

**ALLOTMENT LETTER**

Ref : AL/07/P-23-24/2023

Date:- 28/12/2023

To,

**MR.BHARAT KUMAR KHIMJI VERAT****MRS.GEETA BHARAT VERAT****MR. KHIMJI PREMJI VERAT****MRS.KANKUBEN KHIMJI VERAT**

Flat no. 1401, A-wing, Neelkanth Heights,

Plot no.12/13,Sector-8,Near CNG Pump,

Ghansoli.Navi mumbai-400701

Mobile number:- 9820484586

Pan Card No.: APAPV5186M, BGCPV4583Q,

ACFPV0892C, ADSPV0594P

Email ID: khimjibhaiverat@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. **1102** RERA Carpet Area admeasuring **62.678** sq.mtrs equivalent to **674.666** sq. ft. on **11<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.

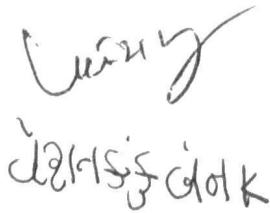
For NEELKANTH INFRA TECH



Partner



G. Verat



Office Address : Plot No. 23-24, Sector - 09, Ghansoli, Navi Mumbai 400701.  
Contact Number : +91 99301 50722 / 90761 50722  
Email : neelkanthico@gmail.com

75 292

पावती

Original/Duplicate

Thursday, January 04, 2024

नोंदणी क्र. 39म

10:00 AM

Regn. 391A

पावती क्र.: 319 दिनांक: 04/01/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-292-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: -- भरत कुमार खिमजी वेरात

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

10:19 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २  
ठाणे क.३

बाजार मुल्य: रु.7980153.9616 /-

मोबदला रु.7980000/-

भरलेले मुद्रांक शुल्क : रु. 478810/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124026516634 दिनांक: 04/01/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013383479202324E दिनांक: 04/01/2024

वॅकेचे नाव व पत्ता:

पक्षकाराची सही \_\_\_\_\_

मुळ वस्तऐवज परत मिळाला

दु. नि. ठाणे-३



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 292/2024

नोंदणी :

Regn 63m

गावाचे नाव : घणसोली

घाचा प्रकार	करारनामा
	7980000
रभवा घाडेपट्टयाच्या पट्टाकर आकारणी देतो की पट्टेदार रवे	7980153.9616
न.पेट्टेहिन्सा व घरक्रमांक	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिक नं.1102,11 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 ; ) ) 1) 62.678 चौ.मीटर
किंवा जुडी देण्यात असेल तेव्हा.	
करून देणा-या/लिहून ठेवणा-या किंवा दिवाणी न्यायालयाचा वा आदेश असल्यास,प्रतिवादिचे	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
करून घेणा-या पक्षकाराचे व न्यायालयाचा हुकुमनामा किंवा म,प्रतिवादिचे नाव व पत्ता	1): नाव:- - भरत कुमार खिमजी वेरात वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1401, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-APAPV5186M 2): नाव:- - गीता भरत वेरात वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1401, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BGCPV4583Q 3): नाव:- - खिमजी प्रेमजी वेरात वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1401, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ACFPV0892C 4): नाव:- - कानकुबेन खिमजी वेरात वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1401, ए विंग, नीलकंठ हार्ड्ट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ADSPV0594P
न दिल्याचा दिनांक	04/01/2024
केल्याचा दिनांक	04/01/2024
व पृष्ठ	292/2024
ठाणे मुद्रांक शुल्क	478810
ठाणे नोंदणी शुल्क	30000

श्री. जी. पी. खात  
सह दुय्यम निबंधक दर्ण - ३  
ठाणे क्र.३

रात घेतलेला तपशील:-

ना निवडलेला

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

04 January 2024 08:58:46

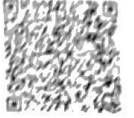
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		04 January 2024 08:58:46			
Valuation ID	2024010486				
मूल्यांकनचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्यांकन विभाग	तालुका ठाणे				
उप मूल्यांकन विभाग	4 / 116- घणसीली नोड सेक्टर नंबर 9				
क्षेत्रचे नाव	Navl Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक			
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)-	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 -	11th to 20th Floor	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	= 107.5 / 100 Apply to Rate= Rs.103952/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ) = ( ( 103952-35300 ) * ( 100 / 100 ) ) + 35300 ) = Rs 103952/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 103952 * 68 9458 = Rs.7167053.8016/-				
E) 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 * 103952 = Rs 476100 16/-				
Applicable Rules	= 3, 9, 18, 19, 4(i), 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य (खुली बाल्कनी) + वरील मूल्येचे मूल्य बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मजला तळाचे वाहन-तळ = 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 /-				

Home

Print

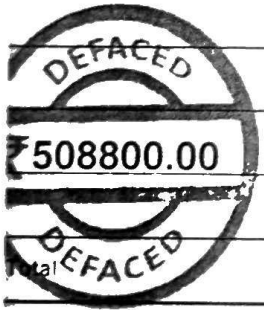


CHALLAN  
MTR Form Number-6



GRN	MH013383479202324E	BARCODE		Date	03/01/2024-13:00:41	Form ID	25 2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		APAPV5186M	
Office Name		THN8_THANE NO 8 JOINT SUB REGISTRA		Full Name		BHARAT KUMAR KHIMJI VERAT	
Location		THANE		Flat/Block No.		FLAT NO.1102, 11TH FLOOR, A BUILDING,	
Year		2023-2024 One Time		Premises/Building		NEELKANTH PALM AVENUE	
Account Head Details		Amount In Rs.		Road/Street		PLOT NO.23 AND 24, SECTOR-09, GHANSOLI,	
0030046401 Stamp Duty		478800.00		Area/Locality		NAVI MUMBAI	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 7 0 1	
				Remarks (If Any)			
				PAN2=AASFN9973H--SecondPartyName=NEELKANTH INFRATECH-			
				Amount In		Five Lakh Eight Thousand Eight Hundred Rupees Only	
		5,08,800.00		Words			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
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Cheque-DD Details		Bank CIN	Ref. No.	69103332024010314226	2846546810
Cheque/DD No.		Bank Date	RBI Date	03/01/2024-13:01:35	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub-Registrar Office only. Not valid for unregistered document.  
दस्तावेज केवल दुरयम निबंधक कार्यालयात नोंदणीसाठी वैध आहे. नोंदणी न करताच्या दस्तावेजांना दफ्तर चलन लागू नाही.



ट न न - ३  
दस्त क्र. 2e2 / 2028

8828972188



दस्त क्र. 222 / 2028  
0 / 30

### AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** ("Agreement") is made and entered into at Navi Mumbaion 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. BHARAT KUMAR KHIMJI VERAT**, Adult, Individual, Aged **31**, PAN No. **APAPV5186M**, **MRS. GEETA BHARAT VERAT**, Adult, Individual, Aged **32**, PAN No. **BGCPV4583Q**, **MR. KHIMJI PREMJI VERAT**, Adult, Individual, Aged **56**, PAN No. **ACFPV0892C**, **MRS. KANKUBEN KHIMJI VERAT**, Adult, Individual, Aged **54**, PAN No. **ADSPV0594P** having address at Flat No.1401, 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**"

श्री. जयंती अम्बा चौधरी

1.

2. G. Verat

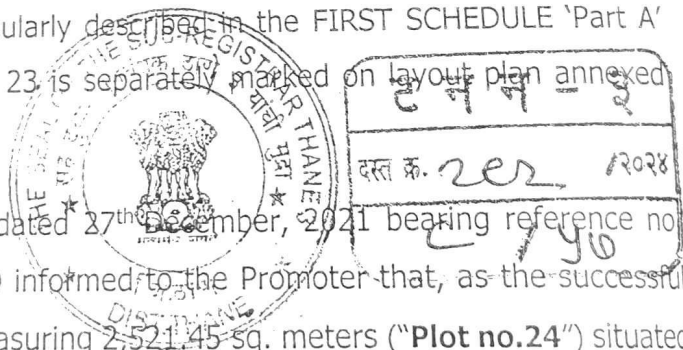
जयंती अम्बा चौधरी

**WHEREAS**

**A.** The CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd., a company incorporated under the Companies Act, 1956 (as amended with Act No. 18 of 2013) and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400021 (the "CIDCO") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra Act No XXXVII of 1966) (the "Act") for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act.

**B.** The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the CIDCO, by order duly made in that behalf as per the provisions of section 113 of the said Act.

**C.** Vide 'Allotment Letter' dated 27<sup>th</sup> December, 2021 bearing reference no. 147193/1000896/8493 CIDCO informed to the Promoter that, as the successful bidder for the Plot no.23 admeasuring 2505.70 sq. meters ("Plot no.23") situated at Sector9, Ghansoli, Taluka & District Thane, Navi Mumbai tendered by the CIDCO in its Scheme No. MM-SCH-17-2020-21, CIDCO has agreed to allot the said Plot no. 23 to the Promoter on terms and conditions mentioned therein. The said Plot no. 23 is more particularly described in the FIRST SCHEDULE 'Part A' hereunder. The said Plot no. 23 is separately marked on layout plan annexed herewith as **Annexure A**.



**D.** Vide 'Allotment Letter' dated 27<sup>th</sup> December, 2021 bearing reference no. 147194/1000897/8492 CIDCO informed to the Promoter that, as the successful bidder for the Plot no.24 admeasuring 2,521.45 sq. meters ("Plot no.24") situated at Sector9, Ghansoli, Taluka & District Thane, Navi Mumbai tendered by the CIDCO in its Scheme No. MM-SCH-17-2020-21, CIDCO has agreed to allot the said Plot no. 24 to the Promoter on terms and conditions mentioned therein. The said Plot no. 24 is more particularly described in the FIRST SCHEDULE 'Part B' hereunder. The said Plot no. 24 is separately marked on layout plan annexed herewith as **Annexure A**.

**E.** Vide 'Agreement to Lease' dated 08<sup>th</sup> February, 2022 CIDCO granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no. 23 upon the terms and conditions...

to Lease is duly registered  
TNN-8-2554-2022 on 08/

**F.** Vide 'Agreement to Lease' dated 08<sup>th</sup> February, 2022 granted to the Promoter for construction of residential cum commercial building on Plot no. 24 upon the terms and conditions mentioned therein. Lease is duly registered with the Sub-Registrar, Thane, Maharashtra under no. TNN-8- 2553-2022

**G.** Vide 'Modified Agreement to Lease' dated 08<sup>th</sup> February, 2022 entered into between CIDCO and the Promoter, referred as said 'Agreement to Lease' at Serial No. TNN-8-2553-2022, particularly described in the schedule separately marked herewith.

**H.** The Promoter is carrying out the project on said Plot no. 23 and ancillary FSI for construction of 'Part A' and (ii) Building on said Project is more particularly described in the schedule together with all other details under the heading "PALM AVENUE" and its various phases.

**I.** In first phase of the project, Phase-1 of Building A and Building B having a total area of 22,353.480 sq. meters FSI plus 10% for said Phase-1 of the project obtained from the NMMC/TPO/BP/...

(**"NMMC"**). A copy of the same is attached herewith.

to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no. TNN-8-2554-2022 on 08<sup>th</sup> February, 2022.

**F.** Vide 'Agreement to Lease' dated 08<sup>th</sup> February, 2022 CIDCO granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no. 24 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 08<sup>th</sup> February, 2022.

**G.** Vide 'Modified Agreement to Lease' dated 09<sup>th</sup> November, 2022 executed between CIDCO and the Promoter the aforesaid Plot no.23 and Plot no.24 together referred as said "Plot" 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-3 at Serial No. TNN-3-19725-2022 on 10<sup>th</sup> November, 2022. The said Plot is more particularly described in the FIRST SCHEDULE 'Part C' hereunder. The said Plot is separately marked on layoutplan annexed herewith as **Annexure A**.

**H.** The Promoter has proposed to develop a "Residential cum Commercial" project on said Plot by utilizing 26,291.993 sq. meters FSI plus additional premium ancillary FSI for constructing two buildings connected upto 6<sup>th</sup> floor i.e., (i) Building 'A' and (ii) Building 'B' each of Ground plus Thirty-Nine (39) floors ("Project"). The said Project is more particularly described in the SECOND SCHEDULE hereunder. In addition, the Promoter will be providing amenities in the said Project which are more particularly described in the THIRD SCHEDULE hereunder. The said Project together with all amenities will constitute the whole project named as "**NEELKANTH PALM AVENUE**". The Promoter has proposed to develop the said Project in different phases



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**I.** In first phase of the said Project, the Promoter proposes to construct Building A and Building B each Ground plus Thirty Three (33) floors together utilizing 22,353.480 sq. meters FSI ("Phase-1") out of maximum possible 26,291.993 sq. meters FSI plus additional premium ancillary FSI of the Plot. For developing the said Phase-1 of Project, the Promoter has got layout plan sanctioned and have obtained commencement certificate dated 09<sup>th</sup> June, 2023 bearing reference NMMC/TPO/BP/17916/2023 (the "**CC**") from Navi Mumbai Municipal Corporation ("**NMMC**"). A copy of the said CC is annexed herewith as **Annexure B**.

*22/02/2023*

*[Signature]*

*[Signature]*



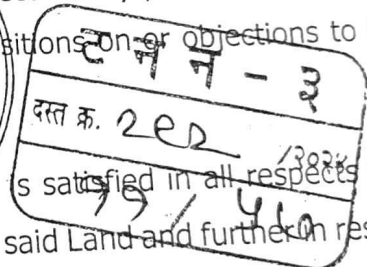
the professional supervision of the Architect and the Structural Engineer till the completion of the Project.

**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 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.1102** admeasuring **62.678** sq.meters RERA Carpet on the **11<sup>th</sup> 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.79,80,000/- (Rupees Seventy Nine Lakh Eighty Thousand**



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Floor Plan annexed

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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.

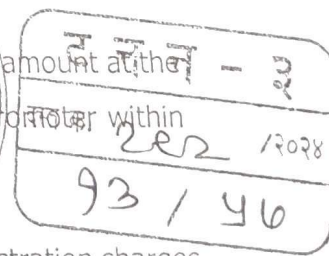
1.a. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, **Flat No.1102** admeasuring **62.678** sq. meters RERA Carpet Area, along with enclosed balcony of **4.575** sq. meters on the **11<sup>th</sup> Floor**, of "A" Building (the "Flat") 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) share money, application entrance fee of the Common Organization, (iii) proportionate share of taxes and other charges/levies in respect of the Common Organization, (iv) deposit towards provisional monthly contribution towards outgoings of Common Organization from flat purchaser, (v) deposit towards Water, Electric, and other utility and services connection charges; & (vi) all legal costs, charges and expenses, including professional costs of the Attorney - at -



section with formation of the said Common

12.10. 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 Land) has been received or served upon the Promoter in respect of the Plot and/or the Project except those disclosed in the title report.

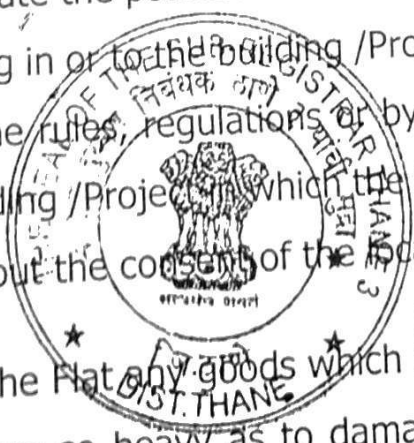
12.11. The Promoter herein has decided to have the name of the Project "NEELKANTH PALM AVENUE" and further erect or affix Promoter's name board at suitable places as decided by the Promoter herein on the building and at the entrances of the scheme. The Promoter is also entitled to put/fix permanent attractive signboard, glow sign, name of the building, name of the Project and brand name of the Promoter at the gate and/or on the plot and/or on the Project.

12.12. That the EWS Flats from First to Fifth Floor in the Building B of the said Project will have entry and exit from the gate adjoining to Building B. While, the free sale flats in the said Project will have access for entry from adjoining to Building A and for exit from gate adjoining to Building B. However, both the gates can be used only for the limited purpose of maintaining the said Project or any part of it.

13. **The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Flat may come, hereby covenants with the Promoter as follows:**

13.1. To maintain the Flat at the Allottee's own cost in good and tenantable repair and condition from the date the possession of the Flat is taken and shall not do or suffer to be done anything in or to the building /Project in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building /Project in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

13.2. Not to store in the Flat any goods which are of hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building /Project in which the Flat is situated or storing of which goods is objected to by the concerned local or any other authority and shall take care while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the building /Project in which the Flat is situated, including entrances of the building /Project in which the Flat is situated and in case any damage is caused to the building /Project in which the Flat is



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**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 INFRATECH-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, etc. 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.



202 / 2028
20 / 40

16. The Allottee hereby grants their consent to the Promoter for availing such loan and /or financial assistance on such terms and conditions as the Promoter may deem fit and proper subject to the repayment thereof by the Promoter. After the Promoter executes this agreement, the Promoter shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat.

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**ALLOTTEE/**

Parties hereto that all  
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to the total carpet area of all the Flat /Flat  
in the Project.

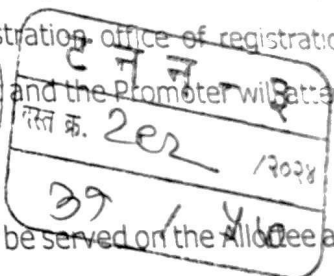
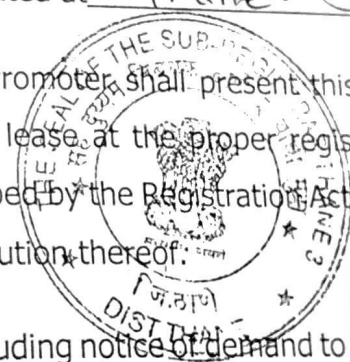
**23. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other  
such instruments and take such other actions, in addition to the instruments and  
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. BHARAT KUMAR KHIMJI VERAT**  
**MRS. GEETA BHARAT VERAT**  
**MR. KHIMJI PREMJI VERAT,**  
**MRS. KANKUBEN KHIMJI VERAT**  
Flat- 1401, A-Wing, Neelkanth Heights,  
Plot No.12/13, Sector-08,  
Ghansoli, Navi Mumbai- 400701

2014/08/21/11

*B. Khimji*

G. Verat

2014/55

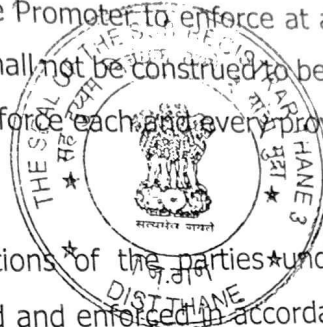
**WAIVER NOT A LIMITATION TO ENFORCE**

31. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out 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.



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**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 : Plot no. 19
- On or towards the South : 24 M Wide Road
- On or towards the West : Plot no. 22
- On or towards the East : Plot No. 24

20/04/2024

*[Signature]*

G. Verat

*[Signature]*

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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 : 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



Plot no. 23 - 2
Plot No. 25 दस्ता क्र. 202 / 2028
38 / 40

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 (1<sup>st</sup>) to Sixth (6<sup>th</sup>) floor comprising Podium Parking + Seventh (7<sup>th</sup>) to Thirty Nineth (39<sup>th</sup>) floors as

Flat No. 1102, admeasuring area 62.678 Sq. meters  
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

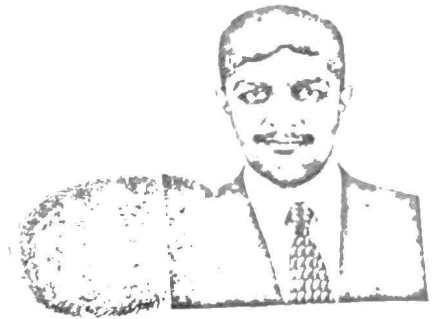
*Jayanti Amba Choudhary*



SIGNED AND DELIVERED

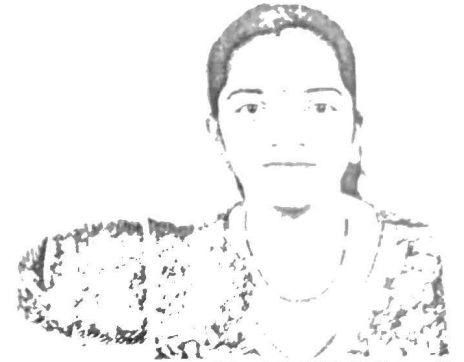
BY WITHIN NAMED "Allottee"  
MR. BHARAT KUMAR KHIMJI VERAT

*Bharat Khimji Verat*



MRS. GEETA BHARAT VERAT

*Geeta Verat*



MR. KHIMJI PREMJI VERAT

*Khimji Premji Verat*



MRS. KANKUBEN KHIMJI VERAT

*Kankuben Khimji Verat*



WITNESSES:

1. Sushant Chawan *Sushant Chawan*
2. Manikantk *Manikantk*





PAYMENT RECEIPT

Received from **MR. BHARAT KUMAR KHIMJI VERAT, MRS.GEETA BHARAT VERAT, MR.KHIMJI PREMJI VERAT, MRS.KANKUBEN KHIMJI VERAT** sum of **Rs.24,00,000/- (Rupees Twenty Four Lakh Only)** and by way of Initial Booking Amount out of the Total agreed Consideration of **Rs.79,80,000/- (Rupees Seventy Nine Lakh Eighty Thousand Only)** in respect of the purchase of unit being **Flat No.1102** admeasuring **62.678** Sq. mtr Rera carpet area, on the **11<sup>th</sup> Floor**, of Building "A" in the said Project known as "**NEELKANTH PALM AVENUE**" to be constructed on all that piece and parcel of land bearing Plot 23 and 24 admeasuring area **5027.15** sq. meters and thereabouts situated at Sector 09, Ghansoli, Navi Mumbai.

R.NO	DATE	CHQ NO	AMOUNT	BANK NAME	BRANCH
1	27/12/2023	218937	Rs. 24,00,000/-	Cosmos Bank	Vashi
		<b>TOTAL</b>	<b>Rs. 24,00,000/-</b>		

WE SAY RECEIVED  
Rs. 24,00,000/-

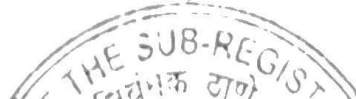
M/S NEELKANTH INFRATECH

Through its Partner -

Shri. JAYANTI AMBA CHOUDHARY

*Jayanti Amba Choudhary*

WITNESSES:



20. Area Statement is given  
 21. Plot No. 23+24  
 22. Residential Commercial  
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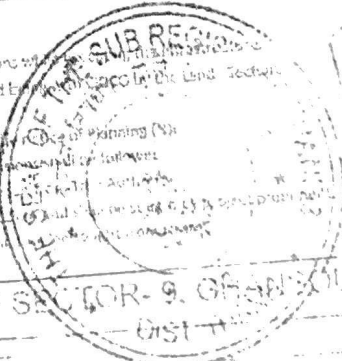
23+24

Sl. No.	Plot No.	Area (Sq. Ft.)	Curve Area (Sq. Ft.)	Net Area (Sq. Ft.)	Use
1	23	262.76	0.00	262.76	Residential Commercial
2	24	27.75	0.00	27.75	Residential Commercial
3	25	252.50	0.00	252.50	Residential Commercial
4	26	252.50	0.00	252.50	Residential Commercial
5	27	252.50	0.00	252.50	Residential Commercial
6	28	252.50	0.00	252.50	Residential Commercial
7	29	252.50	0.00	252.50	Residential Commercial
8	30	252.50	0.00	252.50	Residential Commercial
9	31	252.50	0.00	252.50	Residential Commercial
10	32	252.50	0.00	252.50	Residential Commercial
11	33	252.50	0.00	252.50	Residential Commercial
12	34	252.50	0.00	252.50	Residential Commercial
13	35	252.50	0.00	252.50	Residential Commercial
14	36	252.50	0.00	252.50	Residential Commercial
15	37	252.50	0.00	252.50	Residential Commercial
16	38	252.50	0.00	252.50	Residential Commercial
17	39	252.50	0.00	252.50	Residential Commercial
18	40	252.50	0.00	252.50	Residential Commercial
19	41	252.50	0.00	252.50	Residential Commercial
20	42	252.50	0.00	252.50	Residential Commercial
21	43	252.50	0.00	252.50	Residential Commercial
22	44	252.50	0.00	252.50	Residential Commercial
23	45	252.50	0.00	252.50	Residential Commercial
24	46	252.50	0.00	252.50	Residential Commercial
25	47	252.50	0.00	252.50	Residential Commercial
26	48	252.50	0.00	252.50	Residential Commercial
27	49	252.50	0.00	252.50	Residential Commercial
28	50	252.50	0.00	252.50	Residential Commercial
29	51	252.50	0.00	252.50	Residential Commercial
30	52	252.50	0.00	252.50	Residential Commercial
31	53	252.50	0.00	252.50	Residential Commercial
32	54	252.50	0.00	252.50	Residential Commercial
33	55	252.50	0.00	252.50	Residential Commercial
34	56	252.50	0.00	252.50	Residential Commercial
35	57	252.50	0.00	252.50	Residential Commercial
36	58	252.50	0.00	252.50	Residential Commercial
37	59	252.50	0.00	252.50	Residential Commercial
38	60	252.50	0.00	252.50	Residential Commercial
39	61	252.50	0.00	252.50	Residential Commercial
40	62	252.50	0.00	252.50	Residential Commercial
41	63	252.50	0.00	252.50	Residential Commercial
42	64	252.50	0.00	252.50	Residential Commercial
43	65	252.50	0.00	252.50	Residential Commercial
44	66	252.50	0.00	252.50	Residential Commercial
45	67	252.50	0.00	252.50	Residential Commercial
46	68	252.50	0.00	252.50	Residential Commercial
47	69	252.50	0.00	252.50	Residential Commercial
48	70	252.50	0.00	252.50	Residential Commercial
49	71	252.50	0.00	252.50	Residential Commercial
50	72	252.50	0.00	252.50	Residential Commercial
51	73	252.50	0.00	252.50	Residential Commercial
52	74	252.50	0.00	252.50	Residential Commercial
53	75	252.50	0.00	252.50	Residential Commercial
54	76	252.50	0.00	252.50	Residential Commercial
55	77	252.50	0.00	252.50	Residential Commercial
56	78	252.50	0.00	252.50	Residential Commercial
57	79	252.50	0.00	252.50	Residential Commercial
58	80	252.50	0.00	252.50	Residential Commercial
59	81	252.50	0.00	252.50	Residential Commercial
60	82	252.50	0.00	252.50	Residential Commercial
61	83	252.50	0.00	252.50	Residential Commercial
62	84	252.50	0.00	252.50	Residential Commercial
63	85	252.50	0.00	252.50	Residential Commercial
64	86	252.50	0.00	252.50	Residential Commercial
65	87	252.50	0.00	252.50	Residential Commercial
66	88	252.50	0.00	252.50	Residential Commercial
67	89	252.50	0.00	252.50	Residential Commercial
68	90	252.50	0.00	252.50	Residential Commercial
69	91	252.50	0.00	252.50	Residential Commercial
70	92	252.50	0.00	252.50	Residential Commercial
71	93	252.50	0.00	252.50	Residential Commercial
72	94	252.50	0.00	252.50	Residential Commercial
73	95	252.50	0.00	252.50	Residential Commercial
74	96	252.50	0.00	252.50	Residential Commercial
75	97	252.50	0.00	252.50	Residential Commercial
76	98	252.50	0.00	252.50	Residential Commercial
77	99	252.50	0.00	252.50	Residential Commercial
78	100	252.50	0.00	252.50	Residential Commercial

CONFIRMATION  
 DATE: \_\_\_\_\_  
 DIRECTOR, CIDCO  
 DEPUTY PLANNING OFFICER  
 ASSOCIATE PLANNING OFFICER  
 SENIOR PLANNING OFFICER

NOTE:  
 PLOT NO.- 23+24 ARE AMALGAMATED AS PER  
 REQUEST RECEIVED FROM ESTATE SECTION,  
 WIDE - E0-93377, dt-13/09/2022.

- Note:
1. All plots are confirmed based on the above references.
  2. Confirmed for boundary shown in the plan. All dimensions are in meter.
  3. Engineering Department is requested to maintain the confirmed dimensions of the plots in the field.
  4. Confirmation is subject to the Land Acquisition status as land acquired and Easements to be cleared.
  5. CC is requested to remove the encroachments, if any.
  6. If any discrepancy is observed in the drawing, same shall be brought to the notice of Planning Officer.
  7. No measurement should be checked on the drawing. Only written dimensions should be followed.
  8. Existing roads within site may be transferred provided with due permission from the concerned authority.
  9. The plan is for the purpose of the Government of Maharashtra and is not to be used for any other purpose.
  10. The subject plots are to be developed and used as per the approved plan.



23+24  
 9000  
 2/20

PART PLAN OF SECTOR- 9, GRANT ROAD



For NEED...

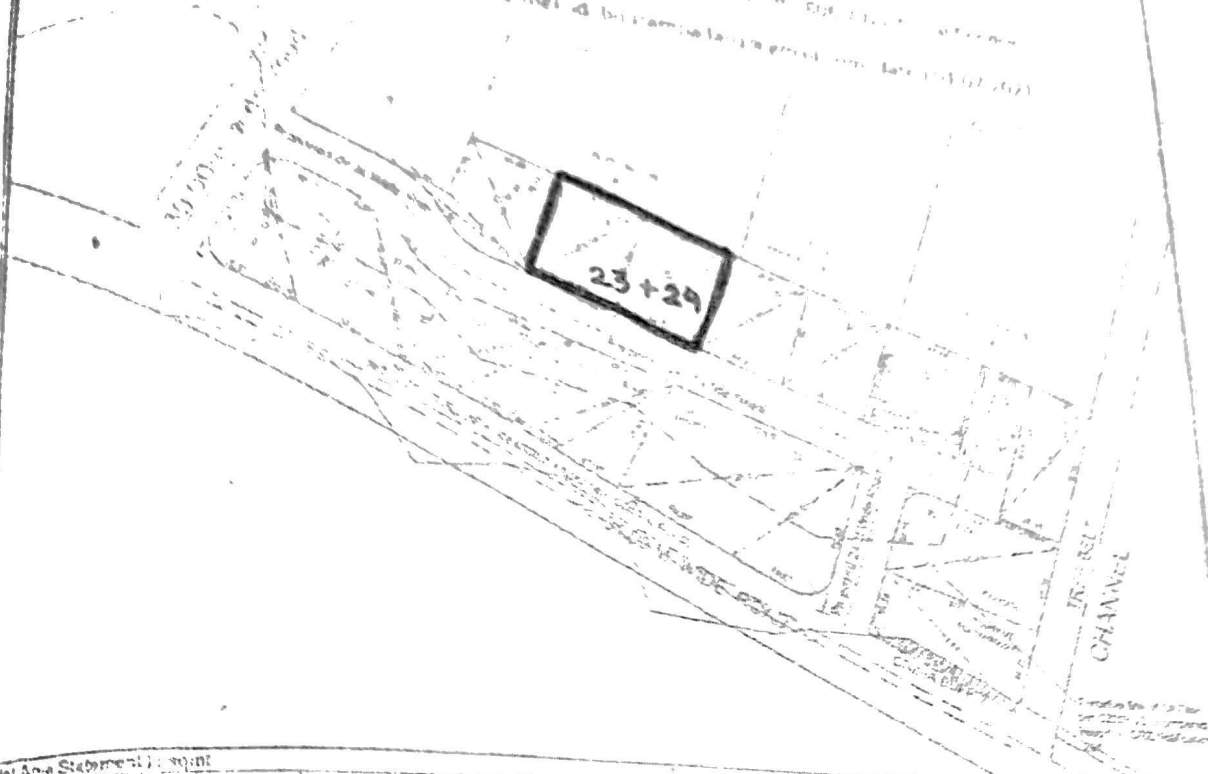
Manager (Town Services) I  
 CIDCO LTD. D-11  
 Navi Mumbai-400 614

Partner



23+24

3) Allotment status received from Estate Section vide E.O. 93377 dt. 13/09/2022.  
 5) Land Acquisition status received via e-mail dated 13/09/2022.



**Plot Area Statement**

Plot No.	Factor No.	Plot No.	Gross Area (sq. ft.)	Curve Area (sq. ft.)	Net Area (sq. ft.)	Use
1	1	21	2642.75	18.00	2624.75	Commercial
2	1	22	2512.75	18.00	2494.75	Commercial
3	1	23	2512.75	18.00	2494.75	Commercial
4	1	24	2512.75	18.00	2494.75	Commercial
5	1	25	2512.75	18.00	2494.75	Commercial
6	1	26	2512.75	18.00	2494.75	Commercial
7	1	27	2512.75	18.00	2494.75	Commercial
8	1	28	2512.75	18.00	2494.75	Commercial
9	1	29	2512.75	18.00	2494.75	Commercial
10	1	30	2512.75	18.00	2494.75	Commercial
11	1	31	2512.75	18.00	2494.75	Commercial
12	1	32	2512.75	18.00	2494.75	Commercial
13	1	33	2512.75	18.00	2494.75	Commercial
14	1	34	2512.75	18.00	2494.75	Commercial
15	1	35	2512.75	18.00	2494.75	Commercial
16	1	36	2512.75	18.00	2494.75	Commercial
17	1	37	2512.75	18.00	2494.75	Commercial
18	1	38	2512.75	18.00	2494.75	Commercial
19	1	39	2512.75	18.00	2494.75	Commercial
20	1	40	2512.75	18.00	2494.75	Commercial

**CONFIRMATION**

DATE: \_\_\_\_\_

DIRECTOR, CIDCO

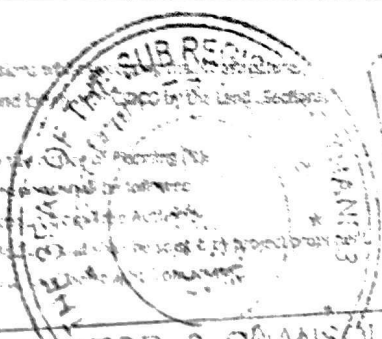
DEPUTY PLANNER(S) \_\_\_\_\_

ASSOCIATE PLANNER(S) \_\_\_\_\_

SENIOR PLANNER(S) \_\_\_\_\_

**NOTE:**  
 PLOT NO. - 23 + 24 ARE AMALGAMATED AS PER REQUEST RECEIVED FROM ESTATE SECTION, VIDE - E.O. 93377, dt - 13/09/2022.

- Note:**
- The plots are confirmed based on the above details.
  - Confirmed Plot Boundary shown in Red. All dimensions are in meters.
  - Engineering Department is requested to maintain the confirmed dimensions of the plots.
  - Confirmation is subject to the Land Acquisition status as and as per and by CIDCO by the Land Sections.
  - CIDCO is requested to remove the encroachments, if any.
  - If any discrepancy is observed in the drawing, same shall be brought to the notice of the Planning Dept.
  - No Measurement should be checked on the drawing. Only written dimensions shall be followed.
  - Existing trees within site may be transplanted/removed with due permission from the Planning Dept.
  - The plots are subject to clearance of E2 from competent Authority.
  - The subject plot falls in N VMC reservation and the necessary approval shall be obtained from the same.



277-3

2/20

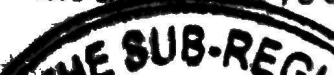
**PART PLAN OF SECTOR - 9, GRANSOLI**



For NEED/INT/INST/ARCH

Partner

Manager (Town Services) I  
 CIDCO LTD. B-11  
 Navi Mumbai-400 614



# नवानुमुंमपा महानगरपालिका

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,  
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,  
सी.बी.डी. बेलपुर, नवी मुंबई - ४०० ६१४.  
दूरध्वनी : 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.नमुंमपा/नरवि/बां.प./ १७०९६/२०२३  
दिनांक ०६/०६/२०२३

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.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरुपाच्या 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.
- ३) 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.
- ४) भुखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही  
रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा  
योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भुखंडाची पातळी तयार करावी.
- ५) 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.प.

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भुखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून न्याचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका बाजूचे सामायिक अंतरात तात्पुरती शेडम टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणास परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वखर्चाने काढून टाकणेत यावी
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मानकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशील काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा, ही विनंती.
- ८) प्रस्तुत भुखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुपणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भुखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भुखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भुखंडधारक /विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भुखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भुखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पूर्ववत करण्याची सर्वस्वी जबाबदारी भुखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तावित आंतरराष्ट्रीय विमानतळाच्या अनुषंगाने AAI कडील उंची बाबत वेळोवेळी प्राप्त होणारे आदेश आपल्यावर बंधनकारक राहतील.
- ११) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- १२) सदरच्या 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

- १३) नवी मुंबई महानगरपालिकेची प्रारुप 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.
- १४) 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 केकाण)

प्र. सहायक संचालक, नगररचना  
नवी मुंबई महानगरपालिका

**प्रत : माहितीसाठी.**

१. मे.सतिश आहुजा अॅण्ड असोसिएट, वास्तुविशारद,  
अशियाना, सी-२, पहिला मजला, सेक्टर -१७, वाशी, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर). नमुंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, घणसोली, नमुंमपा.

**NAVI MUMBAI MUNICIPAL CORPORATION  
COMMENCEMENT CERTIFICATE**

NO NMMC/TPO/RF/ /2023

DATE / /2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 27 December 2020, which is also applicable to NMMC & same is in force with the effect of 31 December 2020. Permission is hereby granted under Section 43 of the Maharashtra Regional & Town Planning Act, 1966 and Section 214 & 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 <sup>2</sup>
Permissible F.S.I.	:	3.15
Permissible BUA (Including Ancillary)	:	25487.651 m <sup>2</sup>
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, electric installation etc. shall be in accordance with the provision (except for provision in respect floor area ration) as prescribed in the National Building Code amended from time to time the Indian Standard institutions.

*(Signature)*



NO.NMMC/TPO/BP/17916/2023

DATE: 07/06/2023

- & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 20) The construction work shall be completed before dated 07/02/2026 as per condition mentioned in CIDCO Agreement dated 08/02/2022 and must be applied for Occupancy Certificate with all concerned NOC.
- 21) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 22) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 23) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide No.FIRE/H.O./ VASHI/3975/2022 dated 25/11/2022 by Divisional Fire officer, NMMC.
- 24) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 25) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 26) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 27) As stipulated in UDCPR-2020, Regulation No. 13.3, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
- a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.
- 28) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in UDCPR-2020, Regulation No.13.2.
- 29) Under the said proposal, out of the fees to be paid to the Municipal Corporation, it is mandatory to pay the balance amount of premium fee as follows.
- | Sr. No. | Amount to be pay at the end of Month with interest |                                      |                                      |                                      |                                      |
|---------|--|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
|         | 12 Months  | 24 Months                            | 36 Months                            | 48 Months                            | 60 Months                            |
| 1.      | 1,45,45,547/-<br>+ 8.50%<br>Interest               | 1,45,45,547/-<br>+ 8.50%<br>Interest | 1,45,45,547/-<br>+ 8.50%<br>Interest | 1,45,45,547/-<br>+ 8.50%<br>Interest | 1,45,45,547/-<br>+ 8.50%<br>Interest |
- 30) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(1) of M.R.T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants.
- 31) Any direction time to time issued from government shall be binding on the project proponent and accordingly if need arises it shall be duty of project proponent to get the drawing revised as per the government directions.



FORMAT - A  
(Circular No - 28/2021)

SHRI KANG  
RANCHHOD DUBARIYA,  
Sector 9, Ghansoli, BKC,  
Thane 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 Kang Ranchhod Dubariya of **M/s. NEELKANTH INFRA TECH** (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





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  
25-200252959

Project: **NEELKANTH PALM AVENUE**, Plot Bearing: [CTS] Survey: [Final Plot No.] **PLOT NO-23 & 24, SECTOR-09  
34ANSOLI at Navi Mumbai (M Corp.), Thane, Thane, 400701.**

1. Neelkath 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:-

- a. The promoter shall enter into an agreement for sale with the allottees;
- b. 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;
- c. 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 (j) 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.

- d. 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.
- e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- f. 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. Wasant Premchand Prabhu  
Secretary, Maharashtra  
Date 06-10-2023 10:36:30

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:-

- 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

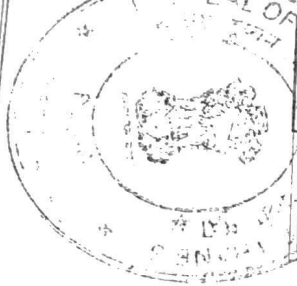
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

- o 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.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

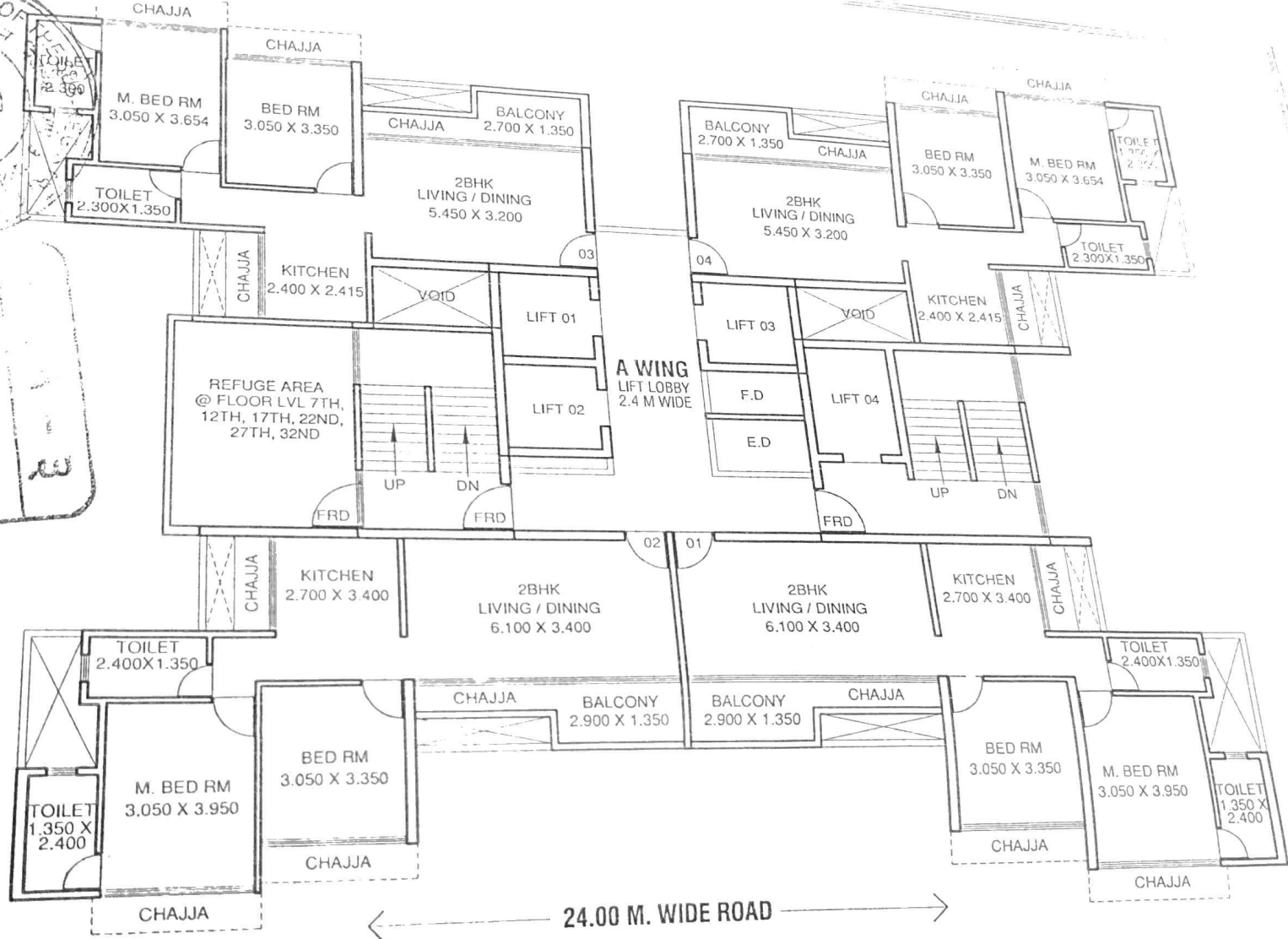
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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



99 / 65  
202  
1102



FLOOR	11 <sup>th</sup>
WING	A
FOR FLAT NO.	1102

← 24.00 M. WIDE ROAD →

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



SIGNATURE OF VENDOR  
*Shamim Zain*

SIGNATURE OF PURCHASER  
*G. Verut*

PROJECT  
**M/s NEELKANTH INFRA TECH**  
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING  
PLOT NO. - 23 & 24, SECTOR- 09, GHANSOLI, NAVI MUMBAI

REF: Commencement Certificate No. NMMC/TPO/BP/17916/2023 DATE: 09.06.2023

\*NOTE: ILC IS PERA