

ALLOTMENT LETTER

Ref : AL/08/P-23-24/2023

Date:- 28/12/2023

To,
MR.NARAYAN VELJI DUBARIYA PATEL
MRS.DEVIBEN NARAYAN DUBARIYA PATEL
SS-II A, Room No.242,
Sector-2,Koparkhairne, Navi mumbai-400709
Mobile number:- 8591511613
Pan Card No.: AIBPD2495F,
AICPD6833G,
Email ID: patelnarayan63@gmail.com

Sub: Your request for allotment of flat / commercial premises in the project known as "NEELKANTH PALM AVENUE" having MahaRERA Registration No. **P51700052959**.

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a Flat bearing No. **3002** RERA Carpet Area admeasuring **62.678** sq.mtrs equivalent to **674.666** sq. ft. on **30th Floor** in the building "A" project known as "NEELKANTH PALM AVENUE " having MahaRERA Registration No. **P51700052959**.hereinafter referred to as "the said Unit" being developed on the land bearing Plot No.23 and 24, admeasuring together admeasuring 5,027.15 sq. meters situated at Sector 09, Ghansoli, Taluka and District Thane, Navi Mumbai for a total consideration of **Rs. 86,45,000/- (Rupees Eighty Six Lakh Forty Five Thousand Only)** exclusive of GST, stamp duty and registration charges.

For NEELKANTH INFRA TECH

D.N. Patel

Partner

D.N. Patel
D.N. PATEL

75/280

पावती

Original/Duplicate

Thursday, January 04, 2024

नोंदणी क्र.: 39M

9:24 AM

Regn.: 39M

पावती क्र.: 305 दिनांक: 04/01/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-280-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: - - नारायण वेलजी दुबरिया पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

9:44 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar Thane 3

बाजार मुल्य: रु.8157939.346 /-

मोवदला रु.8645000/-

भरलेले मुद्रांक शुल्क : रु. 518700/-

श्री. जी. पी. खोत

सह दुय्यम मितबंधक वर्ग - २

जाणे क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124028916671 दिनांक: 04/01/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013388417202324E दिनांक: 04/01/2024

वॅकेचे नाव व पत्ता:

पक्षकाचा सही

सह दस्तऐवज परत मिळाला



04.01.2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 280/2024

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

(1) बिलेखाचा प्रकार	करारनामा
(2) मोबदला	8645000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8157939.346
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिक नं.3002,30 वा मजला, बिल्डिंग ए, नीलकंठ पाम एवेन्यू, प्लॉट नं.23 व 24, सेक्टर-09, घणसोली, नवी मुंबई. 62.678 चौ. मी. रेरा कारपेट एरीया, 4.575 चौ. मी. एनक्लोज्ड बाल्कनी, 1 कव्हर्ड कार पार्किंग सह ((SECTOR NUMBER : 09 ;))
(5) क्षेत्रफळ	1) 62.678 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - मे. निळकंठ इन्फ्राटेक तर्फे भागीदार श्री.जयंती अंबा चौधरी वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं.24, सेक्टर-9, घणसोली, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AASFN9973H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- - नारायण वेलजी दुबरिया पटेल वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अपार्टमेंट नं.एसएस-2ए, रूम नं.242, सेक्टर-2, कोपरखैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AIBPD2495F 2): नाव:-- - देविवेन नारायण दुबरिया पटेल वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अपार्टमेंट नं.एसएस-2ए, रूम नं.242, सेक्टर-2, कोपरखैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AICPD6833G
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	280/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	518700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

श्री. जी. पी. जोश
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	2024010474
04 January 2024, 08:28:27 AM	

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका ठाणे
उप मूल्य विभाग	4 / 116- घणशोली नोड रोकर नंबर 9
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation सर्व्हे नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
15300	96700	111200	120900	111200	

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	68 9458 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	62.678 चौ. मीटर

Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.106370/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((106370-35300) * (100 / 100)) + 35300) = Rs.106370/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 106370 * 68.9458 = Rs.7333764.746/-
F) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (96700 * 25/100) = Rs.337000/-
I) बंदिस्त बाल्कनी जागेचे क्षेत्र	4.58 चौ. मीटर
बंदिस्त बाल्कनी जागेचे मूल्य	= 4.58 * 106370 = Rs.487174.6/-

Applicable Rules	= 3, 9, 18, 19, 4(i), 15
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एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7333764.746 + 0 + 0 + 0 + 337000 + 0 + 0 + 0 + 487174.6 + 0 =Rs.8157939/- = २ एकस्राऐशी लाख सत्तावन्न हजार नऊ शो एकोणचाळीस /-
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CHALLAN
MTR Form Number-6



REGISTRATION NO.	REGISTRATION NO.	Date	03/01/2024-13:42:09	Form ID	25.1
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Payer Details		TAX ID / TAN (If Any)	
PAN No. (If Applicable)		48702495F	
Full Name		NARAYAN VELJI DUBARI & PATEL	
Flat/Block No.		FLAT NO. 3002, 30TH FLOOR, 4 BUILDING	
Premises/Building		NEELKANTH PALW AVENUE	
Road/Street		FLAT NO. 23 AND 24, SECTOR-19, BHANDRA	
Area Locality		NAVI MUMBAI	
Town/City/District			
PIN		4 1 1 7 1 1	
Remarks (If Any)		PAN=48702495F--SecondPartyName=NEELKANTH INFRA--	
Amount In Words		Five Lakh Forty Eight Thousand Seven Hundred Rupee	
Amount In Words		s Only	
Amount In Rs.		5,48,700.00	



Cheque/DD Details		FOR USE IN RECEIVING BANK	
Bank CIN	Ref. No.	68*033320240*03*5060 2448557352	
Bank Date	RBI Date	03/01/2024-13:42:09	Not Verified with RBI
Bank-Branch	ICBI BANK		
Scroll No. / Date	Not Verified with Scroll		

Document ID: Mobile No. 8629872188
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 कलम केवल दस्तावेज निकाय कार्यालय नोंदणी कार्यालय दस्तावेज तय करे. नोंदणी न कार्यालय दस्तावेज तय करे.

Defaced Details

CHALLAN
MTR Form Number-6



GRN	MH013388417202324E	BARCODE		Date	03/01/2024-13:41 25	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
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Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AIBPD2495F

Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA	Full Name	NARAYAN VELJI DUBARIYA PATEL
Location	THANE		

Year	2023-2024 One Time	Flat/Block No.	FLAT NO.3002, 30TH FLOOR. A BUILDING.
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Account Head Details	Amount In Rs.	Premises/Building	NEELKANTH PALM AVENUE
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0030046401 Stamp Duty	518700.00	Road/Street	PLOT NO.23 AND 24, SECTOR-09, GHANSOLI,
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0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI
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		Town/City/District	
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		PIN	4 0 0 7 0 1
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		Remarks (If Any)	
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			PAN2=AASFN9973H-SecondPartyName=NEELKANTH INFRATECH-
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		Amount In	Five Lakh Forty Eight Thousand Seven Hundred Rupee
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		Words	s Only
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
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Cheque-DD Details		Bank CIN	Ref. No.	69103332024010315060	2846557892
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Cheque/DD No.		Bank Date	RBI Date	03/01/2024-13:42:09	Not Verified with RBI
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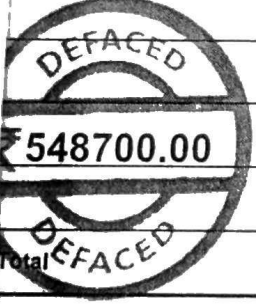
Name of Bank		Bank-Branch	IDBI BANK
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Name of Branch		Scroll No. , Date	Not Verified with Scroll
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Department ID :		Mobile No. :	8828972188
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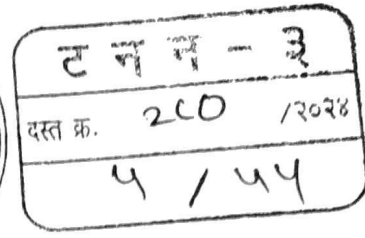
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Challan Defaced Details

Sl. No.	Remarks	Defacement No.	Date	Issued	Defacement at
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AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** ("**Agreement**") is made and entered into at Navi Mumbai on this 04th day of January ~~2023~~ 2024

BY AND BETWEEN

M/s. NEELKANTH INFRATECH (PAN No.AASFN9973H) a Partnership firm incorporated under Indian Partnership Act, 1932 having its registered office at Plot no. 24, Sector-9, Ghansoli, Navi Mumbai - 400701 through its Partner **Shri. JAYANTI AMBA CHOUDHARY** (the "**Promoter**") (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Partners, Directors, Shareholders, their successor-in-interest, executors, administrators and permitted assignees) being party of the **FIRST PART**.

AND

MR. NARAYAN VELJI DUBARIYA PATEL, Adult, Individual, Aged **47**, PAN No. **AIBPD2495F**, **MRS. DEVIBEN NARAYAN DUBARIYA PATEL**, Adult, Individual, Aged **45**, PAN No. **AICPD6833G**, having address at SS-II A, Room No.242, Sector-2, Koparkhairne, Navi Mumbai-400709.(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, successors executors, administrators, assigns and nominees) being party of the **SECOND PART**

The **Promoter** and **Allottee** shall hereinafter collectively be referred to as the "**Parties**" and individually as "**Party**"

WHEREAS

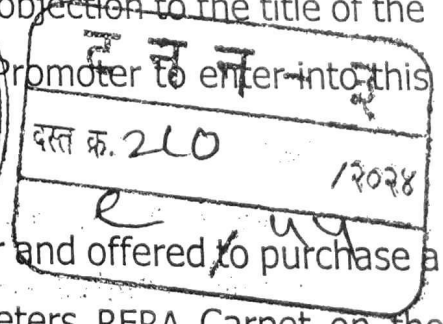
20/11/2023 21/11/23

1 20/11/23 21/11/23

Regulatory Authority bearing registration no. **P51700052959**. A Copy of RERA registration Certificate is Annexed hereto as **Annexure D**.

R. The Allottee has demanded inspection from the Promoter and the Promoter has given inspection to the Allottee of all documents of title relating to the said Land and Project including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter's Architects, the Title Certificate, revenue records, Development Permissions, sanctioned plans etc. and all other documents as specified under the RERA and the rules and regulations made thereunder. Prior to execution of this agreement upon demand by the Allottee/s enquiry, the Promoter herein has requested to the Allottee to carry out independent search by appointing his/her/their own Attorney/Advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee is fully satisfied with the title of the Promoter in respect of the said Land and the Promoter's right to construct building/s thereon in accordance with the sanctions and approvals granted from time to time and sale / allot various Flats comprising in the Project to any person of its choice and the Allottee has agreed not to raise any requisitions on or objections to the same;

S. The Allottee has confirmed that the Allottee is satisfied in all respects with regard to the title of the Promoter in respect of the said Land and further in respect of the said Unit (defined hereinbelow). The Allottee confirms that the Allottee has waived his right to any further investigation or raise any objection to the title of the Promoter to the said Land and the competency of the Promoter to enter into this Agreement.



T. The Allottee/s has/have approached the Promoter and offered to purchase a residential **Flat No. 3002** admeasuring **62.678** sq.meters RERA Carpet on the **30th Floor** of Building **A** (the "**Flat**") in the project known as "**NEELKANTH PALM AVENUE**" being constructed by the Promoters on the said Plot. The said Unit is more particularly described in **FOURTH SCHEDULE** hereunder for a total consideration of **Rs.86,45,000/- (Rupees Eighty Six Lakh Forty Five Thousand**

2021-08-21 21:01

1 2021-08-21 21:01

in accordance with the plans, designs, and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities, or due to change in law.

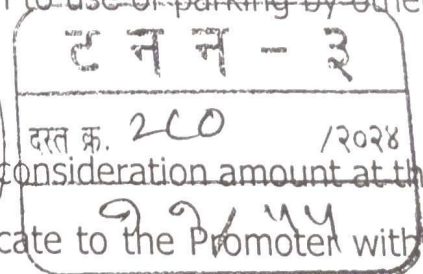
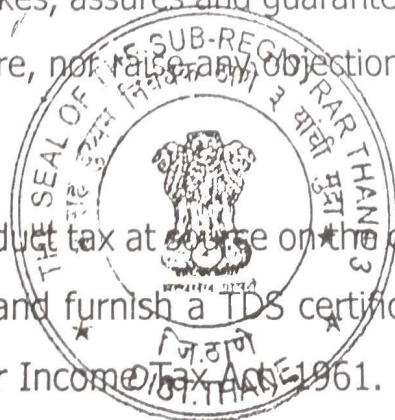
1.a. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, **Flat No.3002** admeasuring **62.678** sq. meters RERA Carpet Area, along with enclosed balcony of **4.575** sq. meters on the **30th Floor**, of "**A**" Building (the "**Flat**") in the said Project being constructed by the Promoters on the said Land for a consideration of **Rs.86,45,000/- (Rupees Eighty Six Lakh Forty Five Thousand Only)** ("**Consideration**") being the proportionate price of the common areas and facilities and parking spaces. The said Flat is more particularly described in the THIRD SCHEDULE hereunder, common area, facilities and common amenities in the Project are more particularly described in the FOURTH SCHEDULE hereunder. The Flat is separately marked on the copy of Floor Plan annexed herewith as **Annexure E**.

1.b. (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **1** covered Car parking in the Project and undertakes not to demand any additional parking space in the Project.

1.b. (ii) Allottees undertakes, assures and guarantees not to claim any parking space in said Project in future, nor raise any objection to use of parking by other Allottees.

1.c. The Allottee shall deduct tax at source on the consideration amount at the prevailing rate, if applicable and furnish a TDS certificate to the Promoter within the time limit provided under Income Tax Act, 1961.

1.d. The said Consideration is inclusive of (i) formation and registration charges of the association of unit purchasers in the Project i.e., Common Organization, (ii)



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

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

23. FURTHER ASSURANCES

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

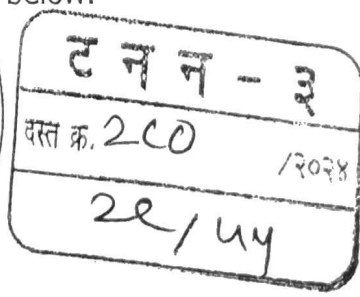
24. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which maybe mutually agreed between the Promoter and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane - 3.

25. The Allottee and/or Promoter 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 Promoter will attend such office and admit execution thereof.

26. (i) That all notices including notice of demand to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served, if sent to the Allottee and the Promoter by Registered Post A.D/ Speed Post and/or notified mail ID at their addresses specified below.

MR. NARAYAN VELJI DUBARIYA PATEL
MRS. DEVIBEN NARAYAN DUBARIYA PATEL
SS -II A, Room No.242,
Sector-02, Koparkhairne, Navi Mumbai- 400709
Mob:- 8591511613
Email: Patelnarayan63@gmail.com



22/11/2028

M/S NEELKANTH INFRATECH
Through its Partner
Shri. JAYANTI AMBA CHOUDHARY
Plot no. 24, Sec-09, Ghansoli
Navi Mumbai - 400701
Email: Neelkanthico@gmail.com

(ii) It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

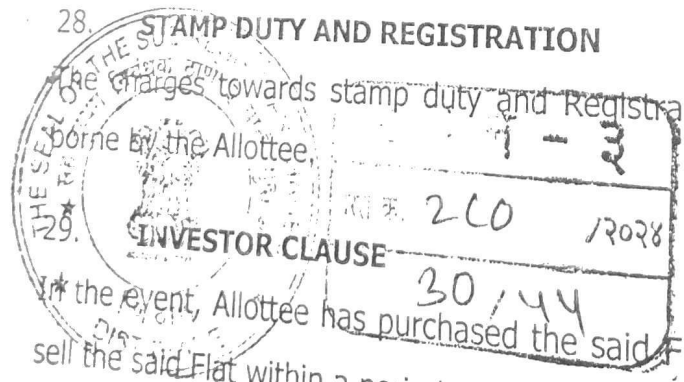
(iii) Upon handing over of the possession of the Flat to the Allottee under this agreement, all the notices on the Allottee shall be served at the address specified hereinabove unless there is a specific written request to revise the address for communication.

27. **JOINT ALLOTTEES**

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

28. **STAMP DUTY AND REGISTRATION**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.



In the event, Allottee has purchased the said Flat as an Investor and intends to sell the said Flat within a period of 3 years from the date of this Agreement, then in such case, Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 1958. Without prejudice to the Allottee's right as an Investor, the Allottee may continue to hold the said Flat like any other Allottee if he does not sell it.

30. **DISPUTE**

Development) Act, 2016, Rules and Regulations, thereunder.

31. WAIVER NOT A LIMITATION TO ENFORCE

i. The Promoter may, at its sole option and discretion, without prejudice to its rights as setout in this Agreement, waive the breach by the Allottee in not making payments as per the Consideration Table including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

ii. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time.

IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

FIRST SCHEDULE 'PART A'

(the "Plot no. 23")

All that piece and parcel of leasehold land bearing Plot no. 23 admeasuring 2505.70 sq. meters and thereabouts situated at Sector 09, Ghansoli, Navi Mumbai within the limits of Sub Registrar of Thane, Navi Mumbai Municipal Corporation and CIDCO and bounded as under:

- On or towards the North
- On or towards the South
- On or towards the West
- On or towards the East



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FIRST SCHEDULE 'PART B'
(the "Plot no. 24")

All that piece and parcel of leasehold land bearing Plot no. 24 admeasuring 2521.45 sq. meters and thereabouts situated at Sector 09, Ghansoli, Navi Mumbai within the limits of Sub Registrar of Thane, Navi Mumbai Municipal Corporation and CIDCO and bounded as under:

On or towards the North	:	Plot no. 19
On or towards the South	:	24 M Wide Road
On or towards the West	:	Plot no. 23
On or towards the East	:	Plot No. 25

FIRST SCHEDULE 'PART C'
(the "Plot")

All that piece and parcel of amalgamated leasehold land being Plot no. 23 and Plot no.24 described hereinabove and collectively admeasuring 5027.15 sq. meters and thereabouts situated at Sector 09, Ghansoli, Navi Mumbai within the limits of Sub Registrar of Thane, Navi Mumbai Municipal Corporation and CIDCO and bounded as under:

On or towards the North	3	Plot no. 19
On or towards the South	2	24 M Wide Road
On or towards the West	200	Plot no. 22
On or towards the East	44	Plot No. 25

SECOND SCHEDULE

(the "Project")

A residential cum commercial project named "**NEELKANTH PALM AVENUE**" comprising Building A and Beach of Ground plus Thirty Nine floors together utilizing 26,291.993 sq. meters of FSI available on the said Plot:

- (i) The Building A and Building B are connected upto Sixth (6) floor having of swimming pool, recreational open space and garden;
- (ii) **Building A** - Ground Floor comprising shops and stilt parking + First (1st) to Sixth (6th) floor comprising Podium Parking + Seventh (7th) to Thirty Nineth (39th) floors comprising free sale habitable flats.

FOURTH SCHEDULE
(the "Unit")

Flat No. 3002, admeasuring area 62.678 Sq. metes RERA carpet area, on 30th Floor of Building "A" in the Project Known as "NEELKANTH PALM AVENUE" being constructed on the Plot moreparticularly described in First Schedule hereinabove.

M/S NEELKANTH INFRATECH

Through its Partner -

Shri. JAYANTI AMBA CHOUDHARY

Jayanti Amba Choudhary



SIGNED AND DELIVERED

BY WITHIN NAMED "Allottee"

MR. NARAYAN VELJI DUBARIYA PATEL

Narayan Velji Dubariya Patel



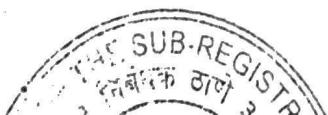
MRS. DEVIBEN NARAYAN DUBARIYA PATEL

D N PATEL



WITNESSES:

1. Manikantha Kaluwa *Manikantha Kaluwa*
2. Sushant Chauhan *Sushant Chauhan*



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय नमुमपा मुख्यालय, भुखंड क्र. १,
किल्बे गांधीनगर जवळ, पापवीथ जवळाने, सेक्टर - १५ए,
सी बी डी बेलपुर, नवी मुंबई ४०० ६१६.
दुरध्वनी ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स ०२२-२७५७७०७०

Head Office: Plot No.1,
Near Kille Gaothan, Palmbeach Junction,
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 2757 7070

जा.क्र.नमुमपा/नरवि/वां.प./
दिनांक ०१/०९/२०२३

१०८९६/२०२३

प्रति,

मे निलकंठ इन्फ्राटेक.

भुखंड क्र. २३ व २४, सेक्टर. ०९.

घणसोली, नवी मुंबई.

विषय : नवी मुंबई, घणसोली नोडमधील भुखंड क्र. २३ व २४, सेक्टर. ०९ या
भुखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी
देणेबाबत.

संदर्भ : आपले वास्तुविशारद मे. सतिश आहुजा अॅण्ड असोसिएट यांचा दिनांक
१४/०२/२०२२, २३/०३/२०२३ व २९/०५/२०२३ रोजी प्राप्त अर्ज.

महोदय,

नवी मुंबई, घणसोली नोडमधील भुखंड क्र. २३ व २४, सेक्टर. ०९ या भुखंडामध्ये निवासी व वाणिज्य
या वापराकरीता बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जान्वये प्राप्त झालेला आहे.
संदर्भाधिन भुखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगीच्या प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना
अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दिनांक ०२/१२/२०२० च्या अधिसूचनेद्वारे
मंजूर केलेल्या आणि दिनांक ०३/१२/२०२० पासून नवी मुंबई महानगरपालिका क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास
नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भुखंडावर महाराष्ट्र
महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या
कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते १४ अटी व
बांधकाम प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रमाणपत्र मंजूर करण्यात येत आहे.

- पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे
बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित
विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची
नोंद घ्यावी.
- बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक /
भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने
कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस
कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भुखंड सखल भागमध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही
रस्ता आणि Sewer Line यांच्या पंक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा
योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भुखंडाची पातळी तयार करावी.
- इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे
असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर करून घेणे आवश्यक
आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद
घ्यावी.

कृ. मा. प्र.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

प्रत :

- नवी मुंबई
२६(१) अ
राहिल.
- मंजूर एव
अर्जदार
सुधारीत
राहिल.

अ. क्र.	
१.	१;

बाबतचा बांधकाम करणारे मजुरांचे नियंत्रण देणे ही जबाबदारी बाबत वेळोवेळी प्राप्त होणारे अर्ज व नवी मुंबई महानगरपालिकेच्या प्रारूप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.

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अ. क्र.	१२ महिने	२४ महिने	३६ महिने	४८ महिने	६० महिने
१.	१,८५,८५,५४७ + ८.५०% व्याज	१,८५,८५,५४७ + ८.५०% व्याज	१,८५,८५,५४७ + ८.५०% व्याज	१,८५,८५,५४७ + ८.५०% व्याज	१,८५,८५,५४७ + ८.५०% व्याज

- नवी मुंबई महानगरपालिकेची प्रारूप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.
- मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत शासनाकडून वेळोवेळी प्राप्त होणारे निर्देश, स्पष्टीकरण अर्जदार यांच्यावर बंधनकारक राहतील. आवश्यकतेप्रमाणे आलेल्या शासनाकडून प्राप्त होणाऱ्या निर्देशानुळे नकाशे सुधारीत करून घेण्यास आवश्यक असल्यास त्याप्रमाणे सुधारीत प्रस्तावास मान्यता घेणे अर्जदार यांचेवर बंधनकारक राहिल.

(मोमनाथ मजगाणे)
प्र. सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

- प्रत : माहितीसाठी.
- मे.सतिश आहुजा अपड असोसिएट, चारमोडशावळ, अशियाना, सी-२, पीहना मजना, गैवतार, १०२ वाशा, नवी मुंबई.
 - व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
 - उप आयुक्त (अपकर), नमुंमपा.
 - सहाय्यक आयुक्त तथा विभाग अधिकारी, घणसोली, नमुंमपा.



ट न न - ३

दस्ता क्र. २८० / २०१४

कृ. मा. प्र.

इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे वरील आगण्याच्या दुसरीकामातून त्याच भूखंडाचे टॉयलेटसह सोयी करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामाजिक श्रेतगत वास्तूयुक्त भूखंडाचे करण्यास परवानगी देणे तसेच येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणे परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सादर रॉड स्वरूपाचे काढून टाकणे गरजेचे आहे. बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशाराचे नाव, जमिन मालकाचे नाव, अर्जदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठरविलेले नव्हे. अर्जदाराची क्रमांक इ. बाबतचा तपशील काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा, ही दिनेदी.

नवीन भूखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आजूबाजूच्या नागरिकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभांवातालच्या परिसरामधील नागरिकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.

प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजूबाजूस असणाऱ्या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सादर बाबी पूर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.

- (१) प्रस्तावित आंतरराष्ट्रीय विमानतळाच्या अनुषंगाने AAI कडील उंची बाबत वेळोवेळी प्राप्त होणारे आदेश आपल्यावर बंधनकारक राहतील.
- (२) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सादरची परवानगी आपोआप रद्द होईल.
- (३) सादरच्या प्रस्तावांतर्गत महापालिकेस भरावयाच्या शुल्कापैकी अधिमूल्य शुल्काची शिल्लक रक्कम खालीलप्रमाणे भरणे बंधनकारक आहे.

अ. क्र.	महिना अखेरीस व्याजासह				
	१२ महिने	२४ महिने	३६ महिने	४८ महिने	६० महिने
१.	१,४५,४५,५४७ + ८.५०% व्याज	१,४५,४५,५४७ + ८.५०% व्याज	१,४५,४५,५४७ + ८.५०% व्याज	१,४५,४५,५४७ + ८.५०% व्याज	१,४५,४५,५४७ + ८.५०% व्याज

- (३) नवी मुंबई महानगरपालिकेची प्रारूप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.
- (४) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत शासनाकडून वेळोवेळी प्राप्त होणारे निदेश, स्पष्टीकरण अर्जदार यांच्यावर बंधनकारक राहतील. आवश्यकतेप्रमाणे आलेल्या शासनाकडून प्राप्त होणाऱ्या निदेशामुळे नकाशे सुधारीत करून घेण्यास आवश्यक असल्यास त्याप्रमाणे सुधारीत प्रस्तावास मान्यता घेणे अर्जदार यांचेवर बंधनकारक राहिल.

(सोमनाथ काकाण)

प्र. सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

१. मे.सतिश आहुजा अण्ड असोसायट, वारतांविशारद, अशियाना, सी-२, पहिला मजला, सेक्टर-१७, वार्शी, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर), नमूमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, घणसोली, नमूमपा.



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NAVI MUMBAI MUNICIPAL CORPORATION COMMENCEMENT CERTIFICATE

NO. NM/MC/TPO/BP/ 2023

DATE: 09/06/2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NM/MC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Neelkanth Infratech, Plot No. 23 & 24, Sector No. 09, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area	:	5027.150 m ²
Permissible F.S.I.	:	3.15
Permissible BUA (Including Ancillary)	:	25487.651 m ²
Built up area proposed (Main Building)	:	
Residential	:	21005.707
Commercial	:	1347.773
Total Built up area proposed	:	22353.480
Built up area proposed (EWS Building)	:	
Residential	:	1005.409
No. Of Unit (Main Building)	:	Residential – 216 Units Commercial – 19 Units
No. Of Unit (EWS Building)	:	Residential – 15 Units
(As per 'p' line concept of Unified Development Control & Promotional Regulation)		

- 1) The Certificate is liable to be revoked by the Corporation if :
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL :
 - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision of floor area ration) as prescribed in the National Building Code of India (Part 3 of the Indian Standard Code of Practice for Building Construction).



FORMAT – A
(Circular No:- 28 /2021)

To,
MahaRERA,
Housefin Bhavan, BKC,
Bandra East, Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Report with respect to piece and parcel of leasehold amalgamated land bearing Plot no.23 and Plot no.24 together admeasuring 5,027.15 sq. meters ("Plot") situated at Sector 9, Ghansoli, Taluka & District Thane, Navi Mumbai.

A. We have investigated the title of the said Plot on the request of Partner Shri Kanji Ranchhod Dubariya of **M/s. NEELKANTH INFRATECH** (the "**Promoter**") and following documents provided by the Promoter:

Sr. no.	Particulars	Description
I.	Description of Plot:	All that piece and parcel of the leasehold amalgamated land bearing Plot no.23 and Plot no.24 together admeasuring 5027.15 sq. meters or thereabouts situated at Sector-09, Ghansoli, Taluka & District Thane, Navi Mumbai and bounded as under: On or towards the North by : Plot no.19 On or towards the South by : 24.00 meters wide road On or towards the West by : Plot no.22 On or towards the East by : Plot no.25





Documents
for
allotment of
Plot:

1. Vide 'Agreement to Lease' dated 08th February, 2022 City and Industrial Development Corporation of Maharashtra Limited ("CIDCO") granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no.24 admeasuring 2,521.45 sq. meters situated at Sector 9, Ghansoli, Taluka & District Thane, Navi Mumbai upon the terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no. TNN-8-2553-2022 on 08th February, 2022.
2. Vide 'Agreement to Lease' dated 08th February, 2022 CIDCO granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no.23 admeasuring 2505.70 sq. meters situated at Sector 9, Ghansoli, Taluka & District Thane, Navi Mumbai upon the terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no. TNN-8-2554-2022 on 08th February, 2022.
3. Vide 'Modified Agreement to Lease' dated 09th November, 2022 executed between CIDCO and the Promoter the aforesaid Plot no.23 and Plot no.24 together admeasuring 5027.15 sq. meters or thereabouts are amalgamated on the terms and conditions mentioned therein. The said Modified Agreement to Lease is duly registered with the Sub-Registrar of Assurances Thane-8 at Serial No. TNN-3-19725-2022 on 10th November, 2022.

III.

IV.

B. On perusal of
relating to title
M/S. NEELK
marketable and
Owner of Plot
Licensee of Pl
documents d

C. The report
Annexure -

Encl: Annexur

Date: 01st Au



ii. Documents
for
allotment of
Plot:

1. Vide 'Agreement to Lease' dated 08th February, 2022 City and Industrial Development Corporation of Maharashtra Limited ("CIDCO") granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no.24 admeasuring 2,521.45 sq. meters situated at Sector 9, Ghansoli, Taluka & District Thane, Navi Mumbai upon the terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no. TNN-8-2553-2022 on 08th February, 2022.
2. Vide 'Agreement to Lease' dated 08th February, 2022 CIDCO granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no.23 admeasuring 2505.70 sq. meters situated at Sector 9, Ghansoli, Taluka & District Thane, Navi Mumbai upon the terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no.TNN-8-2554-2022 on 08th February, 2022.
3. Vide 'Modified Agreement to Lease' dated 09th November, 2022 executed between CIDCO and the Promoter the aforesaid Plot no.23 and Plot no.24 together admeasuring 5027.15 sq. meters or thereabouts are amalgamated on the terms and conditions mentioned therein. The said Modified Agreement to Lease is duly registered with the Sub-Registrar of Assurances Thane-8 at Serial No. TNN-3-19725-2022 on 10th November, 2022.

III.	7/12 Extract	Not Applicable since said Plot is allotted by CIDCO and name of the Promoter is recorded as Licensee in the CIDCO records.
IV.	Search report for 30 years.	Shri Vinay Mankame proprietor of M/s Om Enterprises has carried out search for 30 years and has issued 'Search Report' dated 22nd July, 2023 as per which nothing apart from what is stated herein has been found.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of Promoter i.e., **M/S. NEELKANTH INFRA TECH** as Licensee of the said Plot is clear and marketable and without any encumbrances as on date.

Owner of Plot :- CIDCO Lessor of Plot.
 Licensee of Plot :- **M/s. Neelkanth Infratech** in accordance with the documents described herein above.

C. The report reflecting the flow of title of the said Land is enclosed herewith as Annexure - A.

Encl: Annexure - A

Date: 01st August, 2023

For Acelegal



Bharat Agarwal

Through its Managing Partner
 Adv. Bharat Agarwal

ANNEXURE - D



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

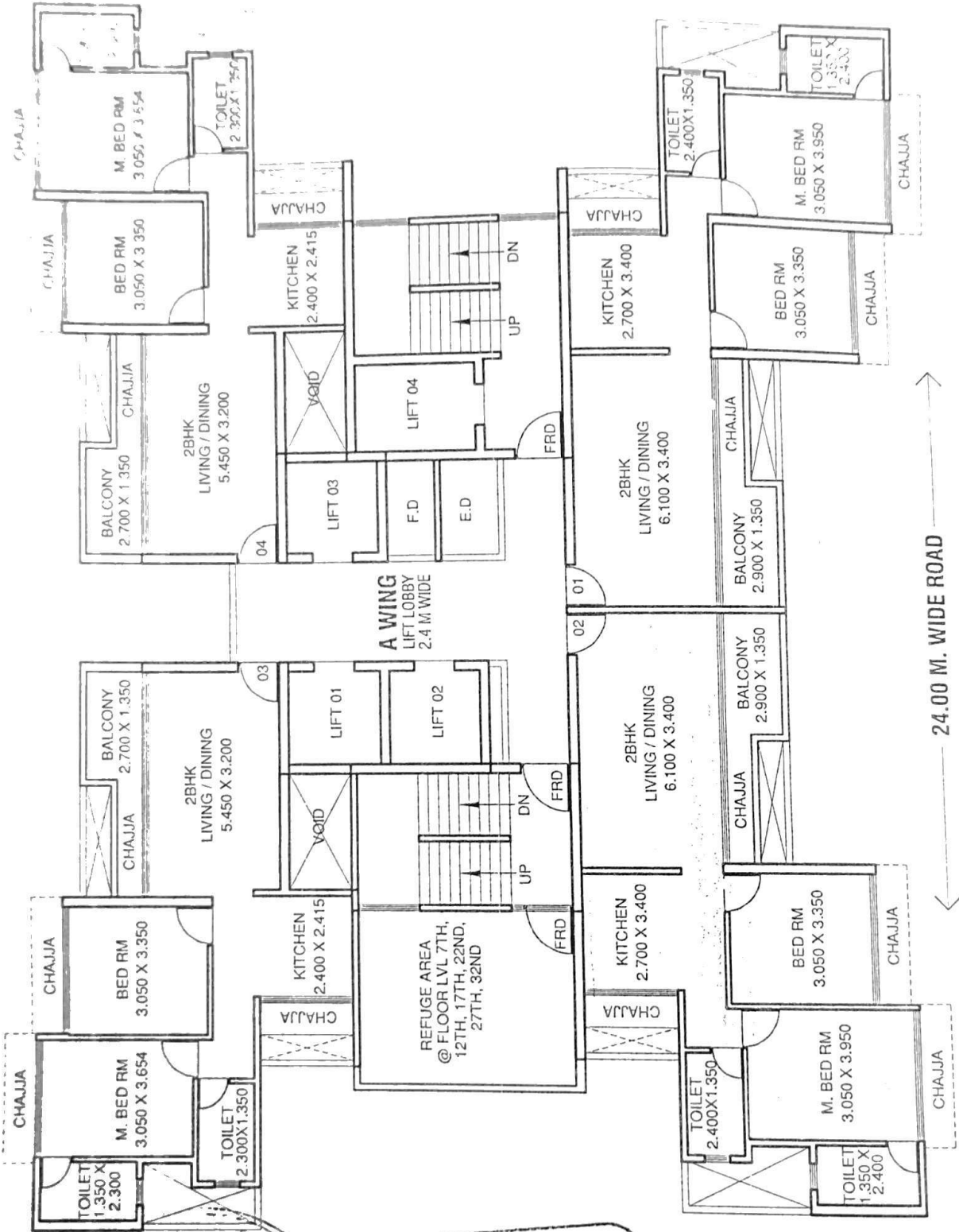
This registration is granted under section 5 of the Act to the following project under project registration number P51700052959

Project: **NEELKANTH PALM AVENUE** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO-23 & 24, SECTOR-09 GHANSOLI at Navi Mumbai (M Corp.), Thane, Thane, 400701;**

1. **Neelkanth Infratech** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400710.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **06/10/2023** and ending with **29/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Prasad Prabhakar
(Secretary, MahaRERA)
Date 06-10-2023 16:36:30



24.00 M. WIDE ROAD



रज. क्र. २८० / २०२४
 ४८/५५

FLOOR	3 rd
WING	A
FOR FLAT NO.	3002

PROJECT: **MUS NEELKANTH INFRA TECH**
 PROPOSED RESIDENTIAL COMPLEX: **SOCIAL BUILDING**
 PLOT NO. 23 & 24, SECTION 11, CHANDRANAGAR, NAVI MUMBAI

SIGNATURE OF PURCHASER: *[Signature]*
 SIGNATURE OF VENDOR: *[Signature]*

7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD FLOOR

DATE: 09.06.2023