

75 293

पावती

Original/Duplicate

Thursday, January 04, 2024

नोंदणी क्र.: 39M

10:17 AM

Regn.: 39M

पावती क्र.: 320

दिनांक: 04/01/2024

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-293-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: - - प्रकाश खिमजी वेरात

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:36 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु. 7802442.103 /-

मोबदला रु. 7980000/-

भरलेले मुद्रांक शुल्क: रु. 478800/-

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124024416595 दिनांक: 04/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013384399202324E दिनांक: 04/01/2024

बँकेचे नाव व पत्ता:

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

ड. नि. ठाणे-३

Khavat



सूची क्र.2

दुय्यम निबंधक : मह. द. नि. ठाणे 3


दस्त क्रमांक : 293/2024

नोंदणी :

Regn 63m

गावाचे नाव : घणसोली

(1) विलेखाचा प्रकार	करारनामा
(2) भोवडला	7980000
(3) बाजारभावा (भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	7802442.103
(4) दू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिक नं.902,9 वा मजला, बिल्डिंग ए, नीलकंठ पाम एवेन्यू, प्लॉट नं.23 व 24, सेक्टर-09, घणसोली, नवी मुंबई. 62.678 चौ. मी. रेरा कारपेट एरिया, 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:-- प्रकाश खिमजी वेरात वय:-29; 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:-ASPPV3149J 2): नाव:-- दीक्षिता प्रकाश वेरात वय:-28; 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:-CQIPB1332E 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
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	293/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	478800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	


 श्री. जी. पी. सात
 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.



Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				04 January 2024 08:32:24 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		
35300	96700	111200	120900	111200	चौ मीटर		
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/-		
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th 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		= 105 / 100 Apply to Rate= Rs.101535/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
		= (((101535-35300) * (100 / 100)) + 35300)					
		= Rs.101535/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 101535 * 68.9458						
	= Rs.7000411.803/-						
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 * 101535						
	= Rs.465030.3/-						
Applicable Rules	= 3, 9, 18, 19, 4(i) .15						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ						
	= A + B + C + D + E + F + G + H + I + J						
	= 7000411.803 + 0 + 0 + 0 + 337000 + 0 + 0 + 0 + 465030.3 + 0						
	= Rs.7802442/-						
	= ₹ अठ्ठ्याहत्तर लाख दोन हजार चार शे बेचाळीस /-						



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दस्ता क. २०३ / २०२४
५ / ५५

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. PRAKASH KHIMJI VERAT, Adult, Individual, Aged **29**, PAN No. **ASPPV3149J**
MRS. DIXITA PRAKASH VERAT, Adult, Individual, Aged **28** PAN No. **CQIPB1332E**,
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**"

2024/01/04

Prakash

Dixita

2024/01/04

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, 2nd 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 27th 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 27th 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 08th February, 2022 CIDCO granted license to the Promoter for constructing 'residential cum commercial' building on the Plot no. 23 upon the terms and conditions mentioned therein. The said Agreement

2022/08/08 21:14

Khurshid

Leasing

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

F. Vide 'Agreement to Lease' dated 08th 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 08th February, 2022.

G. 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 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 10th 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 6th 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 THIRD SCHEDULE hereunder. The said Project together with all amenities will constitute the whole project named as "**PALM AVENUE**". The Promoter has proposed to develop the said Project in different phases



Handwritten stamp containing the name 'रमेश मनेलकान्ठ' (Ramesh Manelkath), the number '203', the year '17028', and the number '6/44'.

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 09th 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**.

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Handwritten signature 'Praveer' and another signature at the bottom right corner.

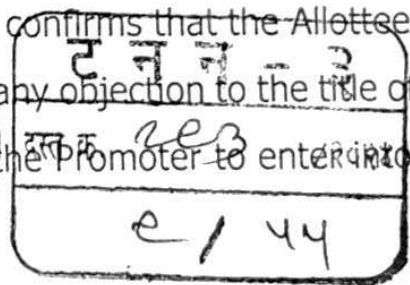
Handwritten text 'वि.पि.सि.सि.दाक' at the bottom right corner.

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 herein below). 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.902** admeasuring **62.678** sq.meters RERA Carpet on the **9th 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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1. *Riverat*

2. *Wang*

2. *Dixit*

३. *दस्तावेज चौक*

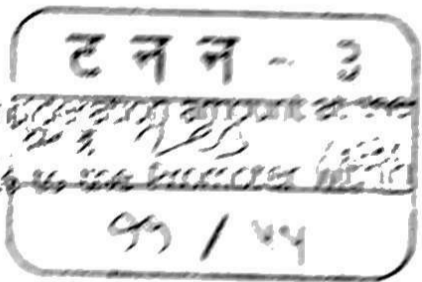
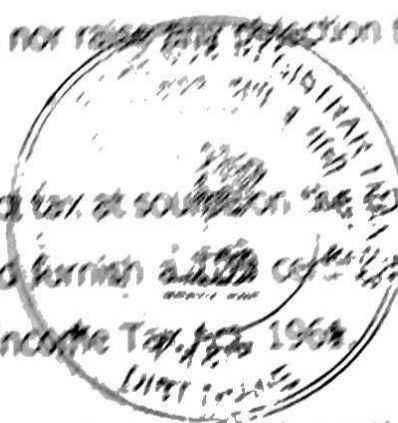
in accordance with the plans, drawings and specifications as approved by the concerned local authority from time to time provided that the allottee shall have to obtain such consent in writing of the Allottee in case of alterations or modifications which may adversely affect the Flat of the Allottee except any alteration or modification required by any Government authorities or due to re-zoning law.

1.a. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, Flat No. 902 measuring 62.478 sq. meters RERA Carpet Area, along with covered balcony of 4.575 sq. meters on the 9th Floor, of "A" Building (the "Flat") in the said Project having area of 1.50 Acres on the said Land for a consideration of Rs.79,20,000/- (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) Allottee 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 amount of the consideration at the prevailing rate, if applicable and furnish a 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 - Law / Advocates of the Promoter in connection with formation of the said Common

अनुमोदित

Project

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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.

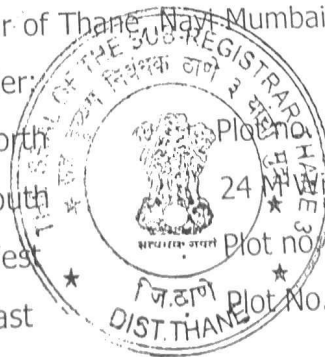
IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

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 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



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2028	2028
39	44

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

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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:

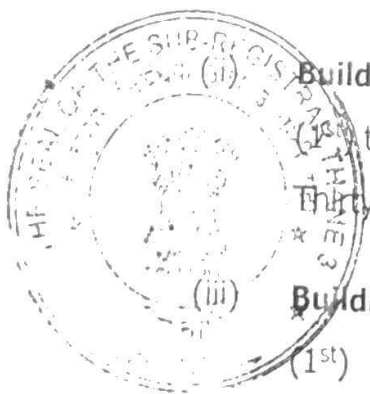
On or towards the North : Plot no. 19
 On or towards the South : 24 M Wide Road
 On or towards the West : Plot no. 22
 On or towards the East : Plot No. 25

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;



Building A - Ground Floor comprising shops and stilt parking + First (1st) to Sixth (6th) floor comprising Podium Parking + Seventh (7th) to Thirty Ninth (39th) floors comprising free sale habitable flats.

Building B - Ground Floor comprising of shops and stilt parking + First (1st) floor to Fifth (5th) floor comprising flat for Economically Backward Section ("**EWS Flats**") and Podium Parking + Seventh (7th) to Thirty Ninth (39th) floors comprising free sale habitable flats;

20/08/2014

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. 22
- On or towards the East : Plot No. 25

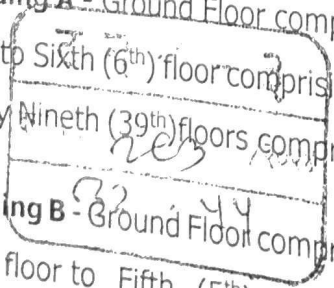
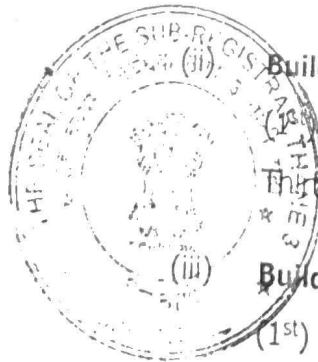
SECOND SCHEDULE
(the "Project")

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;

Building A - Ground Floor comprising shops and stilt parking + First to Sixth (6th) floor comprising Podium Parking + Seventh (7th) to Thirty Ninth (39th) floors comprising free sale habitable flats.

Building B - Ground Floor comprising of shops and stilt parking + First (1st) floor to Fifth (5th) floor comprising flat for Economically Backward Section ("EWS Flats") and Podium Parking + Seventh (7th) to Thirty Ninth (39th) floors comprising free sale habitable flats.



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BY
MR

MR

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23 and
15 sq.
in the
IDCO

SIGNED AND DELIVERED
BY WITHIN NAMED "Allottee"
MR. PRAKASH KHIMJI VERAT

Prakash

MRS. DIXITA PRAKASH VERAT

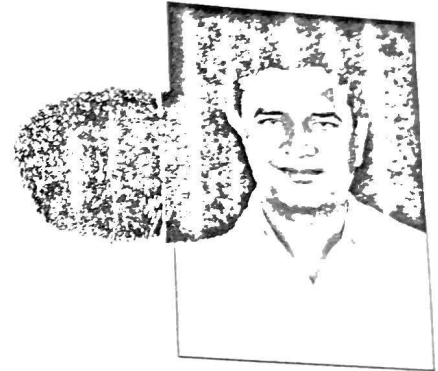
Dixita

MR. KHIMJI PREMJI VERAT

Khimji

MRS. KANKUBEN KHIMJI VERAT

कंकुबेन खिमजी



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दस्त क्र. <i>ves</i>	12028
38/44	

WITNESSES:

- Sushant Chavan*
- M. K. Kaluwa*

PAYMENT RECEIPT

Received from MR. PRAKASH KHIMJI VERAT, MRS.DIXITA PRAKASH VEPAT, 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.902 admeasuring 62.678 Sq. mtr Rera carpet area, on the 9th 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.

Sl. NO	DATE	CHQ NO	AMOUNT	BANK NAME	BRANCH
	27/12/2023	218938	Rs. 24,00,000/-	Cosmos Bank	Vashi
		TOTAL	Rs. 24,00,000/-		

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

M/S NEELKANTH INFRATECH
Through its Partner -

Shri. JAYANTI AMBA CHOUDHARY

Jayanti Amba Choudhary

WITNESSES:

- [Signature]*
- [Signature]*

Place: Navi Mumbai

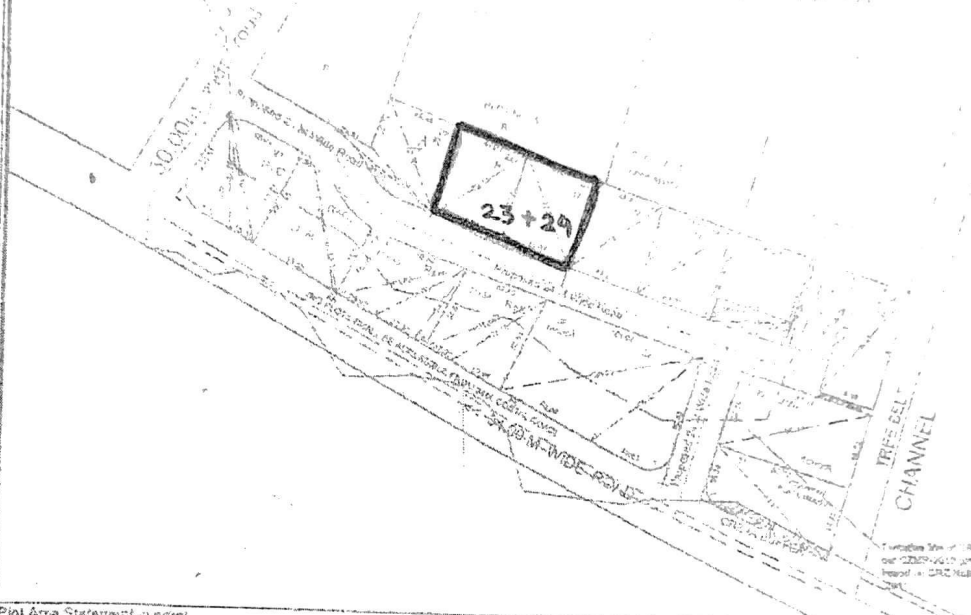
Date : 04/01/2024

List of Annexures

Annexure	Document
Annexure A	A copy of plan of Plot
Annexure B	Copy of said CC
Annexure C	Copy of Title Report
Annexure D	Copy of RERA Registration Certificate
Annexure E	Copy of floor plan showing said Unit separately marked

Subject: Continuation of Plots no. 22, 23, 24, 25, 26, 27, 28, Residential, 29 - Market, 30 - Social Facility (Community Centre), 31 - School, 32 - Comm. B.P.O., Ground, 33 - Health, 33+34, 35+36, 37+38 and 21 - Residential/Commercial Sector 9, Ghansoli

- Ref: 1. Land Audit report received from nodal officer (Mumbai) dated 12/05/2020
 2. NOC/SURVEY/ASD/PER dated 18/06/2021
 3. Allotment status received from Estate Section vide FO 36492, dt 06/06/2021
 4. Land Acquisition status received from nodal officer (Mumbai) dated 06/06/2021



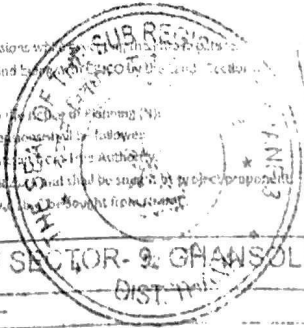
Plot Area Statement in sqm

Plt. No.	Sector No.	Plot No.	Gen. Area	Curve Area	Net Area	Use
22	9	22	3801.76	24.86	2443.22	Residential/Commercial
23	9	23	2527.50	6.10	2566.70	Residential/Commercial
24	9	24	2527.50	6.10	2566.70	Residential/Commercial
25	9	25	2257.00	6.20	2263.20	Residential/Commercial
26	9	26	2257.00	6.20	2263.20	Residential/Commercial
27	9	27	2257.00	6.20	2263.20	Residential/Commercial
28	9	28	2257.00	6.20	2263.20	Residential/Commercial
29	9	29	274.74	0.15	274.89	Community Centre
30	9	30	2091.70	30.00	1400.00	School
31	9	31	3386.00	34.96	2270.01	School/Multi-Purpose
32	9	32	771.18	30.40	242.50	Health
33	9	33	2622.50	10.91	2272.99	Residential/Commercial
34	9	34	2622.50	10.91	2272.99	Residential/Commercial
35	9	35	5176.22	69.23	2400.70	Residential/Commercial

CONFIRMATION
 DATE: _____
 D'NAME/S D MAIL: _____
 DEPUTY PLANNING: _____
 ASSOCIATE PLANNING: _____
 SENIOR PLANNING: _____

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

- Note
- The plots area confirmed based on this survey relations.
 - Confirmed Plot Boundary shown in Red. All dimensions are in meter.
 - Engineering Department is requested to maintain the confirmed dimensions while executing the work.
 - Confirmation is subject to the Land Acquisition status as land acquired and being disposed by the Land Section.
 - CCUC is requested to remove the encroachments, if any.
 - If any discrepancy is observed in the drawing, same shall be brought to the notice of Planning (N).
 - No Measurement should be checked on the drawing. Only written dimension should be followed.
 - Existing trees within site may be transplanted/removed with our permission subject to the Authority.
 - The plots are subject to clearance of CRZ from competent Authority / M.C.A. and shall be signed by project proponent.
 - The subject plot falls in M.V.M.C. reservation and thus necessary approval shall be sought from M.C.A.



Handwritten notes and signatures in a rectangular box, including the name 'Jyoti' and the number '2/20'.

PART PLAN OF SECTOR - 9, GHANSOLI
 Dist. Thane

TS
 CSRD
 MTS-1
 EL&C
 DCUC
 SE (M&R)



FOR NEEDS OF THE BATCH

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

Partner



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,
किल्ले गावठाण जवळ, पामबीच जवळ, सेक्टर - १५ए,
सी.बी.डी. बेलापूर, 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./ १७०९९/२०२३
दिनांक ०१/०९/२०२३

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 अर्जांमध्ये 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 प्रांत्साहन 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 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.
- 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 भित 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 वार्ढीव 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.

NAVI MUMBAI MUNICIPAL CORPORATION

COMMENCEMENT CERTIFICATE

DATE : 09/06/2023

NO. NMMC/TPO/BP/ 12716 / 2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & 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 in respect of floor area ration) as prescribed in the National Building Code amended & the Indian Standard institutions.

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

The registration is granted under section 5 of the Act to the following project under project registration number
PS1-00052959

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

OR

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

- 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 Premnand Prabhu
(Secretary, MahaRERA)
Date: 06-10-2023 16:36:30

Dated: 06/10/2023

Mumbai

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

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**

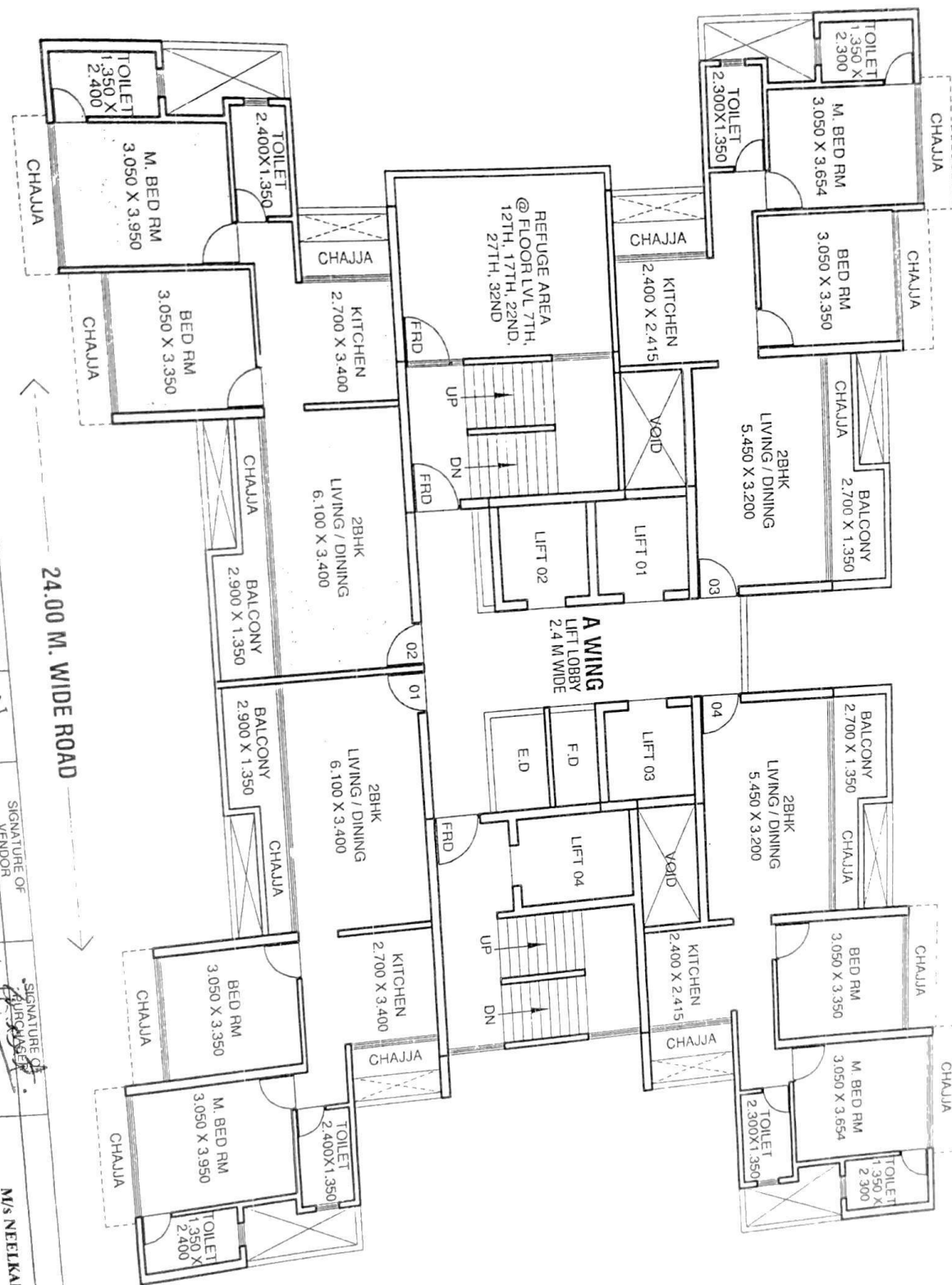
Project: **NEELKANTH PALM AVENUE**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO-23 & 24, SECTOR GHANSOLI at Navi Mumbai (M Corp.), Thane, Thane, 400701;**

1. **Neelkanth Infratech** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, 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 allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate Regulatory Authority (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Registration of Real Estate Agents 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 maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the 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 realisation 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 **29/12/2023** and shall be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and 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.



FLOOR	9
WING	A
OR FLAT NO.	502

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

24.00 M. WIDE ROAD



SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

M/S NEELKANTH INFRA TECH
PROPOSED RESIDENTIAL CLM COMMERCIAL BUILDING
PLOT NO. - 23 & 24, SECTOR - 09, GHANSHOLI, NAVI MUMBAI

PROJECT

NOTE: S.C.S. AREA

ALLOTMENT LETTER

Ref : AL/04/P-23-24/2023

Date:- 28/12/2023

To,
MR.PRAKASH KHIMJI VERAT
MRS.DIXITA PRAKASH 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.: ASPPV3149J, CQIPB1332E,
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. **902** RERA Carpet Area admeasuring **62.678** sq.mtrs equivalent to **674.666** sq. ft. on **9th 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

Signature of Partner

Partner

Signature of Prakash Verat

Dixita

Signature of Khimji Verat

Signature of Khimji Verat