



NEELKANTH  
INFRA TECH

**ALLOTMENT LETTER**

Ref : AL/05/P-23-24/2023

Date:- 28/12/2023

To,

MR.MANSUKHLAL PREMJI VERAT  
MRS.RAMILABEN MANSUKH VERAT  
MR. PRENISH MANSUKH VERAT

Flat no. 1202, A-wing, Neelkanth Heights,  
Plot no.12/13, Sector-8, Near CNG Pump,  
Ghansoli. Navi Mumbai-400701

Mobile number:- 9821033583

Pan Card No.: ADSPV5352R, ALRPP3612K,  
CRVPV4751R

Email ID: bkverat@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. **1202** RERA Carpet Area admeasuring **62.678** sq.mtrs equivalent to **674.666** sq. ft. on **12<sup>th</sup> 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. 79,80,000/- (Rupees Seventy Nine Lakh Eighty Thousand Only)** exclusive of GST, stamp duty and registration charges.

For NEELKANTH INFRA TECH

*28/12/2023*

Partner

1. *[Signature]*  
2. *R2741*

3. *[Signature]*

75289

Thursday, January 04, 2024

9:56 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39म

पावती क्र.: 316 दिनांक: 04/01/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-289-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - - मनसुखलाल प्रेमजी बेरात

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-० अंदाजे

10:16 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

ठाणे क.३

वाजार मूल्य: रु. 7980153.9616 /-

मोबदला रु. 7980000/-

भरलेले मुद्रांक शुल्क : रु. 478810/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124022116714 दिनांक: 04/01/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013387298202324E दिनांक: 04/01/2024

वैकेचे नाव व पत्ता:

पक्षकासची सही  
मुळ वस्तऐवज परत मिळाला  
दु. नि. ठाणे-३



1 2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 289/2024

नोदणी :

Regn 63m

गावाचे नाव : घणसोली

विलेखाचे प्रकार	करारनामा
मोबदल	7980000
बाजारभाब(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देतो की पट्टेदार ते करावे)	7980153.9616
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं.1202,12 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 ; ) )
त्रफळ	1) 62.678 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल तेव्हा.	
नएवज करून देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा मा किंवा आदेश असल्यास,प्रतिवादिचे 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
एवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश व,प्रतिवादिचे नाव व पत्ता	1): नाव:-- मनसुखलाल प्रेमजी वेरात वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1202, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ADSPV5352R 2): नाव:-- रमीलाबेन मनसुख वेरात वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1202, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ALRPP3612K 3): नाव:-- प्रेनिश मनसुख वेरात वय:-19; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1202, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-CRVPV4751R
वज करून दिल्याचा दिनांक	04/01/2024
नोदणी केल्याचा दिनांक	04/01/2024
क्रमांक,खंड व पृष्ठ	289/2024
भावाप्रमाणे मुद्रांक शुल्क	478810
भावाप्रमाणे नोदणी शुल्क	30000

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - ३  
ठाणे क्र.३

ठी विचारात घेतलेला तपशील:-

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 2024010482

04 January 2024 08:31:25 AM

मूल्यांकनाचे वर्ष 2023  
जिल्हा ठाणे  
मूल्य विभाग तालुका : ठाणे  
उप मूल्य विभाग 4 / 116- घणसोली नोड सेक्टर नंबर 9  
क्षेत्राचे नांव 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
35300	96700	111200	120900	111200	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवाहन सुविधा -	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचे वय -	मजला -	मिळकतीचा प्रकार-	बांधीव
	68.9458 चौ. मीटर	1-आर सी सी	आहे		0 TO 2 वर्षे		11th to 20th Floor	बांधकामाचा दर- कार्पेट क्षेत्र-	Rs 26620/- 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 = 107.5 / 100 Apply to Rate= Rs. 103952/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

$$= ((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर}$$

$$= ((103952 - 35300) * (100 / 100)) + 35300$$

$$= \text{Rs. 103952/-}$$

A) मुख्य मिळकतीचे मूल्य

$$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$$

$$= 103952 * 68.9458$$

$$= \text{Rs. 7167053.8016/-}$$
E) बंदिस्त वाहन तळाचे क्षेत्र  
बंदिस्त वाहन तळाचे मूल्य
$$13.94 \text{ चौ. मीटर}$$

$$= 13.94 * (96700 * 25/100)$$

$$= \text{Rs 337000/-}$$
I) बंदिस्त बाल्कनी जागेचे क्षेत्र  
बंदिस्त बाल्कनी जागेचे मूल्य
$$4.58 \text{ चौ. मीटर}$$

$$= 4.58 * 103952$$

$$= \text{Rs 476100.16/-}$$

Applicable Rules

= 3, 9, 18, 19, 4(i), 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्ईन मजला क्षेत्र मूल्य + लागतच्या मजलीचे मूल्य + खुली बाल्कनी + वरील मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंपूर्ण वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 7167053.8016 + 0 + 0 + 0 + 337000 + 0 + 0 + 0 + 476100.16 + 0

= Rs. 7980154/-

= ₹ एकोण ऐंशी लाख ऐंशी हजार एक शे चोपन्न :-





## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at Navi Mumbai on this 04<sup>th</sup> 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.MANSUKHLAL PREMJI VERAT**, Adult, Individual, Aged **48**, PAN No. **ADSPV5352R**, **MRS. RAMILABEN MANSUKH VERAT**, Adult, Individual, Aged **46**, PAN No. **ALRPP3612K**, **MR. PRENISH MANSUKH VERAT**, Adult, Individual, Aged **19**, PAN No. **CRVPV4751R** having address at Flat No.1202, A-Wing, Neelkanth Heights, Plot No.12/13, Sector-08, Ghansoli, Navi Mumbai-400701. (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**"

अनुमोदित

12/1/24

Prenish..

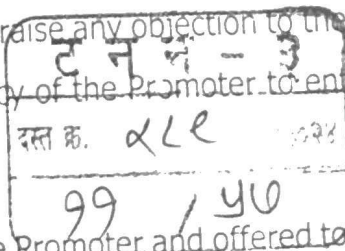
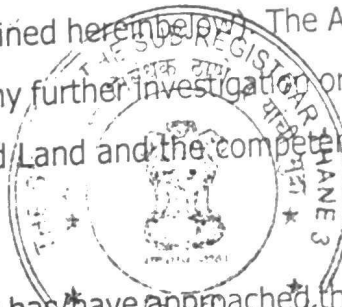
the professional supervision of the Architect and the Structural Engineer till the completion of the Project.

**Q.** The Promoter has registered the said Project under the provisions of the Real Estate(Regulation and Development) Act 2016 with Maharashtra Real Estate Regulatory Authority bearing registration no. **P51700052959**. A Copy of RERA registrationCertificate 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 hereinafter). 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





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.

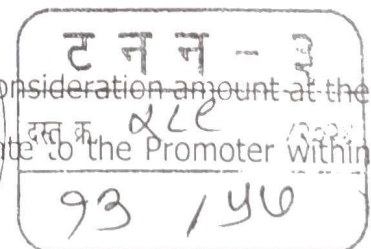
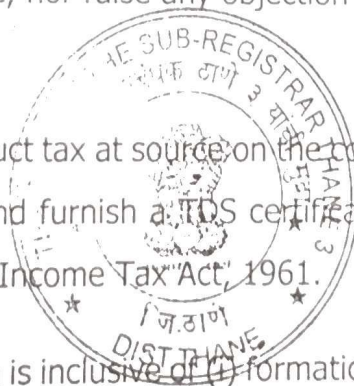
1.a. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, **Flat No.1202** admeasuring **62.678** sq. meters RERA Carpet Area, along with enclosed balcony of **4.575** sq. meters on the **12<sup>th</sup> Floor**, of "**A**" Building (the "**Flat**") in the said Project being constructed by the Promoters on the said Land for a consideration of **Rs.79,80,000/- (Rupees Seventy Nine Lakh Eighty 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)





**MAHAPE**, Navi Mumbai. In case of any financing arrangement entered by the Allottee/s with any financial institution for availing home loan with respect to the said Flat, the Allottee/s undertakes to direct such financial institution to disburse/pay all such amounts towards Total Consideration due and payable to the Promoters through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of "**NEELKANTH INFRA TECH-NEELKANTH PALM AVENUE-COLLECTION** A/c No. **1000232406**, IFSC NO-**KKBK0001423** with **KOTAK MAHINDRA BANK**, Branch- **MAHAPE**, Navi Mumbai. In case of change of bank account number as mentioned above, the Allottee/s shall make payment as conveyed by Promoters in writing to the Allottee/s. Provided that the Promoter shall be allowed to withdraw the sums received from the Allottee and utilise the same as contemplated and permitted under the said Act and rules and regulations made thereunder.

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Land and Project or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Common Organization and until the Plot is transferred to the Common Organization as hereinbefore mentioned.

16. The Allottee hereby grants their consent to the Promoter for availing such

**FURTHER ASSURANCE**  
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.

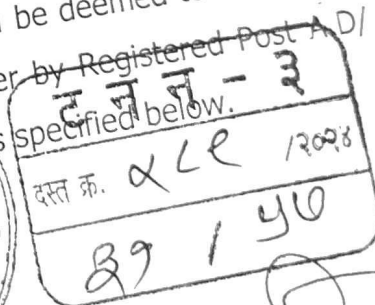
25. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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. MANSUKHLAL PREMJI VERAT**  
**MRS. RAMILABEN MANSUKH VERAT**  
**MR. PRAUL MANSUKH VERAT**

Flat- 1202, A-Wing, Neelkanth Heights,  
Plot No.12/13, Sector-08,  
Ghansoli, Navi Mumbai- 400701  
Mob:- 9821033583  
Email: bkverat@gmail.com

*anurag m*



*Rajesh Poonish.*