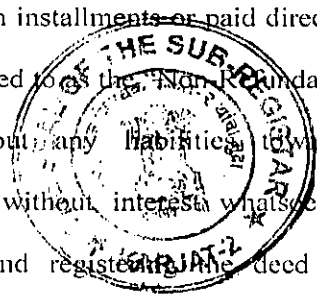
42) the Promoters shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee and the Allottee alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

43. In the event if the Allottee fails or neglects to (i) make the payment of the Consideration in installment in accordance with terms of this Agreement and

Prateek Pranish Bimal

all other amounts due including but not limited to estimated other charges due from the Allottee as mentioned in this Agreement on its due dates and/or (ii) comply with the obligations, terms conditions as set out in this Agreement, the Promoters shall be entitled, without prejudice to other rights and remedies available to the Promoters including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Allottee, to cancel/terminate the transaction.

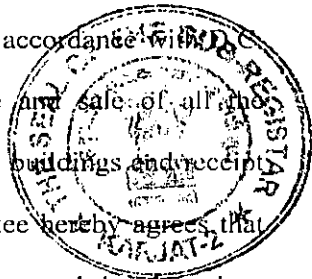
44. In case the Allottee fails to rectify the default within the aforesaid period of 15 days then the Promoters shall be entitled, at their sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, (d) administrative charges as per Promoters' policy and (e) all taxes paid by the Promoters to the Authorities (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement for Sale is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Allottee has opted for subvention plan) which the Promoters may incur either by way of adjustment made by the bank in installments or paid directly by the Promoters to the bank. (collectively referred to as the "Non-Refundable Amount"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc, shall be refunded without interest whatsoever simultaneously upon the Allottee executing and registering the deed of cancellation or such other document ("Deed") within 15 (fifteen) days of termination notice by the Promoters, failing which the Promoters shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Allottee and the Allottee hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the



Tgö=cc Prinert Bbmed

Project, even after formation of the association/apex body on such terms and conditions as the Promoters may deem fit and the Allottee hereby gives his unequivocal consent for the same. For this purposes the Promoters may, in their discretion provide suitable provisions in the constitutional documents of the association/apex body. (iv) Make provisions for payment of outgoings to the association & the apex body for the purposes of maintenance of Building in which the Apartment is located and the entire Project.

46. The Allottee hereby acknowledges and agrees that the said Phase is part of a single layout development and as such the Promoters would be conveying only the structure of the Buildings to the association/society formed of the individual buildings, which shall be within 3 (three) years from the date of handover all the Apartment(s)/Apartment in the Buildings to respective Allottees of the Building(s) and the underlying Land would be conveyed to the Apex Body formed of the association in such parts as the Promoters may deem fit. The Promoters shall convey its title in respect of the said Land to the association / Apex Body within such period as the Promoters may deem fit, however such conveyance shall be within 5 (five) years from date of the completion of the entire development of the said Land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with the Regulations that may be in force from time to time and sale of all the Apartments/premises/commercial office/units in the said buildings and receipt of the entire consideration in respect thereof. The Allottee hereby agrees that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Allottee hereby agrees and confirms that till conveyance of the buildings and underlying Land to the association or apex body, the Allottee shall continue to pay all the outgoings as imposed by the Local Authority and/or concerned authorities and

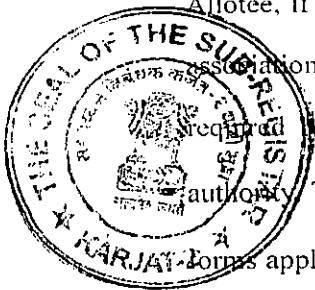


236	2026
28	1930

Gadga (Mishra) (Bansal)

proportionate charges to the Promoters/Facility Management Company as the case may be from time to time at the rate as decided by the Promoters.

47. The Allottee agrees and undertakes, to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association /apex body drafted/adopted by the Promoters for the association, necessary for the formation and registration of the association / apex body within 10 (ten) days from intimation by the Promoters. The Allottee agree(s) not to object to any changes/amendments made by the Promoters in the draft/model bye-laws/memorandum and articles of association / apex / apex bodies for the association. The Allottee shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Promoters and the other Allotees of premises in the Building. The Allottee shall be bound by the rules, regulations and bye-laws/memorandum and articles of association / apex body and the terms and conditions contained in the Indenture. No objection shall be raised by the Allottee, if any changes or modifications are made in the draft bye-law of the



association / apex body by the Promoters as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Allottee hereby authorize Promoters to sign and execute all such applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

36 2082
30/930

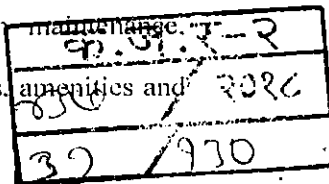
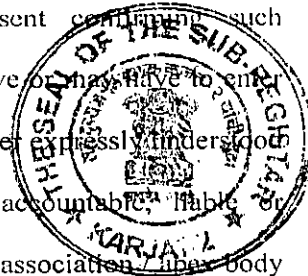
48. The Promoters may become a member of the association / apex body / to the extent of all unsold and/or unallotted premises, areas and spaces in the Building.

49. All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of conveyance in favour of the society/Federation shall be borne and paid by the association/all Allotees of premises in the building/s in the same

Agarwal Agarwal Bhargava

proportion as the carpet/built up area of the premises bears to the total area of all the premises in the said building/s.

50. By executing this Agreement, the Allottee agrees and consents to the appointment by the Promoters if they so desire to appoint any agency, firm, corporate body, organization or any other person ("Facility Management Company") to manage, upkeep and maintain the Building together with other buildings and the amenities in the said Project and maintain common areas, amenities, common facilities and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the said Building (including the Allottee's proportionate share of the outgoings as provided hereinabove). It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ apex body. The Allottee hereby grants his/her/its consent ~~concurring~~ such agreement/contract/arrangement that the Promoters have ~~or may have to enter~~ into with the Facility Management Company. It is further expressly understood that the Promoters shall not in any manner be accountable, liable or responsible to any person including the Allottee and/or association/ apex body for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such ~~management~~ management and control of the Building and/or common areas, ~~amenities and~~ amenities and facilities thereto.



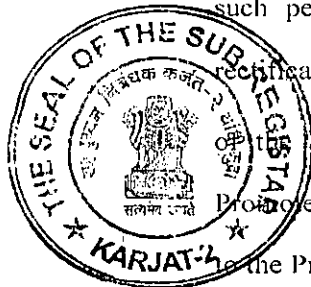
51. The Allottee agrees to pay the necessary fees as may be determined by the Promoters/Facility Management Company.

52. The Allottee further agrees and undertakes to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Promoters/ Facility Management

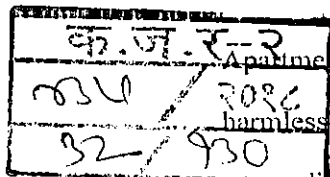
J. J. J. (Business) Bhorel

Company, for the purposes of framing rules for management of the Building and use of the Premises by the Allottee for ensuring safety and safeguarding the interest of the Promoters/Facility Management Company and other Allotees of premises in the Building and the Allottee also agrees and confirms not to raise any disputes/claims against the Promoters/Facility Management Company and other Allotees of premises in this regard.

53. The Allottee agrees and undertakes that upon handover of possession, the Allottee shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Promoters/association / apex body and without causing any disturbance, to the other Allotees of premises in the Building. Without prejudice to the aforesaid, if the Allottee makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Apartment or the Building, the Promoters shall be entitled to call upon the Allottee to rectify the same and to restore the Apartment and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Promoters in that behalf. If the Allottee does not rectify the breach within the such period of 30 (thirty) days, the Promoters may carry out necessary



rectification/restoration to the said Apartment or the said Building (on behalf Allottee) and all such costs/charges and expenses incurred by the Promoters shall be reimbursed by the Allottee. If the Allottee fails to reimburse the Promoters any such costs/charges and expenses within 7 (seven) days of demand by the Promoters, the same would be deemed to be a charge on the

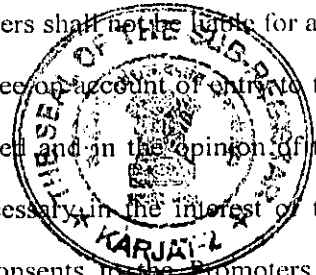


Apartment. The Allottee hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Promoters (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Promoters or which the Promoters may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Apartment or the Building and (ii) for all costs

Bode Agrihar Bimal

and expenses incurred by the Promoters for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Apartment or the Building.

54. Upon the possession of the Apartment being delivered to the Allottee, the Allottee shall be deemed to have granted a license to the Promoters, its engineers, workmen, labourers or architects to enter upon the Apartment by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building or if necessary any part of the Apartment provided the Apartment is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Allottee or his agents and the Allottee shall reimburse and/or pay to the Promoters or any other person the loss or damage suffered by them on account of the act of the Allottee or his agents. The Promoters shall not be liable for any theft or loss or inconvenience caused to the Allottee on account of entry into the Apartment as aforesaid. If the Apartment is closed and in the opinion of the Promoters any rectification or restoration is necessary in the interest of the Building and/or Allottee therein, the Allottee consents to the Promoters to break open the lock on the main door/entrance of the Apartment and the Promoters shall not be liable for any loss, theft or inconvenience caused to the Allottee on account of such entry into the Apartment.

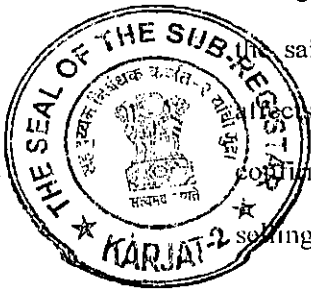


K. J. R-2	
830	930
33	930

55. The Promoters hereby represent and warrant to the Allottee to the best of their knowledge as on date as follows: (i) The Promoters have clear and marketable title with respect to the said land; as covered in the title report annexed to this agreement and have the requisite rights to carry out development upon the said Land and also have actual, physical and legal possession of the said Land for the implementation of the said Project; (ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out

_____ (Signature) _____ (Signature)

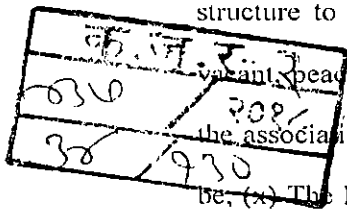
development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said project; (iii) There are no encumbrances upon the said Apartment(s) / Apartment or said Phase or said Land or the said Project. (iv) There are no litigations pending before any Court of law with respect to the said Land or said Project. (v) All approvals, licenses and permits issued by the competent authorities with respect to the said Project, said land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Land and said Building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable/relevant laws in relation to the said Project, said Land, said Building and common areas; (vi) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected; (vii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including



said Phase and the said Premises which will, in any manner, adversely affect the rights of Allottees under this Agreement; (viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this

Agreement; (ix) At the time of execution of the conveyance deed of the structure to the association of Allottee the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Allottee or the federation or apex body as the case may be. (x) The Promoters have duly paid and shall continue to pay and discharge

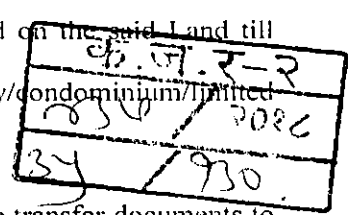
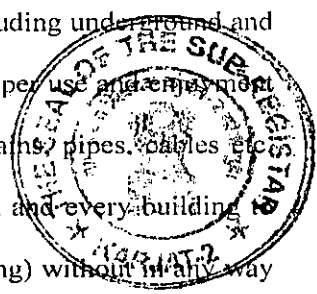
undisputed governmental dues, rates, charges and taxes and other monies,



_____ _____ _____

levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities; (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the said Land and/or the said Project.

56. It is clearly understood and agreed by the Parties that – The Promoters reserve to themselves the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the said Land and said Project and any common rights of ways with the authority to grant such rights to the Allotee and/or users of premises in the buildings being constructed on the said Project (present and future) at all times and the right of access to the said Project for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, underground tanks, transformer of power supply company etc. situated on the said Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Project and if necessary to connect the drains, pipes, cables etc. under, over or along the said Land appurtenant to each and every building to be constructed on the said Project (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Allotee/other occupants of premises in the said building constructed on the said Land till such time the said Land is handed over to the society/condominium/limited company/ association/Apex Body Federation.



57. Necessary provisions for the above shall be made in the transfer documents to be deeds of transfer/assignment/declaration/deeds of Apartments to be

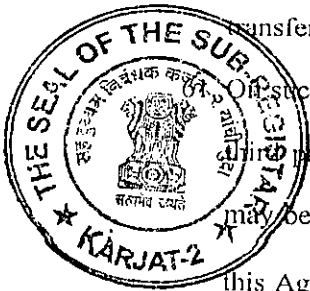
Golda Ganesh Bhancel

executed in respect of the sale/transfer of premises in the buildings to be constructed on the said Land. The Allottee hereby expressly consents to the same.

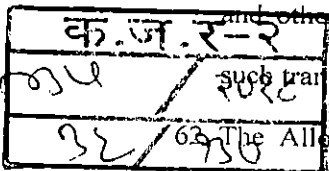
58. It is agreed by the Allottee that the name of the said Project "Raj Baug" or of the individual buildings may be changed at the sole discretion of the Promoters and the Allottee shall not be entitled to raise any objection to the same.

59. The Allottee acknowledges, agrees and undertakes that the Allottee shall neither hold the Promoters or any of its sister concerns/ affiliates liable/ responsible for any representations/ commitments/ offers made by any third party to the Allottee nor make any claims/demands on the Promoters or any of its sister concerns/ affiliates with respect thereto.

60. The Allottee may, only upon payment of the 100% consideration amount alongwith the applicable taxes, charges as provided for under this Agreement, transfer his rights, title and interest in the said Apartment under this Agreement to any third person / entity after obtaining prior written consent of the Promoters. Any such transfer by the Allottee shall be subject to the terms and conditions of this Agreement, Applicable /relevant Laws, notifications/ governmental directions. Further, the Promoters reserve the right to allow such transfer at their sole discretion.



On such transfer recorded / endorsed by the Promoters, the Allottee along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Promoters, to abide by all the terms and conditions of this Agreement. The Allottee shall solely be liable and responsible for all legal

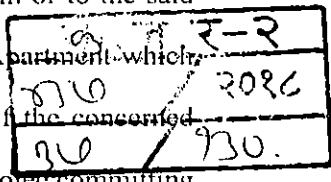
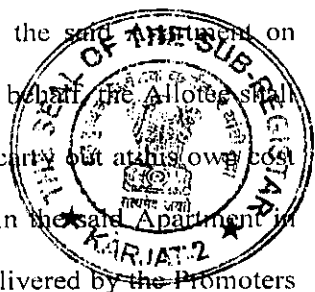


and other consequences that may arise due to acceptance of application for such transfer/ assignment.

The Allottee or himself with intention to bring all persons into whatsoever hands the Apartment may come, hereby covenants, represents with the Promoters as follows :- (i) To maintain the Apartment at the Allottee's own

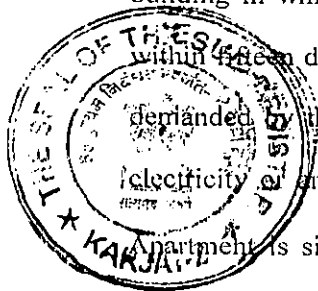
[Signature] [Signature] [Signature]

cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the said building in which the said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said Apartment is situated and the said Apartment itself or any part thereof without the consent of the local authorities, if required. (ii) Not to store in the said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said building in which the said Apartment is situated, including entrances of the said building in which the said Apartment is situated and in case any damage is caused to the said building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach. (iii) To carry out at his own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the said building in which the said Apartment is situated or the said Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority. (iv) Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or



T. J. Jones (G) Jones (B) Jones

cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated nor shall demand partition of the Allottee's interest in the said Apartment and shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said building in which the said Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the said Apartment without the prior written permission of the Promoters and/or the Society or the Limited Company. (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance. (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said land and the building in which the said Apartment is situated. (vii) Pay to the Promoters within 15 days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said Apartment is situated. (viii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee for any purposes other than for purpose for which it is sold. (ix) Not cause any nuisance, hindrance, disturbance and annoyance to other Allottees of premises in the Building or other occupants or users of the said Building, or visitors to



क. ज. र. २	३५
३५	३५

गोदर Prinash Bmal

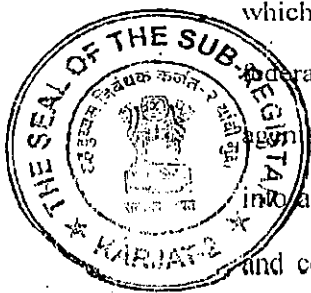
the said Building, and also occupiers of any adjacent, contiguous or adjoining properties; (x) Pay to the Promoters, within 7 (seven) working days of demand, by the Promoters his/her/its share of deposits, if any, demanded by the concerned local authorities or government for giving water, drainage, electricity, telephone, gas or any other service/utility connection to the Premises or Building; (xi) Permit the Promoters and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Apartment or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Allottee; (xii) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah or other open spaces forming a part or appurtenant to the said Apartment/s in the said Building, without the prior written permission of the Promoters/association/concerned authorities; (xiii) Not do or permit to be done any act or thing which may render void or voidable any insurance of the said Building or said Land or any part thereof, or whereby, or by reasons whereof, increased premium shall become payable; and (xiv) After possession of the said Apartment is handed over the Allottee, the Allottee may insure the said Apartment from any loss, theft, damage caused due to human intervention or due to any Act of God or other Force Majeure incident, including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Promoters shall not be responsible for any loss/damage suffered thereafter. (xv) The Allottee and/or the Promoters shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908. (xvi) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up. (xvii) The Allottee shall observe and perform all the rules and



4. J. 7-2	
330	2026
25	9301

Govd (Signature) (Signature)

regulations which the society or the limited company or apex body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allotee shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement. (xviii) Till a conveyance of the structure of the said building in which Apartment is situated is executed in favour of society/limited society, the Allotee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof. (xix) Till a conveyance of the said land on which the said building in which the said Apartment is situated is executed in favour of Apex Body or Federation, the Allotee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land or any part thereof to view and examine the state and condition thereof. (xx) Usage of Apartment Areas by the Allotee: The



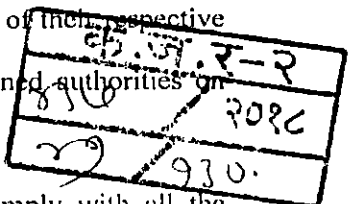
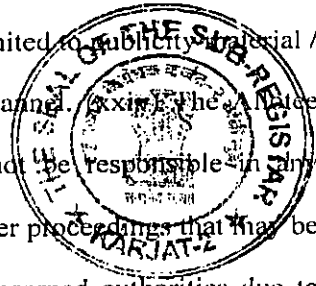
Allotee agrees to use the said Apartment or any part thereof or permit the same

क. ज. २०२
३३०
३०

used only for purpose of residence only. (xxi) The Allotee hereby confirms and acknowledges that the specifications mentioned in the advertisement / communications or the sample Apartment / mock Apartment and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only indicative and suggested in nature and are not intended to be

गोले गिनेर भिमल

provided as a standard specifications and/or services or cannot be construed as same. The Allotee agrees and confirms that they have not relied on the same for his/her/its decision to acquire the said Apartment in the said Phase and also acknowledges satisfying itself with the sanctioned layout plans and time schedule of completion of the Project. (xxii) The Allotee undertakes that the Allotee has taken the decision to purchase the said Apartment out of his/her own free will, based solely upon the information provided along with the documents Annexed hereto, after giving careful consideration to the nature and scope of the entire development explained to the Allotee by the Promoters in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement. (xxiii) Save and except the information / disclosure contained herein the Allotee confirms and undertakes not to any make any claim against Promoters or seek cancellation of the said Apartment or refund of the monies paid by the Allotee by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel. (xxiv) The Allotee agrees and undertakes that the Promoters shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Apartment by concerned authorities due to nonpayment by the Allotee or any other apartment Allotee of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.



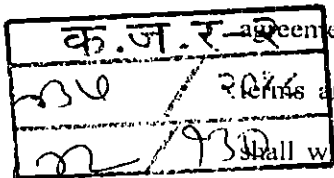
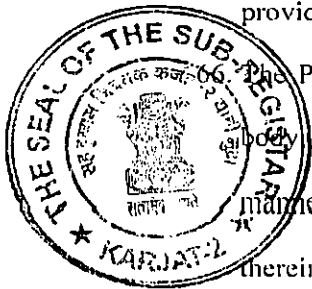
63. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said Plans or thereafter and shall, before handing over possession of the Apartment

Agade Prinodh Bhred

to the Allotee, obtain from the concerned local authority occupancy and /or completion certificates in respect of the Apartment.

64. The Allotee hereby consents that the Promoters may and shall always continue to have the right to place/erect hoarding/s on the said Land, of such nature and in such form as the Promoters may deem fit and the Promoters shall deal with such hoarding spaces as its sole discretion until conveyance to the association / Apex body and the Allotee agrees not to dispute or object to the same. The Promoters shall not be liable to pay any fees / charges to the association / apex body for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Promoters and/or by the transferee (if any).

65. All unsold and/or unallotted Apartments, areas and spaces in the Building /Residential Complex, including without limitation, other spaces in the basement and anywhere else in the Building / Phase and said Land shall always belong to and remain the property of the Promoters at all times and the Promoters shall continue to remain in overall possession of such unsold and/or unallotted Apartments and shall be entitled to enter upon the said Land and the said Building to enable it to complete any unfinished construction work and to provide amenities and facilities as the Promoters may deem necessary.



The Promoters shall without any reference to the Allotee, association / apex body be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted premises and spaces therein, as it deems fit. The Promoters shall be entitled to enter in separate agreements with the Allotees of different premises in the said Building on terms and conditions decided by the Promoters in their sole discretion and shall without any delay or demur enroll the new Allotee as member/s of the association / apex body. The Allotee and / or the association / apex body shall not claim any reduction in the Consideration and/or any damage on the ground

Godde Agri Bhmal

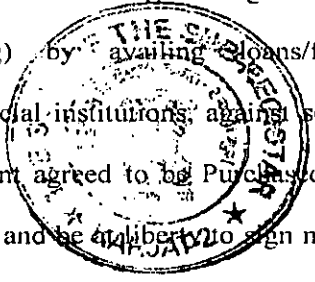
of inconvenience and /or nuisance or on any other ground whatsoever. Further, with respect to the unsold Flats/Shops/Offices, the Promoters shall not be liable to pay / contribute any amount on account of any charges / fund *inter alia* including but not limited to the contribution payable to the Promoters /society /association /apex body /Facility Management Company towards the monthly maintenance and other outgoings towards the upkeep of the said Building provided for under the bye-laws, rules and regulations or resolutions of the association / apex body.

67. The Promoters may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the said Land/ said Project in accordance with Applicable/relevant Laws. On such transfer, the assignee or transferee of the Promoters shall be bound by the terms and conditions herein contained.

68. The Allottee hereby consents that the Promoters shall be entitled to construct any additional area/structures in the remaining portion of the said Land as the Promoters may deem fit and proper and the Promoters shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Allottee and/or the association / apex body, as the case may be, in accordance with the terms of the Applicable/relevant Laws and the Allottee agrees not to dispute or object to the same. The right hereby reserved shall be available to the Promoters until the complete optimization of the said

क.ज.र-२
२३५ / २०२८
२३ / १३०

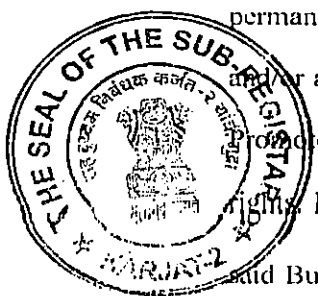
69. The Promoters shall be entitled to create security on the said Land whereon the said Phase shall stand together with the said building/s being constructed thereon (including the said Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the said Apartment agreed to be Purchased by the Allottee. The Promoters shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English



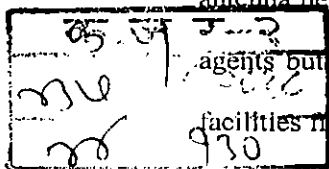
_____ _____ _____

form or by way of deposit of title deeds, save and except the said Apartment, provided the Promoters shall be the principal debtors and it shall be the sole responsibility of the Promoters to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the said Land whereon the said Phase shall exists (or any part thereof) and the said building/s constructed thereon in favour of the association / apex body in accordance with terms hereinabove. The Allottee hereby gives express consent to the Promoters to raise such financial facilities against security of the said Land whereon the said Phase shall stand together with the building(s) being constructed thereon (including the said Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the said Apartment agreed to be sold to the Allottee hereunder.

70. The Promoters has informed the Allottee and the Allottee is aware and agrees that in order to provide a common and better quality service within the said Project, the Promoters shall decide on the specifications and vendors for providing T.V./Internet – Cable and dish antennae network in the said Building and other buildings constructed / to be constructed upon the said Land. The aforesaid rights are retained by the Promoters to themselves permanently and the Promoters shall be entitled to deal with and dispose of



or assign the said rights in favour of such person or corporate body as the Promoters may determine save and unless the Promoters relinquish the said rights. In view thereof, the Allottee and /or other occupants of premises in the said Building shall not have a right to obtain T.V. / Internet and/or other dish

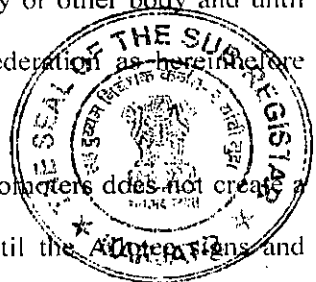


antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V. / Internet and or other dish antenna network facilities from the Promoters or the assignees of the Promoters save and except in case of relinquishment as aforesaid. The Allottee of the said Apartment in the said Building and/or the association / apex body shall pay the charges

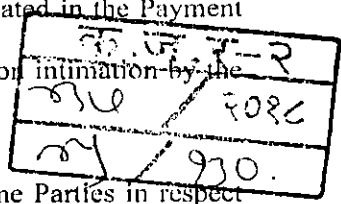
Jadav Prineth Bimal

(including deposits) as may be payable to the Promoters and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Promoters and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.

71. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Land and the said Building or any part thereof. The Allotee shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to him and all open spaces, lobbies, staircases, terraces, recreation spaces. will remain the property of the Promoters until the said structure of the said building is transferred to the society/limited company or other body and until the said Land is transferred to the Apex Body /federation as hereinafter mentioned.



72. Executing this Agreement with the Allotee by the Promoters does not create a binding obligation on the part of the Promoters until the Allotee signs and delivers this Agreement with all the schedules and Annexures along with the payments of any installment or any amounts due as stipulated in the Payment Schedule within 30 (thirty) days from the date of receipt of intimation by the Allotee.



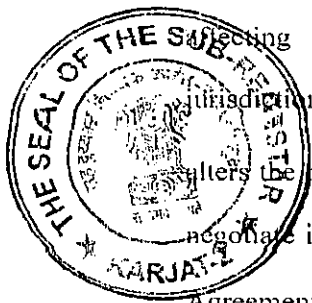
73. This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Allotee hereby expressly admits acknowledges and confirms that no terms.

Agade Bainarb Bbmal:

conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Promoters and/or its agents to the Allotee and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allotee in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

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

75. Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or



subjecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residential terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve,

क.ज.र-२
३३७
७२

as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

76. Any delay, tolerated or indulgence shown by the Promoters, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Allotee by the Promoters, shall not

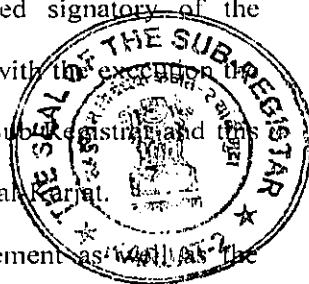
Gale (Nabin) (Bhram)

be treated/construed /considered, as a waiver or acquiescence on the part of the Promoters of any breach, violation, non-performance or noncompliance by the Allottee of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Promoters.

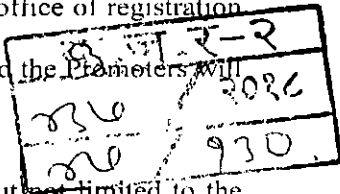
77. Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee in the said Building/ Phase / Project, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the Apartments in the said Building/ Phase /Project.

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

79. The execution of this Agreement shall be complete only upon its execution by the Allottee and the Promoters through its authorized signatory of the Promoters at the Promoters' Office and simultaneously with the execution of the said Agreement shall be registered at the office of the Sub-Registrar and the Agreement shall be deemed to have been executed at Neral, Karjat.



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



81. Any notice, demand or other communication including but not limited to the Allottee's default Notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-

Yash Anirish BBmal

mail or at such other address as it may from time to time be notified in writing to the other Party.

To the Allottee:

Name: **DINESH BHIMRAO MAHAJAN &**

BHARATI BHASKAR MALI

Address: **203, Saptgiri Apartment, Pandit Naka, Paranjpe Nagar,**

Cherpoli, Aware, Thane, Shahapur, Maharashtra 421601.

Notified E-mail ID: **dineshbmahajan2762@gmail.com**

To the Promoters:

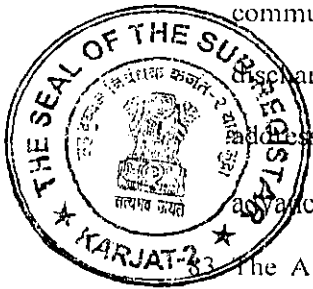
Name: **NEHAL DHARA REALTORS**

Address: **Survey No.44 & 45, CTS 78 & 79A, Near Mahesh Theater,**

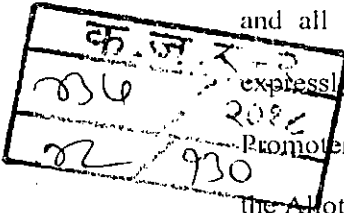
Neral, Taluka Karjat, District Raigad-410101

Notified E-mail ID: **sales.ndr2015@gmail.com**

82. In case of more than one Allottee, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Allottee onto the above mentioned address or any address later notified by the first mentioned Allottee and the same shall be a sufficient proof of receipt of Default notice, letters, receipts, demand notices and other communication by all the Allottee and the same shall fully and effectively discharge the Promoters of its obligation in this regard. In case of change of address, of the Allottee, the same shall be informed to the Promoters well in advance by the Allottee.



The Allottee hereby declares that he/she/it has gone through this Agreement and all the documents relating to the said Land / said Building and has expressly understood the contents, terms and conditions of the same and the Promoters have entered into this Agreement with the Allottee relying solely on the Allottee agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations,



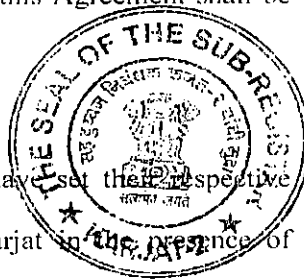
गणेश

मिनाश

Bmal

obligations and provisions contained in this Agreement and on part of the Allotee to be observed, performed and fulfilled and complied with and therefore, the Allotee hereby jointly and severally (as the case may be) agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Promoters and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allotee.

84. The charges towards stamp duty and Registration of this Agreement shall be borne and paid by the Allotee only.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Neral-Karjat in the presence of attesting witness, signing as such on the day first above written.

[Signature]

[Signature]

[Signature]

क.ज.र-२	
४३७	२०१८
२९	१३०

FIRST SCHEDULE**DESCRIPTION OF LAND**

All the pieces and parcels of land and property situated at Village Neral, Taluka Karjat, District Raigad, bearing survey Nos.

Survey No	Area in Sq. Mtrs.
C.S. No. 78	505.90
C.S. No. 79A	156.30
Survey No. 44	10,220
Survey No. 45	3,790
Total	<u>14672.20</u>

And Bounded as Follows:

ON OR TOWARDS THE EAST :- CENTRAL RAILWAY LINE

ON OR TOWARDS THE WEST:- NERAL MATHERAN RAILWAY LINE

ON OR TOWARDS THE NORTH:- NERAL RAILWAY STATION

ON OR TOWARDS THE SOUTH:- GAOTHAN

SECOND SCHEDULE**DESCRIPTION OF THE SAID APARTMENT**

Apartment No. 201 having carpet area of 47.81 square meters equivalent to 515

square feet and "carpet area" means the net usable floor area of an Apartment,

including the area covered by the external walls, areas under services shafts,

enclosed balcony and exclusive open terrace area appurtenant to the said Apartment

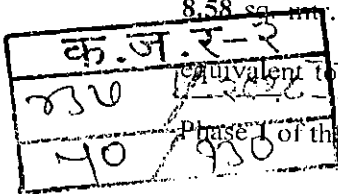
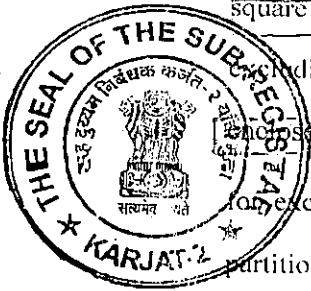
for exclusive use of the Allottee, but includes the area covered by the internal

partition walls of the apartment. The "exclusive areas" means enclosed balcony

8.58 sq. mtr. equivalent to 92 sq. feet and terrace areas admeasuring 3.99 sq.mtrs,

equivalent to 43 sq. feet on 2nd floor of building No. 15 being constructed in the

Phase I of the said Project as shown in the Floor plan.



Handwritten signatures: Goole Munshi Bhambale

SIGNED AND DELIVERED by
the withinnamed Promoters
M/s. Nehal Dhara Realtors, Promoter, through its partner

1) Shri. RAMDEVSINH BALUBHA JADEJA

Ramdevsinh



in the presence of :

1. Raghuwath Tamble

Raghuwath

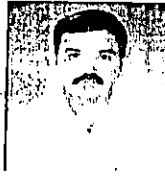
2. Dinesh Vasant Shinde

Dinesh

SIGNED AND DELIVERED by

the withinnamed Allottee

1. DINESH BHIMRAO MAHAJAN *(Bhimrao)*



2. BHARATI BHASKAR MALI *(Bimal)*



in the presence of :

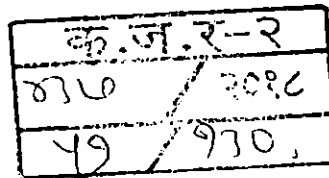
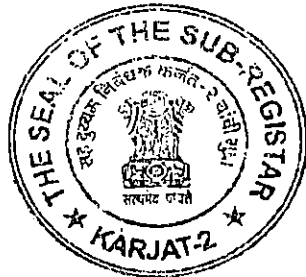
1. Raghuwath Tamble - 29

Raghuwath

2. Dinesh Vasant Shinde - 32

At. Neel-pinda. Raj-Baug OFFICE

Ret. Karjat. Rajrat.

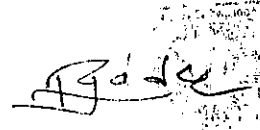


RECEIPT

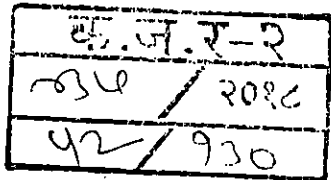
RECEIVED OF AND FROM THE ALLOTTEE WITHIN NAMED the sum of Rs.1,35,000/- (Rupees One Lacs Thirty Five Thousand Only) being part payment of the consideration to be paid by him/her/them to us as mentioned within.

Date	Cheque No.	Bank Name, Branch	Amount (Rs.)
13-01-2018	097418	The Raigad District Central Co-Operative Bank Ltd Alibag Karjat	Rs.1,35,000/-

WE SAY RECEIVED
For and on behalf of
Nehal Dhara Realtors Promoter



Authorised Partner



ANNEXURE - 'A'

Web-www.zpragad.maharashtra.gov.in

E-mail- ndtrzp@gmail.com

दुरध्वनी क्रमांक - 02141-22232

फॅक्स क्रमांक - 02141-22276 / 222070

जा.क्र/राजिप/प्रापं/नेसंति प्रा/905/2016

नेरळ संकुल विकास प्राधिकरण कक्ष

ग्रामपंचायत विभाग

रायगड जिल्हा परिषद, अलिबाग

दिनांक:- 28/03/2016

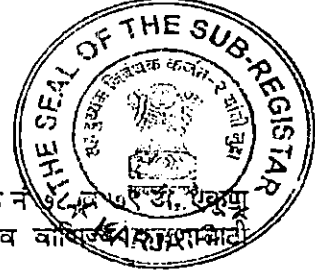
प्रति,

श्री. रामदेवसिंह बालुभा जडेजा.पार्टनर

भे.नेहल धारा रिअलटर्स

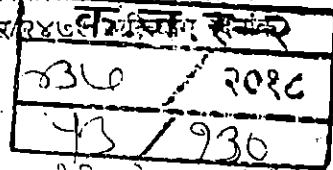
007, राज टॉवर, प्लॉट नं. 29, सेक्टर - 19

खारघर, नवी मुंबई - 400290



विषय:- मोजे नेरळ ता. कर्जत येथील सर्वे नंबर ४४ व ४५ यांचे सिटी सर्वे नंबर १४६७२.२० चौ.मी. या जमिन मिळकतीवर निवासी व वाणिज्यिक परवानगी बाबत.

- संदर्भ:-
१. ऑपले कडील प्रस्ताव दिनांक २३/१२/२०१४ आणि १६.०६.२०१५
 २. सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचे कार्यालयाकडील पत्र क्रमांक ससंनर - राअ / बां.प. / मोजे नेरळ / ता.कर्जत / स.नं.४४, ७५/१९.२०.१६.७६, ७९ अ/८९८ दिनांक २६/३/२०१५
 ३. तर्फासलदार. कर्जत यांचेकडील पत्र क्रमांक मरगा/जमिनभाव/कात.१/२०१७ दिनांक २३/०३/२०१७.
 ४. ग्रामपंचायत, नेरळ यांचेकडील ना हरकत दाखला (मासिक सर्वसाधारण सभा ठराव क्रमांक १४९(१४/१)४ दिनांक २६/६/२०१२) जा.क्र.१२५९ दिनांक २०/७/२०१२
 ५. या कार्यालयाचे तांत्रिक अधिकारी यांनी प्रस्तावाधिन भूखंडाची स्थळ पाहणी करून दिलेल्या तांत्रिक छाननी अहवाल दिनांक ०२/४/२०१५.
 ६. स्थायी समिती सभा ठराव क्रमांक २५० दिनांक २६/०४/२०१३.
 ७. स्थायी समिती सभा ठराव (प्रस्तावास शिफारस) क्रमांक ७८२ दिनांक २४/४/२०१५.
 ८. या कार्यालयाकडील बांधकाम परवानगी आदेश क्रमांक ५४९ दिनांक २०/०६/२०१६
 ९. सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचे कार्यालयाकडील पत्र क्रमांक ससंनर-राअ/बां.प./मोजे नेरळ/ता.कर्जत/स.नं.४४ व इतर/२४७/२०१६ दिनांक १४.१०.२०१६
 १०. कार्यालयीन मंजूर टिप्पणी दिनांक ०९/०१/२०१७.



उपरोक्त संदर्भ क्रमांक १ अन्वये आपण त्रिबयांकित मिळकतीवर बांधकाम परवानगी मिळणेबाबत प्रस्ताव सादर केलेला आहे. ज्या अर्थात महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (१९६६-७३-३७) चे कलम २ चा उपखंड (१५) (सी)(१)सहखंड १९ चे अनुसार मा. संचालक, नगर रचना, महाराष्ट्र राज्य, मुंबई हे त्यांना शासन, नगर विकास व आरोग्य विभाग, अधिसूचना क्रमांक टीपीएस-३१७७-१९८९-युडी-६, दिनांक १०/१२/१९७९ अन्वये प्रदान केलेल्या शक्तीचा वापर करून रायगड जिल्हा परिषदेस रायगड जिल्ह्यातील नेरळ डोंमिटरी टाऊनशिपच्या क्षेत्राकरिता उपरोक्त आर्धानियमाखाली नियोजन प्राधिकरणाच्या शक्ती वापरण्याची परवानगी दिली आहे.

२३/१२/२०१० ठराव क्रमांक ६२९ अन्वये सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांची नगर रचना अधिकारी म्हणून नेमणूक करणेत आली आहे.

ज्या अर्थी उपरोक्त संदर्भिय २ अन्वये सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांनी नियोजित बांधकामाच्या नकाशाची छाननी करून व योजनेच्या विकास नियंत्रण नियमावली अनुसार विषयांकित जागेत शर्तीना बांधकाम करणेसाठी ना-हरकत दाखला दिलेला आहे.

ज्या अर्थी उपरोक्त संदर्भिय ३ अन्वये तहसिलदार, कर्जत यांनी प्रस्तावित भूखंडाचे रेखांकनास विनिश्चीतीकरण दाखला दिला आहे.

ज्या अर्थी उपरोक्त संदर्भिय ४ अन्वये ग्रामपंचायत, नेरळ ता. कर्जत यांनी त्यांचे ग्रामपंचायत हद्दीमध्ये बांधकाम करणेसाठी ना-हरकत दाखला दिलेला आहे.

ज्या अर्थी उपरोक्त संदर्भिय ५ अन्वये या कार्यालयाचे तांत्रिक अधिकारी यांनी प्रस्तावाधिन भूखंडाची स्थळ पाहणी करून तांत्रिक छाननी अहवाल सादर केलेला आहे.

ज्या अर्थी उपरोक्त संदर्भिय ६ अन्वये नेरळ संकुल विकास प्राधिकरणातील बांधकाम परवानगीचे प्रस्ताव सहाय्यक संचालक, नगर रचना यांचेकडून छाननी व पडताळणी होऊन प्राप्त झाल्यानंतर सदरची प्रामपंचायत विभागाने जिल्हा परिषद स्तरावर करावयाची कार्यवाही करून प्रत्येक प्रकरणाची छाननी व पडताळणी करून सर्व बाबींची पुर्तता झालेली असल्यास असे प्रत्येक प्रकरण मंजूरीसाठी स्थायी समिती समोर ठेवणे. स्थायी समितीने ठरावाद्वारे मान्यता दिल्यानंतर या प्रकरणी मा. मुख्य कार्यकारी अधिकारी, रायगड जिल्हा परिषद, अलिबाग यांनी उप मुख्य कार्यकारी अधिकारी (प्रा.पं.) हे संबंधित विभाग प्रमुख असल्यामुळे त्यांनी निर्देशित केलेमुळे उप मुख्य कार्यकारी अधिकारी (प्रा.पं.), रायगड जिल्हा परिषद, अलिबाग यांनी मा. मुख्य कार्यकारी अधिकारी, रायगड जिल्हा परिषद, अलिबाग यांची बांधकाम परवानगीचे प्रारूप आदेशासह मान्यता घेऊन बांधकाम परवानगी आदेश उप मुख्य कार्यकारी अधिकारी (प्रा.पं.) यांनी त्यांचे स्वाक्षरीने निर्गमित करणेची कार्यवाही करणेबाबत स्थायी समिती सभा दिनांक २६.०४.२०१३ ठराव क्रमांक २५० अन्वये मान्यता देणेत आलेली आहे.

त्या अर्थी उपरोक्त संदर्भिय ७ अन्वये स्थायी समिती, रायगड जिल्हा परिषद, अलिबाग यांनी बांधकाम परवानगी देणेबाबत मंजूरी दिलेली आहे.

ज्या अर्थी उपरोक्त संदर्भिय ८ अन्वये या कार्यालयाकडील बांधकाम परवानगी देण्यात आली आहे.

ज्या अर्थी उपरोक्त संदर्भिय ९ अन्वये सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांनी नियोजित बांधकामाच्या नकाशाची छाननी करून व योजनेच्या विकास नियंत्रण नियमावली अनुसार विषयांकित जागेत शर्तीना बांधकाम करणेसाठी ना-हरकत दाखला दिलेला आहे.

ज्या अर्थी उपरोक्त संदर्भिय १० अन्वये कार्यालयीन टिप्पणी प्रारूप आदेशासह मंजूर करणेत आलेली आहे.

ज्या अर्थी सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांच्या अटी व शर्तीना अधिन राहून बांधकाम करणेसाठी ना-हरकत / शिफारस पत्रानुसार रायगड जिल्हा परिषद, अलिबाग आपल्या उपरोक्त संदर्भिय क्रमांक १ अन्वये विषयांकित मिळकतीवरील सादर प्रस्तावास खालील नमूद केलेल्या क्रमांक १ ते ३१ अटी व शर्तीना अधिन राहून बांधकाम करणेसाठी ना-हरकत दाखला दिलेला आहे.

कारणाकरिता इमारतीचे बांधकाम करणेंस परवानगी देण्यांत येते.

बांधकाम परवानगी देणेत येत असलेल्या प्रस्तावाचा छाननी तक्ता खालील प्रमाणे आहे.

1. Name of Applicant	श्री. रामदेवसिंह भालुबा जडेजा तर्फे भागिदार नेहल धारा रियालिटर्स
----------------------	--

क.ज.र-२	
४३०	२०१८
५४	१३०

2.	Name of Owner	श्री. रामदेवसिंह भारुबा जडेजा श्री. प्रमोदसिंह भारुबा जडेजा
3.	Name of Builder	श्री. रामदेवसिंह भारुबा जडेजा लया भागिदार नेहल धारा रियालिटर्स
4.	Total Plot Area (as per 7'12)	14672.20 m ²
5.	Total Plot Area (as per T.I.L.R)	14672.20 m ²
6.	Area as per demarcation	14672.20 m ²
7.	Area as per possession	14672.20 m ²
8.	Area Under Existing Village Road	-
9.	Area Under Road Widening	-
10.	Area Under Non Buildable	-
11.	Net plot area for F.S.I. calculation	13076.44 m ²
12.	F.S.I. permissible (with Premium)	01.40
13.	F.S.I. being utilized now	1.247
14.	Built-up area permissible	18307.016 m ²
	Total Built-up area proposed	18216.472 m ²
16.	Previously sanctioned	18277.093 m ²
17.	New to be Proposed	(-) 60.621 m ²

इमारतीचे बांधकाम पूर्ण झाल्यावर सदर इमारतीसाठी आवश्यक ती पाणी पट्टी आणि घरगुती रक्षक नियमानुसार ग्रामपंचायत नेरळ ता. कर्जत यांचेकडे जमा करणे आपणांस बंधनकारक राहिल.

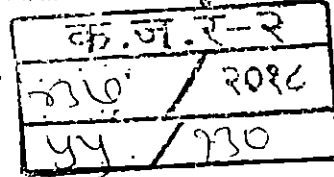
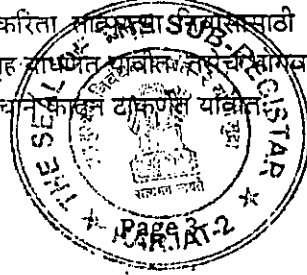
इमारत बांधकाम करत असतांना इमारत बांधकामाचे साहित्य सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारात पडणार नाही याची दक्षता घेणेत यावी. अशा प्रकारे इमारत बांधकाम साहित्य रस्त्यावर अथवा दार सार्वजनिक जागेवर आढळून आल्यास आपणांस कारवाई करणेबाबत संबंधित विभागास कळविणेत येईल किंवा इमारत बांधकाम परवानगी रद्द करण्याबाबतची कारवाई सुध्दा करणेत येईल याबाबतची नोंद घेणेत यावी.

बांधकाम सुरु असतांना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमीन मालक भूखंडधारक / विकासक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून भूखंडधारकाने भूखंडाबाबती नियमाप्रमाणे भिंतीचे कुंपन बांधून त्याठिकाणी अनुचित प्रकार होणार नाहीत याची दक्षता घ्यावी. गैरकृत्य करतांना आढळल्यास संबंधितांवर कायदेशीर कारवाई करणेत येईल याची नोंद घ्यावी.

विषयांकित भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) ही रस्ता आणि Sewer Line यांच्या पेक्षा भरणीकरून उंच करून घ्यावी.

इमारतीचे सांडपाणी, मेला आणि पावसाळ्याचे पाणी यांचा निचरा योग्यप्रकारे होऊन भूखंडामध्ये पाणी साचणार नाही याप्रमाणे भूखंड समपातळीत तयार करणेत यावा.

इमारतीचे बांधकाम करणारे मजुराकरिता सांडपाणी शोध उभारणेत यावी. तसेच आरोग्याच्या दृष्टीकोनातून सदर शोधलागत स्वच्छतागृह बांधणेत याबाबतचे प्रमाणपत्रासाठी अर्ज करणेपूर्वी सांडपाणी शोध भूखंडधारक / विकासक यांनी स्वखर्चाने काढून टाकणेत याबाबतची नोंद घ्यावी.



इमारतीचे बांधकाम हे मंजूर नकाशा प्रमाणेच करण्यात यावे. मंजूर बांधकाम नकाशामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ मधील तरतुदीनुसार रायगड जिल्हा परिषद, अलिबाग यांचेकडून सुधारित बांधकाम नकाशे मंजूरी घेणे आवश्यक राहिले. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारबाईस पात्र राहिले याची नोंद घ्यावी.

इमारत बांधकाम सुरु करणेपूर्वी जमीन मालकाचे नांव, बांधकामाचाबाबतचा तपशील, बांधकाम परवानगीचा क्रमांक व तारीख, वास्तुविशारदाचे नांव, स्थापत्य विशारदाचे नांव व ठेकेदाराचे नांव दुरध्वनी क्रमांकासह दर्शविणारा फलक बांधकाम क्षेत्रात लावण्यात यावा. या बाबतची माहिती रायगड जिल्हा परिषद, अलिबाग यांचेकडे सादर करण्यात यावी.

प्रस्तुत इमारत बांधकाम परवानगीचा कालावधी हे आदेश निर्गमित केलेल्या दिनांकापासून एक वर्षाचा राहिले. तसेच सादरच्या इमारतीचे बांधकाम एक वर्षाच्या आत पूर्ण झाले नाही तर उर्वरित इमारत बांधकामासाठी जिल्हा परिषदेची परवानगी घेणे बंधनकारक राहिले.

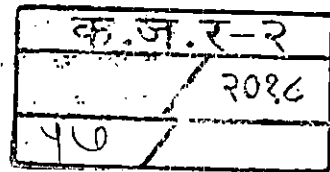
सादर इमारत बांधकामासाठीच्या अटी व शर्ती खालील प्रमाणे:-

- शासनाने अ, ब व क वर्ग नगर परिषदेसाठी प्रसिध्द केलेल्या प्रारूप विकास नियंत्रण नियमावलीतील नियम क्रमांक ६.८ नुसार अर्जदाराने / विकासकाने प्रकल्प पूर्ण होण्यापूर्वी रस्ते, Storm Water Drains, Sewer Line, Water Supply Line इत्यादी व इतर आवश्यक पायाभूत सुविधा विकसित करणे अनिवार्य आहे.
- शासनाने अ, ब व क वर्ग नगर परिषदेसाठी प्रसिध्द केलेल्या प्रारूप विकास नियंत्रण नियमावलीतील नियम क्रमांक १३.३.२ मध्ये खालील प्रमाणे नमूद केलेले आहे.
on sanction of the development permission, the common plot shall deemed to have vested in the society / Association of the residents / Occupants. The recreational open spaces shall not be sold to any other person & it shall not be put to any other user except for the common use of residents / occupants.
- उपरोक्त नमूद केल्याप्रमाणे खुल्या जागेचा (recreational open space) वापर हा residents / occupants च्या संमार्हक वापराकरिता करण्यात येणे बंधनकारक राहिले.
- वरील जागेचा व नियोजित इमारतीचा वापर रहिवास व वाणिज्य या कारणासाठी करण्यात यावा. व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- मंजूर नकाशा प्रमाणे इमारतीच्या जोत्यापर्यंतचे षण्ण पूर्ण झालेवर या जोत्याची तपासणी या कार्यालयाकडून वारुन घेऊन त्याबाबतचे प्रमाणपत्र सादर करणे बंधनकारक असून त्यानंतर जोत्यावरील बांधकामास परवानगी देणेत येईल.
- प्रस्तुत प्रकल्पात प्रस्तावित LIG/EWS आणि MIG सदनिकांचे एकत्रिकरण अनुज्ञेय असणार नाही.
- इमारतीच्या बांधकामामध्ये Rain Water Harvesting ची आवश्यक ती तरतुद करणे बंधनकारक राहिले.
- स्थल दर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व दोन्ही बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत. त्या खालील जागा कायम खुली ठेवावी.
- नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकामे धरुण एकूण क्षेत्र भूखंड क्षेत्राच्या ०१.०० चटई क्षेत्र निर्देशांकाप्रमाणे प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
- विषयांकित भूखंडावरील इमारतीचे बांधकाम हे नकाशावर नमूद केल्याप्रमाणे तळ + ४ मजले आणि उंची १४.९५ मीटर चापेक्षा जास्त असू नये.

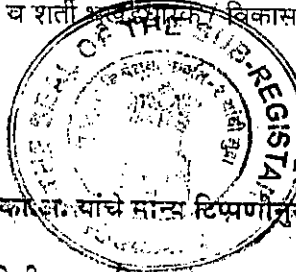


क.ज.र-२
२०१८
५९

११. नियोजित इमारतीसाठी आवश्यक असलेल्या पाण्याची सोय, सांडपाण्याची सोय, मैला आणि घनकचरा निर्मूलनाची व्यवस्था भूखंड धारकाने / विकासकाने करणे बंधनकारक राहिल.
१२. पिण्याच्या पाण्याच्या स्रोत (Source) पासून सेप्टीक टँकचे अंतर हे किमान १२.०० मीटर असणे आवश्यक आहे.
१३. प्रकाश व वार्याविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे खोलीच्या क्षेत्राच्या १/६ पेक्षा कमी असू नये.
१४. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही व्हिवाटाचा हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार मालकाने घेणे आवश्यक आहे.
१५. विषयांकित भूखंडावर बांधकाम करतांना IS CODE-13920-1993 भूकंपरोधक RCC डिझाईननुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त स्ट्रक्चरल इंजिनियर यांचेकरून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे भूखंडधारक / विकासक यांचेवर बंधनकारक राहिल.
१६. इमारतीचे बांधकाम हे राष्ट्रीय इमारत बांधकाम सांकेतांकप्रमाणे (National Building Code) करणेत यावे. तसेच भूखंडासभोवतालच्या रहिवाशांना कोणताही त्रास होणार नाही याची काळजी भूखंडधारक / विकासक यांनी घेणे बंधनकारक आहे.
१७. इमारत बांधकामाचे वेळी कोणत्याही प्रकारचा अपघात घडून दुखापत झाल्यास त्याची संपूर्ण जबाबदारी ही भूखंडधारक / विकासक यांचेवर राहिल.
- इमारत बांधकाम करतांना कोणत्याही प्रकारची अस्तित्वातील गटारे, रस्ते व पाणी पुरवठा योजना इत्यादींचे नुकसान झाल्यास त्याची भरपाई ही भूखंडधारक / विकासक यांनी करावयाची आहे.
१९. नियोजित इमारतीचे जागेवर जर जुन्या इमारतीचे बांधकाम तोडावयाचे असल्यास अशी जुनी इमारत तोडल्यानंतर ग्रामपंचायतीने दिलेल्या निर्देशानुसार निघालेल्या साहित्याची विल्हेवाट भूखंडधारक / विकासक यांनी करावयाची आहे.
२०. शासन परिषदक उद्योग दजा व कामगार विकास याजकडील दिनांक २६ ऑक्टोबर २००९ अन्वये बांधकामाच्या एकूण मूल्यानुसार (जमीनीचे मूल्य वगळून) एक टक्का (१%) कामगार कल्याण उपकर रक्कम कामगार कल्याण मंडळाकडे भनाकषाने नियमानुसार जमा करणे विकासकावर बंधनकारक राहिल.
२१. नियोजित इमारत बांधकामाचा प्रगती अहवाल दर दोन महिन्यांनी रायगड जिल्हा परिषदेला सादर करणे बंधनकारक असून अहवाल सादर न केल्यास भोगवटा प्रमाणपत्र देणेत येणार नाही.
२२. उपरोक्त संदर्भिय ४ अन्वये. तहसिलदार, कर्जत यांनी अहवालामध्ये नमूद केल्याप्रमाणे भोगवटादार दर्ग एक या धारणाधिकाराची विनिश्चिती करण्यात आलेली जमीन भविष्यात भोगवटादार चर्ग दोन या धारणाधिकाराची असल्याचे निष्पन्न झाल्यास त्यासाठी प्रचलित तरतुदी विचारात घेतल्यानंतर शासनाकडे नियमानुसार देय असणारी नजराण्याची व शासनाची देय असलेली अन्य रक्कम विहीत कार्यपध्ती अवलंबून संबंधित महसूल प्राधिकार्याने मागणी केल्यास सदर रकमा शासनास जमा करणे ही संबंधित भोगवटादाराची जबाबदारी राहिल आणि हे संबंधित भोगवटादारास मान्य आहे, असे संबंधित भोगवटादार यांचेकडून बंधपत्राच्या स्वरूपात लिहून घेणे बंधनकारक राहिल.
२३. सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांनी निर्गमित केलेल्या सूचनांचे तंतोतंत पालन करणे बंधनकारक राहिल. सदरची छायांकित प्रत सोबत जोडलेली आहे.
२४. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ आणि महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या अधिनियम, १९६१ मधील कोणतेही नियम, अटी व शर्ती यांचे उल्लंघन केल्यास सदरची इमारत बांधकामाची परवानगी रद्द करणेत येईल.



२५. नियोजित इमारत बांधकामासाठी प्रकरणी प्राधिकरण जसे मुंबई महानगर प्रादेशिक विकास संस्था सारख्या इतर प्राधिकरणांच्या यांच्या ना-हरकत दाखवता आवश्यक असल्यास तो घेणे नियमानुसार बंधनकारक राहिल.
२६. प्रस्तावित प्रकल्पाच्या समोरील अस्तित्वात / नियोजित रस्ता विकासकाने भोगवटा प्रमाणपत्र प्राप्त करून घेण्यापूर्वी विकसित करून ग्रामपंचायतीकडे हस्तांतरित करावा.
२७. प्रस्तावित प्रकल्पातील सदनिका / गाळयांची विक्री भूखंडधारक / विकासक यांना प्राधिकरणाचे भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याशिवाय करता येणार नाही.
२८. सदर भूखंडाचे पॉन्ही बाजूने रेल्वे लाईन जात असून अर्जदाराने. मा. मंडळ अभियंता मध्य रेल्वे छत्रपती शिवाजी टर्मिनल्स मुंबई यांचेकडील आदेश क्रमांक BB/W/६५६१/NOC/NRL/१६६B दि. ०२/०९/२०१३ अन्वये विषयांकित ठराविक सामाईक अंतर सोडून नाहरकत दाखला प्राप्त केला असल्याचे नगर रचना यांनी नमूद केले आहे. सदर बाबतीत सहाय्यक संचालक नगर रचना अलिबाग रायगड यांनी दिनांक १४/१०/२०१६ च्या शिफारशीच्या अनुषंगाने संबंधित विकासक यांना कारवाई करणे बंधनकारक राहिल.
२९. विषयांकित भूखंडाबाबत कोणताही कायदेविषयक वाद-विवाद निर्माण झाल्यास त्याबाबतचा निपटारा करण्याची जबाबदारी भूखंडधारक / विकासक यांची सर्वस्वी राहिल.
३०. भूखंडधारक / विकासक यांनी सादर केलेली माहिती चूकीची अथवा दिशाभूल करणारी आढळल्यास ही परवानगी रद्द समजणेत यावी.
३१. सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांनी छाननी व पडताळणी अभिप्रायात दिलेल्या अटी व शर्ती अन्वये विकासक यांना बंधनकारक राहतील.



मा. मु.का.जा. यांचे सातत्य टिप्पणीनुसार उप मुख्य कार्यकारी अधिकारी (प्रा.पं.) रायगड जिल्हा परिषद, अलिबाग

प्रत: माहितीस्तव सविनय सादर.

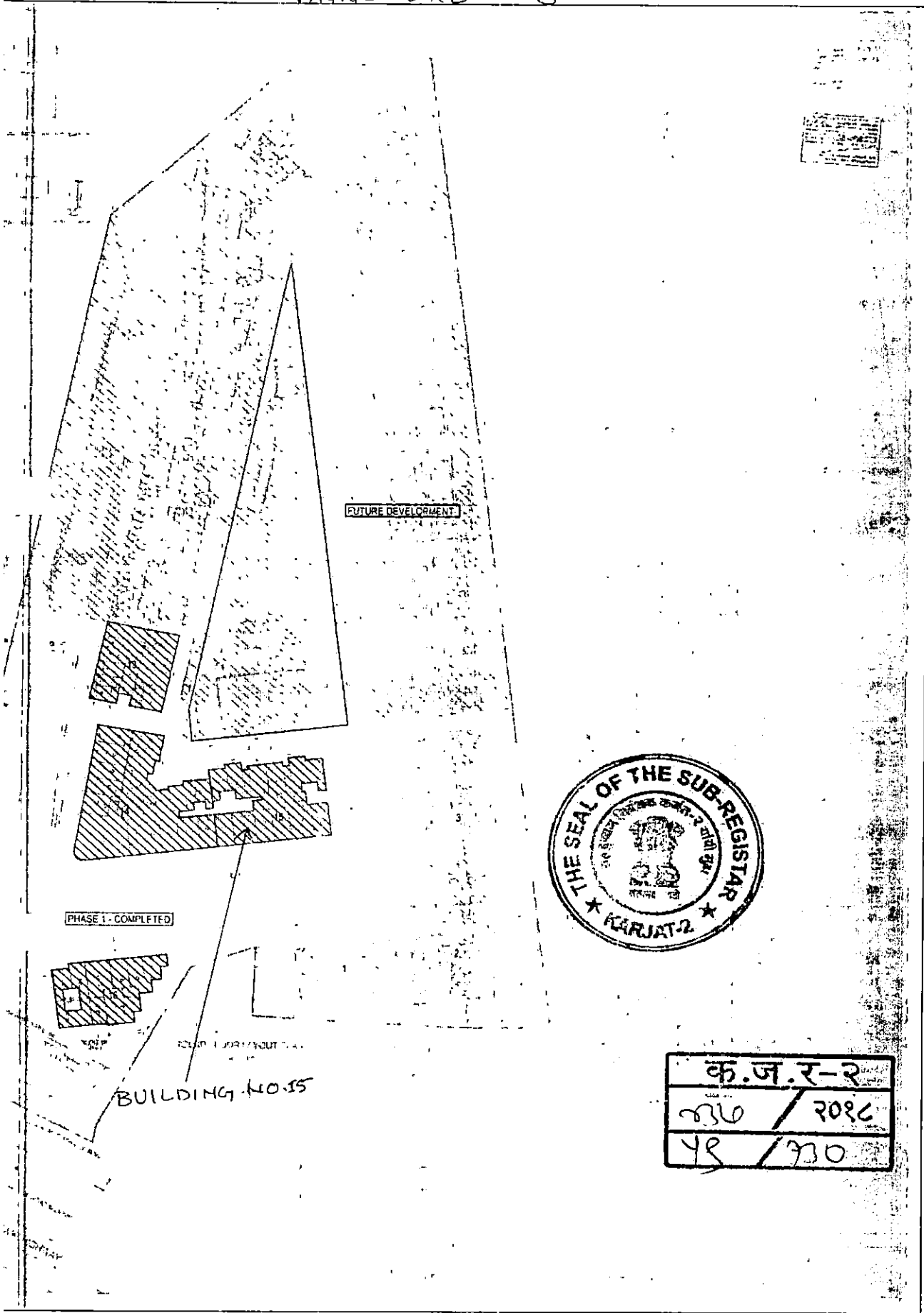
१. मा. जिल्हाधिकारी, रायगड-अलिबाग.
२. मा. मुख्य कार्यकारी अधिकारी, रायगड जिल्हा परिषद, अलिबाग.
३. मा. सदस्य सचिव, स्थायी समिती तथा उप मुख्य कार्यकारी अधिकारी (सा.प्र.), रायगड जिल्हा परिषद, अलिबाग.

प्रत: माहिती तथा पुढील कार्यवाहीसाठी स्वाना.

१. सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग.
२. कार्यकारी अभियंता (बांध. / प्रापापु), रायगड जिल्हा परिषद, अलिबाग.
३. तहसिलदार, कर्जत जि. रायगड.
४. गट विकास अधिकारी, पंचायत समिती, कर्जत जि. रायगड.
५. उपअभियंता (बांध./लपा), रायगड जिल्हा परिषद उपविभाग, कर्जत जि. रायगड.
६. सहाय्यक ग्रामपंचायत अधिकारी, ग्रामपंचायत, नेरळ ता. कर्जत जि. रायगड.

२३०	२०१८
५१/१३०	

ANNEXURE - "B"



क.ज.र-२	
२३७	२०१८
५९	१३०

Janice Prakash B. Patel

ANNEXURE - "C"



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 :

P5200000813

**Project: Raj Baug Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 44 AND 45, CTS NO 78 AND 79A
Neral, Karjat, Raigarh, 410101:**

1. **Nehaldhara Realtors** having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh, Pin: 410210.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

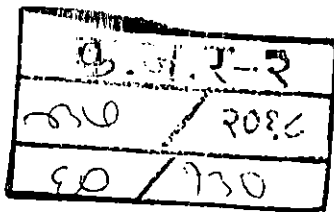
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

The Registration shall be valid for a period commencing from 23/07/2017 and ending with 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with

that the promoter shall comply with the provisions of the Act and the rules and regulations made there under;

that the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/24/2017 1:33:23 PM

Dated: 23/07/2017
Place: Mumbai

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

Handwritten signatures: Rajee, Anand, Bhandari

ANNEXURE "D"



SANJAY UDESHI & CO. ADVOCATES

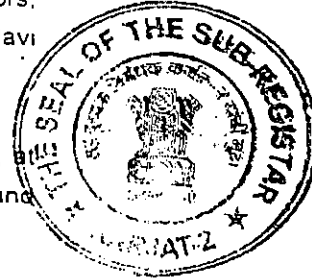
Sanjay G. Udeshi Mahesh S. Londhe Pallavi K. Zaveri

REPORT ON TITLE

Ref: All the pieces and parcels of plots of land, admeasuring 505.95 sq mtrs. and 156.30 sq mtrs or thereabout bearing Gaothan C.S. Nos. 78 and 79A respectively and Agricultural Land admeasuring 1-02-2 (H-R-P) equivalent to 10220 sq. Mtrs and 0-37-9 (H-R-P) equivalent to 3790 sq mtrs or thereabout bearing Survey Nos. 44 and 45 lying being and siluate within the limits of Village Neral, Taluka Karjat, District Raigad, cumulatively admeasuring 14672 20 sq mtrs. or thereabouts (hereinafter particularly described in schedule hereunder written)

.... The Said property

We had been instructed by our clients Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors, having its office 007, Raj Tower, Plot-21, Sector-19, Kharghar, Navi Mumbai-410210 to investigate their title to the said property.



Based on the Searches in the office of Sub- Registrar of Assurance, Karjat and based on the perusal of documents furnished to us and relying on the statements contained therein we observe as under:

- 1) Mr. Janardan Atmaram Vaidhya was the owner seized and possessed of or otherwise well and sufficiently entitled to that piece and parcel of plots of land admeasuring 505.95 sq mtrs. and 156.30 sq mtrs or thereabout bearing Gaothan C.S. Nos. 78 and 79A respectively (hereinafter referred to as the Gaothan Land) and Agricultural Land admeasuring 1-02-2 (H-R-P) equivalent to 10,220 sq. Mtrs and 0-37-9 (H-R-P) equivalent to 3,790 sq mtrs or thereabout bearing Survey Nos. 44 and 45 (hereinafter referred to as Agricultural Land) lying being and

६६.११.३-२	
४३०	२०२८
६९	९३०

situate within the village limits of Neral, Taluka and Registration Sub- District Karjat, District and Registration District Raigad as noted from an extract of Property Register Cards and Village Form No. VII/XII of the said respective lands showing the nature of the title of the owner to the said lands.

- 2) By and under Sale Deed dated 9th March, 1979 executed by and between Mr Janardan Atmaram Vaidhya of the one part and Mr. Shirlal Janardhan Shetty of the other part and registered under No. 818 of 1979 at pages no. 93 to 97, Vol. 532 of Book No. 1 on 7th December, 1979 with the office of the Sub-Registrar of Assurances, Karjat, Janardan Atmaram Vaidhya sold and transferred the said "Gaothan Land" and Agricultura. Land" to and in favour of Mr. Shirlal Janardhan Shetty for the total consideration of Rs. 40,000/- (Rupees Forty Thousand only) and on the terms and conditions contained in the said Sale Deed. Under the said Sale Deed Mr. Shirlal Janardhan Shetty has made payment of full and final consideration and took over the physical possession of the said property. The Dy. Superintendant Land Records, Karjat noted the said sale and change in ownership of the Gaothan Land by transferring the same in the name Mr. Shirlal Janardhan Shetty in Property Register Card. The Revenue Authority has also noted the said sale under Mutation Entry No. 3510 and recorded the name of Mr. Shirlal Janardhan Shetty in Kabjedar Column on Village Form No. VII/XII of the said Agricultura Land.



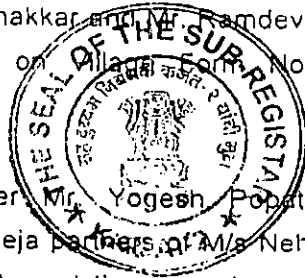
By and under Deed of Conveyance dated 17th September, 2010 executed by and between Mr. Shirlal Janardhan Shetty of the one part and Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of Mrs Nehaldhara Realtors of the other

क.स.र-२
३३० / २०२८
९२ / १३०

Sanjay Udeshi & Co.

Continuation Sheet.

part and registered under No. KJR-07054-2010 on 17th September, 2010 with the office of the Sub-Registrar of Assurances, Karjat, Shirlal Kanardhan Shetty sold and transferred the said "Gaothan Land" and Agricultural Land" to and in favour of Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors for the total consideration of Rs. 3,89,00,000/- (Rupees Three Crores Eighty Lakhs only) and on the terms and conditions contained in the said Deed of Conveyance. Under the said Deed of Conveyance Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors has made payment of full and final consideration and took over the physical possession of the said property. The Dy. Superintendant Land Records, Karjat noted the said sale and change in ownership of the Gaothan Land by transferring the same in the name Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja in Property Register Card. The Revenue Authority has also noted the said sale under Mutation Entry No. 5150 and recorded the name of Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja in Kabjedar Column of Form No. VII/XII of the said Agricultural Land.



K. J. R - 2	
730	2086
83	930

In the aforesaid manner Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors have acquired the said property and the same have been recorded by the Revenue Authority under mutation entry No. 5150.

In view of the matter, we have to opine that title of the said property standing in the names of Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors is clear and marketable and free from encumbrances.

SCHEDULE OF PROPERTY

All the pieces and parcels of land and property situated at Village Neral, Taluka Karjat, District Raigad, bearing survey Nos.

Survey No	Area in Sq Mtrs.
C.T.S. No. 78	505.90
C.T.S. No. 79A	156.30
Survey No. 44	10,220
Survey No. 45	3,790

And Bounded as Follows:

ON OR TOWARDS THE EAST :- CENTRAL RAILWAY LINE
ON OR TOWARDS THE WEST:- NERAL MATHERAN RAILWAY LINE
ON OR TOWARDS THE NORTH:- NERAL RAILWAY STATION
ON OR TOWARDS THE SOUTH:- GAOTHAN

Dated this 28th day of July, 2015

M/s Sanjay Ldeshi & Co.

S. L. Doshi

Partner
Advocates



क.ज.र-२	
३६	२०१८
१०	१३०

ANNEXURE - "E-1"

७/१२

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

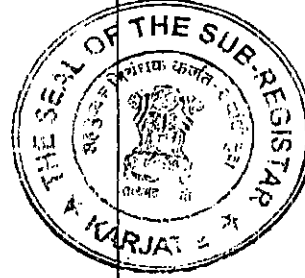
गाव - नेरळ

तालुका :- कर्जत

जिल्हा :- रायगड

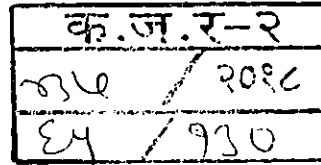
अहवाल दिनांक - 20-07-2017

भुमापन क्रमांक भुधारणा पद्धती व उपविभाग	भोगवटदाराचे नाव		क्षेत्र आकारआणे चे पो.ख. फे.फा	खाते क्रमांक
44 भोगवटदार वर्ग				
शेतीचे स्थानिक नाव खताडी	क्षेत्र		आकारआणे चे पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.ची.मी	योगेश पोपटलाल ठक्कर		(339
जिरायत 0.92.30	रामदेवसिंग बाळुभा जडेजा		5150	कुळाचे नाव
बागमयत	सामाईक क्षेत्र		(इतर अधिकार
तरी	0.92.30 14.44		5150	
वरकस	0.09.90)	
एकूण क्षेत्र 0.92.30				
पोतखराब (सागवडीस आयोग्य)				
वर्ग (अ) 0 09.90				
वर्ग (ब)				
एकूण पो 0 09.90				
आकारणी 14.44				
जुडी किंवा विशेष आकारणी				
	(12),(183),(261),(279),(280),(363),(450),(725),(785),(1758),(3510),(5150)			सीमा आणि भुमापन दिनांक



या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

321



ANNEXURE 'E-2'

20/07/17

७/१२

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव - नेरळ

तालुका :- कर्जत

जिल्हा :- रायगड

अहवाल दिनांक - 20-07-2017

भूमापन क्रमांक भूधारणा पद्धती व उपविभाग -5 भोगवट्यादार वर्ग		भोगवट्यादाराचे नांव			
शेतीचे स्थानिक नांव खताडी बाग	क्षेत्र	आकार	आणे पे	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे आर नं. मी	पोरिश पोपटलाल ठक्कर	(339
जिरायत)		5150	कुळाचे नाव
बागायत	शगदेवसिंग बालुभा जडेजा	(इतर अधिकार
तरी	-----सामाईक क्षेत्र-----)		5150	
वरकरस 0.33.00			0.33.90 5.87	0.04.00	
इतर					
एकूण क्षेत्र ३.५०					
पाटखराब (सामाजिक अयोग्य)					
वर्ग (अ) 0.01.00					
वर्ग (ब) 0.01.00					
एकूण क्षेत्र 0.02.00					
आकारणी 5 57					
जुडी किता - विशेष आकारणी					
(12),(193),(261),(279),(280),(363),(725),(1758),(3510),(5150),(5907)					सीमा आणि भूमापन चिन्हे

राखना या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

PID



<https://mahabhulekh.maharashtra.gov.in/Konkan/pg712.aspx>

क.ज.र-२
७३० / २०१८
६९ / १३०

ANNEXURE - "E-4"



पं २५ नं २०४

Y. F. P. - 1, CO, 000 - 4-04 - WCA 5 - (C4)
G. R., B. U., No. 8615, dated 18-11-2011

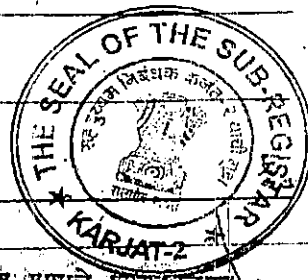
RULED CARD

288

गाव/व.प.	७९३४	[०-१-६६]	A
		जोमि	
		१५६३	

१६६२ [जनादिन आलमारासम नं.४] कार्याने

०६६०५

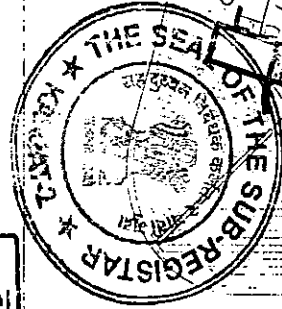
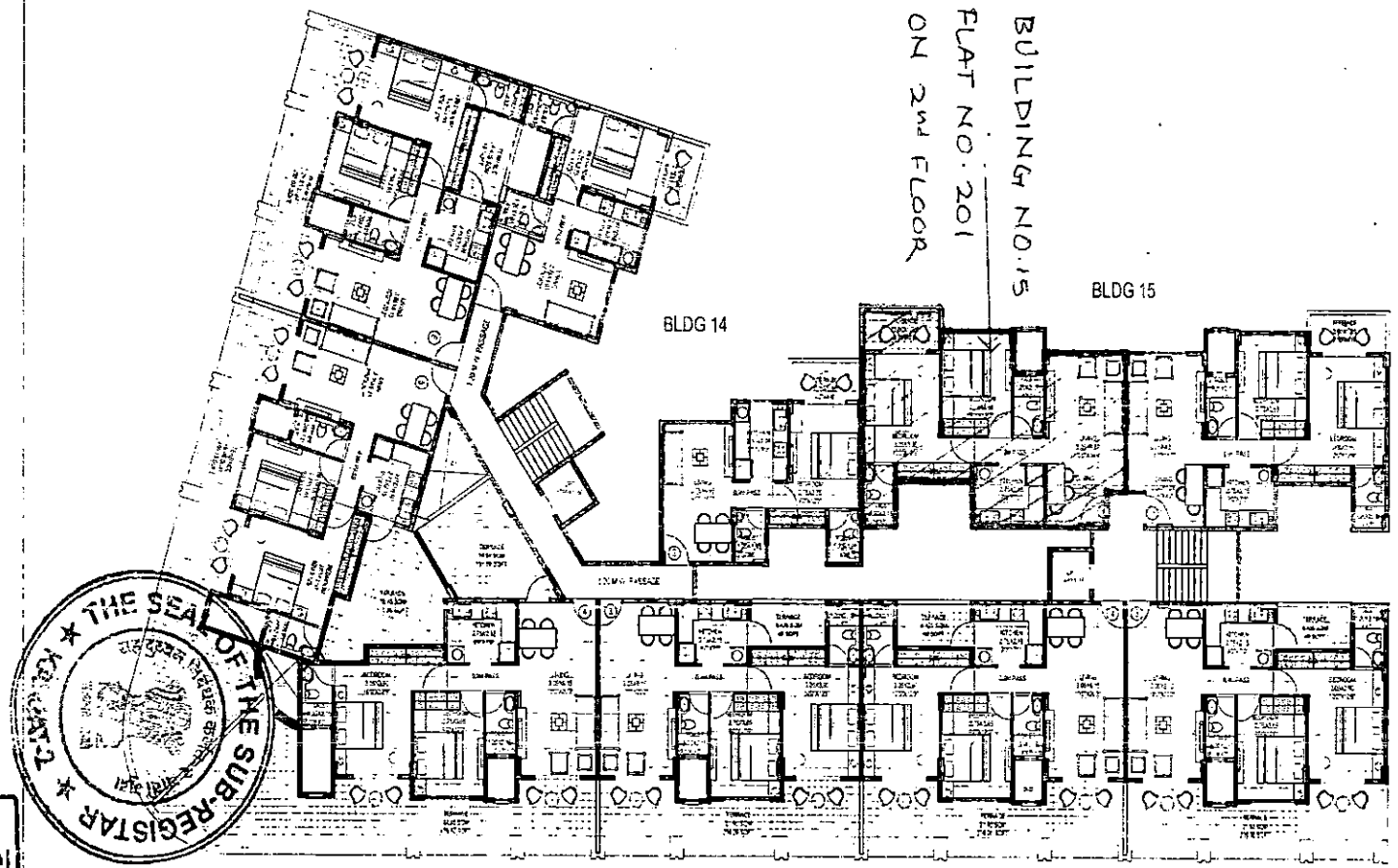


10 NOV 1968

भा. व. नं. २०४/६६	प्रजस. मापाने कोसदीकित	
म. नं. १६६२	जनादिन आलमारासम नं. ४	
मार्जे खंयदी कायद्यानुसार	द्वयभाकाराचे रपातर केले.	७/१६/६८
३०-६-६६		
	जो. नगरकाय. जनादिन शेदी	

क. ज. र-२
४१० / २०१६
६४ / ११३०

BUILDING NO.15
FLAT NO. 201
ON 2nd FLOOR



PROPOSED 'RAJ BAUG' COMPLEX.
ON S.NO.44 AND 45 AND CS NO 78.79A AT
NERAL, TAL. - KARJAT, DIST - RAIGAD.
M/S NEHAL DHARA REALTORS

SECOND FLOOR PLAN
BLDG 14 & 15



HOMEWORK
ARCHITECTS
INTERIOR DESIGNER
A-21, 79th Street, 4th Floor, Mumbai
400 029, Maharashtra, India
Tel: (022) 2611 2211, 2611 2212
Tel: (022) 2611 2213, 2611 2214
Email: homework_@rediffmail.com

24.01.2022
830 / 2082
99 / 930

Handwritten notes:
Raj Baug
Mumbai
Bimal

ANNEXURE - 1 F

ANNEXURE - "G"

SPECIFICATIONS AND AMENITIES

Brief specifications of materials, amenities, fixtures and fittings :-

A) Building

- 1) Earthquake resistant RCC structure
- 2) AAC Block for masonry walls
- 3) Cement Plaster on internal walls with J K / Birla Putty
- 4) Sand faced plaster on external walls
- 5) Branded passenger lift-Schindler or equivalent brand

B) Door & Fittings

- 1) Wooden door frames for main door / Bedroom' doors
- 2) Granite /Marble door frames for Toilet
- 3) Wooden flush doors for living and bed rooms and FRP doors for toilets.

C) Flooring & Tilling

- 1) 2 x 2 double charged vitrified tiles flooring- Kajaria or equivalent brand
- 2) Full height ceramic tiles dado in toilet
- 3) Granite top kitchen platform with SS sink

D) Plumbing & Sanitary

- 1) Concealed plumbing work
- 2) Cera or equivalent brand sanitary ware / C P fittings
- 3) Solar hot water Tap in one Toilet

E) Electricals

- 1) Concealed wiring
- 2) Branded Modular / Semi Modular switches
- 3) TV / Telephone point in living room

F) Paints

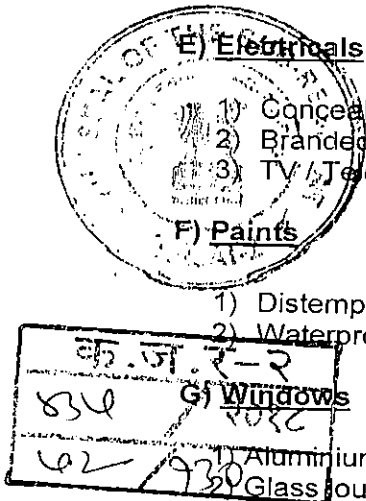
- 1) Distemper paints internally-Asian paint or equivalent brand
- 2) Waterproof cement paint externally- Asian paint or equivalent brand

G) Windows

- 1) Aluminium powder coated sliding windows with mosquito net
- 2) Glass covers ventilators in toilets.

H) Amenities

- 1) Multipurpose Hall
- 2) Kids Pool
- 3) Landscape Garden
- 4) Kids play area



Agarwal Agarwal Agarwal

ANNEXURE - "H"

पानवेली

पावती

Original/Duplicate

Friday, December 11, 2015

नोंदणी क्र.: 39म

3:15 PM

Regn.: 39M

पावती क्र.: 17479 दिनांक: 11/12/2015

गावाचे नाव: पानवेल

दस्तऐवजाचा अनुक्रमांक: पव4-15636-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सुनिल दत्तात्रय कणसे --

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 920.00

पृष्ठांची संख्या: 46

एकूण:

₹. 1020.00

भाषणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

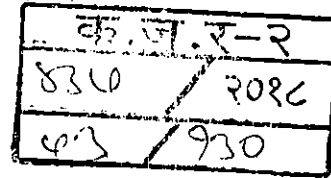
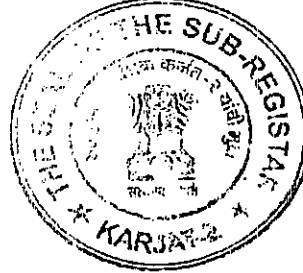
बाजार मूल्य: ₹.0/-

मोबदला: ₹.1/-

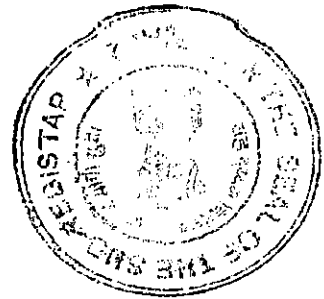
भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 920/-



086	20
2802	088
2-2-10-40	



भारतीय गैर न्यायिक

भारत INDIA

₹. 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA

T 341026

15 OCT 2015

Handwritten notes in Marathi: 'महाराष्ट्र राज्य-पंजवेल, का. १५/१०/१५' and 'पंजवेल-१, का. १५/१०/१५'.



Rectangular stamp with handwritten text: 'पंजवेल-४', '१५/१०/१५', and '१/२६'.

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I/We
M/s Nehal Dhara Realtors having PAN No. AAIFN 0816 B a
partnership firm through its partner (1) Mr. Yogesh Popatlal
Thakkar having PAN No. AAPPT 1825 P and (2) Mr.
Ramdevsinh Balubha Jadeja having PAN No. ABWBJ 8492
E, having our office at having its office S-007, Raj Tower, Plot 202C
No. 21, Sector 19, Kharghar. Tal. Panvel, Dist. Raigad, Pin-410210.



Rectangular stamp with handwritten text: 'क.ज.र-२', '१५/१०/१५', and '१/३०'.

410210 send greetings:

Handwritten signatures of Mr. Yogesh Popatlal and Mr. Ramdevsinh Balubha Jadeja.

Handwritten signature of the Sub-Registrar.



पवेल-४

९५६३६	२०१५
२/१६	

प्रकृत / अर्थवेद प्रकार (Nature of Document)	पारितोषिक
कौटुंबिक प्रमाणित अथवा का? (Whether it is registered)	होय
स्थानिक अधिकारीचे नाव (Authentic Name of S.R.O.)	पवेल
संपत्तीचे वर्णन (Property description in brief)	_____
विचारात रक्कम (Consideration Amount)	_____
विक्रेता/प्राप्तकर्त्याचे नाव (Purchaser Name)	रामदेवसिंह का. अडेडा. नेकर
दुसऱ्या व्यक्तीचे नाव (Other Party)	सुनिश कापडे वरुणदे
दुसऱ्या व्यक्तीचे नाव (Other person)	सुनिश कापडे वरुणदे
दस्तऐवज किंमत (Duty amount)	५००
दिनांक (Date)	४६०२ २९/१०/२०१५
विक्रेता/प्राप्तकर्त्याचे स्वाक्षरी (Purchaser Sign.)	

श्री. विवेक ज्ञानलाल गुप्ता
 पारितोषिक घटकाना क्र. ८/१९९७-९८
 राज्यक. कुंभारगुहा, सिव्हायी रोड,
 पवेल

या दस्तऐवजासंबंधी ज्यांना मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
 त्यांना त्यांच्या केवळ्यापासुन ६ महिन्यात कायदो अंमलकारक आहे.



क.ज.र-२

३५	२०१६
७२/१३०	

WHEREAS:

1) By and under Sale Deed dated 14/09/1999 executed by and between Mr. Janardhan Atmaram original owner of one part and Mr. Shirlal Shetty of the other part the said Mr. Janardhan Atmaram

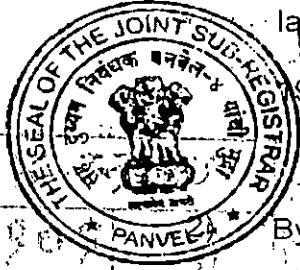
Vaidya sold and transferred the land being C.S. No. 78 and 79A admeasuring 505.90 and 156.30 sq.mtrs respectively and Agricultural Land admeasuring 10220 sq. mtrs and 3790 sq mtrs or thereabout bearing Survey Nos. 44 and 45 lying being and situate within the limits of Neral, Taluka Karjat District Raigad (hereinafter collectively referred to as the said land), (the said land is more particularly described in first schedule hereunder written) on the terms and conditions as contained in the said Sale Deed. The Dy. Superintendent of Land records Karjat noted the said sale and transferred the ownership of the said Land in the name of Mr. Shirlal Janardhan Shetty and the revenue authority has also noted the said sale under Mutation Entry No. 3510 and recorded the name of Mr. Shirlal Janardhan Shetty in kabjedar column of the said Land. Accordingly the said Mr. Shirlal Janardhan Shetty was the exclusive owner of the said



437-8
995-2024
Janardhan
2/12



EP. 31.5-2
2024
930



land by virtue of the above sale deed dated 9th March,

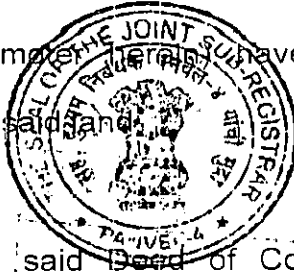
पानवेल-४
१५६३६ २०१०
१७/९

By and under registered Deed of Conveyance dated 17th September, 2010 bearing No. 7054-2010 dated 17th September, 2010 executed by and between Mr. Shirlal Janardhan Shetty of the one part and (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja the Partners of M/s Nehal Dhara Realtors (the promoter herein) of other part the said Mr. Shirlal Janardhan Shetty sold and transferred the said land in favour the Promoter herein on the terms and conditions as contained in the said Deed of Conveyance dated 17th September, 2010. The Dy. Superintendent of Land records Karjat noted the said conveyance and transferred the ownership of the said Land in the name of (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja (the partners of the promoter herein) and the revenue authority has also noted the said sale under Mutation Entry No. 5150 and recorded the name of (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja (partners of the promoter herein) in kabjedar column of the said Land. By virtue of the said Deed of Conveyance, the (1) Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha Jadeja



क.ज.र-२
३६ २०२६
६६ १९३०

(partners of the promoter have become the absolute owner of the said land)



क.ज.र-४	
१५.६.२१	२०१५
१९/१२	

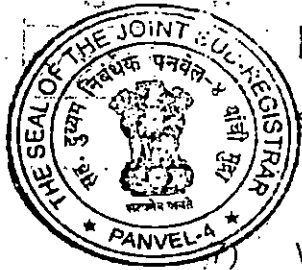
3) In pursuance of the said Deed of Conveyance, the Promoter prepared the building plans and specification and submitted to the Raigad Zila Parishad-Alibaug for approval and the Raigad Zilla Parishad-Alibaug having considered the plans and specifications submitted by the Promoter, by its letter bearing No.549/2015 has approved such plans and specifications and issued to the Promoter the development permission and commencement certificate as required under the Maharashtra Regional & Town Planning Act, 1966 on dated 20-06-2015.



4) By virtue of the above Commencement Certificate dated 20-06-2015 issued to us and pursuant to which we are entitled in law to erect the building/s consisting Residential Flats/Office/Shops units and sell such Flat/Office/Shop to its intending buyers.

क.ज.र-२	
२३०	२०१६
०९/१३०	

5) We intend to sell the Flats/Office/Shop to be constructed on the said property and to execute and register the same.



५४११४	
Said land.	२०१५
९५६३६	
६/२६	

6) We have and shall execute various Agreements for Sale in respect of Flats/Office/Shop to be constructed on the

We are unable to attend the office of the Sub-Registrar of Assurances, Neral-Karjat for the purpose of admitting and execution of the said Agreement for Sale. We are therefore desirous to appoint (1) Mr. **Sunil Datratray Kanse** having PAN No. **BFLPK 4971 H**, Age **45** Indian Inhabitant, Adult, residing at **Maruti Niwas CHSL, Plot, B-37, Sector-6, New Panvel(E)410206** and (2) Mr. **Nitin Madan Pagare**, PAN No. **AZOPP 8016 E**, Age **30** Indian Inhabitant, Adult, residing at **203, Dhuri Prem Nagar, Usarli Khurda, Tal.- Panvel, Dist.-Raigad 410206**, both jointly and severally as our lawful and true attorney to do all necessary acts, deeds, matters and things for us and on our behalf as appearing hereinafter.



NOW KNOW YOU ALL AND THESE PRESENTS

WITNESSES that We, M/s NehalDhara Realtors a partnership firm through its partner (1) Mr. Yogesh Popatlal Thakkar and

३५६	२०२६
६०.	९३०

(2) Mr. Ramdevsinh Balubha Jadeja do hereby nominate and constitute (1) Mr. **Sunil Datratray Kanse** and (2) Mr. **Nitin**

Madan Pagare, jointly and severally to be our true and lawful attorney to do all or any of the following acts, deeds, matters

and things for one in our name and on our behalf as appearing hereinafter;

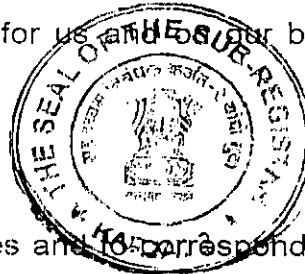
1. To lodge the agreements for adjudication of Stamp Duty before the concerned authority and make necessary application for the same and the other necessary documents for the same.



497-8	
94838	2084
6/12	

2. To pay the necessary stamp duty on the said Agreement for Sale.

3. To lodge the Agreements for Sale in respect of the Flats/Office/Shop to be constructed on the said land and to admit the execution thereof for us and on our behalf from time to time.



4. To apply for the Certified Copies and to correspond with the concerned Sub- Registrar of Assurance before whom the said agreements are registered from time to time and to accept the original agreements after its registration for us and on our behalf from time to time.

क.ज.र-२	
830	2086
69	930.

AND WE, hereby for ourselves, executors and administrators ratify, confirm and agree to ratify and confirm whatsoever our

said attorneys or any substitute or substitutes acting under him/
 them has done or shall lawfully or purport to do in respect of
 the said property by virtue of these presents.



पानवेल-४	
०५६३६	२०१५
८/१६	

IN WITNESS WHEREOF We, the abovenamed M/s
 NehalDhara Realtors a partnership firm through its partner (1)
 Mr. Yogesh Popatlal Thakkar and (2) Mr. Ramdevsinh Balubha
 Jadeja, have hereunto set our hands on this 11TH day of
December, 2015.

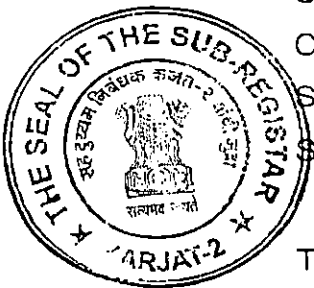
FIRST SCHEDULE

THE DESCRIPTION OF THE PROPERTY

All the pieces and parcels of land and property situated at
 Village Neral, Taluka Karjat, District Raigad, bearing survey
 Nos.

Survey No	Area in Sq Mtrs.
C.S. No. 78	505.90
C.S. No. 79A	156.30
Survey No. 44	10,220
Survey No. 45	3,790

Total Sq Mtrs	14672.20



क.ज.र.-२
७३०
१२/१३०

And Bounded as Follows:

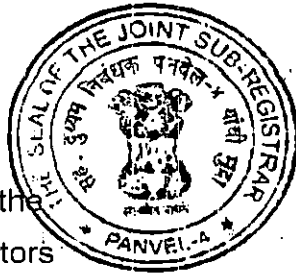
- ON OR TOWARDS THE EAST :- CENTRAL RAILWAY LINE
- ON OR TOWARDS THE WEST:- NERAL MATHERAN RAILWAY LINE
- ON OR TOWARDS THE NORTH:- NERAL RAILWAY STATION
- ON OR TOWARDS THE SOUTH:- GAOTHAN

(Signature)

(Signature)

(Signature)

M. Magant



पवल-४	
१५६३६	२०१५
९/४६	

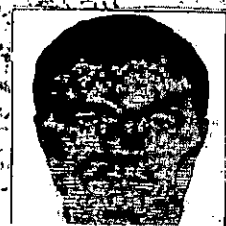
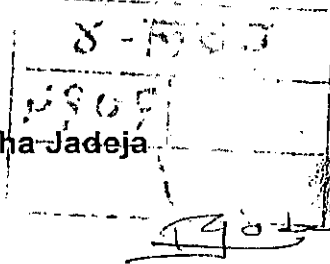
Signed and delivered by the
We, M/s NehalDhara Realtors
through its partners

(1) Mr. Yogesh Popatlal Thakkar

Yogesh Thakkar



(2) Mr. Ramdevsinh Balubha Jadeja



In the presence of:.....)

We Accept

(1) Mr. Sunil Dattratray Kanse

17 *Sunil Kanse*

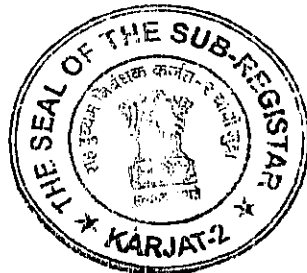
Sunil Kanse



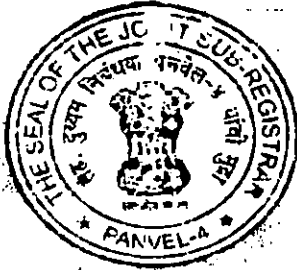
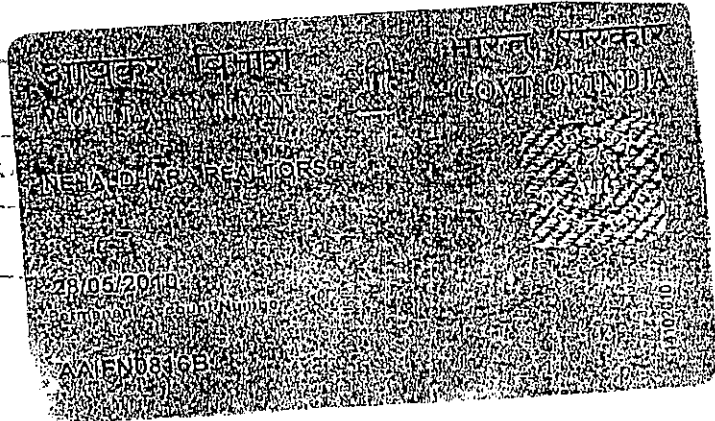
27 *Nitin Madan Pagare*

(2) Mr. Nitin Madan Pagare,



Nitin Madan Pagare

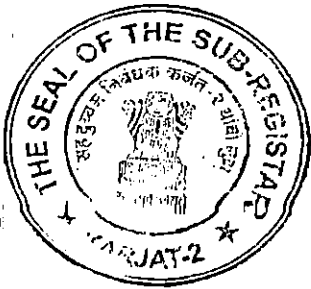


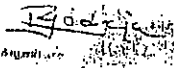

क.ज.र-२	
७१७	२०१६
८३	१३०



पवल-४	
९५६३६	२०३५
९०	१६

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 योगेश पोपटल ठाकरे
 YOGESH POPATLAL THAKKAR
 पोपटल वेलु ठाकरे
 POPATLAL VELU THAKKAR
 14/08/1984
 Permanent Account Number
 AAPPT1826P
 Signature: 




आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 रामदेवसिंह बालुभा जाडेजा
 RAMDEVSIH BALUBHA JADEJA
 बालुभा रासुभा जाडेजा
 BALUBHA RASUBHA JADEJA
 11/08/1966
 Permanent Account Number
 ABWPJ8432E
 Signature: 


क.प.र.२	
२३०	२०१८
८	१३०

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

महावितरण

7/726

www.mahadiscom.in

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

29/09/15 6725

23/08/15 23/09/15

4785 / KHARGHAR / Ph.No. 27743780

GIS DTC/POLE:

GGN:201509379536681

029470267435

प्रीमली. एच.आर.जडेजा
प्लॉट-07 राज टावर चस. प्लॉट-21 सेक-19 / खारघर - 410210

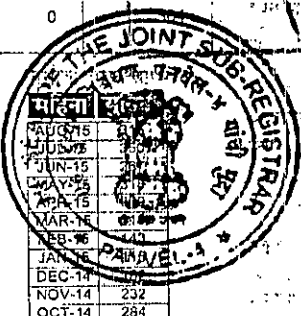
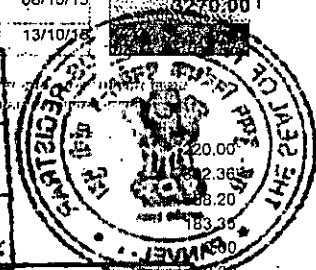
SMT. H.R.JADEJA
PLOT-07 RAJ TOWER CHS. PLOT-21 SEC-19 / KHARGHAR - 410210

03/07/2019/1900 04/LT II Comm 1Ph -20 KW

4795235 1.00 KW
C 1.00 KW

साल रिडिंग	मागोल रिडिंग	गुणक अवयव	युनिट	समाप्ति युनिट	पक्षपात वीज वापर
3951	4983	4679	1	304	0

29/09/15
30/09/15



Month	Units
AUG-15	0.00
JUL-15	0.00
JUN-15	0.00
MAY-15	0.00
APR-15	0.00
MAR-15	0.00
FEB-15	0.00
JAN-15	0.00
DEC-14	0.86
NOV-14	232
OCT-14	284
Total	3298.23

100394/1-10-15/32701

कॉल सेंटर नं.
18002333435
18002003435

विलंब आकार रु.65.90
3300.00
3299.09
3400.00

For Billing Complaints contact IGRIC - VIDYUT, SECTOR-17 WASHI / Phone No. 27743780 EXT-209
IGRIC - VIDYUT BHAVAN, BHANDUP Ph.75664315

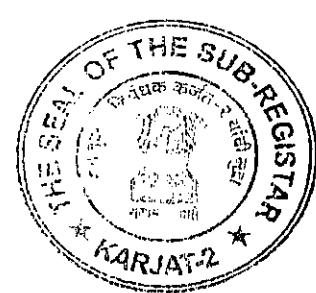
ATP ATP ATP ATP ATP ATP ATP ATP ATP ATP

Counter ID : 48
Receipt No : AD23175
Pay Mode : 05/10/2015
Pay Date : 15-10-03
Pay Line : 4/94
Contract No : 029470267435
PC No : 3
Consumer Name: SMT H.R.JADEJA
Bill Amt : Rs.3270.00
Paid Amt : Rs.3270.00
Cheque No : 0000374
Cheque Date : 01/10/2015
Bank : 400176011,RLR

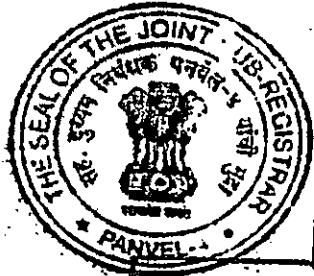
THANK YOU FOR USING
AND AIP PAYMENT
COLLECTION POINT

विजली बचता धरो (वीईडी)
विद्युत बचत, ज्ञान अस्त्र
विद्युत बचत, ज्ञान अस्त्र
विद्युत बचत, ज्ञान अस्त्र
विद्युत बचत, ज्ञान अस्त्र

विजली बचाओ देस बनाओ

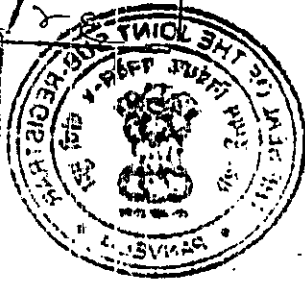


क.ज.र-२
१५ / २०१५
१५ / १३०

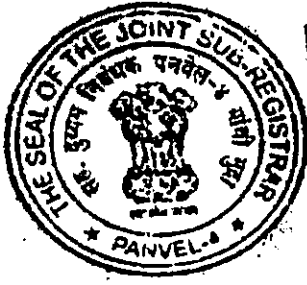


पवेल-४	
१५३३६	२०१५
१२/४	

४-लक्ष	
११०९	

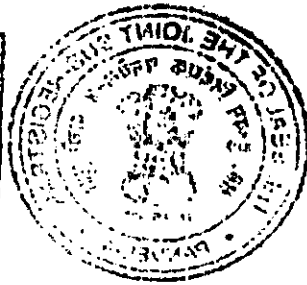


क.ज.र-२	
३७	२०१८
५	१३०



पवेल-४	
१५६३६	२०१५
११२/१६	

४-महल	
११०९	



क.ज.र-२	
११०	२०१८
८८	११०

महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : नेरळ
 तालुका : कर्जत
 जिल्हा : रायगड

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नाव
४४	भोगवटदार वर्ग - १		

शेताचे स्थानिक नाव खताडी

लागवडी योग्य क्षेत्र
 हे. आर.चौ.मी.
 निरायत ०.९२.३०

योगेश पोपटलाल ठक्कर
 रामदेवसिंग बालुभा जडेजा
 सामायिक क्षेत्र ०.९२.३०

कृषा ०.९२.३०

पोटखराब (लागवडी अयोग्य)

वर्ग (अ)	०.०९.९०
वर्ग (ब)	
एकूण	०.०९.९०

आकारणी १४.४४

जुडी किंवा विशेष आकारणी

क्षेत्र आकार आण प पो.ख. - फीसम. खाते क्रमांक

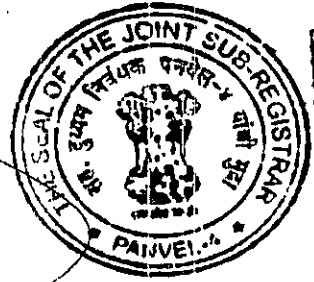
५१०९ ३३९

आकारणी १४.४४ कुळाचे नाव इतर अधिकारी

सीमा आणि भूनापन जिन्हे

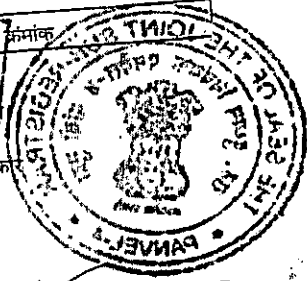
गाव नामुना वारा पिकांची नोंदवह्या

महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

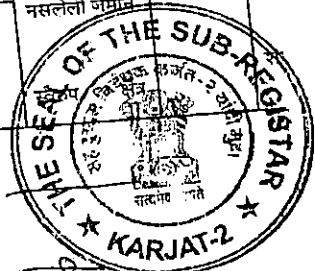


५५६३६ २०१५

९५१६



वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशाल				लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन
		मिश्र पिका खालील क्षेत्र		निर्भळ पिकाखालील क्षेत्र			
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	अजल सिंचित	अजल सिंचित		
		जल सिंचित	पिकाचे जल नाव	अजल सिंचित	पिकाचे जल नाव		



०-१२-३

7 MAR 2015

सहायी सजा - नेरळ
 ता. कर्जत, जि. रायगड
 श्री. एच. एन. सरगर

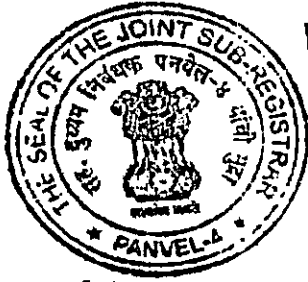
सत्यप्रत
 विवेक माधुकर भडसावळे
 विशेष कार्यकारी अधिकारी

सत्यप्रत
 विवेक माधुकर भडसावळे
 विशेष कार्यकारी अधिकारी

क.ज.र-२

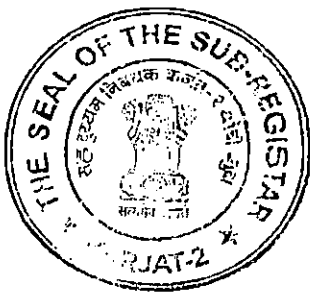
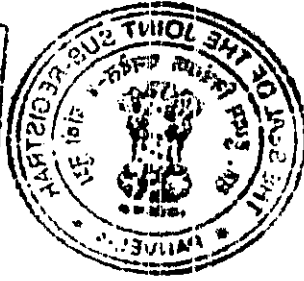
०३६ २०१६

९९१३०



पंवल-४	
१५६३६	२०१५
१६/०६	

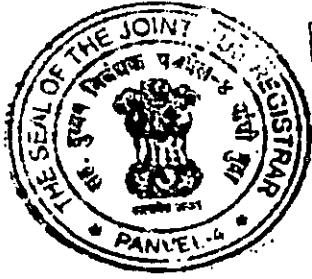
४-लक्ष	
५१०५	



क.ज.र-२	
४३७	२०१५
१०/१३०	

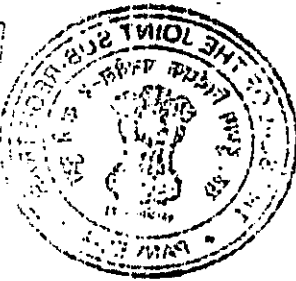


१३२३-३१९
ऑफिसियल प्रकृतिक तालिका
के. ज. र. ऑफिस, पंवल-४

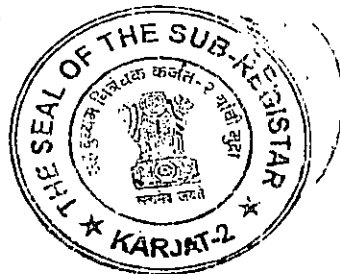


द्वल-४	
१५६३६	२०१५
१८/३	

४-ल	
५०१५	



क.ज.र-२	
३३३०	२०१८
९२	१३०



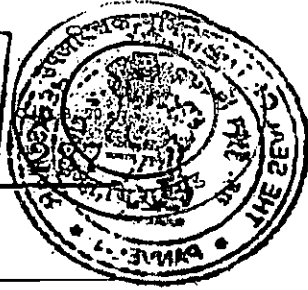
करजत

करजत
करजत
करजत

शुभारंभ - जे २०८

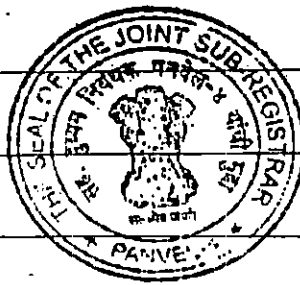
X.F.P. - 1,00,000 - 4-04 - WGA5 - (Ca)
G/R. R. D., No. 8618, dated 16-9-68

४-लक्षप
१००९
RULED CARD



गन्वराण	७०	[६-२-०]	A
		यु.ए.	

१६६२ [जनदिन आत्माराम वेध] चारसाम

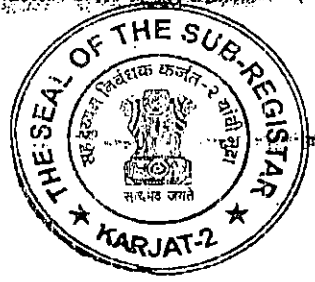


४-लक्षप
१५०३ / २०१५
१६ / १६

16 NOV 1968	मा. न. एव १०५६ एवा पत्रम मावाचे कार्यालयत
	न. रा. स. एवा १०५६ कनकरजाननी कानकातुलना व भा. स. एवा
	नाणे संघर्षी कायदा नुसार एव आत्मसाधने प्रमाणर दिने १६/११/६८
३०-९-६८	सेरीवे. एव २-६ १००००१-६८-८९८ H)
	की. नशिखाळ जनदिन रोहो



सत्यप्रत
विवेक माधुकर भट्टशास्त्रिक
विशेष कार्यकारी अधिकारी



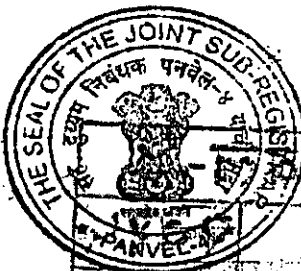
क.ज.र-२
१३० / २०१६
९३ / ११०

२२/११/११

२०२२ दिने
 मा.प.प. वि. अंतर्गत मा.प.प. वि.
 मा.प.प. प्रमाण मा.प.प. प्रमाण
 प. १०१/१० मा.प.प. प्रमाण
 मा.प.प. प्रमाण मा.प.प. प्रमाण
 मा.प.प. प्रमाण मा.प.प. प्रमाण
 मा.प.प. प्रमाण मा.प.प. प्रमाण
 मा.प.प. प्रमाण मा.प.प. प्रमाण

- कारणा -
 १) मा.प.प. प्रमाण मा.प.प. प्रमाण
 २) मा.प.प. प्रमाण मा.प.प. प्रमाण

मा.प.प. प्रमाण
 मा.प.प. प्रमाण
 मा.प.प. प्रमाण



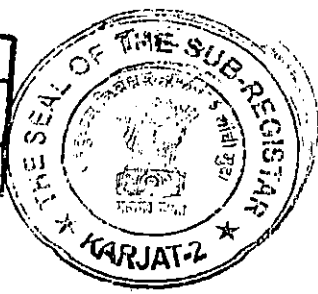
पवेल-४
 २०२२ दिने
 मा.प.प. प्रमाण



परिष्कारण सुनापक अति. पदधार
 सहायक भूमी अधिकारी
 कर्जत-रायगड

जिल्हा कार्यालय
 कर्जत-२
 २०२२ दिने
 मा.प.प. प्रमाण

क.ज.र-२
 २३० / २०२६
 २२ / १३०



Web-www.zpraigad.maharashtra.gov.in

E-mail-ndrzp@gmail.com

दूरध्वनी क्रमांक - 02141-222232

फॅक्स क्रमांक:- 02141-222076 / 222070

जा.क्र/राजिप/प्रापं/नेसंविप्रा/ ५४९/२०१५

नेरळ संकुल विकास प्राधिकरण कक्ष

ग्रामपंचायत विभाग

रायगड जिल्हा परिषद, अलिबाग

दिनांक:- २०/६/२०१५

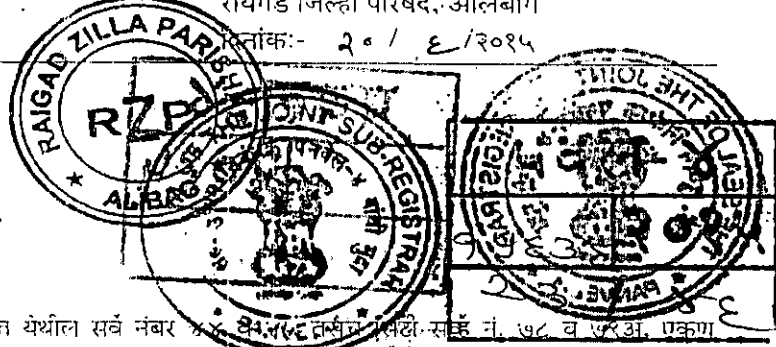
प्रति,

श्री. रामदेवसिंह बालुभा जडेजा पार्टनर

मे.नेहल थारा रिअल्टॅस

००७, राज टॉवर, प्लॉट नं.२१, सेक्टर -१९

खारघर, नवी मुंबई -४१०२१०

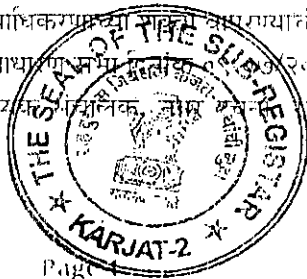


विषय:- मौजे नेरळ ता. कर्जत येथील सर्व नंबर ४५२५६ तसेच सिटी-सॅट नं. ७८ व ७२अ, एकूण क्षेत्रफळ १४६७२.२० चौ.मी. या जमीन मिळकतीवर निवासी व वाणिज्य कारणासाठी बांधकामास परवानगी थांबव.


- संदर्भ:-
१. आपले कडील प्रस्ताव दिनांक २३/१२/२०१४
 २. महायुक्त संचालक, नगर रचना, रायगड-अलिबाग यांचे कार्यालयाकडील पत्र क्रमांक ससंनर - राअ / बां.प. / मौजे नेरळ / ता.कर्जत / स.नं.४४,४५/सि.स.नं.७८,७९ अं/८१८ दिनांक २६/३/२०१५
 ३. महायुक्तदार कार्यालयाकडील आदेश नं. आ.प्रा.अ. अम.आ. १२२०/८४/दि. ३०.३.१९८४
 ४. महायुक्तदार, कर्जत यांचेकडील पत्र क्रमांक मशा/बांधकाम परवानगी/के.नं.९२/२०१२ दिनांक १५.९.२०१५.
 ५. ग्रामपंचायत, नेरळ यांचेकडील ना हरकत राखल्या (भाषिक मधेमाधारण सभा ठराव क्रमांक १४९(१४/१४) दिनांक २६/६/२०१२) जा.क्र १२५९ दिनांक २०/०७/२०१२.
 ६. या कार्यालयाचे तांत्रिक अधिकारी यांनी प्रस्तावार्थीन शूखंडाची म्थळ पाहणी करून दिलेल्या तांत्रिक छाननी अहवाल दिनांक ०२/४/२०१५.
 ७. म्थारी ममिती सभा ठराव क्रमांक २५० दिनांक २६/०४/२०१३.
 ८. म्थारी ममिती सभा ठराव (प्रस्तावार्थी शिफारस) क्रमांक ८८२ दिनांक २४/४/२०१५
 ९. कार्यालयीन मंजूर टिपणी दिनांक २०/०६/२०१५.

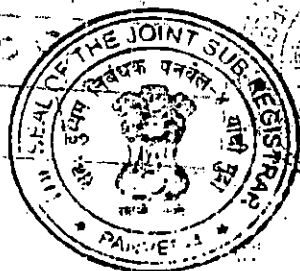
मौजे नेरळ ता. कर्जत येथील सर्व नंबर ४५२५६ तसेच सिटी-सॅट नं. ७८ व ७२अ, एकूण क्षेत्रफळ १४६७२.२० चौ.मी. या जमीन मिळकतीवर निवासी व वाणिज्य कारणासाठी बांधकामास परवानगी थांबव. त्या अर्थी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (१९६६ चा उद्योग) च कलम २ चा उपखंड (१५) (ग) (१)सहखंड १९ न अनुसार मा. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे हे त्यांना शासन, नगर विकास व आगोश विभाग, अधिसूचना क्रमांक टीपीएम-३१७७-१९८९-यु.सी-६, दिनांक १०/१२/१९७९ अन्वये प्रदान केलेल्या जमनीचा वापर करून रायगड जिल्हा परिषदेस रायगड जिल्ह्यातील नेरळ डॉर्मिटर टाऊनशिपच्या क्षेत्राकरीता उपरावन आर्थनियमाखाली नियोजन प्राधिकरणाच्या मते वापरण्याची परवानगी दिली आहे.

ज्या अर्थी रायगड जिल्हा परिषदेने सर्वसाधारण सभा दिनांक २०/०७/२०१२ ठराव क्रमांक ५५८ व दिनांक १३/१२/२०१० ठराव क्रमांक ६२९ अन्वये महायुक्तदार कार्यालयीन मंजूर टिपणी दिनांक २०/०६/२०१५ रायगड-अलिबाग यांची नगर रचना आधिकारी म्हणून वेगळे करणेत आली आहे.



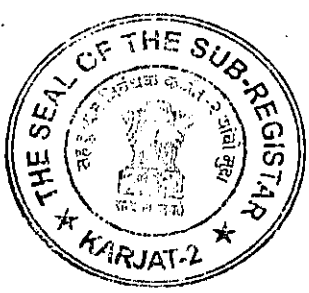
क.ज.र-२
३५ / २०१८
६७ / १३०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 SUNIL DATTATRAY KANSE
 DATTATRAY NUKARAM KANSE
 22/07/1970
 Permanent Account Number
 BELPK4971H
 Signature




पवल-४	
१५/६/७९	२०१०
२९/७९	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 NITIN MADAN PARGARE
 MADAN BHIM PARGARE
 30/04/1985
 Permanent Account Number
 AZORP016E
 Signature

क.ज.र-२	
३५	२०१८
१७	११०



भारत सरकार
GOVERNMENT OF INDIA

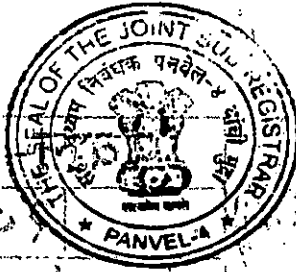


नितीन मदन पगारे
Nitin Madan Pagare
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



6125 1252 6182

साक्षान्ध माणसाचा अधिकार



पदम-६	
१५६३६	२०१५
३०	१५



भारतीय विधि/स्टे ऑफिस प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता पुणान विल्डिंग, २८२-११, रूम
नं. २०३, शिवकर मोहा रोड, ओएनजीसी
पनवेल फेज-२ अ्या मार्गे, धुरी प्रेम
नगर, छारली बुरे, पनवेल, उत्तरी बुरे,
ओएनजीसी कॉम्प्लेक्स, पनवेल, रायगड,
महाराष्ट्र. ४१०२२१

Address: Kunal
Building, 282-11, Room No. 203,
Shivkar Moha Road, Behind
ONGC Panvel Fase-2, Dhuri Prem
Nagar, Usarli Khurd, Panvel, Usarli
Kh. Ongc Complex, panvel,
Ruigad, Maharashtra, 410221

क.ज.र-२	
४३७	२०१८
१०४	१३०



1947
1800 180 1947



help@uidai.gov.in

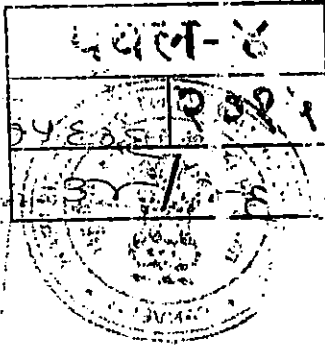
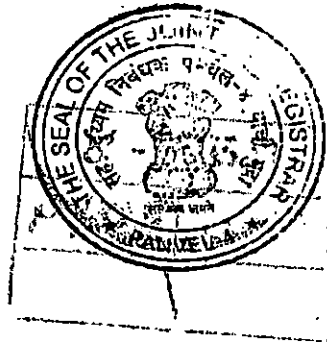


www.uidai.gov.in

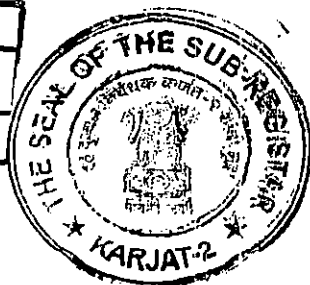


P.O. Box No. 1947,
Bengaluru-560 001





क.ज.र-२	
७३०	२०१८
९०८	९३०



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVETHOUSAND RUPEES

महाराष्ट्र MAHARASHTRA

साईनाथ कम्युनिकेशन अॅण्ड स्टोरेज सेंटर

एस. एस. 11, सेक्टर 96, दुकान नं. 48,

कोपर खेराणे, नवी मुंबई 400 609.

कमुनिक 3975 किंगड रू.

नं. 2000/11 6900

हस्त

दिनांक

परवाना कं. 84/09

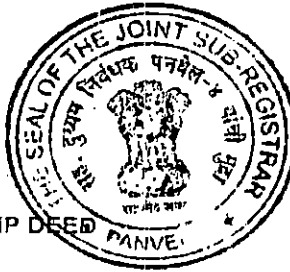
श्री साईनाथ नानाभाऊ डोके
स्टॅप ब्रॅडर

382424

28 MAY 2010



प्रमुख अधिकारी
साधारण कार्यालय, ठाणे



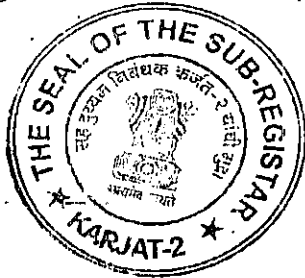
पवल-8
9423 / 2010
34 / 28

PARTNERSHIP DEED PANVEL

THIS DEED OF PARTNERSHIP made and entered at Navi Mumbai this 28th Day of May Two Thousand Ten Between the following Partners.

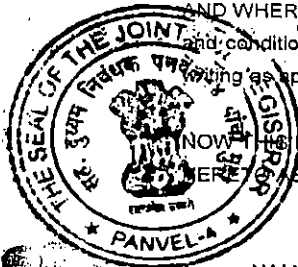
1. MR. YOGESH POPATLAL THAKKAR an Indian Hindu Inhabitant, residing at J1, Adarsh Co-op. Society, Bawan Bunglow, Panvel. Herein after referred to as the party of the FIRST PART (which expression shall mean and include his legal heirs, executors, administrators and assigns),
AND

Y. Popatlal Thakkar



R
R. G. ...
क.ज.र-2
830 / 2010
908 / 930

2. SHRI. RAMDEVSINH BALUBHA JADEJA, an Indian Hindu Inhabitant, residing at 1201, Raj Residency Plot no 26, Sector 19, Kharghar, Navi Mumbai Hereinafter referred to as the party of the SECOND PART (which expression shall mean and include his legal heirs, executors, administrators and assigns),



AND WHEREAS the parties hereto now are desirous of reducing and recording the terms and conditions of their Partnership business as mutually agreed by and between them to the effect as appearing hereinafter:

पारल-४
२५.०५.२०१०
३६/२६

NOW THIS DEED OF PARTNERSHIP IS AGREED BY & BETWEEN THE PARTIES AS FOLLOWS:

1. NAME OF THE PARTERSHIP FIRM :-

The partnership business shall be carried in the Firm name and style of M/S. NEHALDHARA REALTORS or such other name as the parties may hereto decide mutually from time to time.

2. DATE OF COMMENCEMENT :-

This deed of partnership shall be deemed to have come into force with effect from 28-05-2010

3. PLACE OF BUSINESS :-

The business shall be carried out from 007, Raj Tower, Plot no 21, Sector 19, Kharghar, Navi Mumbai - 410 210 And / or such other place or places as may be mutually agreed upon between the parties hereto from time to time.

4. The Partnership is constituted, specifically for carrying on the following business :

- i) To do business of Bullders & developers.
- ii) To undertake Civil contracts of various companies, Govt. Contract or Semi-Govt. Organisation Civil Contracts or other reputed Private Companies Civil construction work or Private Civil contracts, etc.
- iii) To work as a reputed Real Estate Consultants.
- iv) and such other business as the parties may form time to time agree upon.

5. CAPITAL CONTRIBUTION BY PARTNERS :-

The parties shall invest Initially Rs. 10,00,000/- (Rupees Ten Lacs Only) which shall be contributed by both the partners in their respective ratios.

(Signature)

(Signature)

क.ज.र-२
७३० / २०२८
११० / ११०



6. DISTRIBUTION OF PROFITS OR LOSSES :-
The Net Profit or Losses of the partnership Business, as the case may be shall be divided between parties hereto in their Profit Sharing Ratio i.e. as under :

S. NO.	NAME
1.	YOGESH POPATLAL T
2.	SHRI. RAMDEVSINH B
TOTAL	



KARJAT-2	
943	2024
0000	1

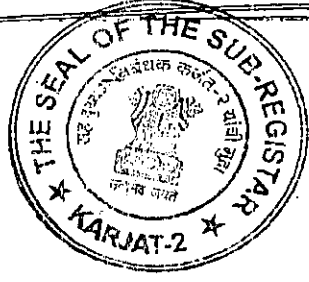
7. ACCOUNTING YEAR :-
The books of accounts of the partnership for the first year shall be closed on 31st March, 2011 and thereafter on 31st March of every year.

8. SALARY, BONUS, COMMISSION OR REMUNERATION AND INTEREST PAYABLE TO PARTNER :-

- i. The said partners shall be entitled to draw a monthly Salary or remuneration from the firm during the accounting period / year for their devotion of time to the business.
- ii. The aforesaid remuneration shall however be restricted to remuneration in accordance with the provisions of section 40(b) of the Income tax Act, 1961 or any applicable provisions that may be in force from time to time for the Income Tax Assessment of the Partnership Firm for the relevant accounting period. The parties hereto shall be entitled to increase or decrease the quantum of remuneration payable to partners. The parties hereto may also agree to revise the mode of calculating the remuneration & decide to pay salary & grant the benefits of house rent allowance, medical expenses, gratuity, bonus, commission on gross receipts and/or other parties benefits to the above and/or other partner or partners either on monthly or yearly basis as they may mutually agree upon.
- iii. The yearly remuneration payable to the above partners shall be credited to their Bank account at the close of the accounting period when the final account of the partnership have been duly made up, audited & the amount of remuneration due to them is duly determined.
- iv. The above partners shall be entitled to draw the above yearly remuneration during the relevant accounting period. However nothing contained in these presents shall preclude the said partners from withdrawing any amount from the partnership firm against the amount standing to their capital and/or current or loan account or their share of profit for relevant accounting period in such manner as may be mutually decided by the Partners.

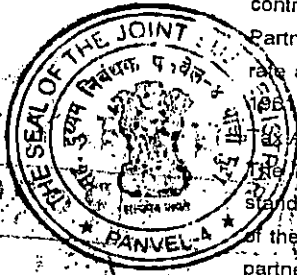
(Signature)

R
(Signature)



K. J. R-2	
230	2020
999	930

V. The funds required for the purpose of the partnership business shall be contributed by the partners in such manners as may be mutually agreed. Partners jointly upon and on an interest @12% p.a. or such lower or higher rate as may be prescribed under section 40(B) (iv) of the Income Tax Act 1988 or any other applicable provision as may be in force, for the Income Assessment of the Partnership firm for the relevant accounting period. The interest shall be payable by the partnership firm, on the amount standing to the credit of the capital and/or current account or loan account of the partners. Further, interest at the same rate shall be payable by the partners to the firm on the amount outstanding to their debit of Capital and/or Current account or Loan A/c of the partners.



VI. The partners shall be entitled to modify the above provisions relating to remuneration, interest, etc. payable to the partners by executing a supplementary deed & such deed when executed shall have effect unless otherwise provided from the date of such supplementary deed is being executed and the same shall form part of this deed of partnership.

9. NET PROFIT DISTRIBUTION :-

The Net Profit of the partnership business as per the accounts maintained and audited after deduction of all expenses relating to activities of partnership including rent, salaries & other establishment expenses as well as interest & remuneration payable to the partners in accordance with this and any supplementary deed as may be executed by the partners shall be divided and distributed amongst the partners as per the Clause No. 6, of this Agreement. The loss, if any, suffered in any year shall also be apportioned among the parties in the same proportion.

10. GOODWILL :-

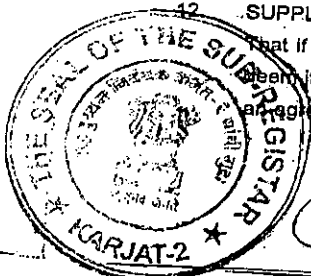
None of the partners shall be considered to have any share or interest in the goodwill of the partnership business. The intention being that, during the continuation of the partnership or even, on its dissolution, retirement or otherwise (i.e. unless the partnership business is completely disposed off as going concern) no claim shall arise by any partners or any such other person/s claiming through the partner for the share of goodwill.

11. RESTRICTION ON MORTGAGE OF PARTNER'S SHARE :-

No partner shall without the consent of the other partners in writing assign or mortgage or transfer his / her share or interest in the partnership.

12. SUPPLEMENTARY DEED :-

That if at any time during the continuance of the partnership, the parties here to, deem it necessary of an addition, then the same shall be done by the execution of an agreement, supplementary to this deed, and such alternation, amendment and



[Handwritten signature]

[Handwritten signature]

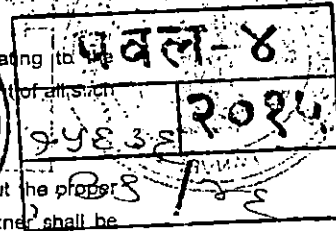
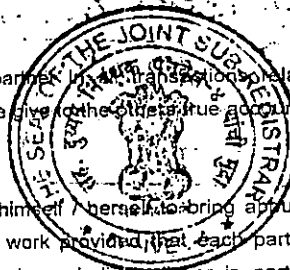
क.ज.र-२
 ३५ / २०२८
 ११२ / १३०

addition shall be adhered to and shall have the same effect as if the same had been originally embodied in these present and shall form a part of these presents.

13. POSITIVE COVENANTS :-

Each partner shall:

- I. Be just and faithful to other partners in all transactions relating to the partnership business & at all time give to the others true account of all such dealing.
- II. Diligently and faithfully employ himself / herself to bring about the proper performance of the partnership work provided that each partner shall be free to undertake any other business individually or in partnership with other.
- III. Punctually pay & discharge his / her separate individual debts & engagement, liabilities & indemnify the other partners and the partnership assets, against all proceedings costs, claims or demands in respect thereof. Under no circumstances other Partners shall be responsible or liable for his/her act.
- IV. Detrimental to the objective of this partnership agreement and / or liabilities including mortgages, loan, advances, etc. created by him / her without the written consent of all the partners.
- V. Observe all laws & regulations governing the conduct of the business of the partnership.



14. OPERATION OF BANK ACCOUNTS :

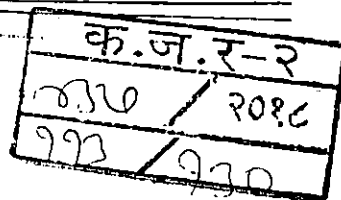
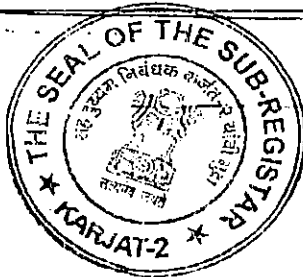
The parties hereto shall open & operate Bank A/c in such banks as the parties hereto may mutually decide. Such accounts shall be operated either jointly or separately by SHRI. YOGESH POPATLAL THAKKAR and SHRI. RAMDEVSINH BALUBHA JADEJA as may be mutually decided by the parties hereto.

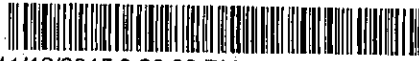
15. EXECUTION OF ALLOTMENT LETTER, AGREEMENT ETC.

All Allotment Letters, Agreements for Sale, Lease, Leave & License or any other documents whereby any right, title, interest in respect of any of the premises / flat / shop etc. is either created or relinquish or cancelled by the said firm then all such writings shall be signed either by SHRI. YOGESH POPATLAL

Handwritten signature: SHANKAR

Handwritten signature: Yogesh





11/12/2015 3 20:00 PM

दस्त गोपवारा भाग-2

पवेल4 25/12
दस्त क्रमांक:15636/2015

दस्त क्रमांक :पवेल4/15636/2015
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुनिल दत्तात्रय कणसे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मारुती निवास सी एच एस सी, प्लॉट न बी- ३७, सेक्टर न ६, नवीन पनवेल इस्ट, महाराष्ट्र, राईगाड: (००:). पॅन नंबर: BFLPK4971H	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:-		
2	नाव:नितीन मदन पगारे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम न 203, धुरी प्रेम नगर, उसली खुर्द ता पनवेल जी रायगड, महाराष्ट्र, राईगाड:(००:). पॅन नंबर: AZOPP8016E	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
3	नाव:मे नेहलधारा रियलटर्स तर्फे भागीदार: योगेश पोपटलाल ठक्कर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न एस-००७, राज टावर, प्लॉट न २१, सेक्टर न १९, खारघर ता पनवेल जी रायगड, महाराष्ट्र, राईगाड:(००:). पॅन नंबर: AAPPT1825P	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:-		
4	नाव:मे नेहलधारा रियलटर्स तर्फे भागीदार रामदेवसिंह बालुभा जाडेजा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस न एस-००७, राज टावर, प्लॉट न २१, सेक्टर न १९, खारघर ता पनवेल जी रायगड, महाराष्ट्र, राईगाड:(००:). पॅन नंबर: ABWPJ8432E	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कडुल करतात.
शिक्षा क्र.3 ची वेळ: 11 / 12 / 2015 03 : 16 : 20 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

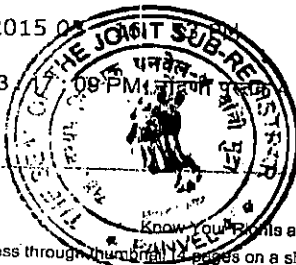
अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आनंद शंकर गायकवाडे वय:30 पत्ता:चौक ता खारघर जी रायगड पिन कोड:410206			
2	नाव:स्वप्रील युवराज सोनी वय:24 पत्ता:चौक ता खारघर जी रायगड पिन कोड:410206			

पिन कोड: 410206
2015/2016
920/930

शिक्षा क्र.4 ची वेळ: 11 / 12 / 2015 03

शिक्षा क्र.5 ची वेळ: 11 / 12 / 2015 03

Joint Sub Registrar Panvel 4



प्रमाणित करण्यात येते की सदर दस्त
क्र. 94 एउ मध्ये ...
पुढील प्रमाणे ...
दिनांक: 22.12.2015

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

15636/2015
सहा मुख्य निबंधक पनवेल-४

~~दोस्त~~

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEHALDHARA REALTORS

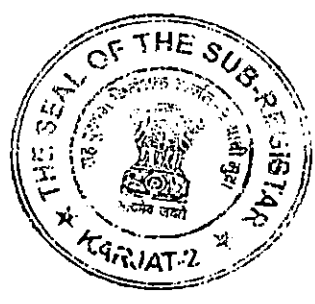


28/05/2010

Permanent Account Number

AAIFN0818E

14102010



~~दोस्त~~

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMDEVSINH BALUBHA JADEJA

BALUBHA RASUBHA JADEJA

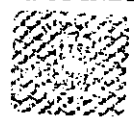
11/08/1986

Permanent Account Number

ABWPJ8432E

Signature

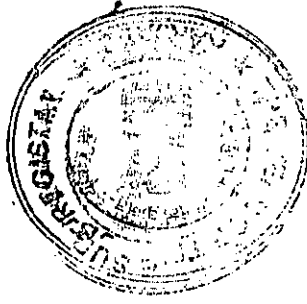
Signallife



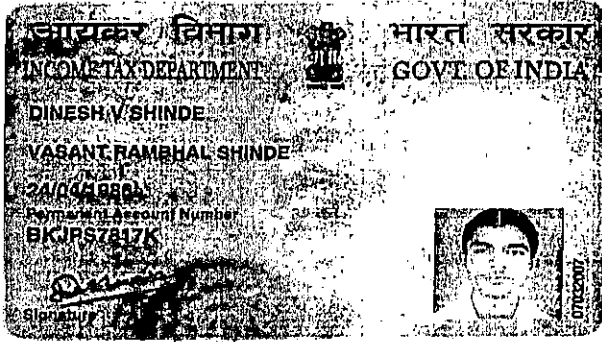
12052015

Handwritten signature

क.ज.र-२
३७ / २०१८
७२ / १३०



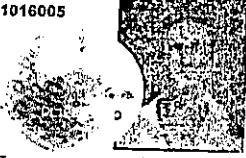
92/930	056/286
7808	056
2-2-2	12



Handwritten signature

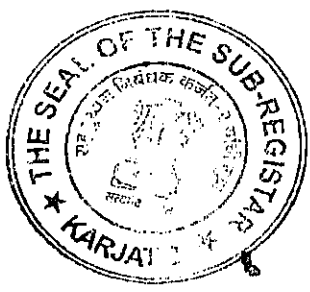
भारत निवडणूक आयोग
ऑलखंपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UMM1016005



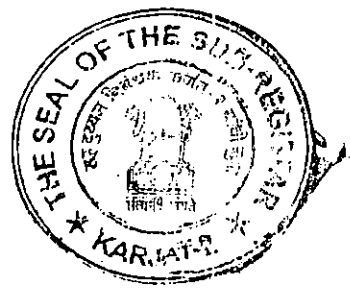
मतपाराचे नांव : रघुनाथ नामदेव ताम्हणे
Elector's Name : Raghunath Namdev Tamhane
वडिलांचे नांव : नामदेव ताम्हणे
Father's Name : Namdev Tamhane
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : 12/06/1987

Handwritten signature



क.ज.र-२	
७३७	२०१८
२२५	१३०

क.ज.र-२	
२५	२०२८
१२	१३०.



मंगळवार, 23 जानेवारी 2018 5:20 म.नं.

दस्त गोषवारा भाग-1

कजर2 9201930
दस्त क्रमांक: 437/2018

दस्त क्रमांक: कजर2 /437/2018

वाजार मूल्य: रु. 23,20,500/- मोवदला: रु. 31,50,000/-
भरलेले मुद्रांक शुल्क: रु. 1,89,000/-

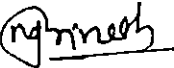
दु. नि. सह. दु. नि. कजर2 यांचे कार्यालयात
अ. क्रं. 437 वर दि.23-01-2018
रोजी 5:00 म.नं. वा. हजर केला.

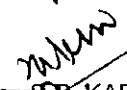
पावती:495 पावती दिनांक: 23/01/2018
मादरकरणाचे नाव: दिनेश भिमराव महाजन --

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2600.00
पृष्ठांची संख्या: 130

एकुण: 32600.00

दस्त हजर करणाऱ्याची मही:


सह दुय्यम निबंधक कर्जत क्र-2


सह दुय्यम निबंधक कर्जत क्र-2

दस्ताचा प्रकार: ताबापावती

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

शिक्षा क्रं. 1 23 / 01 / 2018 05 : 00 : 34 PM ची वेळ: (सादगीकरण)

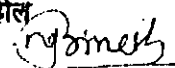
शिक्षा क्रं. 2 23 / 01 / 2018 05 : 01 : 46 PM ची वेळ: (फी)

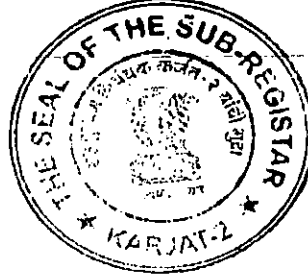
दस्ताऐवजासोबत जोडलेली कर्जतपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इ.बनावट
आढळून आल्यास यांची संपूर्ण
जबाबदारी दस्तनिष्पादकांची राहिल

घेणार



घेणार





क.ज.र-२
४३७ / २०१८
१२८ / १३०





23/01/2018 5 34:01 PM

दस्तावेज प्रभाग-2

कजरा 9281930
दस्तावेज क्रमांक:437/2018

दस्तावेज क्रमांक :कजरा2/437/2018
दस्तावेजा प्रकार :-तावापावती

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. नेहल धारा गीयन्टर्म तर्फे भागीदार श्री रामदेवसिंह वावुभा जाडेजा यांच्या बतीने कवुनी जवावाकारिता अखत्यारी म्हणून श्री नितीन मदन पवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. नेरळ पाडा, ता. कर्जत, जि. रायगड (ऑफिस पत्ता- एम-007, राज टोवर, प्लॉट नं. 21, सेक्टर 19, खारघर, ता. पनवेल, जि. रायगड), व्हाक नं: -, गेड नं: -, महाराष्ट्र, राईशार: () - पिन नंबर:AAIFN0816B	निहल वेणार वय :-32 स्वाक्षरी:- <i>M. Rajguru</i>		
2	नाव:दिनेश भिमराव महाजन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. 203, महागिरी अपार्टमेंट, पंडित नाका, परांजणे नगर, चर्पोली, आवणे, ता थंहापुर ठाणे, व्हाक नं: -, गेड नं: -, महाराष्ट्र, THANE. पिन नंबर:BFIPM5713E	निहल वेणार वय :-36 स्वाक्षरी:- <i>D. Inesh</i>		
3	नाव:भारती भास्कर माळी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा. 203, महागिरी अपार्टमेंट, पंडित नाका, परांजणे नगर, चर्पोली, आवणे, ता थंहापुर ठाणे, व्हाक नं: -, गेड नं: -, महाराष्ट्र, THANE. पिन नंबर:AYQPM3727J	निहल वेणार वय :-30 स्वाक्षरी:- <i>B. Rathi</i>		

द्वितीय दस्तऐवज करण देणार तथाकथित तावापावती चा दस्तऐवज करण दिव्याचे कवुन करणान.
शिक्का क्र.3 ची वेळ:23 / 01 / 2018 05 : 07 : 55 PM

सह दुय्यम निबंधक कर्जत क्र-2

ओळख:-
वालीन इमम असे निवडीत करणान की ते दस्तऐवज करण देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गुनुनाथ नामदेव ताम्हाणे - - वय:28 पत्ता:रा. नेवाळी, ता. कर्जत, जि. रायगड पिन कोड:410101	स्वाक्षरी <i>G. N. Thane</i>		
2	नाव:दिनेश वसंत थिरे - - वय:32 पत्ता:नेरळ ता कर्जत पिन कोड:410201	स्वाक्षरी <i>D. Inesh</i>		

शिक्का क्र.4 ची वेळ:23 / 01 / 2018 05 : 12 : 31 PM

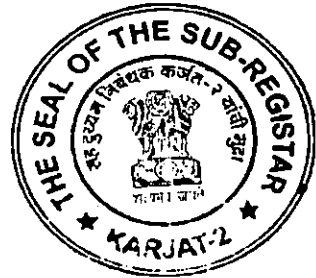
शिक्का क्र.5 ची वेळ:23 / 01 / 2018 05 : 14 : 03 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक कर्जत क्र-2

EPayment Details.

Epayment Number
MH009733856201718S

Defacement Number
0005416366201718



437 /2018

Know Your Rights as Registrants

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

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

क.ज.र-२	
१३७	२०१८
१३०	१३०

प्रमाणीत करणेंता येले की का दस्तास एकुपा. १३० पाने आहेत. सह दुय्यम निबंधक कर्जत क्र-२	पुस्तकाचे नंबरी नोंदला सह दुय्यम निबंधक कर्जत क्र-२ तारीख २३ माहे १० सन २०१८
---	---

