

529/1608
Saturday, February 03, 2024
10:58 AM

पावती

Original/Duplicate

नोंदणी क्र. :39M
Regn.:39M

पावती क्र.: 1769 दिनांक: 03/02/2024

गावाचे नाव: विहीघर
दस्तऐवजाचा अनुक्रमांक: पवल5-1608-2024
दस्तऐवजाचा प्रकार : कशारनामा
सादर करणाऱ्याचे नाव: योगेश दिपक शिवणेकर . .

नोंदणी फी रु. 27600.00
दस्त हाताळणी फी रु. 2100.00
पृष्ठांची संख्या: 105

एकूण: रु. 29700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:18 AM ह्या वेळेस मिळेल.

Nanda
Joint Sub Registrar Panvel 5

बाजार मुल्य: रु. 1488081.3 /-
मोबदला रु. 2750475/-
भरलेले मुद्रांक शुल्क : रु. 165100/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

- देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224023019130 दिनांक: 03/02/2024
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: DHC रक्कम: रु. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224026919195 दिनांक: 03/02/2024
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रक्कम: रु. 27600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014982167202324E दिनांक: 03/02/2024
बँकेचे नाव व पत्ता:

सहायकाधी स्यादरी
Yashada Training

पुढरशाखेज फल मिळाला.

नोंदणी फी माफी असल्यास तपशिल :-

- Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees.

सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

2/3/2024



03/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 1608/2024

नोंदणी :

Regn:83m

गावाचे नाव : विहीघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2750475
(3) बाजारभाव(भाडेपट्टयाच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1488081.3
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन ; इतर माहिती: विभाग क्र. 14/4, दर 44300/- प्रति चौ.मी. - युनिट नं. 302, तिसरा मजला, बी विंग, श्री वास्तु सिंफोनी, सर्व्हे नं. 48/2, मौजे विहीघर, ता. पनवेल, जि. रायगड, क्षेत्र. 30.538 चौ.मी कारपेट एरिया या मिळकतीचे (Survey Number : 48/2 ;)
(5) क्षेत्रफळ	1) 30.538 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. श्री वास्तुपुर्ती असोसिएट्स तर्फे भागीदार संतोष वसंत आंबवणे . . वय:-57; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: शॉप नं. 10/11, आशापुरी नगर, पंचरत्न हॉटेल जवळ, पनवेल, महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-ABWFS6383B 2): नाव:-संमती देणार - संतोष वसंत आंबवणे स्वत करीता आणि आसिफ हसनमिया पटेल तर्फे अखत्यारी म्हणून . . वय:-57; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: प्लॉट नं. 94, एम सी सी एच सोसायटी, पनवेल, महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-AECPA5857R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश दिपक शिवणेकर . . वय:-30; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: 302/3, ऑरनेट ब्लॉसमस, आर. व्ही. भिडे मार्ग, पोर्तुगिज चर्च, दादर वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-DUZPS0058A 2): नाव:-सुवर्णा दिपक शिवणेकर . . वय:-61; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: 302/3, ऑरनेट ब्लॉसमस, आर. व्ही. भिडे मार्ग, पोर्तुगिज चर्च, दादर वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-RBOPSS5062J
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1608/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	165100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27600
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क 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 Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

M. C. K. K.
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकनाचे वर्ष	2023
जिल्हा	रायगड
मूल्य विभाग	तालुका : पनवेल
उप मूल्य विभाग	14/4-रहिवास व इतर तत्सम वापरातील विकसनक्षम जमिनी
क्षेत्राचे नांव	A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
1130	44300	52800	60000	52800	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	33.591 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.44300/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((44300-1130) * (100 / 100)) + 1130)
= Rs.44300/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 44300 * 33.591
= Rs.1488081.3/-

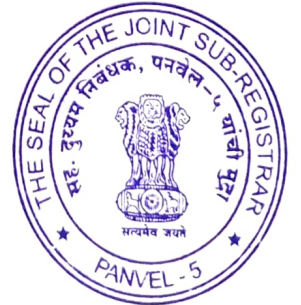
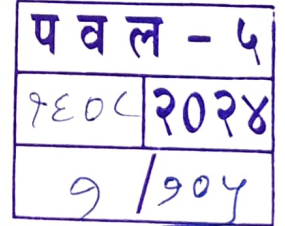
Applicable Rules = 3, 9, 18, 19

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
= 1488081.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.1488081/-
= ₹ चौदा लाख अठ्ठाऐशी हजार एकव्याऐशी /-

Home

Print



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0224026919195

Date 02/02/2024

Received from , Mobile number 0000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name SBIN

Date 02/02/2024

Bank CIN 10004152024020217967

REF No. 439976013064

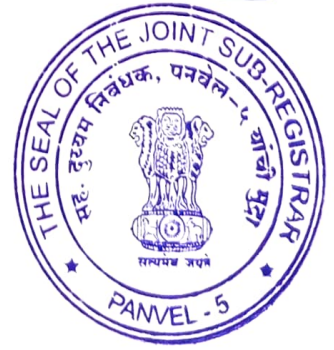
This is computer generated receipt, hence no signature is required.

S.V. Ambekar

Official Seal

सु दि शिवगेकर

प व ल - ५
७६०८ २०२४
२ / २०२४





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224026919195

Receipt Date 03/02/2024

Received from , Mobile number 0000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 1608 dated 03/02/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 100

DEFACED

Payment Details

Bank Name SBIN

Payment Date 02/02/2024

Bank CIN 10004152024020217967

REF No. 439976013064

Deface No 0224026919195D

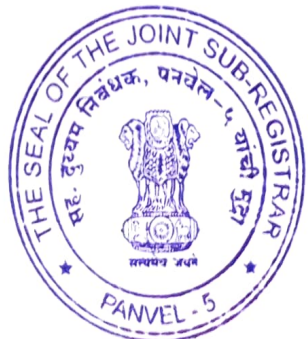
Deface Date 03/02/2024

This is computer generated receipt, hence no signature is required.

पवल - ५

१६०८ २०२४

3 / १०५



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0224023019130

Date 02/02/2024

Received from , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name SBIN

Date 02/02/2024

Bank CIN 10004152024020217941

REF No. 439969507875

This is computer generated receipt, hence no signature is required.

S.V. Ambekar

Mhishkar २५ दि १२/०२/२४

प व ल - ५	
१६०८	२०२४
४/१०५	



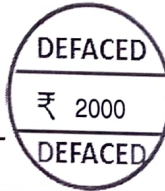


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224023019130 Receipt Date 03/02/2024

Received from , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1608 dated 03/02/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name SBIN	Payment Date 02/02/2024
Bank CIN 10004152024020217941	REF No. 439969507875
Deface No 0224023019130D	Deface Date 03/02/2024

This is computer generated receipt, hence no signature is required.

प व ल - ५
TEOC २०२४
५/१०५





CHALLAN
MTR Form Number-6



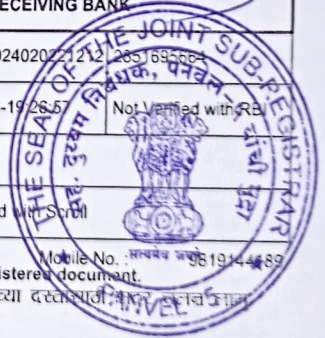
GRN	MH014982167202324E	BARCODE		Date	02/02/2024-19:25:33	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Office Name		PNL2_PANVEL 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)		DUZPS0058A	
Location		RAIGAD		Full Name		YOGESH D SHIVNEKAR AND OTHER ONE	
Year		2023-2024 One Time		Flat/Block No.		FLAT NO 302 3RD FLOOR B WING	
Account Head Details		Amount In Rs.		Premises/Building			
0030040401 Stamp Duty		165100.00		Road/Street		SHREE VASTU SYMPHONY	
0030063301 Registration Fee		27600.00		Area/Locality		VIHIGHAR PANVEL	
				Town/City/District			
				PIN		4 1 0 2 0 6	
				Remarks (If Any)			
				SecondPartyName=MS SHREE VASTUPURTI ASSOCIATES-			

पवल - ५
१६०८ २०२४
₹ 1904

Total	1,92,700.00	Amount In Words	One Lakh Ninety Two Thousand Seven Hundred Rupees Only
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Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	691033320240202121	2057694002		
Cheque/DD No.		Bank Date	RBI Date	02/02/2024-19:28:57	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चालान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्याची नोंदणी होऊ शकत नाही.

S.V. Ambarane

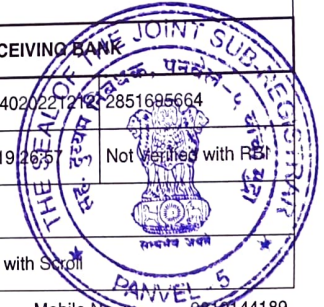
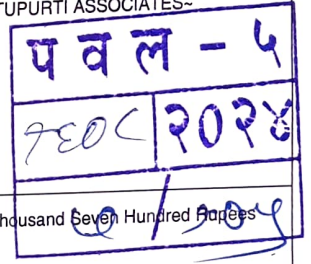
Yogesh D Shivnekar यु दि शिवनेकर



CHALLAN
MTR Form Number-6



GRN	MH014982167202324E	BARCODE					Date	02/02/2024-19:25:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DUZPS0058A					
Location	RAIGAD			Full Name	YOGESH D SHIVNEKAR AND OTHER ONE					
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 302 3RD FLOOR B WING					
Account Head Details		Amount In Rs.		Premises/Building	SHREE VASTU SYMPHONY					
0030046401	Stamp Duty	165100.00		Road/Street	SHREE VASTU SYMPHONY					
0030063301	Registration Fee	27600.00		Area/Locality	VIHIGHAR PANVEL					
				Town/City/District						
				PIN	4 1 0 2 0 6					
				Remarks (If Any)	SecondPartyName=MS SHREE VASTUPURTI ASSOCIATES-					
				Amount In	One Lakh Ninety Two Thousand Seven Hundred Rupees					
				Words	Only					
Total		1,92,700.00								
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	691033320240222121212851695664				
Cheque-DD Details				Bank Date	RBI Date	02/02/2024-19:25:33 Not Verified with RBI				
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch				Mobile No. 9819144189						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-1608	0007909817202324	03/02/2024-10:58:38	IGR548	27600.00
2	(IS)-529-1608	0007909817202324	03/02/2024-10:58:38	IGR548	165100.00
Total Defacement Amount					1,92,700.00

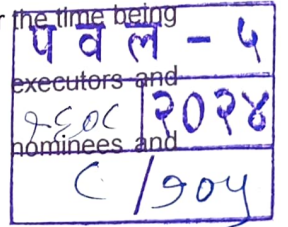
AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** ("Agreement") made and is entered into at Panvel, Raigad, on this 03rd day of February 2024.

BY AND BETWEEN

M/s. SHREE VASTUPURTI ASSOCIATES (PAN NO. ABWFS6383B) a

Partnership firm, duly registered under the Indian Partnership Act, 1932, through its Authorized Partner **Shri Santosh Vasant Ambavane** having its registered office at Shop No. 10 / 11, Ashapuri Nagar, Near Pancharatna Hotel, Panvel 410206 and correspondence Office at Shop No. 1, Sai Shakti, Land No. 4, Sector 12, Adai Circle, New Panvel 410206 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include the partner or partners for the time being of the said Firm, the survivor or survivors of them and the heirs, executors and administrators of the such survivor(s) and his/ her/ their assigns, nominees and successors) of the **ONE PART**



MR. YOGESH DIPAK SHIVNEKAR (PAN NO. DUZPS0058A), Age 30 years AND
MRS. SUVARNA DEEPAK SHIVNEKAR (PAN NO. RBOPS50624) Age 61 years,
 both Indian inhabitants residing at 302/3, Ornate Blossoms, R.V. Brigade Marg, Near Portuguese Church, Dadar West, Mumbai Maharashtra 400028. hereinafter referred to as "**the Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/their heirs, executors, administrators and permitted assigns) of the **SECOND PART**



AND

Mr. Santosh Vasant Ambavane (PAN- AECPA5857R) residing at Plot No.-94, MCCH Society, Panvel-410206 and Mr. Asif Hasanmiya Patel (PAN- BCUPP5080L) residing at 01/Suleman Apartment, Kacchi Mohalla, Panvel - 410206 both Indian inhabitants hereinafter referred as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **THIRD PART**

S.V. Ambavane . *Yogesh Shivnekar* 23 Feb 2024

WHEREAS

A The City and Industrial Development Corporation of Maharashtra Ltd. ("CIDCO") is the Special Planning Authority declared for the area designated as a site for the new town of Navi Mumbai Airport Influence Notified Area (NAINA) by the Government of Maharashtra in exercise of its power vested under Clause (b) of Sub - Section 1 of Section 40 of Maharashtra Regional & Town Planning Act 1966 (Mah. Act No XXXVII of 1966) ("**the said TP Act**")

B. One Shri Shivram Ragho Phadke was the absolute owner ("**the Absolute Owner**") of Agricultural Land bearing Gat No.48 Hissa no. 1 admeasuring 0 Hectare 69 Ares 0 M and Pot Kharaba 0 Hectare 4 Ares 0 M total area 0 Hectare 73 Ares 0 M assessed at Rs. 14.37 paise lying being and situate at Village

Vinchar, Taluka Panvel, District Raigad, within the limits of Tahasil Panvel, Talathi Saja Nera ("**the said Land**") being his ancestral land.

C. Shri Shivram Ragho Phadke expired in 1981 and his property was transferred to his legal heirs namely 1) Shri Baliram Shivram Phadke, 2) Shri Rambhau Shivram Phadke, 3) Smt. Janabai Bhau Patil, 4) Smt. Revubai Padu Dhavle, 5) Smt. Radhikabai Ravji Rodpalkar, 6) Smt. Gitabai Laxma Bhagat & 7) Smt. Dwarabai Lahu Bhoji vide mutation entry no. 665.

D. The names of Smt. Janabai Bhau Patil, Smt. Revubai Padu Dhavle, Smt. Radhikabai Ravji Rodpalkar, Smt. Gitabai Laxma Bhagat & Smt. Dwarabai Lahu Bhoji were deleted from the ownership records due to notice dated 03/04/1983 vide mutation entry no. 666, 667, 669 & 670. Due to deletion of above names Shri Baliram Shivram Phadke and Shri Rambhau Shivram Phadke became the joint owners of the said Land.

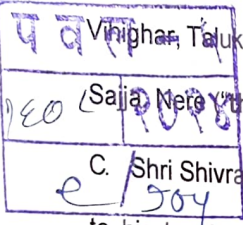
E An area admeasuring 0 Hectare 40 Ares 0 M out of the said Land was sold to One Mr. Hadkya Bama Popeta by Shri Baliram Shivram Phadke and Shri Rambhau Shivram Phadke vide Mutation entry no. 717.

F. Shri Baliram Shivram Phadke expired in 1996 and names of his legal heirs

S. V. Ambavane

Shri Shivram Phadke

23/04/2019



1) Shri Narayan Baliram Phadke, 2) Smt. Sitabai Baliram Phadke, 3) Smt. Nirabai Baliram Phadke & Shri Tukaram Motiram Phadke were Mutated as Bhogavatdar in 7/12 extract vide Mutation entry no. 855.

F. The balance part of the said Land i.e. area admeasuring 0 Hectare 33 Ares 0 M assessed at Rs. 6.37 paise belonging to Shri Rambhau Shivram Phadke and 5 others (the "**Balance Land**") was mortgaged to Panvel Urban Co-operative Bank Ltd. vide mutation entry no. 875 and same was released on 08/05/2000 vide mutation entry no. 925.

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G. Out of the Balance Land i.e. out of area admeasuring 0 Hectare 33 Ares 0 M assessed at Rs. 6.37 paise, an area admeasuring 0 Hectare 17 Ares 0 M (the "**said Project Land**") belonging to Shri Rambhau Shivram Phadke and 5 others was sold to Shri Saravanna S. K. Sambhuramanrav (hereinafter referred to as the **First Purchaser** of the Said Project Land). Accordingly, name of the First Purchaser is mutated as a Bhogavatdar/Owner in 7/12 Extract vide mutation entry no. 927. The said Project Land is more particularly described in the FIRST SCHEDULE hereunder written. The layout plan of the said Project Land is annexed hereto as **Annexure-"A"**



H. By a Sale Deed dated 12th November 2010 executed between the First Purchaser of the said Project Land of the One Part and Owners Shri Santosh Vasant Ambavane and Shri. Asif Hasamia Patel of the Other Part duly registered with the Sub-Registrar of Assurances Panvel-1 under Serial No. PWL-1—13480/2010, ("**the said Sale Agreement**") the First Purchaser of the said Project Land transferred his right title and interest in the said Project Land to the Owners for the consideration and upon terms and conditions contained therein and pursuant thereto the name of the Owners has been recorded in 7/12 extract by Mutation Entry No.1256.

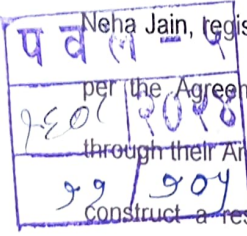
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- I. The said Project Land i.e. area admeasuring 0 Hectare 17 Ares 0 M assessed at Rs. 3.36 paise has been mutated as Gat No. 48 Hissa No. 2.
- J. The office of Talathi Nere has issued "No Dues Certificate" and "No Acquisition for Government and Non-Transferred for Forest Certificate" in respect of the said Project Land on 29/09/2017.
- K. The owners have transferred the said land bearing Gat No. 48 Hissa No. 2, Area H.R.P. 0-17-0 Asstt Rs. 3.36 to the Promoters herein along with the Development Rights in the said land.

L. The Promoter has entered into a Standard Agreement with the Architect Smt.



Neha Jain, registered with the Council of Architecture and such Agreement is as per the Agreement prescribed by the Council of Architecture. The Promoter through their Architect Smt. Neha Jain have prepared Building Plans proposing to construct a residential building of Stilt + 4 upper floors utilising an FSI of

605.781 sq. mtrs. consisting of 38 residential units on the said Land having the

name "SHREE VASTU SYMPHONY" (the "said Project"). The said Plans are

approved by CIDCO along with the plans and specifications of the building under

the said Project and issued a Commencement Certificate dated 19/07/2019

bearing Reference No. CIDCO/ NAINA/ Panvel/ Vihigar/ BP-360/ CC/ 2019/ SAP-

940/ 890 to the Promoter which is hereto annexed and marked **Annexure "B"**. A

List of Amenities to be provided by the Promoter in the said Project are set out in

SECOND SCHEDULE hereto.

M. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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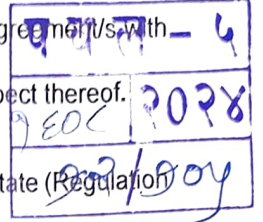
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N. The Promoter has appointed a structural Engineer M/s B.S. Sukhtankar & Associates for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the said project.

O. By virtue of the said Sale Agreement/the Said Partnership Agreement, the Promoter has sole and exclusive right to sell the Flats in the building to be constructed by the Promoter on the said Land and to enter into Agreement/s with the Allottee(s) of the Flats to receive the sale consideration in respect thereof.

P. The Promoter has registered the said project under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the 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 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P52000022687 dated 12/10/2019 for the Project and a copy of the RERA Certificate is annexed hereto as Annexure "D".

Q. The Title Clearance Certificate issued by **Advocate Veerra P.M.** on 27/06/2023 and and Search Report issued by **Advocate Veerra P.M.** on 27/06/2023 has been seen and inspected by the Allottee and a copy thereof has been appended hereto as "Annexure E" and "Annexure F". In addition the Allottee has also perused the Architect Certificate and the drawing certifying the carpet area of various units along with limited common area in respect of each unit. The Allottee has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Promoters to the said land, the right of the Promoters to develop the said land, commencement certificate, title documents, revenue records, title report and other documents evidencing the approval of project by competent authority, and the RERA portal along with



S. V. Ambekar

Advocate Veerra P.M.

27/06/2023

registration certificate under RERA. The Allottee by virtue of his having executed this Agreement, is deemed to have accepted the title of the Promoters to the said land as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

R. The Allottee has verified the sanctioned plans and visited the site. The Allottee has expressed a desire to acquire all rights, title and interest in the Unit No. 302 B Wing admeasuring 30.538 sq. mtrs. situated on the 3rd floor of the said Building (the "said Unit"). The Promoter has agreed to transfer the said Unit to the Allottee against a total consideration of **Rs.27,50,475/- (Rupees Twenty Seven Lakh Fifty Thousand Four Hundred Seventy Five Only)** which the Allottee has

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S. Prior to the execution of these presents the Allottee/s has/have paid to the Promoter a sum of **Rs. 3,02,553/- (Rupees Three Lakh Two Thousand Five**

Hundred Fifty Three only) being part payment of the consideration of the said Unit agreed to be sold by the Promoter to the Allottee/s (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



T. The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement for Sale on the terms and conditions appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. PROJECT:

1.1 The Promoter shall under normal conditions construct the building over all that Land of land bearing Survey No. 48/2, admeasuring about 1,700.00 sq. mtrs., lying being and situate at Village Vihigar, Taluka

S. V. Ambekar

Official Seal 23/10/2024

Panvel, District Raigad and more particularly described in the FIRST SCHEDULE hereunder written ("the said Land") as per the plans, design and specifications duly approved and sanctioned by the City and Industrial Development Corporation of Maharashtra Ltd. ("CIDCO") and other concerned authorities.

12 The Promoter has represented under this Agreement that it is entitled

To develop the said land by utilizing the total FSI of 1605.781 sq. mtrs. available on the said land. The Allottee is aware that as per Unified

Development Control Promotion Regulation, 2020 (the "UDCPR") the Promoter is entitled to obtain additional FSI and load the same in existing

Project by adding floors and units in the said Project. The Allottee hereby gives his / her consent to the Promoter to develop the said Project land

by utilizing existing FSI of 1605.781 sq. mtrs. as per plan sanctioned by CIDCO and add further floors and units.

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1.3 If required, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition / alteration to the existing floors due to additional FSI being available or any alteration or addition required by any Government authorities or due to change in law. In such cases the Promoter shall seek prior consent of the Allottee, if such addition / alteration is adversely affecting the unit allotted to the Allottee.

2. DESCRIPTION OF UNIT:

2.1 The Allottee hereby agrees to purchase from Promoter and Promoter hereby agree to sell to Allottee 'Unit No.302, B Wing on 3rd floor admeasuring carpet area of 30.538 sq. mtrs. (the "said unit") as shown in the floor plan hereto appended as Annexure "G" being constructed by the Promoter on the said Land and to be known as "SHREE VASTU

S. V. Ambavane

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SYMPHONY. The said unit is more particularly described in **THIRD SCHEDULE.**

22 In addition, without any further monetary consideration, the Allottee is entitled to the balcony of 6.073 sq. mtrs. and flower bed of ----- sq. mtrs. being ancillary area. The Terrace admeasuring 5.940 sq. mtrs. carpet area (equivalent to 328.711 sq. ft.) is appurtenant to the said Unit. The said ancillary area is marked separately in the floor plan appended as Annexure G. The aggregate of carpet area and additional area is the "gross usable area" totalling to 30.538 sq. mtrs available for use by the

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Allottee. The fixtures, fittings and amenities to be provided by Promoter in the said unit are those that are set out in **Annexure "H"**. Promoter shall not be obliged to accept or accede to any request from Allottee for making any changes in the amenities to be provided by Promoter.



CONSIDERATION:

is mutually agreed by and between the parties that consideration for sale of said unit shall be Rs. **27,50,475/- (Rupees Twenty Seven Lakh Fifty Thousand Four Hundred Seventy Five Only)** (the "said consideration"). The said consideration amount excludes society formation charges, documentation charges, taxes and other statutory payments which are to be paid separately by Allottee. The Allottee is aware and accepts that the consideration between the parties as above is determined after passing on the benefit of credit of GST on the input cost to the Allottee.

32 The Allottee has negotiated the consideration herein above by offering to pay to the Promoter consideration in the following manner which has been accepted by the Promoter:

S. R. Ambavane

S. R. Ambavane
23/12/2019

Sr.No	Work Completion	Percentage	Amount
I	Booking Amount	10%	Rs.2,75,048/-
II	After the execution of this Agreement	20%	Rs.5,50,095/-
III	On Completion of the Plinth	15%	Rs.4,12,571/-
IV	On Completion of the 1 st Slab	5.00%	Rs.1,37,524/-
V	On Completion of the 2 nd Slab	5.00%	Rs.1,37,524/-
VI	On Completion of the 3 rd Slab	5.00%	Rs.1,37,524/-
VII	On Completion of the 4 th Slab	5.00%	Rs.1,37,524/-
VIII	On Completion of the 5 th Slab	5.00%	Rs.1,37,524/-
IX	On Completion of the Brick Work & Internal Plaster	2.50%	Rs.68,762/-
X	On completion of Flooring, Doors & Windows	2.50%	Rs.68,762/-
XI	On Completion of Sanitary Fittings	2.00%	Rs.55,009/-
XII	On completion of staircase, Lift walls and Lobbies	3.00%	Rs.82,514/-
XIII	On completion of External Plumbing & Terrace Waterproofing	2.50%	Rs.68,762/-
XIV	On Completion of External Plaster & Elevation	2.50%	Rs.68,762/-

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Dr. Ambekar
Dr. Ambekar
23/10/2022

XV	On completion of Electrical Fittings	3.00%	Rs.82,514/-
XVI	On completion of Lift Works	3.00%	Rs.82,514/-
XVII	On completion of Water Pump Work	2.00%	Rs.55,009/-
XVII	On Completion of Parking & Plinth Protection	2.00%	Rs.55,009/-
XVIII	On Possession	5.00%	Rs.1,37,524/-
	Total		Rs.27,50,475/-

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In addition to the above consideration the Allottee hereby agrees to pay the escalation on said consideration on following grounds:

(a) Share of transformer charges payable to the MSED if such transformer is required and MSED raises separate invoice on the promoter.

(b) Any other increase in charges which may be levied or imposed by the competent authority from time to time.

(c) The Promoter may charge the Allottee separately for any upgradation/ changes specifically requested by the Allottee in fittings, fixtures and specifications and any other facility.

(d) Additional/ new taxes that may be levied from time to time.

4. ADDITIONAL CHARGES:

The Allottee shall on or before delivery of possession of the said unit, pay to the Promoter further total amount on following account:

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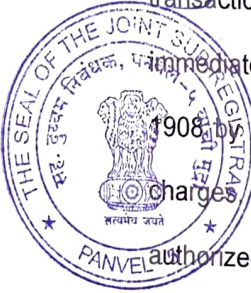


6. PAYMENT OF STATUTORY DUES AND TAXES:

6.1 In addition to the Consideration of said unit as above, the Allottee shall pay to Promoter any statutory taxes (as made applicable from time to time) like GST, if any, MSEDCL Deposit, water connection charges or any other charges, levy, tax, if any, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter, then the Allottee shall make over such payment to Promoter within Ten (10) days of notice of demand from

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6.2 The valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee. Further, the Allottee shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty, legal charges and registration charges. Promoter undertakes to make themselves available through an authorized representative for the purpose of registration at fifteen (15)



working days notice from Allottee. The Promoter shall not be liable under any law for any delay, laches and /or negligence shown by the Allottee in presenting this agreement for registration before the competent authority. The Allottee indemnifies the Promoter against any claim, action, judgment, cost, expenses and penalties that may arise on Promoter due to inaction or non compliance of obligation under this Agreement or under any other law.

6.3 The Allottees indemnify and keep indemnified the Promoter against any payment to be made to the concerned department on account of GST whether in present or in future.

S. V. Ambekar

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7. NOTICE OF DEMAND:

7.1 Upon the installment of consideration and other charges becoming due, Promoter shall issue a notice of demand giving at least fifteen (15) working days time from date of notice to Allottee for making the payment. The said notice of demand shall be accompanied by a certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.

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7.2 Notice of demand shall be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post at the address mentioned in notice clause of this agreement and such dispatch shall be treated as sufficient compliance from Promoter. Thereafter Allottee shall be barred from claiming non receipt of the notice of demand.



7.3 Timely payment of all the above instalments/amount on their respective due dates and any other sum payable under this agreement by the Allottee is the essence of this contract/Agreement. Constructive and physical possession of the said unit shall be handed over to Allottee by Promoter only upon receipt of all payments mentioned in this agreement.

8. DEFAULT BY ALLOTTEE:

8.1 Following shall deemed to be a default on the part of Allottee:

- Default in making timely payment of sums due as mentioned in this Agreement;
- Creating nuisance on the site resulting in danger/damage to the said project, said land, threat to life;
- Delay in accepting the possession of the unit within a period of two (2) months of intimation to take possession by Promoter;

S. V. Ambavane

Signature

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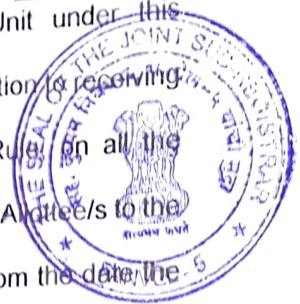
writing to the Allottee, by registered post AD at the address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter may terminate this agreement unilaterally.

93 Upon termination of this agreement as aforesaid, the Promoter shall be entitled to forfeit 10% of the total consideration amount payable by the Allottee/s to the Promoter to purchase the said Unit under this Agreement as and by way of liquidated damages in addition to receiving interest from the Allottee/s as specified in the said Rule on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement for Sale from the date the said amount is payable by the Allottee/s to the Promoter. Such refund shall be issued within a period of thirty (30) working days of the registration of cancellation/ termination deed and expulsion of the Allottee from the membership of the society/Limited Company/confederation as per clause 9.4.

94 The Promoter shall also move for expulsion of the Allottee from the membership of the society/Limited Company/confederation as per by laws of the society/Limited Company/confederation, and submit a copy of termination notice to such society/Limited Company/confederation. No separate consent of Allottee will be required for such expulsion.

95 In case if the Allottee wishes to terminate the Agreement for any reason whatsoever and offers to surrender the said Unit, the Promoter shall be entitled to forfeit 10% of the total consideration amount payable by the Allottee/s to the Promoter to purchase the said Unit under this Agreement and shall refund to the Allottee/s the balance amount, if any.

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S. V. Ambekar

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remaining, from the amounts paid by the Allottee/s to the Promoter under this Agreement (excluding statutory amounts) to the Allottee/s (but without any interest, compensation, damages or costs) after the Promoter sells the said Unit to any other prospective buyer and receives the entire consideration from the prospective buyer in addition to the service charges of 15% of the consideration received.

96 Upon termination of this Agreement, the Promoter shall be at liberty to dispose of and sell the unit to such person and at such price as the Promoter may in his absolute discretion think fit. Provided that in the event the amount required to be forfeited by the Promoter as aforesaid is more than the amount paid by the Allottee/s to the Promoter, then the Allottee/s shall pay the amount fallen short within 7 days from cancellation of this Agreement.

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Provided that in the event of default as above the Allottee shall not raise any objection to termination made by the Promoter and that Promoter is authorized to unilaterally register the cancellation deed with the registrar sub-moto without any recourse to the Allottee.



97 The Promoter is not liable to refund the taxes and other statutory charges collected from the Allottee till the date of termination of the Agreement.

98 The Promoter may at its own option also approach the authority under RERA for seeking appropriate order for cancellation of this Agreement.

10. DECLARATION BY THE PROMOTER:

Promoter hereby declares as follows:

10.1 Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Competent Authority and the concerned local authorities at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Allottee,

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apply to the concerned local authority for occupation and completion certificate in respect of the unit and obtain the said certificate as per the provisions of law.

102 The Promoter will not be liable for any delay caused by 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or such other service connections necessary for occupying the said unit. The Allottee hereby indemnifies the Promoter from any claims made for delay on the above count.

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103 The Project amenities are being developed along with the whole project.

The building would be completed in phases and handed over to respective societies. The amenities would be handed over to the society/Limited Company/confederation once the whole project is complete and said total land is conveyed to the society/Limited Company/confederation. The Allottee is entitled to use the amenities as and when they are completed introspective of formal handing over to society/Limited Company/confederation provided the Allottee has become the member of society/Limited Company/confederation and has taken possession of such unit.



104 That the Promoter would be entitled to put up sign boards, signages, neon sign boards displaying its name in any part of the project like terrace, common area and garden etc. The said board would be maintained by the Promoter at its own cost till the land is conveyed to the association of Allottees. The Allottee shall not raise any objection to said boards or create any nuisance or hurdle in putting and maintaining said boards.

105 The carpet area of the said Unit which is proposed to be constructed in the said building is approximate 30.538 sq. mtrs., however the actual carpet

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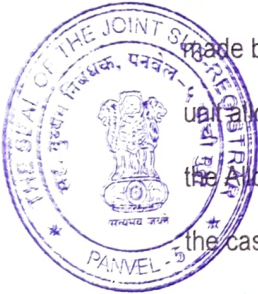
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area of the may vary up to 3% due to design and construction exigencies and therefore, the Promoter shall confirm the final carpet area of the Apartment that has been allotted to the Allottee after the construction of the said building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three) percent. In the event of there being a difference of more than 3% between the actual carpet area of the said Unit from the carpet area as mentioned herein at the time of the offering the possession of the said Unit, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottee agrees to pay the differential amounts, if the area is

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increased beyond 3% within forty five (45) days of such demand being made by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money (without any interest) paid by Allottee within forty-five days from such demand being



made by the Allottee. If there is any increase in the carpet area of the said unit allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee shall pay such additional amounts within

a period of forty five (45) days from the date of such demand being made by the Promoter. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said Apartment and the carpet area as mentioned herein is less than or equal to 3%. In all situations the adjustment of consideration shall be made before handing over possession of said unit to Allottee.

106 That the Promoter is entitled to use different design, brand, shape, size and colour material than that mentioned in the amenities Annexure "H" in the event the supply of promised material is withdrawn by the supplier or for

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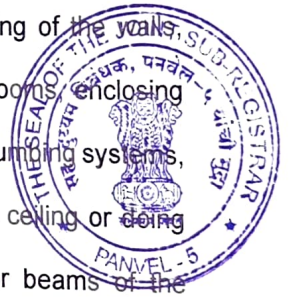
any other reason. The Promoter undertakes and assures that it will use only good and standard quality material and close to the quality of material and of such specification as mentioned in the list of amenities.

If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said unit to Allottee, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defects in the manner as provided under the Act.

This warranty is applicable only if after occupying the unit the Allottee maintains the unit in the same condition as it was handed over to him by

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the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms enclosing balconies flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing false ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association, this warranty shall stand lapsed. Further, in the following cases where the Allottee (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Allottee and/or its tenants load heavy luggage in the lift (iii) Damage any portion of the neighbour's unit or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoter shall not be invocable.



10.7 The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit,

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sums received on account of the share capital for the promotion of the Co-operative Society/Limited Company/confederation or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

11. DECLARATION BY ALLOTTEE:

Allottee hereby declares as follows:

11.1 Allottee has verified the documents including title search report and is satisfied that the Promoter has absolute, clear, developable and marketable title to the said land so as to enable it to convey the lease of said land/said total land to the said society.

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11.2 Allottee has verified and understood the plan prepared by Promoter for the said proposed project in its entirety and he/she hereby gives consent for Promoter making changes in said project as per said proposed project upon getting permission and sanctions from the concerned authority.



11.3 Allottee shall not in any case interfere with the development activity undertaken in respect of said project and also more particularly for the said unit.

11.4 Allottee is eligible and entitled to Purchase the said unit and Allottee hereby assure, undertake and guarantee that the Allottee shall use the said unit or any part thereof or permit the same to be used for purpose of permitted use. Allottee shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space and amenities provided by the Promoter nor claim any division or sub division of such common area.

11.5 The Allottee hereby declares and confirms that he has seen the proposed revised plan. The Allottee hereby assures and undertakes that he will not raise any objection to the proposed revision in the plan. The

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Allottee hereby declares and confirms that this consent for revision of plan be considered as his unconditional consent mandated under RERA and that no further or separate consent would be required from him by the Promoter for carrying out the proposed revision.

11.6 The Allottee has verified and perused the development permission and commencement certificate and the conditions contained therein. The Allottee has also understood the proposed plan. The Allottee has also visited the site and understood the infrastructure available currently and have inquired about the role of government agencies like CIDCO providing permissions and infrastructure for the project.

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11.7 The Allottee has taken a decision to purchase the unit at this stage of the project due to reduced pricing and hence has agreed to take project risk of delays due to various infrastructural issues and Government delays. The Allottee understands that in future the prices of units will go up and therefore to save substantial money the Allottee has taken a decision to take project risk.



11.8 The Allottee hereby assure and undertake that he will not hold the promoter liable for any delays which are beyond the control of the promoter especially delays attributable to CIDCO or delays due to the various amendments made to governmental policies during the development of the said project. The Allottee declares that he will not claim any interest or compensation from promoter or any other benefit in any other manner due to changes made by the government authorities or planning authorities or due to delay in obtaining permissions by promoter. The Allottee has agreed to off-set the benefit of lower pricing of units against any delay in future.

11.9 If Allottee wishes to make a site visit before possession, prior written permission from Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to

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Allottee or to any of his family members or friends.

11.10 Allottee shall make timely payment of the demand raised by Promoter. In case of default in payment, the Allottee shall remedy the default within the period prescribed in this Agreement. The Allottee shall not object to the cancellation of this Agreement if the default continues. The Allottee/s also authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in his sole discretion deems fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

11.11 The Promoter may complete any part, portion or any floor of the said building and obtain part occupation certificate and give possession of the said unit to the Allottee hereof and the Allottee shall not be entitled to raise any objection thereto. If the Allottee takes possession of the said unit in such part completed building, part or portion or floor, the Promoter or its agents or contractors shall carry on the remaining work with the Allottee occupying the said unit. The Allottee shall not object to protest or in any way obstruct in the execution of such work even though the same may cause any nuisance or disturbance to him/it.

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11.12 The Allottee shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said unit to third party during course of construction of said project or before possession of said unit to Allottee whichever is later. Without obtaining the said certificates any document executed by Allottees in the name of a third party shall be treated as 'void-ab-initio'.

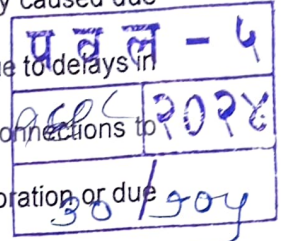
11.13 The Allottee has represented that he is acquiring rights in the said unit at this stage due to cheaper pricing and benefit of deferred payment. Hence, he is taking project risk with full understanding of government delays and other delays beyond promoters control.

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11.14 The Allottee shall not put adverse and derogatory news, material and opinion on the media in any form or manner about the project or the promoters. Any default by the Allottee would be treated as breach of contract and Promoter would be entitled to claim cost and compensation and cancellation of this agreement coupled by forfeiture of advance given by the Allottee.

11.15 The Allottee shall not hold the Promoter liable for the delay caused due to the Force Majeure as mentioned in this Agreement or due to delays in any permissions or services like water supply, electricity connections to be provided by any competent authority including the corporation or due to reasons beyond the control of the promoter.



11.16 The Allottee shall also provide a copy of the leave and license agreement to the Promoter along with a copy of the police verification, whenever the Allottee has rented the said unit to a third party.



12. DATE OF POSSESSION AND FORCE MAJEURE:

- 121 Promoter shall give possession of the unit to the Allottee on or before December, 2024 subject to receipt and realization of all amounts payable by the Allottee under this Agreement and receipt of all approvals from competent authority and other conditions as mentioned in this Agreement. For the purpose of this clause the certificate from the Architect certifying completion of the construction shall be considered as final and binding.
- 122 Promoter fails or neglects to give possession of the said unit to the Allottee on account of reasons other than the reasons prescribed in this Agreement, then subject to written demand from the Allottee and execution of cancellation deed of allotment/ agreement for sale of said unit, the Promoter shall be liable to refund to the Allottee the amounts already received by him in respect of the said unit simple interest at the rate of SBI highest marginal cost +2%, from the date the Promoter

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received the sum till the date the amounts and interest thereon is repaid, Provided that until the entire amount and interest thereon is refunded to the Allottee by the Promoter, the Allottee shall subject to prior encumbrances if any, have a charge on the said unit.

123 That the Promoter is entitled to reasonable extension of time for giving possession of unit on the aforesaid date, if the completion of building in which the unit is to be situated is delayed on account of court / authority staying either in full or in part any part of the construction / development on the said plot, non-availability of construction material, war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the said project, or for delay in supply of electricity and/or water by concerned government departments or for any other justifiable reason or circumstances. The Promoters shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, PMC, revenue Authority or any other concerned authority in

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granting the necessary permissions, sanctions, NOC that shall be required by the Promoters from time to time.



Notwithstanding anything contained in this Agreement or in this clause the Promoter shall not incur any liability if the Promoter is unable to deliver possession of the said unit as mentioned herein above, if the completion of the said complex/building is delayed for any reason of non-availability of steel or cement or other building materials or on account of labor trouble, civil commotion, riot or any Act of God or on account of any notice under other public body or authority or on account of withholding or delaying in the grant of the building completion certificate, water connection, electricity connection and/or any other necessary permission of sanctions by the PMC, Government, the said PMC and/or any such other or similar public or authority or beyond the control of the Promoter and /or force majeure.

Handwritten signatures and dates: S. V. Ambekar, 23 Feb 2018

125 The Allottee shall take possession of the said unit within two (2) months from the date of receipt of Occupancy Certificate in respect of said project. The Allottee must pay all outstanding dues including the taxes and other statutory payment before claiming possession of the said unit and also become member of the society/Limited Company/confederation by executing relevant documents.

126 On getting the occupancy certificate, the Promoter may handover possession of the said unit to the Allottee even though electricity and water supply have not commenced by the respective competent authorities. The Allottee shall not raise any claim/ demand on the Promoter for the delay in getting the supply of electric and water. On the Promoters offering possession of the said unit to the Allottee, the Allottee shall bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.

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13. UNDERSTANDING BETWEEN THE PARTIES:

The Promoter and the Allottee also agree to the following:

- 13.1 The Allottee/s has/have prior to execution of this Agreement acquainted themselves with all the facts as to the nature of the right and title of the Promoter in the said Land and/ or the said Unit. The Allottee/s has/have no further requisitions or objections on any matter relating thereto.
- 13.2 The Allottee shall be permitted/ allowed to commence interior works in the said Flat only upon obtaining Occupancy Certificate/Part Occupation Certificate and possession letter from the Promoter and after making all payments as per this agreement. Prior to carrying out the interior works in the said flat, the Allottee shall give to Promoter, in writing the details of the nature of interior works to be carried out.

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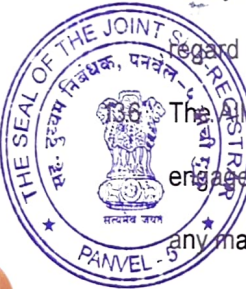
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133 Promoter shall be entitled to inspect all interior works carried out by the Allottee. In the event Promoter finds that the nature of interior work being executed by the Allottee is harmful to the said flat or to the structure, facade and/or elevation of the said Building then, Promoter can instruct the Allottee to stop such interior work and the Allottee shall stop such interior work at once, without raising any dispute.

134 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the said Unit as are set out in Annexure "H", annexed hereto.

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The Allottee will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Allottee, on a daily basis, at no cost to Promoter and no nuisance or annoyance to the other Allottees. All costs and consequences in this regard will be to the account of the Allottee.



The Allottee will further ensure that the contractors and workers (whether engaged by the Allottee) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than earmarked for the same, which may block the free flow of wastewater, thus resulting in perennial choking and leakage in the said Flat or the Building.

137 The Allottee/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said flat or in the building and use only the toilets earmarked by Promoter for this purpose.

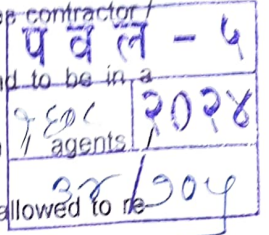
138 All materials brought into the said flat for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee and that Promoter will not be held responsible for any loss/theft/damage to the same.

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13.9 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee at his/her/their/its own cost, and that Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee alone.

13.10 During the execution of interior works, if any of the Allottees contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said flat and the Building. Further, the Allottee shall be responsible for acts of such persons.



13.11 The Allottee shall extend full cooperation to Promoter, their agents / contractors to ensure good governance of such interior works.

13.12 The Allottee shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.

13.13 The Allottee ensures that the contractors hired by the Allottees shall not use lift for the purpose of carrying the materials of interior work and if any damages is caused due to same it shall be repaired and brought to its original condition by the Allottee at their own expense within thirty (30) days of written notice from the Promoter.

13.14 Having regard to the elevation of the buildings in the said Project, the Allottee shall fix identical grills/ railings and the Air Conditioner in the places that are predetermined by the Promoters / that shall be approved by the Promoters. The Allottee shall affix the external grill/ railings of such common design as shall be finalized by the Promoters in the manner and as per the specifications given by the Promoters. Accordingly,

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the Promoter has informed the Allottee that with a view to maintain the esthetics and elevation of the said Building, the Allottee shall, prior to extending the glass railings provided to the said premises/ fixing the grills to the windows/ balcony, take written permission from the Promoters inter-alia undertaking to use similar material and similar design to those already provided by the Promoters in the said premises.

13.15 Similarly, the Allottee shall install the Dish Antenna for the Set Top Box on the common Terrace on the Top Floor only in the area specifically earmarked for the said purpose. Similarly, for any other new/ additional facility/ service/s, should the Allottee require to install any

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	at the location identified and approved by the Promoters.

The Allottee shall not store any of their materials, belongings, and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rest room/gallery, mid landings, etc.



The Lift facility in this Project shall be used as per rules of the Co-operative Society/Limited Company/confederation formed for the management of said Building. It is to be economically used. The Allottee as well as his/her/their employees or heirs shall not misuse the said lift and will take care and co-operate about it. The quality of lift shall be good. But it is a machine and is not manufactured by the Promoters. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the Co-operative Society/Limited Company/confederation or Promoters shall not become responsible for it and the Allottee or his/her/their employees/ heirs etc. shall not demand/shall not be entitled to demand such damages/ compensation

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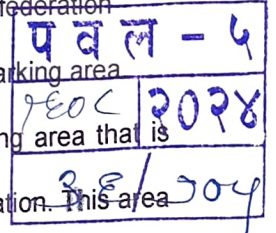
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from them and the Allottee hereby give his / her/ their assurance and consent in it.

13.18 The Promoters have provided the necessary car parking space as still and covered as per the sanctioned plans. In this regard, the Promoters have categorically informed the Allottee & the Allottee has/ has noted the following:

- a) The Allottee / Co-operative Society/Limited Company/confederation that shall be formed shall operate and maintain the Car Parking area
- b) The Allottee shall not enclose or encroach on the parking area that is being provided to the Society/Limited Company/confederation. This area



being left as parking shall remain as approved by the authorities and as per plan and the Allottee hereby further undertake that parking area shall not be enclosed at any later state, failing which the concerned Authority is liable to take legal action against the Allottee and the society.



13.19 The Allottee hereby further undertake that at the point of time when there is Lease Deed/Deed of Assignment being prepared, the Promoter shall add the above-mentioned conditions in the Lease Deed/Deed of Assignment. The said clause shall be binding on the entire society/Limited Company/confederation and its members.

14. FORMATION OF SOCIETY:

14.1 The Promoter shall apply for the formation and registration of a Society (the "said society") within the prescribed time limit under the MAHA RERA. The Allottee shall for this purpose from time-to-time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of said society and for the becoming a member, including the bye-laws of the said society. These documents duly filled in and signed shall be returned to the Promoter within seven (07) working days of the same

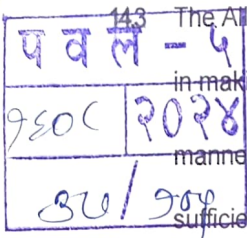
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being forwarded by the Promoter to the Allottee, so as to enable Allottee to become a member of the society. Any delays in signing and handing over of documents by the Allottee to the Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly.

- 142 The Allottee/s shall pay to the Promoter a sum of Rs.15,000/- for meeting 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 Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

143 The Allottee shall be expelled from the said society if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.



15. Amenities in Project



The amenities will be conveyed to the Society only after the entire development on said Project land is completed. The Society would maintain the amenities by collecting contributions from each member who shall contribute for the maintenance of the amenity as decided then by the society.

- 152 The Allottee understands that the amenities will be developed in phases and hence use of such amenities may not be available immediately on possession of unit or formation of society or at the time of conveyance of land to the confederation. The amenities will be developed by Promoter as and when sanctioned. The promoter reserves its right to alter, modify and shift the proposed amenities on any location in the said Project land and Allottee consents to it.

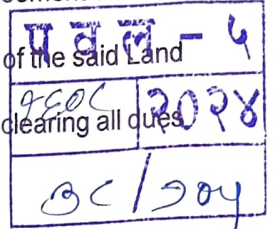
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15.3 The Allottee shall contribute for maintenance of amenity to the promoter which are made available from time to time. The Allottee undertakes to contribute his share in a timely manner and without raising any objection.

16. CONVEYANCE AND HANDOVER OF THE BUILDING:

16.1 The Promoter shall within three (03) months of receipt of occupancy certificate from CIDCO or any other competent authority after completion of entire project and receipt of all amounts under this agreement execute a conveyance deed and convey a right, title and interest of the said Land and building in the name of the society subject to society clearing all dues of the Promoter.



16.2 The amenities of the said project shall be conveyed to society at the time of conveyance of said plot. The Allottee shall not raise any claim for the use of amenities till said plot is conveyed to society, although the Promoter may at his discretion allow the use of amenities to Allottee prior to such conveyance.



16.3 The charges, costs expenses for conveyance of said plot shall be borne by the Allottee in proportion to his gross usable area and that the Allottee shall come forward to accept conveyance of the said plot in the name of the society formed within one (01) month from the date of intimation by the Promoter.

16.4 The charges, costs expenses for conveyance of said total land shall be borne by the Allottee in proportion to his gross usable area and that the Society shall come forward to accept conveyance of the said total land in the name of the Society within two (02) months from the date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the Society after Occupancy certificate.

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17. SOCIETY MAINTENANCE CHARGES:

Within fifteen (15) after notice in writing is given by the Promoter to the Allottee that the said unit is ready for use and occupation, irrespective of the Allottee taking the possession of the said unit, the Allottee will be liable for proportionate share of outgoings in respect of said land for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the maintenance of the society. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said unit i.e. gross usable area vis a vis total gross usable area of said project.

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17.1 The Allottee/s further agrees that till the Allottee/s's share is so determined the Allottee/s shall pay to the Promoter provisional monthly contribution of Rs.1,302/- per month (Rupees One Thousand Three Hundred Two Only) along with Service Tax/GST as "common



maintenance charges" for the upkeep and maintenance of the said Project building towards the outgoings or such other amount as may be informed from time to time. The Allottee shall draw cheque/ Demand Draft/ Online Banking Managers' Cheque in the name of "**Shree**

Vastupurti Assocites" maintained in ICICI BANK, Branch Panvel. (the "said bank account-1"). The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the Society as aforesaid.

17.2 After the formation of the Society the Allottee shall bear and pay monthly maintenance charges directly to the Society.

18. The Allottee shall pay such contribution as mentioned in paras above at the time of taking possession and shall not withhold the same for any reason whatsoever.

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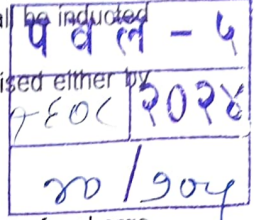
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19. UNSOLD UNITS IN SAID PROJECT:

19.1 Promoter shall be inducted as a member of said society/federation/condominium for unsold units upon conveyance of said land/total land to society/federation/condominium.

19.2 Promoter shall be entitled to sell the unsold units in said project without any separate permission or consent of society and the members of society. The prospective Allottee of such unsold units shall be inducted by the society as members and no objection shall be raised either by existing members or the society/federation/condominium.



19.3 Allottees or society shall not be entitled to demand any transfer charge for the transfer of unsold units by the Promoter to prospective Allottees.

19.4 Promoter shall also be entitled to car parking reserved for the unsold units and the society or Allottee shall not stake claim on such parking.

19.5 Promoter shall be entitled to mortgage the unsold units of the said project with the financial institutions without any separate NOC from society or the members of society.

19.6 Promoter is entitled to all the rights of being a member of society i.e. right to attend meetings, right to vote in the meeting etc.

20. POST POSSESSION OBLIGATIONS OF ALLOTTEE:

Allottee himself/themselves with intention to bring all persons into whosever hands the said unit may come, hereby covenant with the Promoter as follows:-

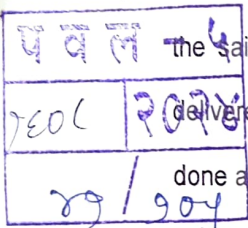
- (a) To maintain the said unit at Allottees own cost in good tenantable repair condition from the date of possession of the said unit is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the said unit is situated and the said unit itself or any part thereof.

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23/12/2013

(b) Not to store in the said unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said unit is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said unit is situated. In case any damage is caused to the building in which the said unit is situated, on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

(c) To carry out at his own cost all internal repairs to the said unit and maintain the said unit in the same conditions, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffering to be done anything in or to the building in which the said unit is situated or the said unit which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



(d) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said unit is situated and shall keep the portion/sewers, drains pipes in the said unit and appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the said unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural

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components in the said unit without the prior written permission of the Promoter and/ or the said society/condominium, as the case may be.

(e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated.

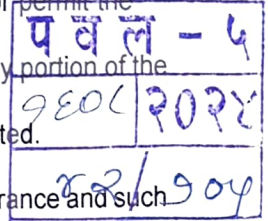
(g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said unit by the Allottee other than specified in this agreement/ viz. for any purposes other than IT use.

(h) Allottee shall not let, sub-let transfer, assign or part with his/ their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter shall issue such Certificate if all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter. Any transaction of let, sub-let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be void-ab-initio. The Allottee shall obtain such permission from said society/condominium after the leasehold right of said land/said total is conveyed to the said society/condominium/federation.

(i) Allottee shall observe and follow all the rules and regulations which the said society/ condominium may adopt at its inception and the additions,

S. V. Ambavane

Pravin Kumar
23/12/2019



alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- (i) The Allottee shall also observe and follow all the stipulations and conditions laid down by the said society regarding the occupation and use of the said unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

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- (k) Till a conveyance of said land and all building in the said project is executed the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof, but only after prior notice.

21. STAMP DUTY AND REGISTRATION OF THIS AGREEMENT:

21.1 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said unit unless all amounts as agreed upon in this agreement is paid by the Allottee to the Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908. The Allottee shall have no claim save and except in respect of the said unit hereby agreed to be sold to him.

All

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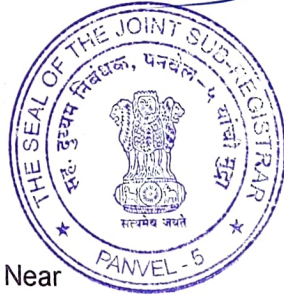
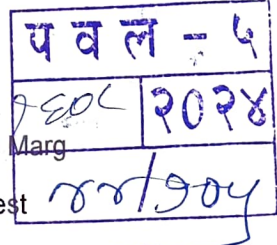
open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said land and the building thereon is conveyed to the said society/condominium.

21.2 Allottee shall present this Agreement/conveyance deed at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

22. NOTICES:

22.1 That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of the Allottee/s	: MR. YOGESH DIPAK SHIVNEKAR
the Allottee/s' Address	: 302/3, Ornate Blossoms, R.V. Bhide Marg Near Portuguese Church, Dadar West Mumbai Maharashtra 400028.
Notified Email ID	: yogesh.d.shivnekar26@gmail.com
Name of the Promoter	: M/s. Shree Vastupurti Associates
Promoter's Address	: Shop No.10 / 11, Ashapuri Nagar, Near Pancharatna Hotel, Panvel 410206.
Promoter's Address	: Correspondence Office - Shop No. 1, Sai Shakti, Land No. 4, Sector 12, Adai Circle, New Panvel 410206.
Notified Email ID	: <u>santosh.vastupurtigroup@gmail.com</u>



S.V. Ambekar

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222 It shall be the duty of the Allottee/s 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/s, as the case may be.

23. THE PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE: After the Promoter executes this Agreement the Promoter shall not mortgage or create a charge on the said Unit 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/s who has taken or agreed to take such Unit.

24. WAIVER NOT A LIMITATION 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 delay in making payments as per the Payment Plan 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 Allottee.

24.1 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.

24.2 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not been construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and

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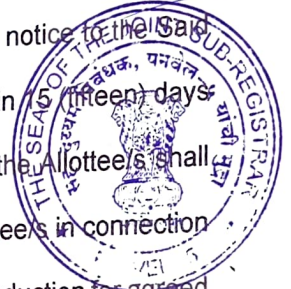
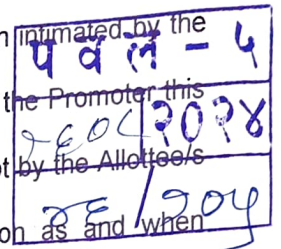
S. V. Ambekar

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23 Feb 2022

conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.

25. BINDING EFFECT:

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the said Allottee/s for rectifying the default, which if not rectified within (three) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount after adjusting the deduction for agreed liquidated damages shall be returned to the Allottee/s without any interest or compensation whatsoever.



26. MATERIAL ADVERSE CHANGE/ CONDITION:

In case of material adverse change in any of the parameters in the said project the parties hereto shall try and amicably modify, alter, settle the matter within themselves.

27. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

27.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s)

S. V. Ambekar

M. V. Ambekar
25/1/2028

modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall

be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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272 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard.

Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.



28. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate Act or the Rules and Regulations made

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Ambarank
23/11/2022

area of all the units in the Project.

33. FURTHER ASSURANCES:

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

34. PLACE OF EXECUTION:

34.1 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 may be mutually agreed

between the Promoter and the Allottee/s, in after the Agreement is duly

executed by the Allottee/s 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 Panvel.

The Allottee/s and/or the Promoter shall present this Agreement as well

as the conveyance/assignment of lease at the proper registration office

of registration within the time limit prescribed by the Registration Act and

the Promoter will attend such office and admit execution thereof.

35. 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 to consider as properly served

on all the Allottees.

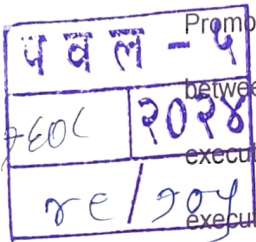
36. DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably. In case of failure to

settled the dispute amicably, which shall be referred to the Maharashtra Real

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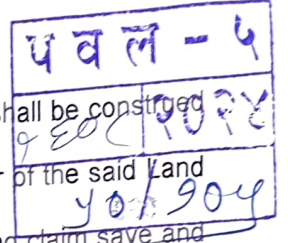
Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

37. 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 being in force and the Panvel courts will have the jurisdiction for this Agreement.

38. ASSIGNMENT OF AGREEMENT:

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Unit or of the said Land and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Unit 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 and the said Land is transferred to the Society/Limited Company or other body



FIRST SCHEDULE (PROJECT LAND)

ALL THAT piece or parcel of land bearing **Survey No. 48/2**, admeasuring about **1,700.00 sq. mtrs.** lying being and situate at **Village- Vihigar, Taluka-Panvel, District-Raigad** and which is bounded as follows:-

On or towards North by : Survey No. 48/1 (Part) and Survey No.47

On or towards South by : Survey No. 50

On or towards East by : Survey No.49,

On or towards West by : Survey No.46,

S.V. Ambavane

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THE SECOND SCHEDULE

Common Areas and Facilities

Children's Play Area / Play Equipment

Garden with sit out

Water Softener Plant

THE THIRD SCHEDULE

(SAID UNIT)

All that Residential Flat bearing Unit No. 302 on 3rd Floor of wing B, admeasuring 30.538 sq. mtrs. carpet area in the building to be known as "SHREE VASTU

SYMPHONY lying being and situate at the land more particularly described in the First Schedule hereinabove written being Survey No. 48/2, Village- Vihigar, Taluka- Penvel, District- Raigad.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day the year first hereinabove written



SIGNED AND DELIVERED

by me within named the Promoter

M/S. SHREE VASTUPURTI ASSOCIATES

through its Partner

SHRI SANTOSH VASANT AMBAVANE

in the presence of

- 1. Gahemba Kato - ५५
- 2. Mahesh Patil - ५५



Sr. Ambavane



SIGNED AND DELIVERED

by the within named Allottee/s

MR. YOGESH DIPAK SHIVNEKAR
(PAN NO. DUZPS0058A)

(Mr. Yogesh)



MRS. SUVARNA DEEPAK SHIVNEKAR
(PAN NO. RBOPS5062J)

23/12/2024



in the presence of

- 1. *OL*
- 2. *my*

CONFIRMING PARTY

Santosh Vasant Ambavane For Self
and Power Of Attorney Holder Of Asif
Hasanmiya Patel.

S.V. Ambavane



RECEIPT

RECEIVED a sum of Rs. 3,02,553/- (Rupees Three Lakh Two Thousand Five
Hundred Fifty Three only) by cheque EMD/ Booking amount of sale price
towards the sale of Unit No. 302 on 3rd Floor, SHREE VASTU SYMPHONY,
SURVEY No. 48/2, VILLAGE- VIHIGHAR, TALUKA- PANVEL, DISTRICT
RAIGAD on or before execution of these presents paid by him/ her/ them to us.

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2024
302/304

WE SAY RECEIVED

M/s. SHREE VASTUPURTI ASSOCIATES



S.V. Ambavane

SHRI SANTOSH VASANT AMBAVANE

WITNESS:-

Annexure "B"

A copy of Commencement Certificate issued by CIDCO

Annexure "E & F"

A copy of the Certificate of Title issued by Advocate

Annexure "A"

4 copies of the plans of the Layout as approved by CIDCO

Annexure "G"

3 copies of the sanctioned and approved plans and specifications of the said Unit agreed to be purchased by the Allottee/s

Annexure "H"

Amenities



INTERNAL SPECIFICATIONS:

Vitrified flooring to all rooms

Granite platform with designer tiles in kitchens

Powder coated Aluminium sliding windows

Concealed Copper wiring with adequate points & modular switches

Designer Tiles to baths & Toilets with branded fittings & sanitary wares.

Acrylic paint to external walls & plastic emulsion paint on internal wall

Laminated doors with decorative fittings.



TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SEC - 014574)

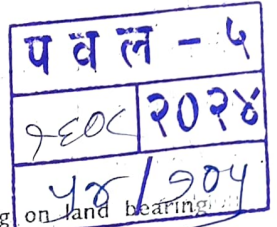
HEAD OFFICE:
CIDCO, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : +91-22-6650 0900
FAX : +91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 021.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

No. CIDCO/NAINA/Panvel/Vihighar/BP-360/CCI/2019/SAP-940/290

Date: 19.07.2019.

To,
Mr. Santosh V. Ambavane and Mr. Asif H. Patel
Shop no 10/11, Ashapuri Nagar,
MCCH Society, Panvel, Navi Mumbai



Sub: Development permission for proposed Residential building on land bearing Survey No. 48/2 at Village- Vihighar, Taluka- Panvel, Dist. - Raigad.

- Ref.: 1. Your Revised application letter, regarding subject matter, received to this office on 03.12.2018.
2. This office's letter no. CIDCO/NAINA/Panvel/Vihighar/BP-360/290 dated 26.10.2018.
3. This office's letter addressed to Tahasildar, Panvel vide no. ३६०/बिनशेती/अभिप्राय/२०१८/१५८४ dated ०३.०५.२०१८.
4. Remarks from Tahasildar, Panvel vide no. जमिनबाब/कात-१/७६७/२०१८ received to this office dtd ०६.०८.२०१८.
5. Hadd Kayam Measurement map (क प्रत) issued by Dy. S L R vide अतितातडी/ह.का./मो.र.नं.११०८५/१४.०२.२०१७.
6. NOC issued for deriving access from Executive Engineer, Raigad ZP, vide no जा.क्र. राजिप/बांखा/सौबी-१/८२२३/२०१८ दि. १७.०३.२०१८.
7. NOC issued for Electric supply from MSEDCL vide No. EE/PNL-U/17-18/Tech/005890 dtd 07.12.2018.
8. Letter of Senior Geologist, GSDA, Raigad, Alibag No SG/GSDA /Rai/Tech/LGW/628/2017, dated 07.10.2017, regarding quality and availability of potable water.
9. NOC issued for Height clearance of building from AAI, vide No. NAVI/WEST/B/101217/251380, dated 12.10.2017.
10. Development Charges paid Rs. 8,01,000/- vide receipt no. 6900000220/2019 dated 15.06.2019.
11. Delayed Payment Charges (DPC) paid Rs. 42,661/- vide receipt no. 6900000328/2019 dated 29.06.2019.

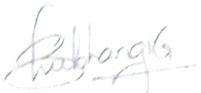


Sir,

With reference to your application no. Nil referred above at no 01, dated 28.11.2018 for grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on land bearing S. No. 48/2 at Village- Vihighar, Taluka- Panvel, Dist. - Raigad, the Commencement

Certificate vide letter no. CIDCO/NAIJA/Case/Vihigar/BF-360/CC/2019/SAP-740/890
dated 19.07.2019, as required under section 45 of the Maharashtra Regional and Town Planning Act,
1966 is enclosed herewith.

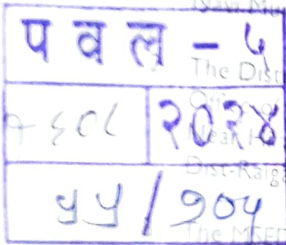
Yours faithfully,


(Shubhangi Bhishnurkar)
Associate Planner, NAIJA
CIDCO Ltd.

Encl. As above

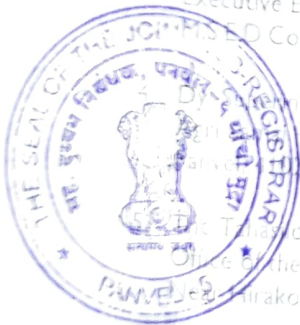
cc to

Ar. Neha Jain
AN Arch, Office no 20 & 21,
Raheja Arcade, Plot no 61,
Sector 11, CBD Belapur,
New Mumbai 400614.



The District Collector,
Office of the Collector, Revenue Dept.,
Near Kharakot Lake, Alibag,
Dist-Raigad 402201.

The MSEED Co. Ltd.
Executive Engineer,
MSEED Co Ltd, Panvel Urban Dn.



Assistant Commissioner,
District Office, Panvel, Raigad,
Dist-Raigad 402201.
Office of the Collector, Revenue Dept.,
Near Kharakot Lake, Alibag, Dist-Raigad 402201.

6. The Sarpanch,
Gram Panchayat of Vihigar,
Panvel, Raigad.

7. The CCUC (NAIJA),
CIDCO.

With a request to ensure that
Occupancy Certificate is obtained by the
applicant, before giving permanent power
supply.

19.07.2019.

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- A) Location: Survey No. 48/2 at Village- Vihighar, Taluka- Panvel, Dist. - Raigad.
- B) Land use (Predominant): As per Sanctioned Interim Development Plan of NAINA the subject land falls under Urban Villages (N-4).
- C) Details of the proposal with BUA:

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 Area in Sq. M.



Sr. No.	Particulars	Area in Sq. M.
1	Area of plot as per 7/12 Extract	
2	Area of plot as per measurement plan (As per triangulation of TILR at true scale)	
3	Area of plot as per Physical Survey plan	
4	Area of plot, considered { least of (1), (2) & (3) above }	
5	Deduction for-	
	a. Existing road area	
	b. Widening of road	
	c. Any reservation	0
6	Gross area of the plot = { (04) - (05) }	1605.781
7	Deduction for Amenity space, if any	NA
8	Net area of plot = { (06) - (07) }	1605.781
9	Recreational open space required	250.00
10	Recreational open space provided	250.990
11	Permissible FSI	1.00
12	Permissible Built up Area = { (08) X (11) }	1605.781
13	Proposed Built Up Area	1600.326
14	Balance Built Up Area = { (12) - (13) }	5.455
15	FSI Consumed { (13) ÷ (08) }	0.997
16	FSI Balanced = { (11) - (15) }	0.003
17	Number of units proposed	38
	a. Residential	38
	b. Commercial	0
18	Trees to be planted against plot area = { (01) ÷ 100 }	17
19	Trees to be planted against Recreational open space = { (10) X 5 ÷ 100 }	13

D) Details of the Building is as follows:

Sr. No	Building No.	Predominant use	No of Floors	BUA in Sq. M.
1	Building I (Wing A + Wing B)	Residential	Stilt+4	1600.326
Total BUA in Sq. M.				1600.326

- a. Name and address of the owner/developer, Architect and Contractor.
- b. Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
- c. Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- d. FSI permitted.
- e. Number of Residential flats/Commercial Units with their areas.
- f. Address where copies of detailed approved plans shall be available for inspection.

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- ii. A notice in the form of an advertisement, giving all the details mentioned above, shall be published in two widely circulated newspapers one of which should be in regional language.

3. The amount of Rs. 52,000.00/- (Rupees Fifty Two Thousand only), deposited under No. 6900000221/2019 dated 15.06.2019, with the Authority as security shall be forfeited either in whole or in part at the absolute discretion of the Corporation if any of the conditions stipulated in the Commencement Certificate are not complied with or shall be without prejudice to any other remedy or right of the Corporation.

4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.

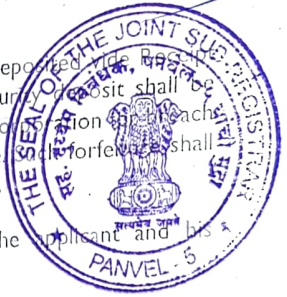
8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.

9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.

10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.

11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.

12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP



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reservations and to accommodate the reservations of the authorities such as MMRC, NHAI, PWD, DFCC etc.

13. No new building or part thereof shall be occupied or allowed to be occupied or used, permitted to be used by any person until Occupancy Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose a penalty, as may be determined, to regulate such occupancies.
14. It may please be noted that the applicant has to make provisions for infrastructure at his own cost till CIDCO executes and provides the same.
15. The applicant shall ensure potable water to the consumer / occupier of tenements/units in perpetuity. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

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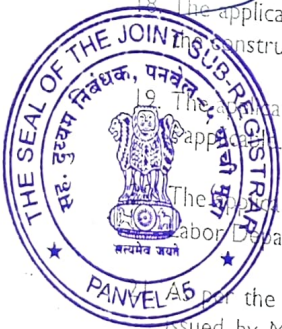
16. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.

17. The applicant is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste.

18. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.

19. The applicant shall provide for all necessary facilities for the physically challenged as required by the Corporation.

20. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.



21. The applicant shall comply with the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

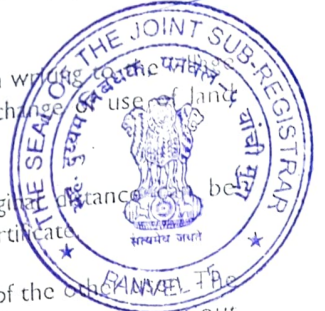
22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPR of Sanctioned Interim Development Plan of NAINA.
23. Neither the granting of this permission nor the approval of the drawings and specifications nor the inspection made by the officials during the development shall in any way relieve the Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
24. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority.

25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

SPECIFIC CONDITIONS

26. All the conditions mentioned in NOC issued for deriving access, by Executive Engineer, Raigad ZP, vide no. जा.क्र. राजिप/वांखा/सौवो-१/०२२३/२०१८ दि. १७.०३.२०१८, shall be binding on the applicant.
27. All the conditions mentioned in NOC issued for electric supply, by Executive Engineer, MSED Co. Ltd., Panvel Urban Division, vide no. EE/PINL-U/17-18/Tech/005890 dated 07.12.2018, shall be binding on the applicant.
28. You shall submit the Non-Agricultural Measurement Plan and Non-Agricultural showing NA status of Survey No. 48/2, Vihigar, Panvel, Raigad while applying for Plinth Completion Certificate.
29. As per section 42 B sub section (2) of MLR Code, you shall inform in writing to the officer and the Tahasildar within 30 days from the date on which change of use of land commenced and submit copy of the same to this office.
30. The compound wall shall be erected on site to ensure that margin distance measured as per drawing before applying for the Plinth Completion certificate.
31. The openings provided shall not vest any easement right on the part of the Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.
32. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
33. The applicant shall obtain NOC for advance connections for utilities and services in the layout from the Competent Authority wherever necessary.
34. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.
35. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
36. In case of existing drinking water wells, the same shall be well built and protected.
37. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Surveys Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.
38. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate.

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Occupancy Certificate will be granted only after all these arrangements are made to the satisfaction of the Corporation.

39. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.

40. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.

41. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that the obligation is cast upon the buyers of the plot or tenements.

42. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.

43. The applicant shall observe all the rules in force regarding overhead/ underground electric lines/ transmission lines/ utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.

44. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.

45. The applicant while undertaking the development on land shall preserve, as far as practicable, existing trees. Where trees are required to be felled, 2 trees shall be planted for every tree felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.

46. Every plot of land shall have at least 1 tree for every 100 Sq.mt. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.

47. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.

48. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the Dy. S L R, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, recreational open space or other reservations. The demarcated layout measurement plan certified by Dy. S L R shall be submitted before applying for first plinth completion certificate.

49. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by Dy. S L R, which will affect the layout, buildings etc. with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.

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50. The structural Design including the aspects pertaining to seismic activity, Building fire safety, Plumbing Services, Fire Protection, water supply, Electrical installation etc shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.
51. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and sewerage, STP or any other arrangement as may be prescribed shall have to be provided in accordance with the specifications.
52. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme.
53. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Any changes in the Recreational Ground (RG) and amenity space area and their location shall be permitted.
54. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
55. The applicant shall construct the society office/room, if any as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course.
56. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.
57. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.
58. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.
59. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.
60. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to The applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

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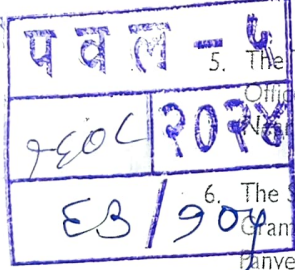
Yours faithfully,

(Signature)
(Shubhangi Bhisnurkar)
Associate Planner, NAINA
CIDCO Ltd.

CC to:

1. Ar. Neha Jain.
AN Arch, Office no 20 & 21,
Raheja Arcade, Plot no 61,
Sector 11, CBD Belapur,
Navi Mumbai 400614.
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201.
3. The MSED Co. Ltd.
Executive Engineer,
M.S.E.D.Co Ltd, Panvel Urban Dn.
4. Dy. Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206.
5. The Tahasildar,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag, Dist-Raigad 402201.
6. The Sarpanch,
Gram Panchayat of Vihighar,
Panvel, Raigad.

With a request to ensure that
Occupancy Certificate is obtained by
applicant before giving permanent
supply.

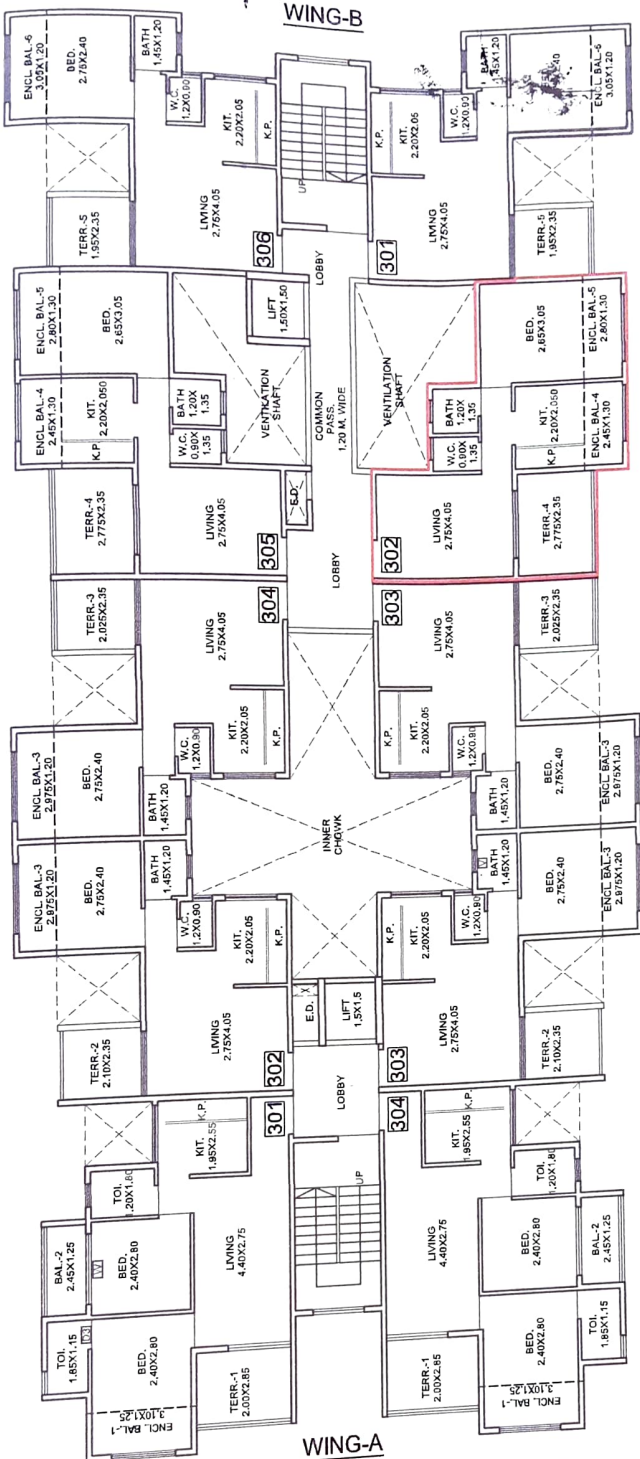


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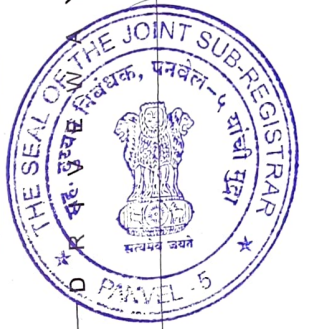
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DRIVEWAY

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WING B / FLAT 302
 ROAD
 3RD FLOOR PLAN



VASTU SYMPHONY

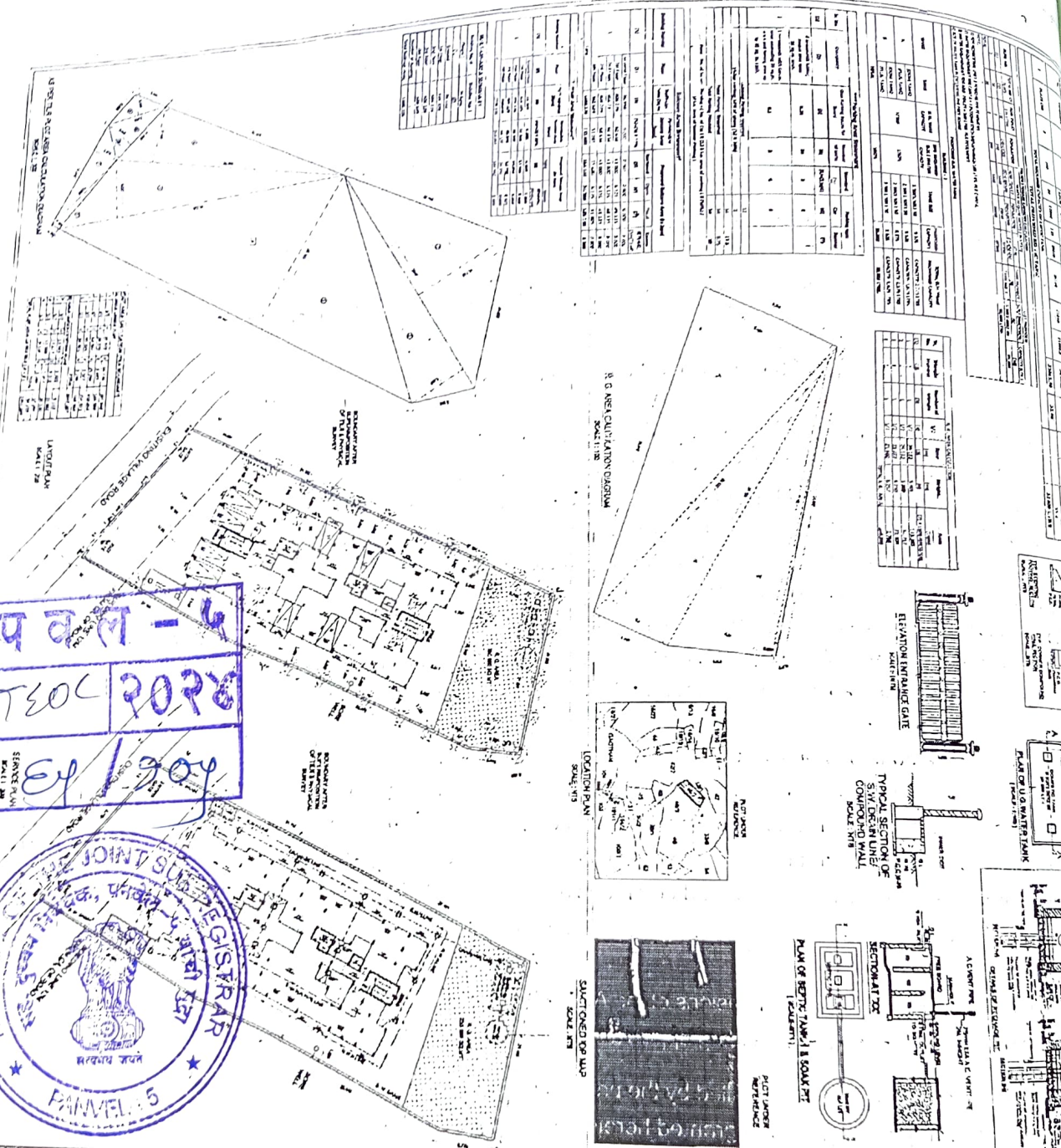
DEVELOPERS: SHREE VASTUPURTI ASSOCIATES

PROPOSED RESIDENTIAL BUILDING ON PLOT NO 48/2, VIHIGAR PANVEL

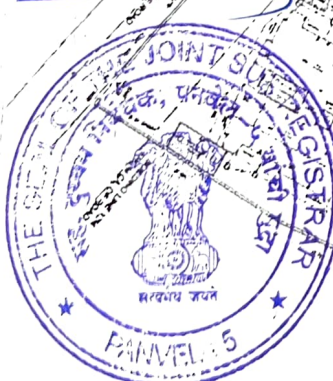
→ V. Ambarvamp

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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Shree Vastu Symphony, Plot Bearing / CTS / Survey / Final Plot No.: S No 48/2 at Vihghar, Panvel, Raigarh, 410206; registered with the regulatory authority vide project registration certificate bearing No P52000022687 of**

1. **Shree Vastupurti Associates** having its registered office / principal place of business at **Raigarh, Pin: 410206.**

2. This renewal of registration is granted subject to the following conditions, namely:-

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 (2) 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;

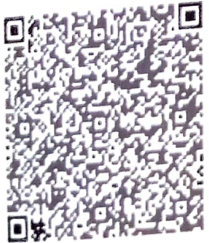
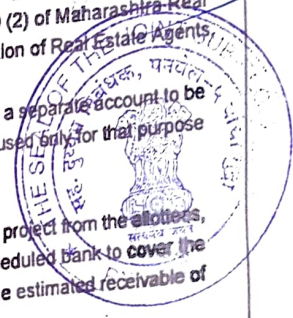
OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that 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 up to **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

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
o 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.

Project: Shree Vastu Symphony, Plot Bearing / CTS / Survey / Final Plot No.: S No 48/2 at Vihghar, Panvel, Raigarh, 410206; registered with the regulatory authority vide project registration certificate bearing No P52000022687 of	
REGD. NO.	3098
TEHSIL: Panvel, District:	
EE/909	



Dated: 10/10/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 10/10/2023 12:41:48

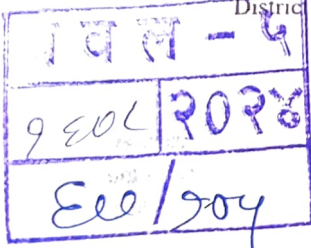


Date: 27/06/2023.

SEARCH REPORT

On the basis of document submitted in respect to property bearing Gat No. 48. Hissa No. 2, admeasuring Area 0- II, 16-R, 10-M, Potkharaba 0-H, 0-R, 90-M. Total area 0-H, 17-R, 0-M, Assessment Rs. 3.36 paise, situated at Village – Vihighar, Taluka - Panvel and Registration Sub-District Panvel, District and Registration District Raigad.

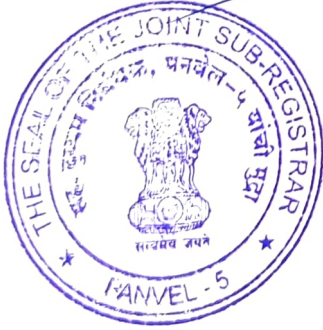
(1) I have investigated the title of the said land at the request of Mr. Santosh Vasant Ambavane, having Office at Survey No. – 48/2, at Vihighar Village, Panvel City, District - Raigad - 410206 and following documents submitted to me i.e :-



- a) Copy of the 7/12 extract in respect of above said Agricultural Land date 18/09/2017 issued by Talathi Sajja, Nere.
- b) Copy of the From No. 6A, Mutation Entry Nos.

307 dated 08/11/2017, 488 dated 08/11/2017, 665 dated 08/11/2017, 666 dated 08/11/2017, 667 dated 08/11/2017, 669 dated 08/11/2017, 670 dated 08/11/2017, 717 dated 08/11/2017, 718 dated 08/11/2017, 855 dated 08/11/2017, 875 dated 08/11/2017, 925 dated 08/11/2017, 927 dated 08/11/2017, 933 dated 08/11/2017, 1009 dated 08/11/2017, 1256 dated 08/11/2017, 1500 dated 08/11/2017, issued by Talathi Sajja, Nere.

- c) Copy of the Form No. 8A in the name of Mr. Tulashiram Shantaram Patil and Mr. Santosh Vasant Ambavane & other 1 issued by Talathi, Nere dated 08/11/2017.
- d) Copy of "No Due Certificate" is issued by Talathi Sajja, Nere. in favor of Mr. Santosh Vasant Ambavane with respect to said Agricultural Land dated 29/09/2017.

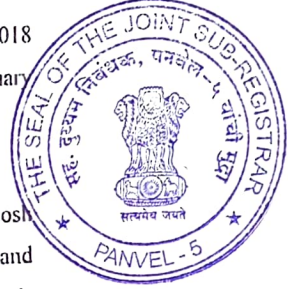
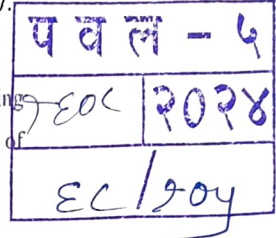


e) Copy of "No Acquisition of aforesaid Land by state Government of Maharashtra and under Forest Act 1927" and in said property Government of Maharashtra Personal/Private Forest Act 1975 is no applicable Certificate issued by Talathi Sajja. Nere dated 29/09/2017.

f) The Certificate issued by Talathi Sajja, Nere date 29/09/2017 certifying that, the aforesaid property holder does not come in category of scheduled tribe.

g) Search Report for Thirty-one years from 1989 to 20th February 2018 and further Search Report for One year from 01/01/2018 to 18th January 2019.

h) Sale Deed dated 12/11/2010 duly executed between Mr. Santosh Vasant Ambavane & Mr. Asif Hasanmiya Patel of the One Part and Shri. Saravanan S K. Sambhuramanrav of the Other Part which is registered in the office of Sub-registrar of Assurances at Panvel under Sr. No.13480 of 2010 on 12/11/2010.



A 1) Description of the property:-

Property bearing Gat No. 48. Hissa No. 2, admeasuring Area 0-H, 16-R, 10-M, Potkharaba 0-H, 0-R, 90-M. Total area 0-H, 17-R, 0-M. Assessment Rs. 3.36 paise, situated at Village – Vihigar, Tal and Registration Sub-District Panvel, District and Registration District Raigad outside the municipal limits in rural area within the limits of Vihigar Gram Panchayat.

2) The documents of title of the said land:-

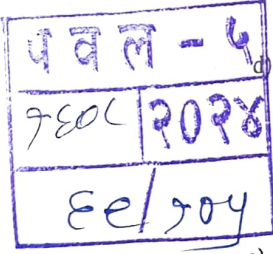
a) Copy of the 7/12 extract in respect of above said Agricultural Land dated 18/09/2017 issued by Talathi Sajja, Nere.



VEERRA P.M. & ASSO.

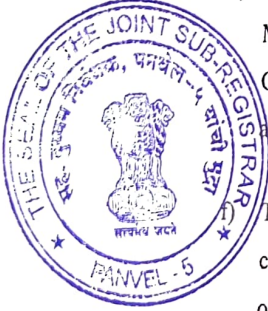
b) Copy of the Form No. 6A, Mutation Entry Nos. 307 dated 08/11/2017, 488 dated 08/11/2017, 665 dated 08/11/2017, 666 dated 08/11/2017, 667 dated 08/11/2017, 669 dated 08/11/2017, 670 dated 08/11/2017, 717 dated 08/11/2017, 718 dated 08/11/2017, 855 dated 08/11/2017, 875 dated 08/11/2017, 925 dated 08/11/2017, 927 dated 08/11/2017, 933 dated 08/11/2017, 1009 dated 08/11/2017, 1256 dated 08/11/2017, 1500 dated 08/11/2017, issued by Talathi Sajja, Nere.

c) Copy of the Form No. 8A in the name of Mr. Tulashiram Shantaram Patil and Mr. Santosh Vasant Ambavane & other 1 issued by Talathi, Nere dated 08/11/2017.



d) Copy of "No Due Certificate" is issued by Talathi Sajja. Nere. in favor of Mr. Santosh Vasant Ambavane with respect to said Agricultural Land dated 29/09/2017.

e) Copy of "No Acquisition of aforesaid Land by state Government of Maharashtra and under Forest Act 1927" and in said property Government of Maharashtra Personal/Private Forest Act 1975 is no applicable Certificate issued by Talathi Sajja. Nere dated 29/09/2017.



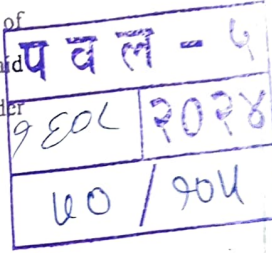
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g) Search Report for Thirty one years from 1989 to 20th February 2018 and further Search Report for One year from 01/01/2018 to 18th January 2019.



VEERRA P.M. & ASSO.

- h) Sale deed dated 12/11/2010 duly executed between Mr. Santosh Vasant Ambavane & Mr. Asif Hasanmiya Patel of the One Part and Shri. Saravanan S K. Sambhuramanrav of the Other Part which is registered in the office of Sub-registrar of Assurances at Panvel under Sr. No.13480 of 2010 on 12/11/2010.
- i) It is further observed that, by executing a partnership deed dated 20-01-2011 between Mr. Santosh Ambavane and Mr. Asif Patel, with profit sharing ratio of 80% and 20% duly with the name of Mr. Santosh Ambavane and Mr. Asif Patel is recorded for the said development project with the name of "Shree Vastu symphony" under the partnership firm of M/s "Shree Vastupurti Associates".



(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of the said land is clear, marketable and without any encumbrances and the owner Mr. Santosh Vasant Ambavane & Mr. Asif Hasanmiya Patel are absolutely entitled to develop the said land as "Residential cum Commercial Complex" by constructing the building(s) consisting the residential flats upon the said land to be known as "Shree Vastu Symphony"



A) Owner of the land:

1. Mr. Santosh Vasant Ambavane
2. Mr. Asif Hasanmiya Patel

B) Qualifying comments/remarks:

After perusal of all documents and investigation of title it is revealed that the Agricultural Land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 69 R, 0 M. Potkharaba 0 H, 04 R, 0 M. Total area 0 H, 73 R 0 M. Assessment Rs. 14.37 paisa, originally belong to Shri. Shivram Ragho Phadke vide mutation entry no. 307.



VEERRA P.M. & ASSO.

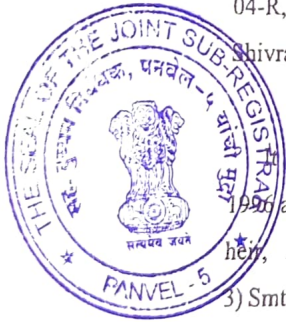
It is further observed that Shri. Shivram Ragho Phadke was expired in 1981 and his property was transfer his legal heirs namely 1) Shri. Baliram Shivram Phadke, 2) Shri. Rambhau Shivram Phadke, 3) Smt. Janabai Bhau Patil, 4) Smt. Revubai Padu Dhavle, 5) Smt. Radhikaabai Ravji Rodpalkar, 6) Gitabai Laxma Bhagat. 7) Smt. Dwarabai Lahu Bhopi vide mutation entry no. 665. Further the name of Smt. Janabai Bhau Patil. Smt. Reyubai Padu Dhavle, Smt. Radhikaabai Ravji Rodpalkar. Smt. Gitabai Laxma Bhagat. And Smt Dwarabai Lahu Bhopi were deleted on 03/04/1983 due to notice vide mutation entry no. 666.667.669. And mutation entry no. 670. Accordingly Agricultural Land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 69R, 0-M, Potkharaba 0-H, 04-R, 0-M, Total area 0-H, 73 R, 0 M, Assessment Rs. 14.37 paisa, became in the names of 1) Shri. Baliram Shivram Phadke, 2) Shri. Rambhau Shivram Phadke.

It is further observed that Agricultural Land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 69 R, 0-M, Potkharaba 0-H, 04-R, 0-M. Total area 0-H, 73 R, 0 M, Assessment Rs. 14.37 paisa. Out of which admeasuring 0-H, 04-R, 0-M, area 1) Shri. Baliram Shivram Phadke, 2) Shri. Rambhau Shivram Phadke were sold to Hadkya bama Popeta vide mutation entry no. 717.

It is further observed that Shri. Baliram Shivram Phadke, was expired in 1986 after the demise of Shri. Baliram Shivram Phadke, the name of their legal heirs, 1) Shri. Narayan Baliram Fadke, 2) Smt. Sitabai Baliram Fadke, 3) Smt. Nirabai Baliram Fadke, 4) Shri. Tukaram Motiram Fadke, were Mutated as a Bhogavadar in 7/12 extract i.e owner Shri. Rambhau Shivram Phadke vide mutation entry no. 855.

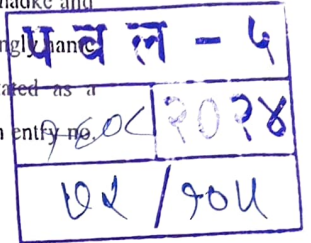
It is further observed that said Agricultural Land bearing Gat No.48, Hissa No.1, admeasuring Area 0-H, 33 R, 0-M, Assessment Rs. 6.37 paisa. Shri. Rambhau Shivram Phadke and others 5 were mortgage to Panvel Urban Co-

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op Bank Ltd vide mutation entry no. 875 and same shall release on 08/05/2000 vide mutation entry no. 925.

It is further observed that, said Agricultural Land bearing Gat No.48, Hissa No.1, admeasuring Area 0-H, 33 R, 0-M, Assessment Rs. 6.37 paise, out of which admeasuring Area 0-H, 17 R, 0-M Shri. Rambhau Shivram Phadke and other 5 were sold to Shri. Saravanna S K. Sambhuramanrav. Accordingly name of the said Shri. Shri. Saravanan S K. Sambhuramanravis mutated as a Bhogavatda/Owner in 7/12 extract i.e. record of right vide mutation entry no. 927.



It is further observed that by executing Sale Deed dated 12/11/2010 said agricultural land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 17 R, 0-M, Assessment Rs. 6.37 paise, out of which 75% area i.e. 0-H, 12 R, 75M, one portion of the area of Shri. Saravanan S K. Sambhuramanrav was sold to Shri. Santosh Vasant Ambavane and 25% i.e. 0H, 4.R, 25M, other portion of the area sold to Shri. Asif Hasahmia Patel. Sale Deed is registered in the office of the Sub Registrar at Panvel under serial no. PW.L-1 13480/2010 vide mutation entry no. 1256 and other portion of the area 0H, 17 R, 0-M, Assessment Rs. 3.36 paise bearing Gat No. 48, Hissa No. 2.



Further I have observed that, Form no. 8A (Khatte Uttara) of the said agricultural land shown in the name of Mr. Shantosh Vasant Ambavane and Mr. Asif Hasahmia Patel. Said form no. 8A (Khatte Uttara) is issued by Talathi, Nere. Moreover, I have observed that "No Due Certificate" and "No Acquisition for Government and Non-Transferred for Forest Certificate" in respect of the said agricultural land (dated 29/09/2017) which is issued by the Talathi, Nere.

I have also taken search in respect of above mentioned property in the office of the Sub-Registrar of Assurances at Panvel No. 1, 2, 3, 4 & No. 5, for the period of last Thirty one years from 1989 to 20th February 2018, vide

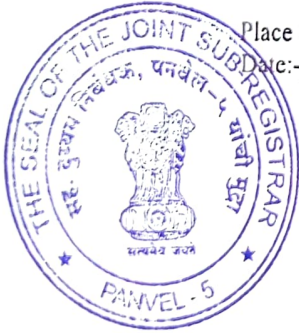


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Application No. 393/2018 dated 20/02/2018 bearing Receipt No. 2187, Date 20/02/2018. Further search in respect of above mentioned property has been taken in the office of the Sub-Registrar of Assurances at Panvel No. 1, 2, 3, 4 & No. 5, for one year from 01/01/2018 to 18th January 2019, vide Application No. 70/19 dated 16/01/2019 bearing Receipt No. 595, Date. 16/01/2019. Any transaction against the said agricultural land was not found in the said search report.

Further I have observed that Sale Deed dated 12/11/2010 has been duly executed between Mr. Santosh Vasant Ambavane & Mr. Asif Hasanmiya Patel of the One Part and Shri. Saravanan S K. Sambhuramanrav of the Other Part which is registered in the office of Sub-registrar of Assurances at Panvel under Sr.No. 13480 of 2010 on 12/11/2010 and thereby the owners/promoters/partners are entitled to develop the said land as "Residential cum Commercial Complex" by constructing the building(s) consisting the residential flats upon the said land to be known as "Shree Vastu Symphony".

प व ल - ५	
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७३ / १०५	



Place : Panvel
Date: 27/06/2023.

Veerram
Issued By



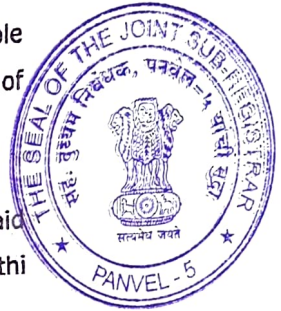


CERTIFICATE OF TITLE
TO WHOMSOEVER IT MAY CONCERN

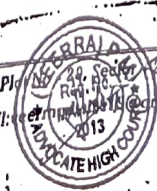
In the matter of title of Mr Santosh Vasant Ambavane & Mr Asif Hasanmiya Patel in respect of immovable property bearing Gat No. 48. Hissa No. 2, admeasuring Area 0-H, 16-R, 10-M, Potkharaba 0-H, 0-R, 90-M. Total area 0-H, 17-R, 0-M, situated at Village- Vihigar, Taluka- Panvel, District- Raigad and Registration Panvel, Sub District Raigad.

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A) I have investigated the title of the above said immovable property described in the schedule hereunder written on the basis of the following documents which are submitted before me:-



- a) Copy of the 7/12 extract in respect of above said Agricultural Land (dated 18/09/2017) issued by Talathi Sajja, Nere.
- b) Copy of the From No. 6A, Mutation Entry Nos. 307 dated
 08/11/2017, 488 dated 08/11/2017, 665 dated
 08/11/2017, 666 dated 08/11/2017, 667 dated
 08/11/2017, 669 dated 08/11/2017, 670 dated
 08/11/2017, 717 dated 08/11/2017, 718 dated
 08/11/2017, 855 dated 08/11/2017, 875 dated
 08/11/2017, 925 dated 08/11/2017, 927 dated
 08/11/2017, 933 dated 08/11/2017, 1009 dated
 08/11/2017, 1256 dated 08/11/2017, 1500 dated
 08/11/2017, issued by, Talathi Sajja, Nere.



VEERRA P.M. & ASSO.

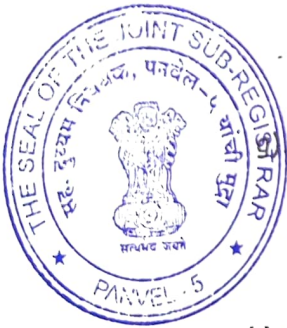
c) Copy of the Form No. 8A in the name of Mr. Tulashram Shantaram Patil and Mr. Santosh Vasant Ambavane & other 1 issued by Talathi, Nere dated 08/11/2017.

d) Copy of "No Due Certificate" is issued by Talathi Sajja, Nere, in the favor of Mr. Santosh Vasant Ambavane with respect to the said Agricultural Land dated 29/09/2017.

e) Copy of "No Acquisition of aforesaid Land by state Government of Maharashtra and under Forest Act 1927" and in the said property the Government of Maharashtra Personal/Private Forest Act 1975 is not applicable; such Certificate issued by Talathi Sajja Nere dated 29/09/2017.

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७५ / १०५	

The Certificate issued by Talathi Sajja, Nere (dated 29/09/2017) certifying that the aforesaid property holder does not come under the category of scheduled tribe.



Search Report for Thirty-one years from 1989 to 20th February 2018 and further Search Report for One year from 01/01/2018 to 18th January 2019.

h) Sale Deed executed on 12/11/2010 duly registered between Mr. Santosh Vasant Ambavane & Asif Hasanmiya Patel of the One Part and Shri. Saravanna S.K. Sambhuramanrav of the Other Part, which is



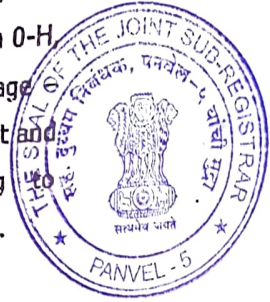
VEERRA P.M. & ASSO.

registered in the office of Sub-registrar of Assurances at Panvel under Sr. No.PWL 1 13480/2010, vide mutation entry No. 1256.

B) On careful perusal of the above said documents produced before me by the present Owners in support of their title to the said immovable property and investigation of title it is revealed that:-

पत्र - ५	
१६०८	२०२४
७६	१९०५

1. The land bearing Gat No. 48. Hissa No. 2, admeasuring Area 0- H, 16-R, 10-M, Potkharaba 0-H, 0-R, 90-M. Total area 0-H, 17-R, 0-M, Assessment Rs. 3.36. paise, situated at Village Vihigar, Tal and Registration Sub-District Panvel, District Registration District Raigad was originally belong Shri. Shivram Ragho Phadke vide mutation entry No. 307.



2. It is further observed that Shri. Shivram Ragho Phadke was expired in 1981 and his property was transfer his legal heirs namely 1) Shri. Baliram Shivram Phadke. 2) Shri. Rambhau Shivram Phadke, 3) Smt. Janabai Bhau Patil, 4) Smt. Revubai Padu Dhavle, 5) Smt. Radhikaabai Ravji Rodpalkar, 6) Gitabai Laxma Bhagat. 7) Smt. Dwarabai Lahu Bhopi vide mutation entry no. 665. Further the name of Smt. Janabai Bhau Patil. Smt. Revubai Padu Dhavle, Smt. Radhikaabai Ravji Rodpalkar. Smt. Gitabai Laxma Bhagat. and Smt Dwarabai Lahu Bhopi were deleted on 03/04/1983 due to notice vide mutation entry no. 666.667.669. And mutation entry no. 670. Accordingly Agricultural Land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 69R, 0-M, Potkharaba 0-H, 04-R, 0-M, Total area 0-H, 73 R, 0 M, Assessment Rs. 14.37 paisa, became



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in the names of 1) Shri. Baliram Shivram Phadke, 2) Shri. Rambhau Shivram Phadke.

3. It is further observed that, Agricultural Land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 69 R, 0-M, Potkharaba 0-H, 04-R, 0-M. Total area 0-H, 73 R, 0 M, Assessment Rs. 14.37 paisa. Out of which admeasuring 0-H, 04-R, 0-M, area 1) Shri. Baliram Shivram Phadke. 2) Shri. Rambhau Shivram Phadke were sold to Hadkya bama Popeta vide mutation entry no. 717.

4. It is further observed that, Shri. Baliram Shivram Phadke, was expired in 1996 after the demise of Shri. Baliram Shivram Phadke the name of their legal heir 1) Shri. Narayan Baliram Phadke, 2) Smt. Sitabai Baliram Fadke, 3) Smt. Nirabai Baliram Fadke, 4) Shri. Tukaram Motiram Fadke, were Mutated as a Bhogavatdar in 7/12 extract i.e owner Shri. Rambhau Shivram Phadke vide mutation entry no. 855.

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5. It is further observed that said Agricultural Land bearing Gat No. 48, Hissa No.1, admeasuring Area 0-H, 33 R, 0-M, Assessment Rs. 6.37 paise. Shri. Rambhau Shivram Phadke and others five were mortgage to Panvel Urban Co-op Bank Ltd vide mutation entry no. 875 and same shall release on 08/05/2000 vide mutation entry no. 925.

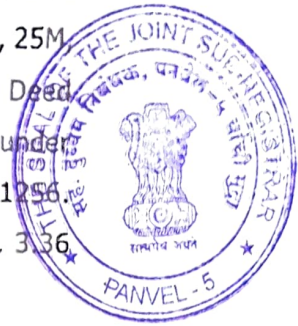
6. It is further observed that, said Agricultural Land bearing Gat No.48, Hissa No.1, admeasuring Area 0-H, 33 R, 0-M, Assessment Rs. 6.37 paise, out of which admeasuring Area 0-H, 17 R, 0-M Shri. Rambhau Shivram Phadke and others 5 were



sold to Shri. Saravanna S K. Sambhuramanrav. Accordingly name of the said Shri. Saravanna S K. Sambhuramanrav is mutated as a Bhogavatda/Owner in 7/12 extract i.e. record of right vide mutation entry no. 927.

7. It is further observed that, by executing Sale Deed dated 12/11/2010 said agricultural land bearing Gat No. 48, Hissa No. 1, admeasuring Area 0-H, 17 R, 0-M, Assessment Rs. 6.37 paise, out of which 75% area i.e. 0-H, 12 R, 75 M, portion of the area, said Shri. Saravanna S K. Sambhuramanrav has sold to Shri. Santosh Vasant Ambavane and 25% i.e. 0-H, 4.R, 25M area of the portion sold to Asif Hasahmia Patel. Said Sale Deed is registered in the office of the Sub Registrar at Panvel under serial no. PW.L-1 13480/2010 vide mutation entry no. 1256. Said portion of the area 0-H, 17 R, 0-M, Assessment Rs. 3.36 paise known as bearing Gat No. 48, Hissa No. 2.

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8. Further I have observed that, Form no. 8A (Khatte Uttara) of the said agricultural land shown in the name of Shri. Shantosh Vasant Ambavane and Asif Hasahmia Patel. Said form no. 8A (Khatte Uttara) is issued by Talathi, Nere. And I have also observed "No Due Certificate" and "No Acquisition for Government and Non-Transferred for Forest Certificate" in respect of said agricultural land dated 29/09/2017 which is issued by the Talathi, Nere.

9. I have also taken search in respect of above mentioned property in the office of the Sub-Registrar of Assurances at Panvel No. 1, 2, 3, 4 & No. 5, for the period of last Thirty one years from 1989 to 20th February 2018, vide Application No.



VEERRA P.M. & ASSO.

393/2018 dated 20/02/2018 bearing Receipt No. 2187, Date 20/02/2018. Further search in respect of above mentioned property has been taken in the office of the Sub-Registrar of Assurances at Panvel No. 1, 2, 3, 4 & No. 5, for one year from 01/01/2018 to 18th January 2019, vide Application No. 70/19 dated 16/01/2019 bearing Receipt No. 595, Date. 16/01/2019. No any transaction against the said agricultural land was found in the said search report.

10. Further I have observed that Sale Deed dated 12/11/2010 has been duly executed between Mr. Santosh Vasant

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Ambavane & Asif Hasanmiya Patel of the One Part and Shri. Saravanan S K. Sambhuramanrav of the Other Part that is registered in the office of Sub-registrar of Assurances at Panvel under Sr. No. 13480 of 2010 on 12/11/2010 and thereby the owners entitled to develop the said land of Shri. Saravanan

S.K. Sambhuramanrav. The Owners intends to develop the said land as "Residential cum Commercial Complex" by constructing the buildings consisting the residential flats and shops/offices upon the said land known as "Shree Vastu Symphony".



11. It is further observed that, Mr. Santosh Vasant Ambavane & Asif Hasanmiya Patel have formed the Partnership Firm under the name and style of M/s Shree Vastupurti Associates, having share ratio of 80% and 20% respectively. Accordingly name of the said partners are recorded for the said project of "Residential cum Commercial Complex" to be known as "Shree Vastu Symphony" and they are going to self- develop the said project under the said partnership firm as Developers.



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C) Thus the said Mr. Santosh Vasant Ambavane & Asif Hasanmiya Patel become the owners in respect of said immovable property and accordingly seized and possessed of said immovable property or otherwise well and sufficiently entitled to develop the said immovable property.

D) In view of the above, I am fully satisfied & convinced & hence certify that, the title of Mr. Santosh Vasant Ambavane & Asif Hasanmiya Patel being the owners in respect of the said immovable property is free, clear, marketable and without any kind of encumbrance whatsoever and the owner Mr. Santosh Vasant Ambavane & Asif Hasanmiya Patel are absolutely entitled to Develop the said land.

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५० / १०५	



SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Gat No.48. Hissa No. 2, admeasuring Area 0-H, 16-R, 10-M, Potkharaba 0-H, 0-R, 90-M. Total area 0-H, 17-R, 0-M, Assessment Rs.3.36 paise, situated at Village - Vihigar, Taluka and Registration Sub-District Panvel, District and Registration District Raigad outside the municipal limits in rural area within the limits of Vihigar Gram Panchayat.

Date: 27 / 06 / 2023

(Signature)

(Veerra P. M.)

Advocate



अज्ञात क्रमांक : 26/04/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र नवोपन महसूल अधिकार अभिलेख आणि नोंदवही (मत्ता कलम व मुम्बईतरी ठरणे) विषय, १९९१, धारणी विषय २,५,६ अर्थात]

गाव :- विहीपर (553407)

तालुका :- पनवेल

जिल्हा :- रायगड

एट क्रमांक व उपविभाग : 48/2

शेरा, एकक व आकारणी	खाते क्र.	भोगवटाराशेचे नाव	क्षेत्र	अधिकार	पो.छ. फे.फा.	बुद्ध, छह व इतर अधिकार
एतमते एकक आर.छे.पो	164	आगीपज इत नोंदवही पत्रक			(1256)	मूळाचे मार व छह
अनुषंगिक विव.सेली आकारणी		सक्षेप मत्ता आचरण — मत्ताधिक छह —	17.00.00	170.00	(1791)	एतम अधिकार इत विवाही कारणासाठी विद्यार्थी मत्ता मती 1 नं 23 (1791) उत्पत्ति वेळापत्रक : मती मत्तावेळ वेळापत्रक : 1791 व दिनांक 25-04/2022
एतमत्ता क्र. (307 X 488 X 665) (666 X 667 X 669 X 670 X 717 X 718) (855 X 875 X 925 X 927 X 933)						मतीपत्रक अर्थात पुस्तक क्र.:
1009 X 1256 X 1500 X 1791)						

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र नवोपन महसूल अधिकार अभिलेख आणि नोंदवही (मत्ता कलम व मुम्बईतरी ठरणे) विषय, १९९१, धारणी विषय २१]

गाव :- विहीपर (553407)

तालुका :- पनवेल

जिल्हा :- रायगड

एट क्रमांक व उपविभाग : 48/2

पिनाखालील क्षेत्राचा तपशील										तामवडीसाठी उपलब्ध नसलेली जमीन		जल विचाराचे मापन		गोता	
पिनाखालील क्षेत्र										निर्भेद पिनाखालील क्षेत्र					
घटक पिके व प्रत्येकाखालील क्षेत्र															
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर.छे.पो		मा.छे.पो				आर.छे.पो	आर.छे.पो					

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रांमध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

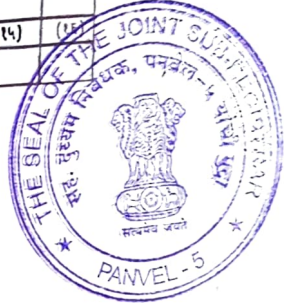
"एतम उत्पत्तिपत्रक इतम नमुना १५/- धरचे विद्यमाने."

दिनांक :- 26/04/2022

सामंजसिक क्रमांक :- 27240802028296000042022149

(मा.प.पत्रक अर्थात पुस्तक क्र. : 1791 व दिनांक : 25-04/2022)
मतीपत्रक अर्थात पुस्तक क्र. : 1791 व दिनांक : 25-04/2022

प्र. तलाठी सजा मी
ता. पनवेल, जि. रायगड



86/2984
Thursday, April 27, 2017
11:16 AM

पावती

Original/Duplicate
नोंदणी क्र.: 394
Regn.: 32M

पावती क्र.: 3860 दिनांक: 27/04/2017

गावाचे नाव: पनवेल
दस्तावेजाचा अनुक्रमांक: पवल-1-2984-2017
दस्तावेजाचा प्रकार: कुलमुब्तयारपत्र
सादर करणाऱ्याचे नाव: संतोष वसंत आंबवणे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 15

₹. 100.00
₹. 300.00

एकूण:

₹. 400.00

आपणाला मूळ दस्त, पनवेल प्रिंट मूची-२ अंदाजे
11:35 AM ह्या वेळेस मिळेल.

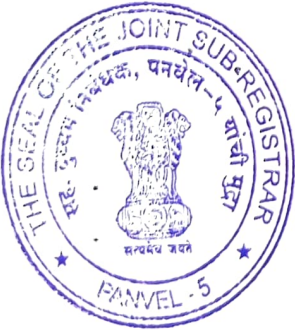
JOINT S R PANVEL 1

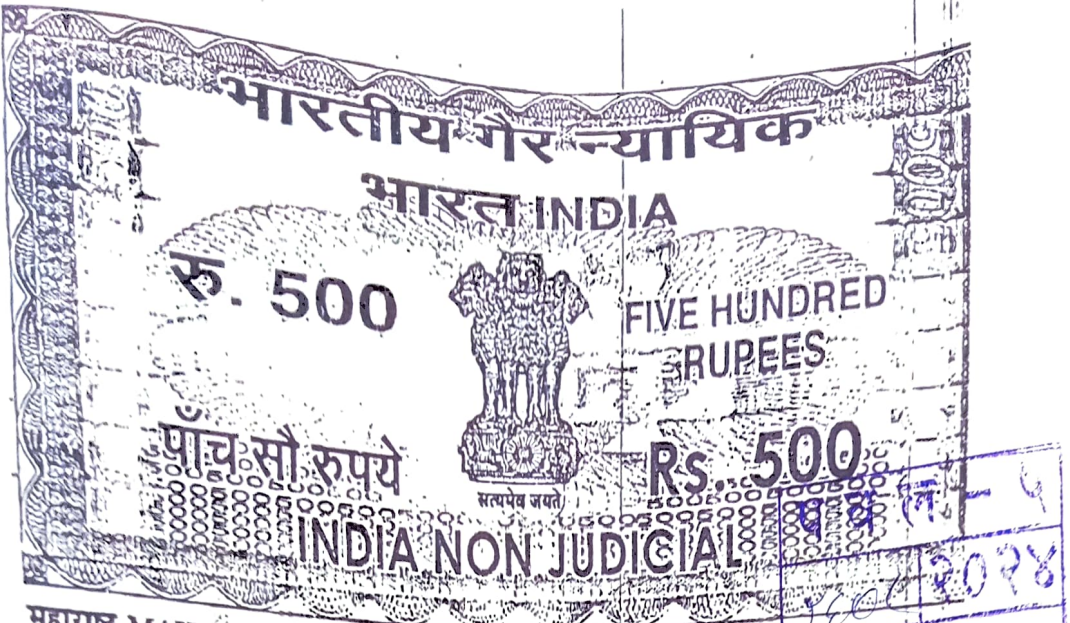
बाजार मूल्य: ₹. 0/-
मोबदला ₹. 1/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 300/-

मा श्री /
गत कायदा नोंदणी फी
बाबत पाठविलेले पत्र आदि गोपनीय दस्तऐवज नोंदणी व मोबदला
याबाबत देयकाने देण्याची ही सूचना आहे.
संतोष वसंत आंबवणे
पत्रकाराची सही

पवल - 6
950L 2028
82 / 904





महाराष्ट्र MAHARASHTRA

सुरक्षाचा दिनांक 19 APR 2017
 सुरक्षाबागापुणे नॉन-जुडिसीय,
 डी. रायगड.



सुरक्षा कार्यालय
 सुरक्षा - रायगड.

© 2015 ©

खंड क्र. १/Annexure-II
 सुरक्षा विकीट बॉर्ड अग्रतपक 3234 दिनांक 24-4

दस्तावा प्रकार PKR दस्त नोंदणी क्रमांक भारत का

पत्रकनीचा प्रमाण आ

सुरक्षा विकीट येगा-पारो नो व राही

दुस-या सदकाराचे गाज

हाने असल्यास त्याचे मंड, घटा व राही

सुरक्षा शून्य 1000 S.O

श्री. गुनिज सिद्धू प
 श्री. सुरेश चंद्र शिंदे अग्रतप
 भारत, अग्रतप



सुरक्षा सुरक्षा विकीटानी गरी व सुरक्षा घरासक
 सुरक्षा विकीटोचे प्रिंटिंग व प्रिंटिंग
 या कार्यालयी अग्रतप सुरक्षा बॉर्डो वेळीय भवो से भाग कार्यालयी

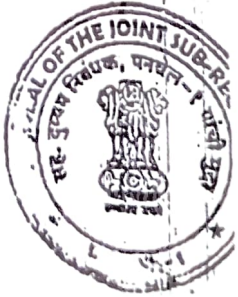
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 9 / 04

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

[Handwritten signature]

S. V. Ambekar



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

I Mr. Asif Hasanmiya Patel aged - about 46 years, partner of M/s. Shree Vastupurti Associates - a partnership firm, having address at Shop No. 10 / 11, Ashapuri Nagar, Near Pancharatna Hotel, Panvel - 410206, Dist. Raigad; hereinafter referred to as 'The Builder'. (which expression shall unless it is repugnant to the context or meaning thereof mean and include its successors and assigns).

Whereas, I am Partner along with Mr. Santosh Vasant Ambavane of M/s. Shree Vastupurti Associates, a partnership firm duly registered under The Indian Partnership Act, 1932 vide registration no. सअ - 36417 dated 24th January, 2012. I am desirous of appointing some fit and proper person to manage, look after and to do all necessary act, deeds, things and matters in respect of the property moveable and immovable properties as mentioned in the schedule hereunder written including movable properties where I have right, title and interest or may have right title and interest in future as the case may be.

We are in process to the development of plot Survey No. 48, Hissa No. 2, area 0-H 16-R, 10^{sq}, situated in Village - Vihighar, Taluka - Panvel, Dist. Raigad for constructing a new residential cum commercial building.

And Whereas, due to my other business activities and constant movement, so I will not be able to do certain things personally so it has become necessary for me to appoint my Partner Mr. Santosh Vasant Ambavane as my constituted Attorney to confirm upon him the powers hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS;

Asif Hasanmiya Patel, do hereby nominate, constitute and appoint my partner Mr. Santosh Vasant Ambavane, having address at Shop No. 10 - 11, Ashapuri Nagar, Near Pancharatna Hotel, Panvel - 410206, Dist. Raigad to be my true and lawful Attorney, to do or cause to be done execute the necessary deeds, documents, acts, etc. for and on behalf of me.

THAT IS TO SAY:-

1. To appear and represent me in the office of Talathi, Tahasildar, Sub - Division officer, Collector, CIDCO, NAINA, MMRDA to mutated my / Partnership firm's name in the revenue record and do all necessary act, things, make

signature all required document etc. in relation the development of plot Survey No. 48, Hissa No. 2, area 0-H, 16-R, 10-P, situated in Village - Vihighar, Taluka - Panvel, Dist. - Raigad.

2. To appear and represent me at the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA to make signature all the papers and documents for and on my behalf which are required for approval of building plan.

To appear and represent me before the office of Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA or any concerned authorities and sign all the papers/documents which may be required for development.

To pay the necessary premium directly to the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA for and on my behalf and obtain the valid receipt.

To appoint an Architect of his choice and on my behalf and to submit Plans, Elevations, Sections, Specifications and Details of the Buildings agreed by me to be erected on the said plot of Land.

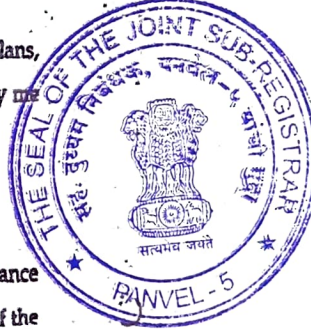
6. To survey the plot and fence the said Plot/plots of Land.
7. To commence the construction work on the Plot of Land in strict accordance with the approved plans Elevations, Sections, Specifications and Details of the Buildings to the satisfaction of the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA.
8. To appoint and entrust the construction work on the Plot of Land to any contractor of his choice.
9. To pay all rates, taxes, charges claims and outgoings chargeable in respect of Plot/plots of Land.
10. To pay service charges to the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA / Gram Panchayat.
11. To pay Land Revenue and cesses assessed or which may be assessed on the Plot of Land.

[Signature]

S. V. Ambekar

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व ल - ५
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12. To apply to the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA for grant of extension of time in respect of development of the plot.
13. To pay any sum or sums in lieu of additional premium required to be paid by me to the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA.
14. To apply for grant of Completion and Occupancy Certificate to the Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA / Gram Panchayat.
15. To appear and represent us before the bank authorities use for mortgaging the Plot and / or tenements constructed in new proposed building on the said plot and sign all the document/papers which are required for mortgaging the Plot.

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16. To engage any solicitor, Advocate or other Expert as may be necessary.
17. To commence, prosecute, enforce, defend, answer, or oppose all Actions and other Legal Proceedings and Demands touching any of the property or any other matters in which we are or may hereafter be interested concerned and of the said Attorney shall deem fit to settle, compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such Action or Proceedings as aforesaid.



प व ल - 4
 22/02/2028
 5/94

18. To sell, dispose off the constructed flats/Shops on the Plot and receive the money for and on our behalf.

19. To complete all the formalities for and on our behalf for transfer of the flats/Shops in the name of Purchaser/s.

20. To admit and lodge the executed documents such as AGREEMENT FOR SALE, SALE DEED, DEED OF RECTIFICATION, DEED OF CANCELLATION, MORTGAGE DEED, TRANSFER DEED, DEED OF DECLARATION, DEED OF CONFIRMATION, CONVEYANCE DEED in respect of the Flats and Shops situated in the Proposed project to be constructed on the said Property, which shall be executed by Partners of the Firm, get it registered and for that purpose to appear and sign on my behalf before Registrar, Sub-Registrar Office, Panvel.



S. V. Ambekar

21. To appear and represent us before the concerned authorities of Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA / Gram Panchayat and any other concerned authorities and sign execute necessary forms in respect of the Flats/ Shops constructed on the Plot for and on our behalf.

22. To sign all the papers, documents, applications etc. which will be required for applying loan by the Purchaser.

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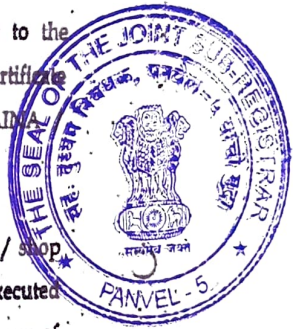
23. To receive the cheque/s, consideration from the prospective purchaser and issue receipt in that effect for and on my behalf, to sign cheque/s, executes receipts against the same on behalf of the Firm.

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24. To appear and represent us before the Bank authorities and open bank account and operate any / our account, act on our behalf or any matter touching plot.

25. To handover physical possession of the constructed Flats/Shops to the prospective purchasers after obtaining Completion and occupation Certificate from Panvel Municipal Corporation / Collector / CIDCO / NAINA / MMRDA.



26. To form Co-Operative Housing Society, Apartment, Company of flat / shop purchasers viz. required by law in respect of proposed building and executed and registered Conveyance Deed before the Sub - Registrar in favour of proposed Co-Operative Housing Society, Apartment, Company of flat / shop purchasers for and on behalf of me.

27. And generally to do all things, matters, deeds whatsoever necessary for development and business touching the plot.

28. I hereby agreed that all acts, deeds, matters and things lawfully done or cause to be done by our attorney shall be construed to be as acts, deeds, matters and things done by me and I hereby ratify and confirm and agree to ratify all and whatsoever my attorney shall do or cause to be done for me by virtue of these present.

S. V. Ambavane

[Signature]

IN WITNESS WHERE OF, I, Asif Hasanmiya Patel hereunto set and subscribed my hands and signatures to these presents at this 27th day of April, 2017.

THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground, situate lying and being at village Vihigar, Tal: Panvel, Dist. Raigad in registration district and sub district of Panvel being

Survey No.

48

Hissa No.

2

Area
(H-R-P)
0-16-10

SIGNED, SEALED AND DELIVERED
By the within named

In the presence of.....

1) Akash Manore

2) Sagar Manore.

Asif Hasanmiya Patel

Santosh Vasant Ambavane
(Specimen Signature of the Attorney)

प व ल - ५	
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८८ / १०५	

प व ल	
१६०८	२०१७
७ / १५	



अधिकार अभिलेख धरक
 [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदबहा (तयार करणे व सुविधाीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : विहीवर

गट क्रमांक	गट क्रमांकाचा उपाविभाग	धारणा पद्धती	तालुका : पनवेल	जिल्हा : रायगड
भोगवटादार वर्ग - १			भोगवटादाराचे नाव	
शेताचे स्थानिक नाव			क्षेत्र	आकार

४८२

लागवडी योग्य क्षेत्र हे. आर. सी. पी. जिरमत ०.१६.१०	संगोप बसत आंचवणे मासिफ हसनमिया पटेल	क्षेत्र ०.१६.१०	आकार ३.३६	आगे पे ०.००.९० (१२५६) (१२५६)	फ.फा.	खाली क्रमांक
एकूण ०.१६.१०						१५
पेटखराब (लागवडी अयोग्य)						कुळाचे नाव
०.००.९०						इतर अधिकार
वर्ग (ब)						
एकूण ०.००.९०						
आकारणी ३.३६						
जूडी किंवा विशेष आकारणी						

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 ८१/१०५



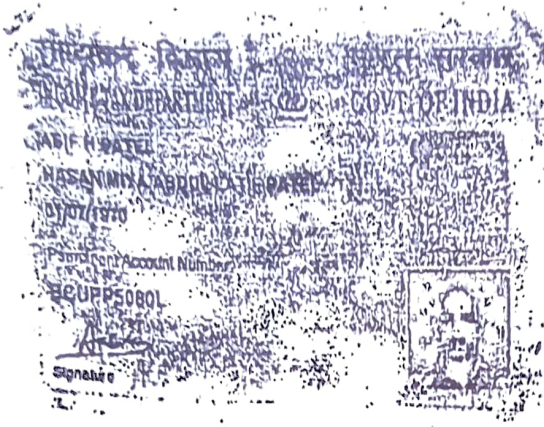
गाव नमुना थारा
 यिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदबहा (तयार करणे व सुविधाीत ठेवणे) नियम, १९७१ यातील नियम २१]

वर्ग	हंगाम	पिकाखालील क्षेत्राचा तपशाल				नियमिड पिकाखालील क्षेत्र	सागवडीसोटी उपनव्य नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिका खातांतील क्षेत्र		अजल पिके व प्रत्येका खातांतील क्षेत्र						अजल सिंचित
		जल सिंचित	अजल सिंचित	पिकाचे जल नाव सिंचित	अजल सिंचित					पिकाचे जल नाव सिंचित

Print Serial No 27240002029600002152

२०१५-१६ संपूर्ण वर्ष
 आसाड
 गा. पनवेल,
 (सुरेख अ. उद्योग)



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2500	2028
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प व ल	
२६८	२०१७
१२ / १५	

PERMANENT ACCOUNT NUMBER
AECPA5857R

NAME
SANTOSH VASANT AMBAYANE

FATHER'S NAME
VASANT DATTATRAY AMBAYANE

DATE OF BIRTH
21-02-1966

SIGNATURE

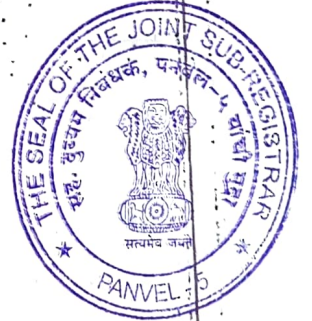
S.V. Ambayane

भारतीय रिजिस्ट्रार (संयुक्त)

Computerized Permanent Account Number



प व ल - ५	
७६०८	२०२४
११ / १०५	





भारत सरकार
GOVERNMENT OF INDIA



नाम / Name : Sagar Ravindra Manore
जन्म वर्ष / Year of Birth : 1995
लिंग / Male



9515 5369 4409

आधार - सामान्य माणसाचा अधिकार

S.R Manore

प व ल
२६०४ २०२४
९३ / ९५

प व ल - ५
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९३ / ९०५

आयकर विभाग
INCOME TAX DEPARTMENT



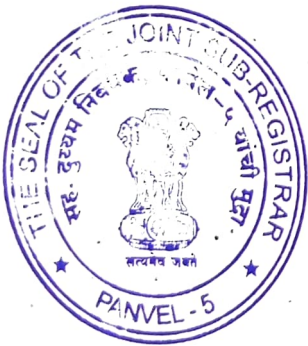
महाराष्ट्र सरकार
GOVT OF MAHARASHTRA

AKASH HAVINDRA MANORE

HAVINDRA MORESHWAR MANORE

1385/1000
Permanent Account Number
BXDRMBC20K

Signature



86/2984
गुरुवार, 27 एप्रिल 2017 11:16 म.पू.

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्रमांक: 2984/2017

दस्त क्रमांक: पवेल 1 /2984/2017

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरतेले मुद्रांक शुल्क: रु. 500/-

ड. नि. सह. ड. नि. पवेल 1 पांचे कार्यालयात
अ. क्र. 2984 वर दि. 27-04-2017
रोजी 11:16 म.पू. वा. हजर केला.

पावती: 3860

पावती दिनांक: 27/04/2017

सादरकरणाराचे नाव

संतोष वसंत आंबरणे . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

S.V. Ambarene

दस्त हजर करणाऱ्याची सही:

[Signature]

JOINT S R PANVEL 1

प व ल - ५
शुल्क: 400.00
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२९२/१०४

JOINT S R PANVEL 1



दस्ताचा प्रकार: कुसमुखत्यारपत्र

मुद्रांक शुल्क: ० जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही त्यावर मालमत्ता विकण्याची आवश्यकता नसते.

अदेल वेव्हा
शिद्दा क्र. 1 27/04/2017 11:15:47 AM ची वेळ: (सादरीकरण)

शिद्दा क्र. 2 27/04/2017 11:15:42 AM ची वेळ: (फी)

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२९०८ २०१७
१०८/१५



सदर दस्तऐवज हा नोंदणी क्रमांक ११०८ अंतर्गत असलेल्या गणुदीनी नोंदणीस दाखल केलेला आहे. दस्तावीत संपूर्ण मजकूर, निष्पत्तीक व नोंदणीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तऐवजात, वैधता कापदेशीर बाबीसही दस्त निष्पत्तीक व कपुलीकारक व संपूर्ण अंदाज राहिलेला. दस्तऐवजासोबत जोडलेले कागदपत्रे कुसमुखत्या अंदाज इत्यादी बनावट आढळून आल्यास याची प्रतुर्ण जबाबदारी निष्पत्तीक व नोंदणीदाराची राहिली.

नोंदणी
[Signature]
निरत देणारे

S.V. Ambarene

दस्त नोचकारा भाग / 2

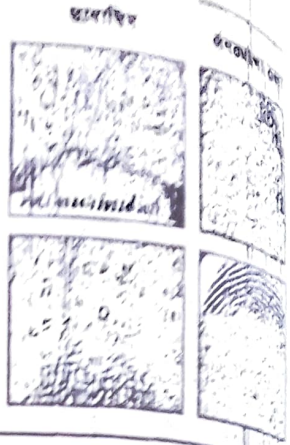


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दस्त क्रमांक : २९८४/२०१७

दस्ताचा प्रकार :- कुलमुद्राचारपत्र

- अनु क्र. पत्रकाराचे नाव व पत्ता
- 1 नाव: शशीप वसंत भांबडे
पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... ब्लॉक नं. ... रोड नं. शीप नं. 10-11, आवापुरी नगर, पंचरत्न हॉटेल जवळ, पनवेल, जि. रायगड, महाराष्ट्र, रायगड.
पैम नंबर: ...
पत्रकाराचा प्रकार: पौढ वीर वटीणी
वय: 51
व्यावृत्ती: ...
कुलमुद्राचार देणार: ...
वय: 46
व्यावृत्ती: ...
 - 2 नाव: आशिष हुतनशिया पटेल
पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... ब्लॉक नं. ... रोड नं. शीप नं. 10-11, आवापुरी नगर, पंचरत्न हॉटेल जवळ, पनवेल, जि. रायगड, महाराष्ट्र, रायगड.
पैम नंबर: ...



वरील दस्तऐवज करून देणार सहाकारीत कुलमुद्राचारपत्र चा दस्त ऐवज करून दिण्याचे प्रयत्न करतात.
शिष्टा क्र. 3 ची वेळ: 27 / 04 / 2017 11 : 17 : 04 AM

नोंद:-

दस्ताचा प्रामाणिक असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: जोळवतात, व स्यांची जोळव पटवितात

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- अनु क्र. पत्रकाराचे नाव व पत्ता
- 1 नाव: आकाश रविंद्र मनोरे
वय: 23
पत्ता: कर्जाटे पनवेल, जि. रायगड
पिन कोड: 410206

(Handwritten signature)



- 2 नाव: सागर रविंद्र मनोरे -
वय: 20
पत्ता: कर्जाटे हा पनवेल जि रायगड
पिन कोड: 410206

साधरी
SRmdnora



शिष्टा क्र. 4 ची वेळ: 27 / 04 / 2017 11 : 18 : 04 AM

शिष्टा क्र. 5 ची वेळ: 27 / 04 / 2017 11 : 18 : 04 AM

JOINT S R PANVEL 1

प्रमाणित करणेत कोसे की बदर दस्तास एकूण पाडे आहेत. पुस्तक क्र. ...
क्रमांक ...

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२९८४/२०१७

सह दुय्य निवेदीत: ...
दिनांक २६ मार्च ४

घोषणापत्र

मी शंभु वरुण आववा याद्वारे घोषित
करतो की, दुय्यम निबंधक पवम - ५ यांचे कार्यालयात
कराजना या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

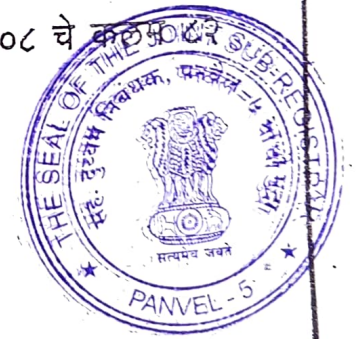
आला आहे. श्री. आरिफ एलनियर पटेल
व इ. यांनी दि. 29/04/2017 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे
मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला

आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही
किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे

कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम १०८
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 03022023

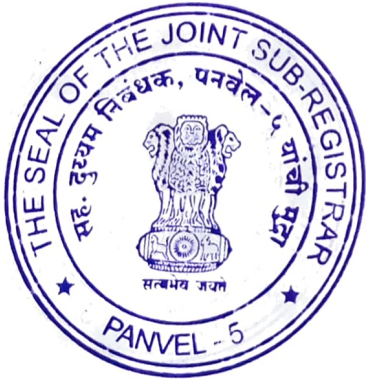
पत्र - ५
2606/2023
29/04



S. V. Amburam

कुलमुखत्यारपत्रधारकाचे नांव
व सही

प व ल - ५	
१६०८	२०२४
९६/१०५	





भारत सरकार
GOVERNMENT OF INDIA



वंतेश वसंत अंबवणे
Santosh Vasant Ambavane
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male



3252 6989 3958

आधार - सामान्य माणसांचा अधिकार

प व ल - ५
१६०८ २०२४
६८ / १०५

S.V. Ambavane



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O वसंत अंबवणे, श्री अश्याम
बंगलो, मोमावटी मैदानासमोर, प्लॉट
नं-९४, एमसीएसociety मोमावटी, पनवेल,
रायगड, महाराष्ट्र, 410206

Address: S/O Vasant Ambavane,
Shree Adhyatama Banglow, Opp
Society Ground, Plot
No 94, MCCH Society, Panel,
Raigrah, Maharashtra, 410206

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,
Bengaluru 560 001

प व ल - ५	
१६०८	२०२४
११/१०५	



आयकर विभाग
INCOME TAX DEPARTMENT



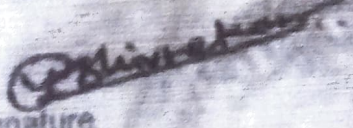
भारत सरकार
GOVT. OF INDIA

YOGESH DIPAK SHIVNEKAR
DIPAK GOPAL SHIVNEKAR

26/08/1993

Permanent Account Number

DUZPS0058A


Signature



Yogesh Dipak Shivnekar



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0662/20980/44270

To
योगेश दिपक शिवनेकर
Yogesh Dipak Shivnekar
S/O Deepak Shivnekar
302/3, Ornate Blossoms
R.V. Bhide Marg
Near Portuguese Church
Dadar west
Mumbai - 400028

प व ल
१६०८ २०२४
१०० / १०५



आपला आधार क्रमांक / Your Aadhaar No. :

6106 7149 2815
VID : 9108 2012 3379 7467

माझा आधार, माझी ओळख

भारत सरकार
Government of India



योगेश दिपक शिवनेकर
Yogesh Dipak Shivnekar
जन्म तारीख/DOB: 26/08/1993
पुरुष/ MALE

6106 7149 2815

VID : 9108 2012 3379 7467

माझा आधार, माझी ओळख



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

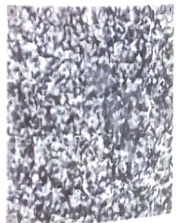
- Aadhaar is valid throughout the country.
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पत्ता:
S/O दिपक शिवनेकर, ३०२/३, ऑर्नाट ब्लॉसम्स, रा. व. भिडे मार्ग, पोर्तुगीज चर्च जवळ, दादर पश्चिम, मुंबई, मुंबई, महाराष्ट्र - ४०००२८

Address:
S/O Deepak Shivnekar, 302/3, Ornate Blossoms, R.V. Bhide Marg, Near Portuguese Church, Dadar west, Mumbai, Maharashtra - 400028



6106 7149 2815

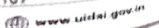
VID : 9108 2012 3379 7467



1847



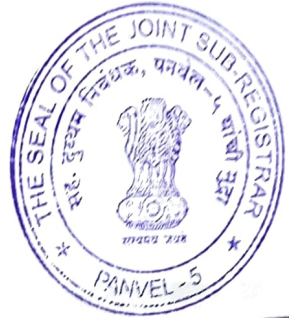
help@uidai.gov.in



www.uidai.gov.in

Yogesh Shivnekar

प व ल - ५	
TEOC	२०२४
१०१ / १०५	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
RBOPS5062J



नाम / Name
UVARNA DEEPAK SHIVNEKAR

पिता का नाम / Father's Name
MAHADEV GOVIND HATISKAR

जन्म की तारीख /
Date of Birth
11/02/1962

हस्ताक्षर / Signature
शु दि शिवनेकर

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शु दि शिवनेकर



भारतीय विशाल आकाश प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/12534/25064

To: Suvarna Deepak Shivnekar
(सुवर्णा दीपक शिवणेकर)
W/o Deepak Shivnekar
Room no. 202, Ornatu Brossoms
R.V. Indira Marg
Near Portuguese Church
Dadar West
Mumbai
Maharashtra - 400026

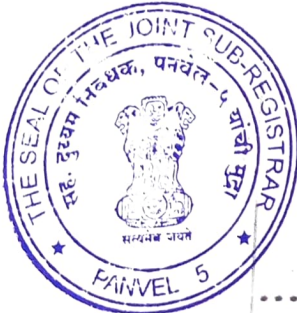
Date: 23/08/2011

Ref. No.: 00007179-00052945-090135007-



UA 03912154 3 IN

पक्षल - ५
१६०८ २०२४
१०२ / १०५



आपला आधार क्रमांक / Your Aadhaar No. :

3459 5167 4760

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

सुवर्णा दीपक शिवणेकर
Suvarna Deepak Shivnekar
जन्म वर्ष / Year of Birth : 1962
स्त्री / Female



3459 5167 4760



आधार - सामान्य माणसाचा अधिकार

२३ दि शिवणेकर

आयकर विभाग
INCOME TAX DEPARTMENT
PARSHURAM A SAWANT



भारत सरकार
GOVT. OF INDIA

AMBA RAMA SAWANT

21/05/1980

Permanent Account Number
CWZPS7486K

[Signature]
Signature



प व ल - ५
७६०८ २०२४
१०३/१०५

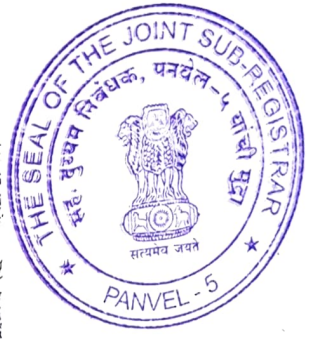
आयकर विभाग
INCOME TAX DEPARTMENT
KHARARE VISHAL ANIL
ANIL CHOTTO KHARARE

भारत सरकार
GOVT. OF INDIA

20/05/1985

Permanent Account Number
CZWPK6495C

[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAJANAN NARAYAN PATIL
NARAYAN BHAGVAN PATIL
01/06/1971
Permanent Account Number
AWBPP2306D

[Signature]



दस्त गोपवारा भाग-1

पवेल 5 908/908
दस्त क्रमांक: 1608/202429/1608
शनिवार, 03 फेब्रुवारी 2024 10:58
म.पू.दस्त क्रमांक: पवेल 5 /1608/2024
बाजार मूल्य: रु. 14,88,081/-

मोबदला: रु. 27,50,475/-

भरलेले मुद्रांक शुल्क: रु. 1,65,100/-
नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

द. नि. सह. द. नि. पवेल 5 यांचे कार्यालयात
अ. क्र. 1608 वर दि. 03-02-2024
रोजी 10:56 म.पू. वा. हजर केला.

पावती: 1769

पावती दिनांक: 03/02/2024

सादरकरणाचे नाव: योगेश दिपक शिवणेकर..

नोंदणी फी

रु.
27600.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

दस्त हजर करणाऱ्याची सही:

एकुण: 29700.00

Joint Sub Registrar Panvel 5

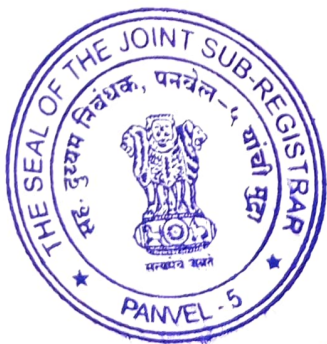
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिकका क्रं. 1 03 / 02 / 2024 10 : 56 : 49 AM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 03 / 02 / 2024 10 : 58 : 29 AM ची वेळ: (फी)

दस्ताच्यासाठी घेतलेल्या नावावरून जाणवण्यात येऊ शकणारे एका
व्यक्ती इत्यादी बनावट आढळून आल्यास याचे
संपुर्ण जबाबदारी निष्ठाटकांची राहिलS.V. Ambekar
निहल देणारMihelkar
निहल देणार
23 दि शिवणेकर

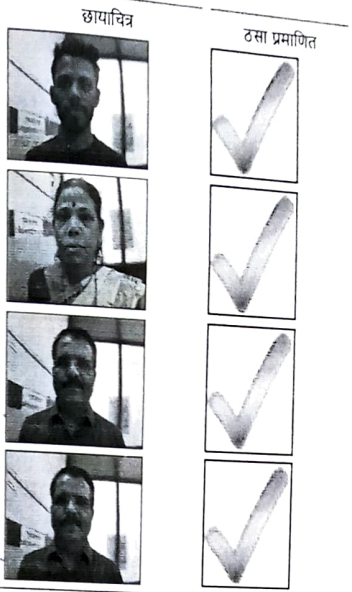


दस्त गोपतारा भाग-2

पवेल 5 904/904
दस्त क्रमांक: 1608/2024

दस्त क्रमांक : पवेल 5/1608/2024
दस्तावा प्रकार :- करारनामा

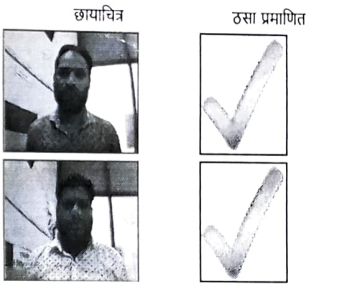
- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- नाव: योगेश दिपक शिवणेकर . .
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.:
302/3, ऑनरेट ब्लॉसमस, आर. व्ही. भिडे मार्ग, पोर्तुगिज चर्च, दादर
वेस्ट, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: DUZPS0058A
लिहून देणार
वय :- 30
स्वाक्षरी:-
 - नाव: सुवर्णा दिपक शिवणेकर . .
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.:
302/3, ऑनरेट ब्लॉसमस, आर. व्ही. भिडे मार्ग, पोर्तुगिज चर्च, दादर
वेस्ट, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: RBOP5062J
लिहून देणार
वय :- 61
स्वाक्षरी:-
 - नाव: मे. श्री वास्तुपुर्ती असोसिएट्स तर्फे भागीदार संतोष वसंत आंबवणे .
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.:
शॉप नं. 10/11, आशापुरी नगर, पंचरत्न हॉटेल जवळ, पनवेल,
महाराष्ट्र, राईगाड: (००).
पिन नंबर: ABWFS6383B
लिहून देणार
वय :- 57
स्वाक्षरी:-
 - नाव: संमती देणार - संतोष वसंत आंबवणे स्वतः करीता आणि आसिफ
हसनमिया पटेल तर्फे अखत्यारी म्हणुन . .
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.:
प्लॉट नं. 94, एम सी सी एच सोसायटी, पनवेल, महाराष्ट्र, राईगाड:
(००).
पिन नंबर: AECPA5857R
मान्यता देणार
वय :- 57
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 03 / 02 / 2024 11 : 03 : 07 AM

ओळख:-
खातील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: विशाल खरारे . .
वय: 38
पत्ता: शॉप नं. 7, वासुदेव बळवंत फडके नाटयगृह कॉम्प्लेक्स, पनवेल, ता. पनवेल,
जि. रायगड
पिन कोड: 410206
स्वाक्षरी
 - नाव: परशुराम आंबा सावंत . .
वय: 42
पत्ता: शॉप नं. 7, वासुदेव बळवंत फडके नाटयगृह कॉम्प्लेक्स, पनवेल, ता. पनवेल,
जि. रायगड
पिन कोड: 410206
स्वाक्षरी



शिकका क्र.4 ची वेळ: 03 / 02 / 2024 11 : 04 : 25 AM

Joint Sub Registrar Panel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGESH D SHIVNEKAR AND OTHER ONE	eChallan	69103332024020221212	MH014982167202324E	165100.00	SD	0007909817202324	03/02/2024
2		DHC		0224023019130	2000	RF	0224023019130D	03/02/2024
3		DHC		0224026919195	100	RF	0224026919195D	03/02/2024
4	YOGESH D SHIVNEKAR AND OTHER ONE	eChallan		MH014982167202324E	27600	RF	0007909817202324	03/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1608 / 2024



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

प्रमाणित करणेत येते की, सदर दस्तास एकूण 904
पाने आहेत, पुस्तक क्र. 9
क्रमांक 904 वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-५,
दिनांक 03 माहे 02 सन 2024.