

**ALLOTMENT LETTER**

Ref : AL/06/P-23-24/2023

Date:- 28/12/2023

To,  
**MR.MANSUKHLAL PREMJI VERAT**  
**MRS.RAMILABEN MANSUKH VERAT**  
**MR. PRAFUL MANSUKH VERAT**  
 Flat no. 1202, A-wing, Neelkanth Heights,  
 Plot no.12/13, Sector-8,Near CNG Pump,  
 Ghansoli.Navi mumbai-400701  
 Mobile number:- 9821033583  
 Pan Card No.: ADSPV5352R, ALRPP3612K,  
 BVUPV9601E  
 Email ID: bkverat@gmail.com

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

Sir/Madam,

**1. Allotment of the said unit:**

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a Flat bearing No. **1002** RERA Carpet Area admeasuring **62.678** sq.mtrs equivalent to **674.666** sq. ft. on **10<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

*Rubina M. Verat*

Partner

1 *[Signature]*  
 2 *[Signature]*  
 3 *Verat*

75/284

Thursday, January 04, 2024

9:39 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 310 दिनांक: 04/01/2024

गावाचे नाव: घणसोली

दस्तावेजाचा अनुक्रमांक: टनन3-284-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: - - मनसुखलाल प्रेमजी 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  
9:59 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

ठाणे क. ३

बाजार मूल्य: रु. 7802442.103 /-

मोबदला रु. 7980000/-

भरलेले मुद्रांक शुल्क : रु. 478800/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124022016558 दिनांक: 04/01/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013385001202324E दिनांक: 04/01/2024

वँकेचे नाव व पत्ता:

पक्षकासची सही  
मुळ दस्तऐवज परत मिळाला  
हु. नि. ठाणे-३



2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 284/2024

नोंदणी :

Regn:63m

गावाचे नाव : घणसोली

खात्याचा प्रकार	करारनामा
दस्ता	7980000
पत्राव(भाडेपट्ट्याच्या पट्टेकार आकारणी देतो की पट्टेदार ते देतो)	7802442.103
पत्र, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं.1002,10 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 कव्हेर्ड कार पार्किंग सह( ( SECTOR NUMBER : 09 ; ) )
फळ	1) 62.678 चौ.मीटर
रण किंवा जुडी देण्यात असेल तेव्हा.	
वेवज करून देणा-या/लिहून ठेवणा-याचे नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे नाव.	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
वेवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:-- मनसुखलाल प्रेमजी वेरात वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1202, ए विंग, नीलकंठ हार्डट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ADSPV5352R 2): नाव:-- रमीलाबेन मनसुख वेरात वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1202, ए विंग, नीलकंठ हार्डट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ALRPP3612K 3): नाव:-- प्रफुल मनसुख वेरात वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.1202, ए विंग, नीलकंठ हार्डट्स, प्लॉट नं.12/13, सेक्टर-08, घणसोली, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BVUPV9601E
वेवज करून दिल्याचा दिनांक	04/01/2024
नोंदणी केल्याचा दिनांक	04/01/2024
क्रमांक,खंड व पृष्ठ	284/2024
भावाप्रमाणे मुद्रांक शुल्क	478800
भावाप्रमाणे नोंदणी शुल्क	30000

श्री. जी. पी. सोल

सह दुय्यम निबंधक वर्ग - २  
ठाणे क.३

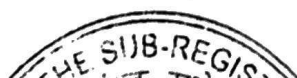
ठाठी विचारात घेतलेला तपशील:-

आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the Influence Areas as per the

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	2024010488			04 January 2024,08:34:15 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 :	
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
35300	96700	111200	120900	111200	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	68.9458चौ. 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-	62.678चौ. 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	13.94चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (96700 * 25/100 )				
	= Rs.337000/-				
I) बंदिस्त बाल्कनी जागेचे क्षेत्र	4.58चौ. मीटर				
बंदिस्त बाल्कनी जागेचे मूल्य	= 4.58 * 101535				
	= Rs.465030.3/-				
Applicable Rules	= 3, 9, 18, 19, 4(i), 15				
<b>एकत्रित अंतिम मूल्य</b>	= 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 /-				

Home

Print







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दस्त क्र. २८४ /२०२४
५ / ५५

### AGREEMENT FOR SALE

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

### BY AND BETWEEN

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

### AND

**MR.MANSUKHLAL PREMJI VERAT**, Adult, Individual, Aged **48**, PAN No. **ADSPV5352R**, **MRS. RAMILABEN MANSUKH VERAT**, Adult, Individual, Aged **46**, PAN No. **ALRPP3612K**, **MR.PRAFUL MANSUKH VERAT**, Adult, Individual, Aged **23**, PAN No. **BVUPV9601E**, having address at Flat No.1202,A-Wing,Neelkanth Heights, Plot No.12/13, Sector-08, Ghansoli, Navi Mumbai-400701.(the "**Allottee**") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their heirs, successors executors, administrators, assigns and nominees) being party of the **SECOND PART**

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

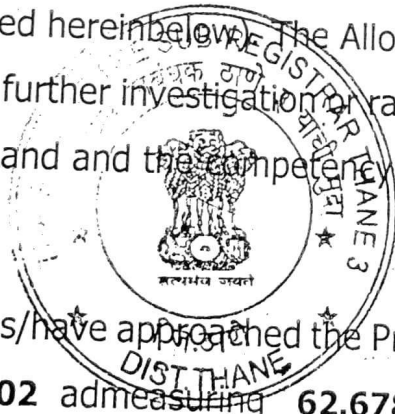
श्री जयन्ती अम्बा चौधरी

RAMILABEN

Praful

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

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



2028	
दस्त क्र.	208 / 2028
2/44	

T. The Allottee/s has/have approached the Promoter and offered to purchase a residential **Flat No. 1002** admeasuring **62.678** sq.meters RERA Carpet on the **10<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**

2028/08/2028

2028/08/2028

2028/08/2028

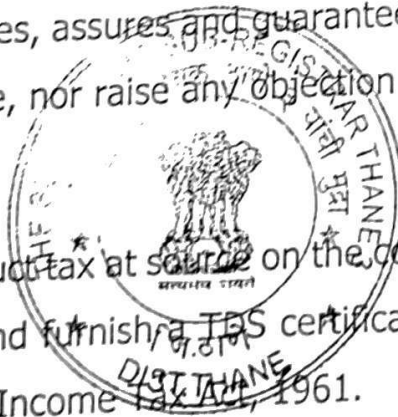
In accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee 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.1002** admeasuring **62.678** sq. meters RERA Carpet Area, along with enclosed balcony of **4.575** sq. meters on the **10<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.



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दस्त क्र. 208	12028
99/44	

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 of Common Organization from flat purchaser, (v) deposit towards





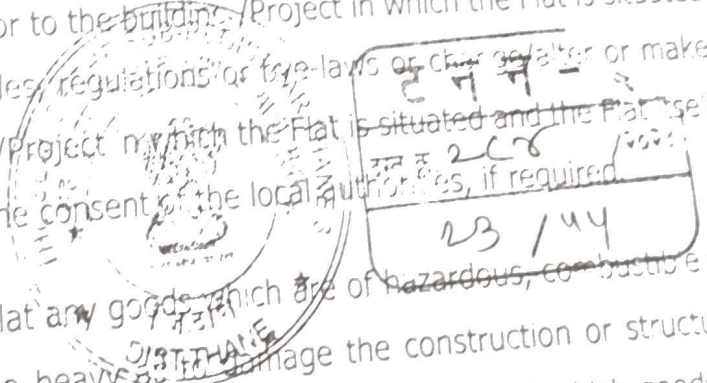
12.10. No notice from the Government or any other authority or any legislative enactment, government or otherwise, relating to the taking of notice for acquisition or requisition of the land and/or any other interest therein the Promoter in respect of the flat and/or the project except as mentioned in the title report.

12.11. The Promoter herein has decided to name the name of the project as **"NEELKANTH PAI M AVENUE"** and further erect or affix Promoter's name and/or 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 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 whosoever 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, of the building /Project in which the Flat

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.

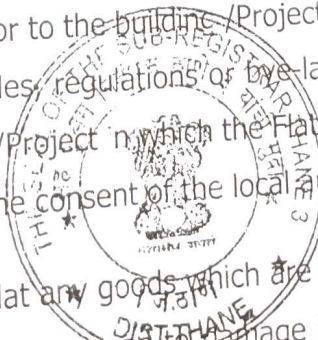
12.11. The Promoter herein has decided to have the name of the Project "NEELKANTH PALM AVENUE" and further erect or affix Promoter's name board at suitable places as decided by the Promoter herein on the building and at the entrances of the scheme. The Promoter is also entitled to put/fix permanent attractive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



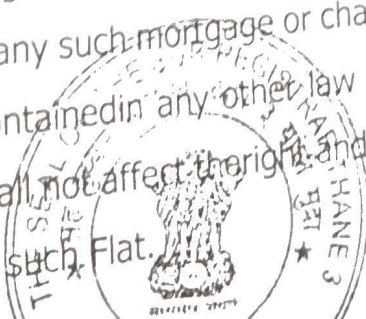
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Branch **MAHAPE**, Navi Mumbai. In case of any financial arrangement entered into by the Allottee/s, with any financial institution for availing home loans, the Allottee/s, undertake, to direct such financial institution to disburse/pay all such amounts towards Total Consideration due and payable by the Allottee/s to Promoters through an account payee cheque / demand draft / wire transfer / or / other instrument drawn in favour of "**NEELKANTH INFRATECH-NEELKANTH PALM AVENUE-COLLECTION** A/c. No. **1000232406**, IFSC. No. **KYBK0001423** in **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 utilize the same as contemplated and permitted under the said Act and rules and regulations made thereunder.

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

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



Interest of the Allottee who	
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Agreement within 30  
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Promoter, then the  
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sums deposited by  
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allotment letter,  
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of the Parties.

OTTEE/

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bligations go

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payments  
proportion to the carpet area of the Flat to the total carpet area of the Project.

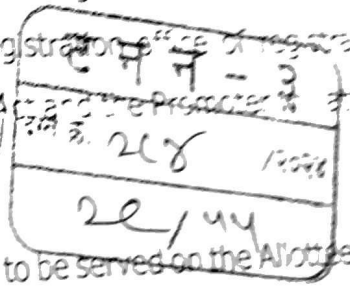
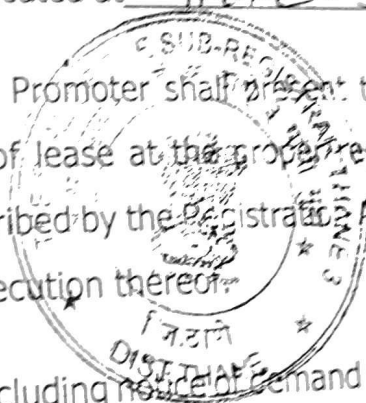
**23. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and carry out all such instruments and take such other actions, in addition to, and in accordance with, the actions specifically provided for herein, as may be reasonably necessary to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred 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 registrar within the time limit prescribed by the Registrar and the Promoter at such office and admit execution thereof.



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

**MR. MANSUKHLAL PREMJI VERAT**  
**MRS. RAMILABEN MANSUKH VERAT**  
**MR. PRAULMANSUKH VERAT,**  
Flat- 1202, A-Wing, Neelkanth Heights,  
Plot No.12/13, Sector-08,  
Ghansoli, Navi Mumbai- 400701  
Mob:- 9821033583  
Email: bkverat@gmail.com

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12/27/21



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

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

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

**27. JOINT ALLOTTEES**

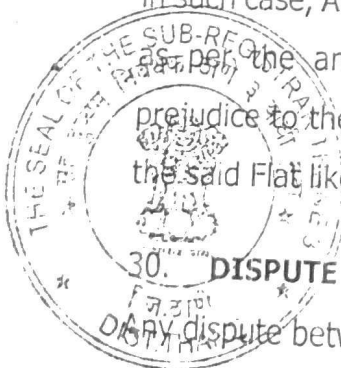
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

**28. STAMP DUTY AND REGISTRATION**

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

**29. INVESTOR CLAUSE**

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



**30. DISPUTE RESOLUTION:**

Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

*Signature*

31. **WAIVER OF PROMOTER'S OBLIGATION TO ENFORCE**

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 if 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

*25/08/2024*

*25/08/2024*

*12/11/24*

*Rerat*



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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**")

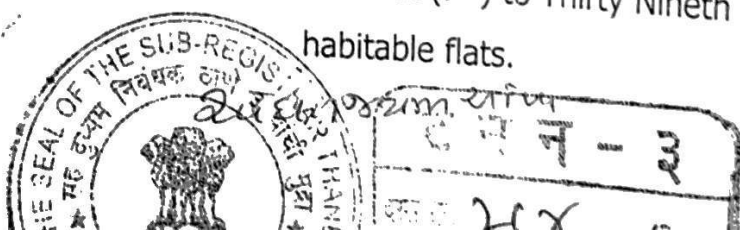
All that piece and parcel of amalgamated leasehold land being Plot no. 23 and Plot no.24 described hereinabove and collectively admeasuring 5027.15 sq. meters and thereabouts situated at Sector 09, Ghansoli, Navi Mumbai within the limits of Sub Registrar of Thane, Navi Mumbai Municipal Corporation and 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. 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;
- (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 comprising free sale habitable flats.



Signature

**FOURTH SCHEDULE**  
(the "Unit")

Flat No. 1002, admeasuring area 62.678 Sq. metes RERA carpet area, on 10<sup>th</sup> Floor of Building "A" in the Project Known as "NEELKANTH PALM AVENUE" being constructed on the Plot moreparticularly described in First Schedule hereinabove.

**M/S NEELKANTH INFRATECH**

Through its Partner -

**Shri. JAYANTI AMBA CHOUDHARY**

*Jayanti Amba Choudhary*



SIGNED AND DELIVERED

BY WITHIN NAMED "Allottee"

**MR. MANSUKHLAL PREMJI VERAT**

*Mansukhlal Premji Verat*



**MRS. RAMILABEN MANSUKH VERAT**

*Ramilaben*



**MR. PRAFUL MANSUKH VERAT**

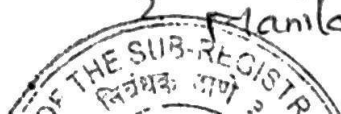
*P. Verat*



**WITNESSES:**

1. Sushant chavan *Sushant Chavan*

2. Manikanta Kaluwa *Manikanta Kaluwa*



:31:

PAYMENT RECEIPT

Received from **MR.MANSUKHLAL PREMJI VERAT, MRS. RAMILABEN MANSUKH VERAT,MR. PRAFUL MANSUKH VERAT** sum of **Rs. 20,00,000/-**(Rupees Twenty 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.1002** admeasuring **62.678** Sq. mtr Rera carpet area, on the **10<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.

SR.NO	DATE	CHQ NO	AMOUNT	BANK NAME	BRANCH
1	27/12/2023	000239	Rs. 20,00,000/-	HDFC BANK	Mumbai
		<b>TOTAL</b>	<b>Rs. 20,00,000/-</b>		

WE SAY RECEIVED  
Rs. 20,00,000 /-

M/S NEELKANTH INFRATECH

Through its Partner -

Shri. JAYANTI AMBA CHOUDHARY

*Jayanti Amba Choudhary*

WITNESSES:

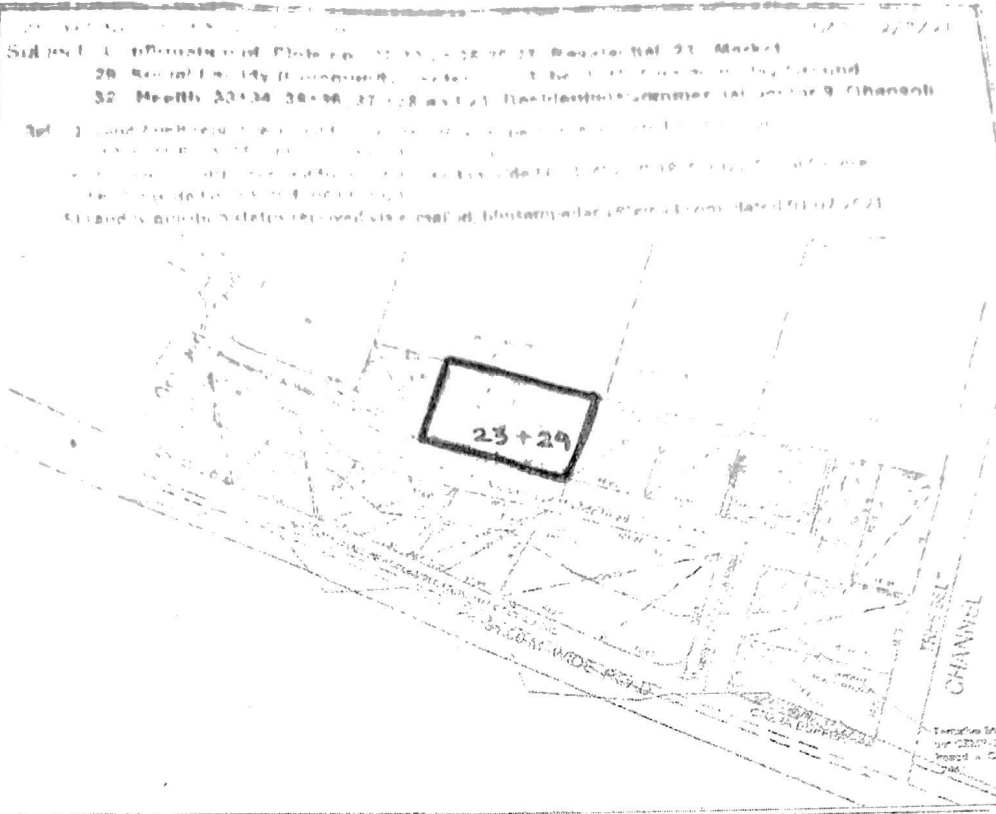
1.

*[Signature]*

2.

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Subject: 1. Amalgamation of Plots nos. 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Sl. No.	Sector No.	Plot No.	Gross Area	Curve Area	Net Area	Use
1	9	23	3842.96	167.48	3675.48	Residential Commercial
2	9	24	3809.76	16.06	3793.70	Residential Commercial
3	9	25	2800.40	16.00	2784.40	Residential Commercial
4	9	26	2511.20	16.00	2495.20	Residential Commercial
5	9	27	2871.36	16.00	2855.36	Residential Commercial
6	9	28	2867.50	16.00	2851.50	Residential Commercial
7	9	29	2812.92	16.00	2796.92	Residential Commercial
8	9	30	799.77	16.00	783.77	Residential Commercial
9	9	31	2746.74	16.00	2730.74	Community Centre
10	9	32	2081.70	16.00	2065.70	School
11	9	33	2284.99	14.92	2270.07	School Play Ground
12	9	34	7712.15	95.40	7616.75	St. Mary
13	9	35	3603.70	16.00	3587.70	Residential Commercial
14	9	36	2637.35	16.00	2621.35	Residential Commercial
15	9	37	2416.72	16.00	2400.72	Residential Commercial

**CONFIRMATION**  
 DATE: .....

D'NEER'S S. D. NAIL.....

DEPUTY PLANNER(N).....

ASSOCIATE PLANNER(N).....

SENIOR PLANNER(N).....

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

- Note:**
1. The plot's area confirmed based on the above references.
  2. Confirmed Plot Boundary shown in red. All dimensions are in meters.
  3. Engineering Department is requested to maintain the confirmed dimensions while executing the site plan.
  4. Confirmation is subject to the Land Acquisition status as land acquired and handed over to CIDCO by the Land Sections.
  5. CIDCO 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 (N).
  7. No Measurement should be checked on the drawing. Only written dimensions are to be followed.
  8. Existing trees within site may be transplanted/removed with our permission from the Authority.
  9. The plots are subject to clearance of CRZ from competent Authority / Ministry and shall be subject to its requirements.
  10. The subject plot falls in N.W.M.C. observations and thus necessary approvals to be sought from them.

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To,  
 CSBC  
 MWS-1  
 LB&D  
 CIDCO  
 EE (M&S)



**PART PLAN OF SECTOR- 9, GHANSOLI**  
 DIST. THANE



For NEELKANTH INFRA TECH

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

Partner



जनन - ३

नवी मुंबई  
महानगरपालिका

कार्यालय : नमुंनपा मुख्यालय, भुखंड क्र. १,  
किल्ले गांवठाण जवळ, पामबीघ जवळान, 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.नमुंनपा/नरवि/बां.प./ १७०२९/२०२३  
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 अर्जांन्वये प्राप्त झालेला आहे.  
या वापराकरीता बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जांन्वये 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 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 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.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

## NAVI MUMBAI MUNICIPAL CORPORATION COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/ 17716 / 2023

DATE : 09/06/2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2<sup>nd</sup> December 2020, which is also applicable to NMMC & came in to force with the effect of 3<sup>rd</sup> 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 <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, 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 from time to time by the Indian Standard institutions.

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- 1966" The special mention & Mosques tanks, debris removal and the sanitary conditions 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.
- 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/- + 8.50% Interest	1,45,45,547/- + 8.50% Interest	1,45,45,547/- + 8.50% Interest	1,45,45,547/- + 8.50% Interest	1,45,45,547/- + 8.50% 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.

(Somnath Kekan)

Assistant Director of Town Planning (I/C)  
Navi Mumbai Municipal Corporation



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ANNEXURE - I



**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;

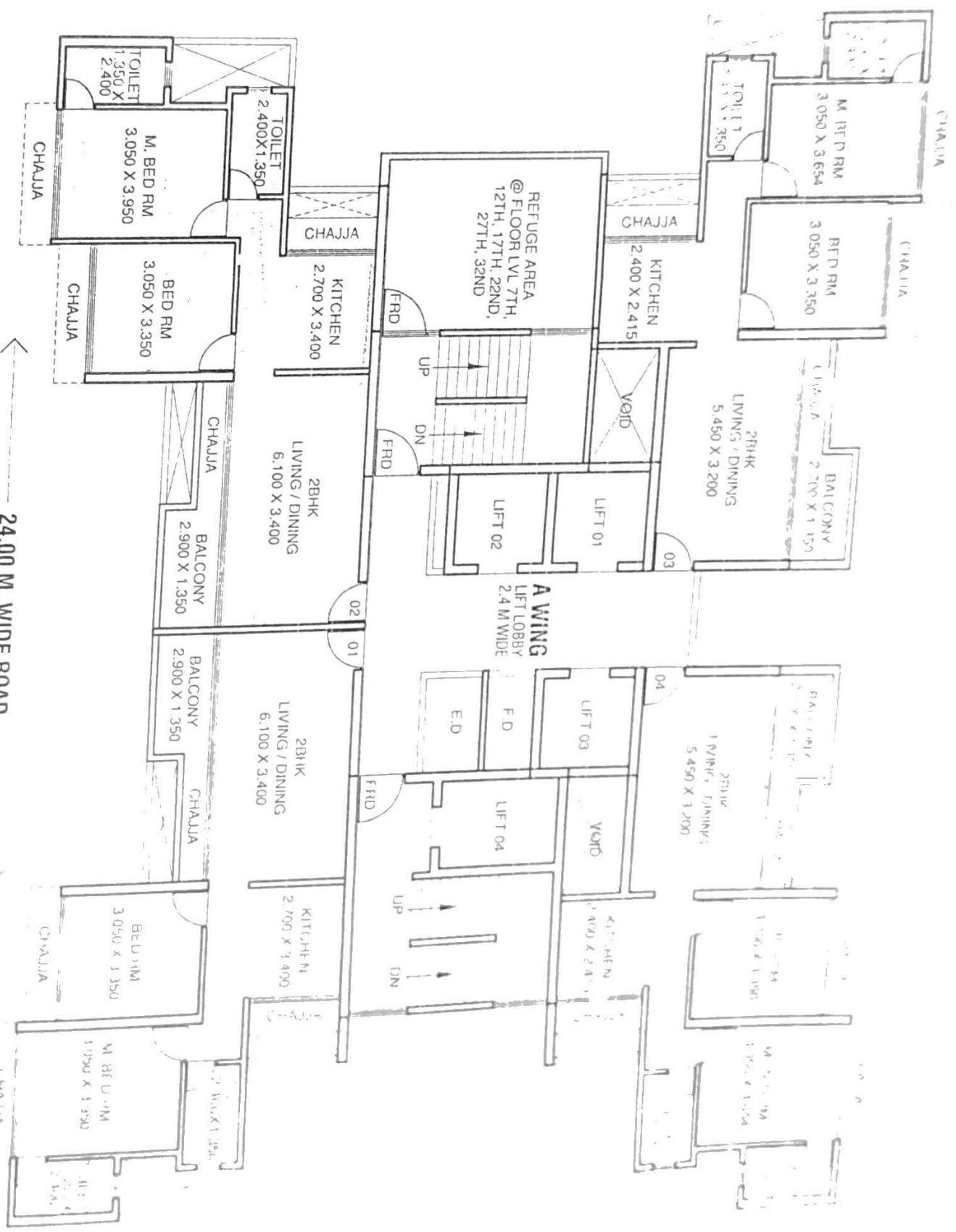
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottee 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 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** until renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read 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 promoter including revoking the registration granted herein, as per the Act and the rules and regulations made under.

FLOOR	10 <sup>TH</sup>
WING	A
FOR FLAT NO.	1002



24.00 M. WIDE ROAD

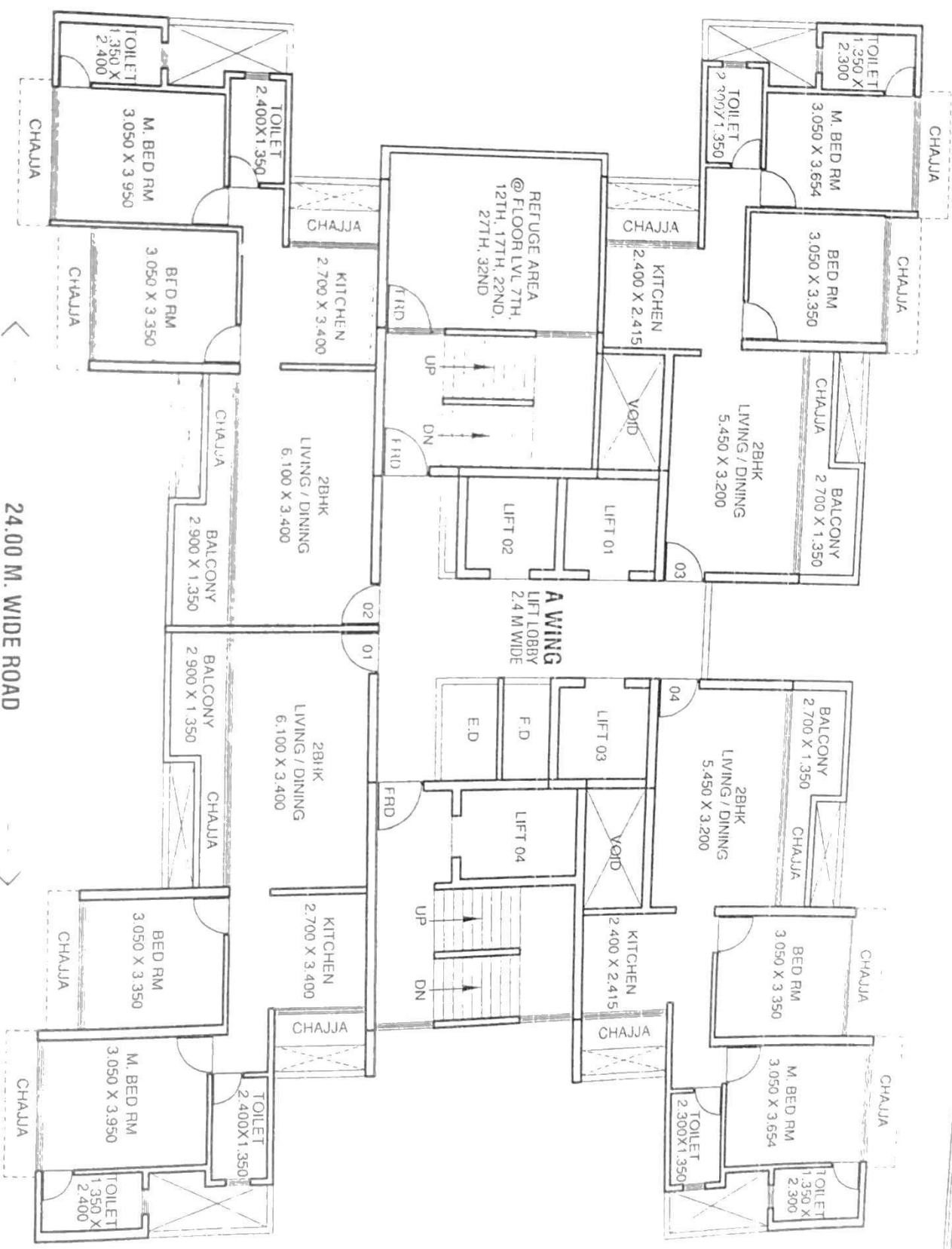
7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST.



SIGNATURE OF VENDOR

SIGNATURE OF FLAT BUYER

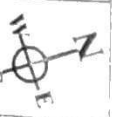
DATE



24.00 M. WIDE ROAD

RR	10 <sup>TH</sup>
LAT NO.	1002

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  
*[Signature]*

SIGNATURE OF PUMP MASTER  
*[Signature]*

PROJECT  
**M/S NEELKANTH INFRA TECH**  
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING

NOTE: ALL IN MM CARPET