

## AGREEMENT FOR SALE



Artist's Impression



neelsidhi  
**Ballarat**  
New Panvel - West

CIDCO TENDER PLOT | RESIDENTIAL CUM COMMERCIAL PROJECT  
PODIUM WITH FITNESS CENTRE & MULTI-PURPOSE HALL

Receipt (pav1)

86/637  
Thursday, January 25, 2024  
10:48 AM

पावती

Original/Duplicate  
संरणी क्र. :39म  
Regn.:39M

पावती क्र.: 906 दिनांक: 25/01/2024

गांधीबाबा नाव: पनवेल  
इसवीकनाचा अनुक्रमांक: पनवेल-637-2024  
इसवीकनाचा प्रकार : कटारनामा  
सादर करणाऱ्याचे नाव: शशिन प्रमोद ललवडे - -

संरणी ची	₹. 30000.00
इस वृत्तावधी ची	₹. 1900.00
पुढाची संख्या: 95	
<b>एकूण:</b>	<b>₹. 31900.00</b>

आपणाल भुज वस्तु, पनवेल डिस्ट.पुणे-२ अंदाजे  
11:07 AM ह्या वेळीस मिळेल.

*JOINT S.A. PAVEL 1*

बाजार भुज: ₹.4222105.5/-  
सोबदला ₹.4491000/-  
भरलेले मुद्रांक भुज : ₹. 314400/-

सह दुय्यम निर्देशक, पनवेल-१

- 1) इसकाचा प्रकार: DHC रद्दम: ₹.1900/-  
टीटी/अनादेश/पे ऑर्डर क्रमांक: 0124243717465 दिनांक: 25/01/2024  
इंकिचे नाव व पत्ता:
- 2) इसकाचा प्रकार: eChalan रद्दम: ₹.30000/-  
टीटी/अनादेश/पे ऑर्डर क्रमांक: MH014282848202324E दिनांक: 25/01/2024  
इंकिचे नाव व पत्ता:

इस वस्तु मिळाला

*Shashin*  
मुद्रांक भरत प्राप्त दिला

शशिन  
प्रमोद ललवडे



30/01/2024

सूची क्र.2

दुयम नियंथक : पु.नि. पनवेल 1

रण क्रमांक : 637/2024

नंदापी :

Regn.63m

बाबाचे नाव : पनवेल

(1)किनेदाचा प्रकार	अग्रगण्य
(2)मीटरदर	4491000
(3) बाजाराभावा(गोटेपट्ट्याच्या बाबतिलेपट्ट्याकरून अबागाणी देणे वी पट्टेदार ने समुद्र बाबाचे)	4222105.5
(4) भू-मालक, पोटहिल्ला व परजमाक(अमाल्यास)	1) पत्तिकेचे नाव रावराव इतर बर्षेन , इतर माहिती: विभाग क्र. 1/13,ए - 97,700-। सरकारी नं. 101.1 ता मजला ही बिग,नीम मिट्टी वीन्नागाट,प्लॉट नं. 40,सेक्टर 17,पु पनवेल वेग,तातुका पनवेल,जिल्हा रावराव, अंशकट - 39.287 चौ. मी. बागपट्ट लॉगिंग ( ( Plot Number : 40 ; SECTOR NUMBER : 17 - ) )
(5) अंशकट	1) 39.287 चौ.मीटर
(6)अबागाणी किंवा जुरी देण्यात असेल तेव्हा:	
(7) इमालांकरून करून देणा-यापिडुन देवता-या पत्राबागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अमाल्यास,प्रतिबादिचे नाव व पत्ता.	1) नाव:-वे. वीरमिड्डी अमोमिण्टम लालगणी नके आदीदार दर्शन वी. पावल नके पु. पु. पोपल कंधर -- बघ-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमालांनि नाव. 301, दि इमालां, 3 ग मजला, प्लॉट नं. 195 वी, सेक्टर 12, बाभी, लकी मुवई, अंशक नं. -, गेट नं. -, मडगाण, टाणे. पिन कोड-400703 पिन नं.- AAQFN1586J
इमालांकरून करून देणा-या पत्राबागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अमाल्यास,प्रतिबादिचे नाव व पत्ता	1) नाव:-मखिल इन्हाद लालबडे -- बघ-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमालांनि नाव, मुहाम गेट्ट वॉप, तातुका बाग , जिल्हा माडगाण, अंशक नं. -, गेट नं. -, मडगाण, SATARA. पिन कोड-415503 पिन नं.- BQBPS0598H 2) नाव:-प्रणिता मखिल लालबडे -- बघ-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमालांनि नाव, मुहाम गेट्ट वॉप, तातुका बाग , जिल्हा माडगाण, अंशक नं. -, गेट नं. -, मडगाण, SATARA. पिन कोड-415503 पिन नं.- AUHPN1257F
(8) इमालांकरून करून दिवाणा दिनांक	25/01/2024
(10)रण नंदापी बाबाचा दिनांक	25/01/2024
(11)अनुक्रमीक,पट्ट व पुन	637/2024
(12)बाजाराभावाप्रमाणे मुद्रांक मुल्य	314400
(13)बाजाराभावाप्रमाणे नंदापी मुल्य	30000
(14)संग	

साह दुयम नियंथक, पनवेल-१

- चाकनाबाडी विभागाला येवलेला तपशील :-

मुद्रांक मुल्य अबागाणा विवरलेला अनुष्ठेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SACHIN PRALHAD NALAWADE	eChallan	69103332024011920056	MH014262648202324E	314400.00	SD	0007646776202324	25/01/2024
2		DHC		0124243717465	1900	RF	0124243717465D	25/01/2024
3	SACHIN PRALHAD NALAWADE	eChallan		MH014262648202324E	30000	RF	0007646776202324	25/01/2024

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



CHALLAN  
MTR Form Number-6



GRN	MH014282848202324E	BARCODE			Date	19/01/2024-17:59:35	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty Type of Payment Registration Fee				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BGGP50598H			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name	SACHIN PRALHAD NALAWADE			
Location RAIGAD				Flat/Block No.	FLAT NO. 101, 15T FLOOR, B WING.			
Year 2023-2024 One Time				Premises/Building				
Account Head Details		Amount In Ra.		Road/Street	NEEL SIDHI BALLARAT, PLOT NO. 40, SECTOR 17.			
0030046401 Stamp Duty		314400.00		Area/Locality	NEW PANVEL WEST, DiST. RAIGAD			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 1 0 2 0 6			
				Remarks (If Any)	PAN2=AAQFN1585J-SecondPartyName=NEEL SIDHI ASSOCIATES LLP-CA=4491000 			
				Amount In	Three Lakh Forty Four Thousand Four Hundred Rupees			
Total				3,44,400.00	Words	Only		
Payment Details IOBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref.No.	69103332024011920056 2849444006		
Cheque/DD No.				Bank Date	RBI Date	19/01/2024-18:01:28 Not Verified with RBI		
Name of Bank				Bank-Branch	IOBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with SRS			

Department ID :

Mobile No. : 981060727

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दायज निवाहक कार्यालयत मोदणी करवायाव्या दस्तासदी सगु आहे. मोदणी न करवायाव्या दस्तासदी सदर चालन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124243717465	Date 24/01/2024
Received from -, Mobile number 9898999999, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Panel 1 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 24/01/2024
Bank CIN 10004152024012416439	REF No. 2882606888
This is computer generated receipt, hence no signature is required.	

5	
836	
2	ey







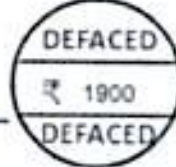
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0124243717465

Receipt Date 25/01/2024

Received from -, Mobile number 9898999999, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered on Document No. 637 dated 25/01/2024 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh,



**Payment Details**

Bank Name IBKL

Payment Date 24/01/2024

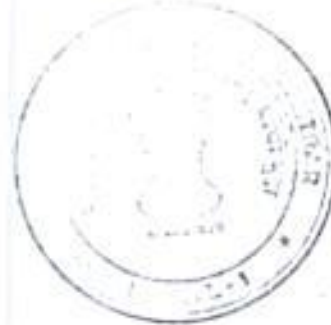
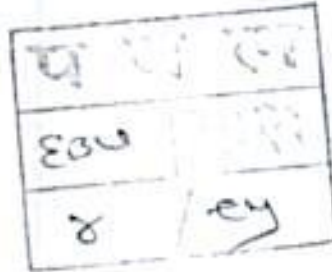
Bank CIN 10004152024012416439

REF No. 2882606888

Deface No 0124243717465D

Deface Date 25/01/2024

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





मूल्यांकन पत्रक ( बाहरी क्षेत्र - बाधीव )

Valuation ID: 20240125496 25 January 2024, 09:40:53 AM  
 पत्रक

मूल्यांकनाचे वर्ष: 2023  
 जिल्हा: रायगड  
 मूल्य विभाग: तालुका, पनवेल  
 उप मूल्य विभाग: 1/13-मौजे, गांव; न्यु पनवेल कॅम्प सिडको विभाग - न्यु पनवेल (वेस्ट); सेक्टर क्र; मूल्यदर विभाग 2. आमुडगाव गावठाणासह  
 क्षेत्राचे नाव: A Class Palika सर्व्हे नंबर न. भू क्रमांक

वर्गीकृत मूल्य दर तक्त्यानुसार मूल्यदर रु.	सुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमादनाचे एकक चौ मीटर
	36100	97700	104600	121300	104600	

**बाधीव क्षेत्राची माहिती**  
 बांधकाम क्षेत्र (Built Up): 43.215 चौ. मीटर मिळकतीचा स्वरूप: निवासी सदनिका  
 बांधकामाचे वर्गीकरण: 1-आर सी सी मिळकतीचे वय: 0 TO 2 वर्षे  
 उद्भावना सुविधा: आहे मजला: 1st To 4th Floor  
 मिळकतीचा प्रकार: बांधकामाचा दर: बाधीव  
Rs. 2528/-

Sale Type - First Sale  
 Sale/Renale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ: = 100 / 100 Apply to Rate- Rs. 97700 -

सुसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर:  
 = (वर्गीकृत मूल्यदर - सुल्या जमिनीचा दर) \* प्रसा.यानुसार टक्केवारी + सुल्या जमिनीचा दर  
 = ((97700-36100) \* (100 / 100)) + 36100  
 = Rs. 97700/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 97700 \* 43.215  
 = Rs. 4222105.5/-

Applicable Rules: = 3, 9, 18, 19

**एकत्रित अंतिम मूल्य**  
 = मुख्य मिळकतीचे मूल्य + लक्षणाचे मूल्य + सेटिंग्गिंग मजला क्षेत्र मूल्य + लागवडी मूल्य + सुली जमिनीचा दर + वरील मूल्य + बँडिंग  
 करण मजलाचे मूल्य + सुल्या जमिनीवरील करण मजलाचे मूल्य + इतराची भोवतीचा सुल्या जमिनीचे मूल्य + बँडिंग करणकी - कार्यालय करणमजला  
 = A + B + C + D + E + F + G + H + I + J  
 = 4222105.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs. 4222106/-  
 = ४ वेदाळीस लाख बावीस हजार एक रो सहा/-

*(Signature)*  
 सह दुय्यम निबंधक, पनवेल-१

१३७  
 ५ १५



**AGREEMENT FOR SALE**

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 25<sup>th</sup> Day of JANUARY, Two Thousand and Twenty Four.

**BETWEEN**




M/s. Neel Sidhi Associates LLP having LLP IN : AAO-0605 & PAN : AAQFN1586J, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 301, The Emerald, 3<sup>rd</sup> Floor, Plot No. 195B, Sector - 12, Vashi, Navi Mumbai - 400 703, represented through its Designated Partner **SHRI. DARSHAN G. PALAN** (hereinafter referred to as the "*Promoter*") (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, legal representatives, assigns, nominees and successors) of the "*First Part*".

**AND**

**MR. SACHIN PRALHAD NALAWADE**, adult Indian Inhabitant/s, Aged about 38 years, holding PAN : BGBPS0598H & AADHAAR No. : 4365 4779 9107 AND **MRS. PRANITA SACHIN NALAWADE**, adult Indian Inhabitant/s, Aged about 31 years, holding PAN : AUHPN1257F & AADHAAR No. : 4535 1364 2224, residing at AT POST - BOTHE, TAL. - MAN, DIST. - SATARA, PIN - 415 503, hereinafter referred to as "*The Allottee*") [which expression shall, unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and assigns) of the "*Other Part*".

**WHEREAS:**

- A. The CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd., a company incorporated under the Companies Act, 1956 (as amended with Act No. 18 of 2013) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai- 400 021, (hereinafter referred as "*The Corporation*") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of the Maharashtra Regional & Town Planning Act 1966( Maharashtra Act No XXXVII of 1966) for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113A of the said Act.

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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B. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired Plots described therein and vested such Plots along with the Government Plots in the Corporation for orderly development of Navi Mumbai and other areas coming to its jurisdiction.

C. The Corporation has invited Bids for certain plots situated at Kharghar, Kalambohi and Navel Nodes of Navi Mumbai under Scheme no. MM/SCH-16/2021-2022 (hereinafter referred to as the "Scheme") in the month of August, 2021 and the last date for submission of Tender Bid was 15<sup>th</sup> August, 2021.

10/08/2021	10/08/2021	10/08/2021
10/08/2021	10/08/2021	10/08/2021
10/08/2021	10/08/2021	10/08/2021

The Promoter being interested to bid under the said Scheme has submitted its Bid for Plot No. 40 admeasuring total area of 5,663.97 sq. meters situated at Sector -17, New Navel (W), Navi Mumbai with FSI 1.50. (hereinafter referred to as "the said plot/said land/ project land") more particularly described in the *First Schedule* hereunder written




Upon payment of entire lease premium for the said Plot, the Corporation has entered into Agreement to Lease dated 31<sup>st</sup> March, 2022 with the Promoter containing the terms and conditions for the grant of License to develop the said Plot. The Agreement to Lease dated 31<sup>st</sup> March, 2022 was registered with Office of Sub-Registrar of Assurances - Panvel - 4 under registration serial no PVL4-4259-2022 on 31<sup>st</sup> March, 2022. The copy of the final demarcation plan of the said plot and Index - II of the aforesaid Agreement to Lease evidencing title of the Promoter in the said Plot is appended hereto and marked as Annexure "A" and Annexure "B" respectively.



G. The Promoter has applied with the Corporation for its No Objection Certificate (NOC) to mortgage the said plot with Kotak Mahindra Prime Ltd and the said NOC to mortgage the said plot was granted by the Corporation vide its letter bearing serial no. CIDCO/ESTATE-3/2022/8000149383 dated 22<sup>nd</sup> April, 2022.

H. The Promoter has also executed a Deed of Mortgage for Additional Security dated 23<sup>rd</sup> April, 2022 for creation of mortgage of the said plot in favor of Kotak Mahindra Prime Ltd and the same was registered with the Office of Sub Registrar of Assurances - Panvel-5 under registration serial no. PNL5-7206-2022 on 28<sup>th</sup> April, 2022.

PROMOTER 	ALLOTTEE(S) 
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- I. Accordingly, the Promoter is fully seized and possessed of the said Plot and is well and sufficiently entitled to develop the said Plot in the manner solely at its discretion and disposal.
- J. The Promoter intends to develop a Residential and Commercial project on the said plot in the name style of "Neel Sidhi Ballarat" by consuming the total FSI of 19,221.549 sq.mtrs in accordance to provisions of the Unified Development Control and Promotion Regulations for Maharashtra of 2019 and amendments notified thereafter.
- K. The aforesaid proposed project "Neel Sidhi Ballarat" (hereinafter referred to as "the said project") consists of 1 Building comprising of 2 Wings A & B of Basement plus Ground plus 14 upper floors containing 233 [Two hundred and Thirty-Three] Nos. of Residential Flats and 38 [Thirty-Eight] of Commercial Units being shops/ offices (all hereinafter referred to as "the said unit").
- L. The Promoter has obtained Environment Clearance from the Ministry of Environment, Forrest and Climate Change, Government of India vide their letter bearing No. NIL dated 25<sup>th</sup> August, 2022.
- M. The Promoter has obtained No Objection Certificate for Development from Divisional Engineer - LM (CSMT) vide their letter bearing No. BB/W/6561/NOC/KNDS/1340/DB dated 24<sup>th</sup> November, 2022.
- N. Pursuant to obtaining the pre-requisite approvals/ permissions/ clearances, the Promoter is entitled to develop Wing "A" (part) of Basement plus Ground Floor plus 6 upper floors and Wing "B" (part) of Basement Plus Ground plus 5 upper floors in all comprising of 89 [Eighty Nine] number of Residential Units and 38 [Thirty Eight] Commercial units being Shops/offices by consuming FSI admeasuring 8,460.83 sq.mtrs. BUA out of the total FSI of 19,221.541 Sq.mtrs BUA and has obtained Development Permission Cum Commencement Certificate and sanctioned plans from Town Planning Department of Panvel Municipal Corporation (hereinafter referred to as "the Municipal Corporation") vide their letter bearing No. PMC/TP/N.PANVEL/17/40/21-22/ 16611/001/2023 dated 03/01/2023. Accordingly the construction activity was commenced at site.
- O. Further, now the Promoter has obtained NOC additional FSI including ancillary FSI from CIDCO Ltd vide its letter bearing No. CIDCO/MTS - III/ UDCPR/ 8000206388/ 2023/2479 dated 25/05/2023.

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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PROMOTER	ALLOTTEE(S)
	

U. The Promoter has entered into a standard Agreement with Arch. Adinath Patkar of M/s. 07 Architects & Planners a registered architect with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

T. The Promoter has obtained a Certificate of Title in respect of the said project from Adv. Manali Saraf of MSA Legal, High Court Bombay dated 27/11/2022 copy of which is appended hereto and marked as *Annexure "E"*.

S. The Promoter will also develop the common area and facilities in accordance with the Development Permission Cum Commencement Certificate granted by the Municipal Corporation (hereinafter referred to as "the said Common area and Facilities"). The details of said Common area and Facilities (excluding the covered / Stack car parking space allotted to prospective Allottee under their respective Agreement for Sale) are appended hereto and marked as *Annexure "D"*.

marked as *Annexure "C"*.  
 Pursuant to obtaining the pre-requisite approvals/ permissions/ clearances, the Promoter is entitled to develop Wing "A" of Basement plus Ground Floor plus 14 upper floors and Wing "B" of Basement Plus Ground plus 14 upper floors comprising of 237 [Two Hundred Thirty Seven] number of Residential Units and 39 [Thirty Nine] Commercial units being Shops/offices by consuming FSI admeasuring BUA of 19210.899 sqmtrs from Panvel Municipal Corporation vide their letter bearing No. PMC/TP/NPANVEL/17/40/21-23/16611/2023/3379/2023 dated 01/12/2023, copy of the said Amended Development Permission and Commencement Certificate is appended hereto and marked as *Annexure "C"*.





from CIDCO Ltd vide its letter bearing No. CIDCOM/TS - III/UDCPR/8000226808/2023/2913 dated 25/10/2023.

P. Pursuant to obtaining the pre-requisite approvals/ permissions/ clearances, the Promoter is entitled to develop Wing "A" (part) of Basement plus Ground Floor plus 11 upper floors and Wing "B" (part) of Basement Plus Ground plus 10 upper floors in all comprising of 173 [One Hundred Seventy Three] number of Residential Units and 39 [Thirty Nine] Commercial units being Shops/offices by consuming FSI admeasuring BUA of 14618.00 sqmtrs from Panvel Municipal Corporation vide their letter bearing No. CRRP/C/RB/2023/APL/00066 dated 08/09/2023. Accordingly the construction activity was commenced at site.

173	39	14618.00
Residential Units	Commercial Units	BUA

- V. The Promoter has appointed Er. Rohit Verma of M/s. Associated Structural-LLP as structural Engineer for the preparation of the structural design and drawings of the said Project and the Structural Engineer has accepted the same until completion of the said project.
- W. The Promoter has registered the said project within the provisions of The Real Estate (Development and Regulation) Act, 2016 (RERA) and has received a registration certificate bearing serial no. P52000049218 dated 03/02/2023. For the purpose of RERA registration for the Said project each of the 2 (two) wings will be treated as a separate building count. The Authenticated Copy of RERA Registration Certificate bearing serial no.P52000049218 for the Project is appended hereto and marked as **Annexure "F"**.
- X. By virtue of the Agreement to Lease and Development Permission - Cum Commencement Certificate, the Promoter has sole and exclusive right to currently sell the flats in Wing "A" and Wing "B" to be constructed by the Promoter on the said Project Land and enter into agreement/(s) with the Allottee/(s) of the flats to receive sale consideration in respect thereof.
- Y. The Promoter has got some of the approvals from the concerned local authorities to the plans, specifications, elevations, sections for the Wing "A" and Wing "B" and shall obtain the balance approvals from the various authorities from time to time so as to obtain the Occupancy Certificate for the said Project.
- Z. 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 said project and upon due observance and performance of which the Occupancy Certificate shall be granted by the concerned local authority.
- AA. The Promoter has commenced the construction on the said project land in accordance with the plans sanctioned by the Municipal Corporation vide Development Permission Cum Commencement Certificate granted by them.
- BB. The Promoter on demand of the Allottee has given inspection of the documents of title in respect of the said plot and the plans, designs and specification of the said project prepared by the Promoter's architect M/s. O7 Architects and Planners and such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act").

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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PROMOTER	ALLOTTEE(S)
	 

II. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Flat.

HH. Under section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of the said unit with the Allottee in the said project with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

GG. The Promoter has registered the said project under the provisions of the said Act with the Real Estate Regulatory Authority at Maharashtra bearing no. P52000049218.

FF. At and before the execution of these present the Allottee has voluntarily paid to the Promoter a sum of Rs. 3,91,000/- (RUPEES THREE LAKHS NINETY ONE THOUSAND ONLY) being part payment of the consideration of the said Flat Unit agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter doth hereby admit of acknowledge) and the Allottee has agreed to pay to the Promoter balance of the consideration in the manner hereinafter appearing.

CC. The Allottee applied to the Promoter vide application dated 30.11.2023 for the reservation of Flat Unit bearing no. 101 in "B" Wing on 1<sup>st</sup> floor admeasuring carpet area 39.287 Sq. Mtrs. in the said project namely "Neel Sathi Ballaari" which is more particularly described in "Second Schedule" and the same is delineated in red color on the Floor Plan annexed hereto and marked as Annexure - "G" (hereinafter referred to as "Said Flat").

DD. The carpet area as mentioned hereinabove means the net usable floor area of an Flat/ Commercial Unit being Shops/ offices, excluding the area covered by the external walls, Unit being Shops/ offices for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/ Commercial Unit being Shops/ offices for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat/ Commercial Unit being Shops/ offices.

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

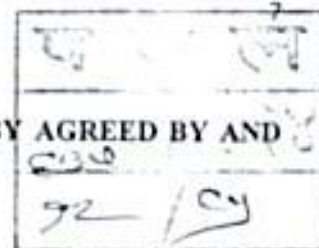
FF. The Parties hereto relying on the confirmations, representations and assurances of each other to faithfully abide by the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



99	DD	23.0	9
Commercial Unit being Shops/ offices, excluding the area covered by the external walls,	The carpet area as mentioned hereinabove means the net usable floor area of an Flat/		

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

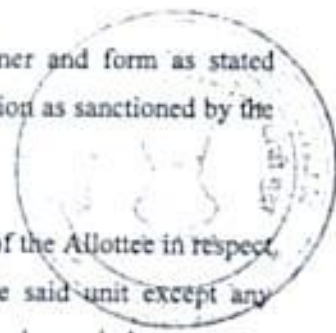
NOW THIS AGREEMENT WITNESSETHD AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



**Project:**




- 1.1 The Promoter shall construct on the said project in the manner and form as stated hereinabove in accordance with the plans, designs and specification as sanctioned by the concerned local authority from time to time.

Provided that the Promoter shall obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said unit except any alteration or additions required by Competent Authority or due to change in law.




**Consideration and Description of Premises:**

- 2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat Unit bearing no. 101 in "B" Wing of carpet area admeasuring 39.287 sq. mtrs on 1<sup>st</sup> floor at Plot No. 40 situated at Sector - 17, New Panvel (W), Navi Mumbai in the Said project to be known as "Neel Sidhi Ballarat" as shown in the Floor plan thereof hereto annexed and marked "Annexure G" for sale price of Rs. 44,91,000/- (RUPEES FORTY FOUR LAKHS NINETY ONE THOUSAND ONLY) including the proportionate price of the common areas and facilities appurtenant to the premises.
- 2.2 The above sales price is excludes taxes (consisting of taxes paid or payable by the Promoter by way of GST, VAT, Service Tax, Cess, Duties, charges, premiums and/ or any other statutory outgoings which may be levied in connection with the construction of the said project payable by the Promoter) upto the date of handing over of the possession of the said project.
- 2.3 The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government/ any entity by whatsoever name called from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

 PROMOTER	  ALLOTTEE(S)
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PROMOTER	ALLOTTEE(S)
	 

SCHEDULE	% OF PAYMENT
On or before execution of the Agreement	10%
On commencement of Work	10%
On completion of Plinth Work	20%
On completion of 1ST Slab	5%

3.1 The Allottee hereby agrees to pay to the Promoter the consideration of the said Flat/shop in the following manner:-

**Schedule of Payment:**

2.6 The fixtures, fittings and amenities provided by the Promoter in the said Flat Unit and the said building are those that are set out in **Third Schedule** hereunder written. The Promoter shall not be obliged to accept or accede to any request from the Allottee for making any changes in the floor plan of the said Flat Unit or amenities provided by the Promoter.

2.1 of this Agreement. The Allottee authorises the Promoter to adjust/ appropriate all payments made by the Promoter under any heads of due against lawful outstanding, if any, in his/ her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his/ her payments in any manner.

2.4 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said project 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. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within Thirty days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause





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2	2

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On completion of 3RD Slab	5%
On completion of 5TH Slab	5%
On completion of 7TH Slab	5%
On completion of 9TH Slab	5%
On completion of 11TH Slab	5%
On completion of 13TH Slab	5%
On completion of Brick Work	5%
On completion of Plaster Work	3%
On completion of Electric Work	3%
On completion of Plumbing Work	3%
On completion of Flooring & Tilling Work	3%
On completion of Sanitary Work	3%
On completion of Doors & Windows	3%
On receipt of Occupancy Certificate	2%

The amount currently due after adjusting the part payment made by the Allottee on or before execution of this Agreement is **Rs. 29,77,250/- (RUPEES TWENTY NINE LAKHS SEVENTY SEVEN THOUSAND TWO HUNDRED FIFTY ONLY)**, the Allottee agrees and undertakes to pay the said amount to the Promoter within 45 days from the date of execution of this Agreement.

- 3.2 The Allottee 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 its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Allottee, with regard to appropriation / application of the payments made hereunder shall be valid or binding upon the Promoter.

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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ALLOTTEE(S)	PROMOTER
 	

**Mode of Payment:**

4.1 All payment shall be made by Allottee by drawing cheque/ DD/ RTGS/ NEFT in the name of "Neel Sidhi Associates LLP Neel Sidhi Ballarat Collection Account No. 5345911455" in Kotak Mahindra Bank, Palm Beach Road, Vashi Branch payable at Navi Mumbai or other account as Promoter may intimate subsequently to the Allottee.

94	94	94
10	10	10

Account No. 5345911462" in Kotak Mahindra Bank, Palm Beach Road, Vashi Branch to be maintained in terms of section 4 of the RERA 2016.

Allottee shall deduct tax at source on the payment made at the prevalent rate. If applicable and furnish a TDS certificate to Promoter within seven (07) days of such deduction is made. Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee and the TDS certificate is received by Promoter from Allottee.

4.4 In case if the payment made by the Allottee is dishonoured/ returned for whatsoever reason by the Promoters Bank, the Allottee shall be liable to pay to the Promoter 2 times of the penalty/ charges as levied by the Promoter's bank.

**Notice of Demand :**

5.1 The Promoter shall issue a notice of demand giving at least 15 days time from date of service to the Allottee for making the payment. The said notice of demand shall be appended by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.

5.2 For the purpose of clause 5.1 hereinabove, issuance of notice of demand through Registered Post Acknowledgement Due (RPAD) at the last known address and/ or by email at the registered email address submitted by the Allottee at the time of reservation of the said Flat Unit i.e sach2487@gmail.com shall be treated as sufficient compliance from Promoters and the Allottee shall be barred from claiming non receipt of the notice of demand.



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**Payment of Statutory Dues and Taxes:**

- 6.1 In addition to the Consideration of the Flat Unit as mentioned ~~hereinabove~~ the Allottee shall be liable to pay and hereby agrees to pay to Promoter any statutory-taxes like GST, service taxes, VAT, or any other charges, levy, tax, 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. If such liability arises thereafter then the Allottee shall make over such payment to Promoter within 7 days upon receiving a notice of demand from Promoter.
- 6.2 The cost of stamp duty and registration charges on this transaction shall be borne by the Allottee. Further, the Allottee shall take immediate steps to get the same registered under the Registration Act, 1908. The Promoters undertake to make themselves available through authorized representative for purpose of registration even at two 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 execution before the competent authority.

**FEMA:**

- 7.1 The Allottee, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / 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 fulfill 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 FEMA 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 part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Promoter accepts no responsibility / liability 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

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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ALLOTTEE(S)	PROMOTER
 	

9.3 This warranty is applicable only if the Allottee does not carry out any alteration or addition or change in the said Flat/Shop or the buildings or causes damage to the said Flat/Shop building by misuse and thereafter the Apex Body or Co-operative Housing Society or Allottee itself shall be responsible to rectify the same at their costs and efforts.

9.2 If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said Flat/Shop 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.

9.1 The 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 concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over of the possession of the said Flat Unit to the Allottee, obtain from the concerned local authority Occupancy Certificate in respect of the said Flat.

**Declaration by the Promoters:**

Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter, interest at the same rate as specified above, for every month of delay, till the handing over of the possession. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter.



8.1	If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat Unit to the Allottee on account of reasons beyond his control, the Promoter agrees to pay interest at the rate as prescribed by State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum to the Allottee, who does not intend to withdraw from the project, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter.	20
8.2	The Allottee agrees to pay to the Promoter, interest at the same rate as specified above, for every month of delay, till the handing over of the possession. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter.	20

**Delay Payment Charges:**

have any right in the application / allotment of the said Unit applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

- 9.4 The Promoter hereby declares that currently the Floor Space Index available in respect of the said project is 19221.514 sq. mtrs. Only and that no part of the said floor space index has been utilized by the PROMOTER elsewhere for any purpose whatsoever.
- 9.5 The PROMOTER has paid the scrutiny fee, development charges, enclosed balcony charges miscellaneous charges and security deposit charges to the competent authority under the Maharashtra Regional and Town Planning Act, 1966 in pursuance of the amended provisions of Section 124A to 124L of the said Act, to the Municipal Corporation under the provisions of the M.R.T.P, ACT, 1966 as described in the recitals in these presents. It is hereby agreed by and between the parties hereto that in case the PROMOTER is successful in securing any refund of any sum paid as above referred charges, the Promoter shall alone be entitled to get the same and the Allottee will not be entitled to claim the benefit of any such refund.
- 9.6 The Promoter hereby declares that the Allottee of the Commercial unit being shops or offices shall not be allowed to use the common areas and facilities of the Residential flats including podium and open spaces & amenities proposed thereupon, common area and amenities of the residential buildings including the common terrace areas, lifts, staircase, lobbies, car parkings allocated to Allottees of the flats etc.
- 9.7 The Allottee is aware that certain flats have adjoining terrace area for exclusive use of the respective Allottee. No other Allottee including the existing members shall be permitted to use the same or claim any rights on such areas.

**Declaration by the Allottee :**

- 10.1 The Allottee has verified the documents and has ensured that the PROMOTER has absolute, clear and marketable title to the said plot. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- 10.2 The Allottee is aware that in order to ensure safety of the workmen and the Allottee, the Allottee shall not be allowed to visit the site during the time that the Building is under construction. The Promoter shall provide photographic updates of the construction progress (quarterly or half-yearly basis) on the website of the project. The Allottee shall be given the opportunity for inspecting the Unit only after receipt of occupancy certificate for the said project and making payment of the Total Consideration.

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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10.3 The 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 is aware that the common amenities and facilities of the Residential Units including podium and open spaces & amenities proposed thereupon, common area and amenities of the residential buildings including the common terrace areas, lifts, staircase, lobbies, parking's allocated to Allottee of the flats etc. will be used by the Allottee of Residential Flats only; Allottee of the Commercial Units being shops or offices will not be entitled to use the aforesaid amenities and facilities.



Without prejudice to the right of the Promoter to charge interest, in terms of this Agreement, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Promoter shall be entitled at his own option to terminate this Agreement unilaterally. Provided that, the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Allottee fifteen days prior notice in writing 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 and default shall have been made by the Allottee.

11.2 That the Allottee shall not be entitled to raise any objection to termination made by the Promoter if the conditions as mentioned in this agreement heretofore are fulfilled and that Promoter shall be authorized to unilaterally register the cancellation deed with the registrar without any recourse to the Allottee. In case of termination of this agreement, the Promoter may forfeit upto 20% of agreement value from the consideration amount paid by Allottee till the date of termination and shall refund the balance amount to the Allottee. Such refund to the Allottee shall be within ninety days of termination. Further, Allottee shall not be entitled to claim refund from the Promoter the amounts paid by the Allottee to the government namely GST, Stamp Duty, Registration and Legal Charges. Since the Allottee has defaulted, the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded. Upon termination of this Agreement the Promoter, shall be at liberty to dispose of and sell the Flat/shop to such person and at

PROMOTER	ALLOTTEE(S)

such price as the Promoter may in his absolute discretion think fit. However, in case Allottee challenges such termination before any authority, then Promoter shall be entitled to hold the refund till conclusion of such dispute.

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#### Possession of Flat/Shop:



- 12.1 The Promoter shall give possession of the Flat Unit to the Allottee on or before 30<sup>th</sup> June, 2026. If the Promoter fails or neglects to give possession of the Flat Unit to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat Unit with interest at the same rate as may mentioned herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/shop on the aforesaid date without interest, if the completion of building in which the Flat/shop is to be situated is delayed on account of -

- i. war, civil commotion or act of God ;
  - ii. any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 12.2 Procedure for taking possession: The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement, the Promoter shall offer, in writing, the possession of the Flat/Shop to the Allottee in terms of this Agreement, to be taken within fifteen days from the date of issue of such notice and the Promoter shall give possession of the Flat/Shop to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or Co-operative Housing Society/ Apex Body, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Flat/Shop.

#### 12.3 Manner Of Taking Possession

- i. The Allottee shall take possession of the Flat/shop within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flat is ready for use and occupancy.
- ii. Failure of Allottee to take Possession of the Flat/shop: Upon receiving a written intimation from the Promoter the Allottee shall take possession of the Flat/shop

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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PROMOTER	ALLOTTEE(S)
	

14.4 The Allottee agrees and consents that it shall not raise any question to the draft forwarded by Corporation for grant of lease of the said plot in favour of the Co-operative Society as the same is not within the powers of Promoter.

14.3 The Promoter further declares that within 24 months from the date of receipt of Occupancy Certificate for the said project, it shall cause to obtain the lease of the said Land in favour of the Co-operative Society.

14.2 The Allottee's along with other Allottee of Flats/shops in the said project shall join in forming and registering the Society under the Maharashtra Co-operative Societies Act to be known as "Neel Sidhi Ballarat Co-operative Housing Society Ltd". They 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 the Society and for becoming a member, including the bye-laws of the proposed Society. These documents duly filled in and signed shall be returned to the PROMOTER within 7 days of the same being forwarded by the PROMOTER to the Allottee, so as to enable PROMOTER to register the Society within the provisions of RERA. The Allottee shall not raise any objection if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other competent authority.

The Promoter shall cause to form a co-operative housing society for the said project and a Promoter shall cause to form a co-operative society or any other legal entity for the Commercial Project within the time frame provided under law.



undivided common space & amenities provided by the Promoter nor claim any division or sub division of such limited common area attached to his said Flat/shop.

Use of Premises:	13.1	29
The Allottee shall use the said Flat Unit or any part thereof or permit the same to be used for purpose of residence and / or permitted professional activities. The Allottee shall neither claim any exclusive right, title or interest on its proportionate share of		



from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Flat/shop to the Allottee. In case the Allottee fails to take possession within the time provided, such Allottee shall continue to be liable to pay maintenance charges as applicable.

- 14.5 The Cost of formation of the Co-operative housing society and proportionate share for execution of lease deed in favor of the Co-operative Society shall be borne by the Allottee in proportion to the RERA carpet area of their flats/ Commercial Units being Shops/ Offices.

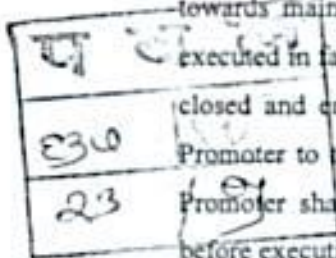
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**Common Maintenance Charges:**

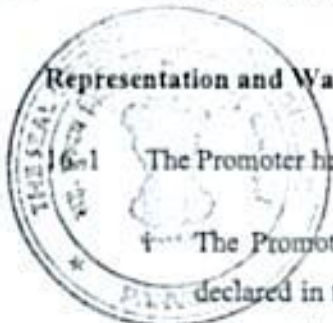
- 15.1 Commencing 7 (seven) days after intimation cum notice in writing is given by the Promoter to the Allottee that the said Flat/ Commercial Unit being Shop/ office is ready for use and occupation, the Allottee shall be liable to pay for proportionate shares of outgoings in respect of the said project and buildings namely local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security, sweepers and all other expense necessary and incidental to the management and maintenance of the said project. Such proportionate share of expense shall be calculated on the basis of RERA carpet area of the said Flat/ Commercial Unit being Shops/ Offices.
- 15.2 The Allottee shall pay to the PROMOTER at the time of possession, an interest free security deposit of Rs. 21,000/- (RUPEES TWENTY ONE THOUSAND ONLY). In addition to this security deposit the Allottee shall also pay advance maintenance charges equivalent to twelve months estimated maintenance charges to the Promoter amounting to Rs. 42,000/- (RUPEES FORTY TWO THOUSAND ONLY) (along with applicable GST) and all such demands raised by the Promoter from time to time until the lease deed is executed in favour of the Co-operative Society. On execution of lease deed in favor of the Co-operative Society, the balance in the aforesaid security deposits, if any, after meeting all expenses as mentioned above shall be paid over by the Promoter to the Society formed for the said project. The Allottee undertakes to pay such contribution in advance and shall not withhold the same for any reason whatsoever.
- 15.3 Provided that if the Allottee does not pay its share of the common maintenance charges within 14 days of receiving the notice of demand in this regard then the Promoter shall be entitled to levy interest @ 21% on such delayed payment from the date when the payment is due till the date of actual payment.
- 15.4 Until the Lease Deed is executed in favor of the Co-operative Society as mentioned hereinabove, the Allottee shall pay to the PROMOTER advance maintenance charges on yearly basis.

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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- 15.5 The Promoter shall be liable to maintain a separate bank account for the purpose of collecting the above mentioned deposit and yearly maintenance charges. All expenses towards maintenance shall be paid from such bank account till the Lease Deed is executed in favor of the Co-operative Society and thereafter such bank account shall be closed and entire accounts and amount if any therein shall be handed over by the Promoter to the society of the said project. In case of any deficit in the account the Promoter shall be entitled to collect the deficit proportionately from the Allottees before execution of Lease Deed for the said plot in favor of the Co-operative Society.






**Representation and Warranties of the Promoter:**



The Promoter hereby represents and warrants to the Allottee as follows:

- i The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii There are no encumbrances upon the project land or the Project, except that the Promoter has created a mortgage of the said plot in favour of Kotak Mahindra Prime Ltd.
- iv There are no litigations pending before any Court of law with respect to the project land or Project;
- v All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law.
- vi Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

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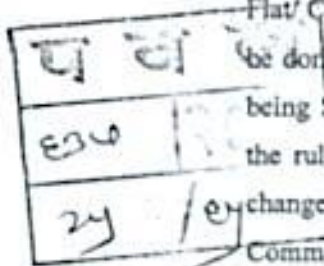
- vii The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- viii The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat/shop which will, in any manner, affect the rights of Allottee under this Agreement;
- ix The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said flat to the Allottee in the manner contemplated in this Agreement;
- x The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project.
- xii The promoter represents to the Allottee that, the Promoter will be responsible and committed to provide adequate infrastructure as may be required as per the prevalent norms within the boundary of the said plot for electricity, drainage and water. However it is further represented that supply of electricity & water and arrangement of drainage connection outside the boundary of the said plot is responsibility of the appointed competent Authority; Promoter will not be held liable/ responsible for any inadequacy / deficiency in supply of electricity & water, provision of proper sewer line/ drainage arrangements outside the boundary of the said plot and/or for any provision of any other utility services which is beyond the scope, control and responsibility of the Promoter. Any additional costs incurred for any alternate arrangement of supply of public utilities as stated hereinabove will be borne and paid by the Allottee.

**Post Possession Obligations of Allottee :**



17.1 The Allottee himself/herself/themselves with intention to bring all persons into whatsoever hands the said Flat/ Commercial Unit being Shops/ Office may come, doth hereby covenant with the PROMOTER as follows :-

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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- a. To maintain the said Flat/ Commercial Unit being Shops/ Office at Allottee own cost in good tenatable repair condition from the date of possession of the said Flat/ Commercial Unit being Shops/ Office is taken and shall not do or suffered to be done anything in or to the buildings in which the said Flat/ Commercial Unit being Shops/ Office 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 Flat/ Commercial Unit being Shops/ Office is situated and the said Flat/ Commercial Unit being Shops/ Office itself or any part thereof.



- b. Not to store in the said Flat/ Commercial Unit being Shops/ Office any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the buildings in which the said Flat/ Commercial Unit being Shops/ Office 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 or any other construction materials which may damage or are likely to damage the lifts or any other structure of the building in which the said Flat/ Commercial Unit being Shops/ Office is situated. In case any damage is caused to the building in which the said Flat/ Commercial Unit being Shops/ Office 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/her/their own cost all internal repairs to the said Flat/ Commercial Unit being Shops/ Office and maintain the said Flat/ Commercial Unit being Shops/ Office 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 Flat/ Commercial Unit being Shops/ Office is situated or the said Flat/ Commercial Unit being Shops/ Office 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 Flat/ Commercial Unit being Shops/ Office 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 Flat/ Commercial Unit being Shops/ Office or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat/ Commercial Unit

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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being Shops/ Office is situated and shall keep the portion / sewers, drains pipes in the said Flat/ Commercial Unit being Shops/ Office and appurtenances thereto in good tenatable repair condition, and in particular, so as to support shelter and protect the other part of the buildings in which the said Flat/ Commercial Unit being Shops/ Office is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said Flat/ Commercial Unit being Shops/ Office without the prior written permission of the PROMOTER and/or the Co-operative Housing Society Corporation 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 land and the building in which the said Flat/ Commercial Unit being Shops/ Office 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 Flat/ Commercial Unit being Shops/ Office in the compound or any portion of the said land and the building in which the said Flat/ Commercial Unit being Shops/ Office is situated at the time of interior work of the said Flat/ Commercial Unit being Shops/ Office. For the purpose of enforcing this compliance the Allottee shall keep an interest free deposit of Rs.10,000/- with the Promoter at the time of possession of the said flat.
- 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 Flat/ Commercial Unit being Shops/ Office by the Allottee.
- h. The Allottee shall not let, sub-let transfer, assign or part with his/her/their interest or benefit obtained under this Agreement or part with the possession of the said Flat/ Commercial Unit being Shops/ Office unless it has obtained a No Objection letter from PROMOTER and the Corporation. The PROMOTER shall issue such NOC if all the dues payable by the Allottee to the PROMOTER under this Agreement are fully paid up and if the Allottee has/have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has/have requested in writing to the PROMOTER.

 PROMOTER	 ALLOTTEE(S)
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- i. The Allottee shall observe and follow all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Flat/ Commercial Unit being Shops/ Office 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. The Allottee shall also observe and follow all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Flat/ Commercial Unit being Shops/ Office 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.

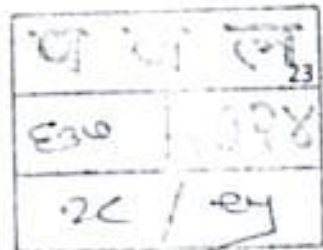
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**Parking Spaces:**



- 18.1 The Promoter has represented to the Allottee that the said project shall comprise of 221 [Two Hundred and Twenty One] number of covered car parking spaces/ stack parking spaces, and 77 [Seventy Seven] number of Two Wheeler parking spaces includes required number of visitor parkings.
- 18.2 The Allottee has informed the Promoter that he/she does not require Covered/ Stack car parking space. Accordingly, no allocation of Covered/ Stack car parking space is made against said Flat/ Unit under this Agreement. The Allottee undertakes, assures and guarantees not to claim in future Covered/ Stack car parking space in said project, nor raise any objection to use of Covered/ Stack car parking spaces by other Allottees to whom permission has been granted/would be granted by the Promoter in their Agreement for Sale. However the Allottee shall be entitled to his proportionate share/rights in the stack parking/s provided by the Promoter in the said project. The Allottee hereby further warrants and confirms that the Allottee shall, upon formation of the Co-operative Housing Society and / or execution of conveyance, as contemplated herein, cause such Co-operative Housing Society to confirm and ratify and shall not permit the Co-operative Housing Society to alter or change the allocation of Covered/ Stack Car Parking Spaces in the manner allocated by the Promoter to the various Allottee of the flats in the said project.
- 18.3 The stack parkings in the said project would be allocated by the Promoter/Co-operative Housing Society as per the provisions of Maharashtra Co-operative Housing Society Act, 1960 by following fair and transparent process in this regard to such unit Allottees who have not been allocated Covered / Stack car parking space in the said project.

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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**Miscellaneous Covenant:**

- 19.1 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat/shop to the Allottee and the common areas to the Co-operative Society after receiving the occupancy certificate or the completion certificate or both, as the case may be.
- 19.2 Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement-subject to the simultaneous completion of construction by the Promoter as provided herein above.
- 19.3 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said flat or of the said Project Land and Building or any part thereof. The Allottee shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the society/limited company or other body and until the Project Land is transferred to the Co-operative Society as hereinbefore mentioned.
- 19.4 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 be construed as a waiver on the part of the PROMOTER of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the PROMOTER.
- 19.5 The Allottee shall present this Agreement 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.
- 19.6 The Allottee has/have purchased the said Flat Unit as an Investor. The Allottee intends to sell the said Flat Unit within a period of one year from the date of this Agreement. In the event the said Flat Unit is sold within one year then the Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Bombay Stamp Act, 1958. Without prejudice to the Allottee right as an Investor, the Allottee may continue to hold the said Flat Unit like any other Allottee if he does not sell it within one year.

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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19.7 This Agreement overrides all earlier correspondence and documentation and in case of any difference and contradictions with any earlier document executed, the provisions of this Agreement shall prevail.

19.8 The Allottee agrees and acknowledges that the show unit constructed by the Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Promoter is not liable / required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Promoter under this Agreement.

**Unsold Units of Promoter:**

20.1 All unsold and/or unallotted Flat(s)/flat(s)/premises(s)/unit(s), areas and spaces in the Building/Residential Complex, including without limitation, parking spaces and other spaces in the stilt and anywhere else in the Building and Project Land shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/or unallotted Flat(s)/flat(s)/premises(s)/unit(s)/parking spaces and shall be entitled to enter upon the Project Land and the Building to enable it to complete any unfinished construction work and to provide amenities and facilities as the Promoter may deem necessary.

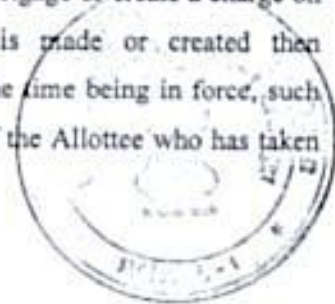
20.2 The Promoter shall without any reference to the Allottee, Co-operative Housing Society be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or un-allotted Flat(s)/flat(s)/premises(s)/unit(s)/parking spaces and spaces therein, as it deems fit. The Promoter shall be entitled to enter in separate agreements with the Allottee of different premises in the Building on terms and conditions decided by the Promoter in its sole discretion and shall without any delay or demur enroll the new Allottee as member/s of the Co-operative Housing Society. The Allottee and / or the Co-operative Housing Society shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Promoter shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the Co-operative Housing Society.

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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**Promoter Shall Not Mortgage Or Create A Charge:**

- 21.1 After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat/Shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat/Shop.



**Binding Effect:**



- 22.1 Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 10 (ten) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 10 (ten) days from the date of its receipt by the Allottee 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 Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**Entire Agreement:**

- 23.1 This Agreement, along with its recitals, schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat Unit, as the case may be.

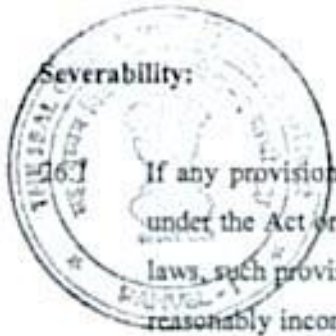
**Right To Amend:**

- 24.1 This Agreement may only be amended through written consent of the Parties.

 <b>PROMOTER</b>	 <b>ALLOTTEE(S)</b>
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**Provisions of This Agreement Applicable To Allottee / Subsequent Allottee:**

27.1	It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee of the Flat/shop, in case of a transfer, as the said obligations go along with the Flat/shop for all intents and purposes.
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**Severability:**



If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**Method Of Calculation Of Proportionate Share Wherever Referred To In The Agreement:**

27.1 Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the said project, the same shall be in proportion to the carpet area of the Flat/shop to the total carpet area of all the Flats/shops in the said project.

**Further Assurances:**

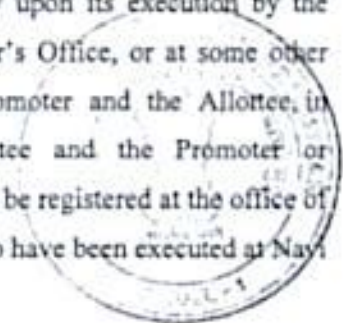
28.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of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

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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**Place of Execution:**

29.1 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, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Navi Mumbai.



**Service of Notice:**



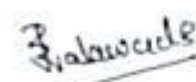
30.1 That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D Under Certificate of Posting and notified Email ID at their respective addresses specified below:

**Mr. Sachin Pralhad Nalawade**  
**Mrs. Pranita Sachin Nalawade**  
At Post - Bothe, Tal. - Man,  
Dist. - Satara, Pin - 415 503  
Notified Email ID : sach2487@gmail.com

&

**M/s. Neel Sidhi Associates LLP**  
3<sup>rd</sup> Floor, The Emerald, Plot No. 195B, Sector -12,  
Vashi, Navi Mumbai - 400 703  
Notified Email ID : neelsidhiballarat@gmail.com

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

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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- 30.3 Upon handing over of the possession of the Flat Unit to the Allottee under this agreement, all the notices on the Allottee shall be served at the address of the said Flat Unit unless there is a specific written request to revise the address for communication.

**Joint Allottees:**

31.1	That in case there are Joint Allottee 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.
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**Stamp Duty and Registration:**



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

**Dispute Resolution:**

- 33.1 Any dispute, including that of any adverse material change in any of the parameters in the said project, between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred be first referred to Conciliation forum and failure thereto, to the concerned authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations there under.

**Governing Law:**

- 34.1 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

**Jurisdiction:**

- 35.1 This agreement shall be subject to the jurisdiction of courts in Mumbai.

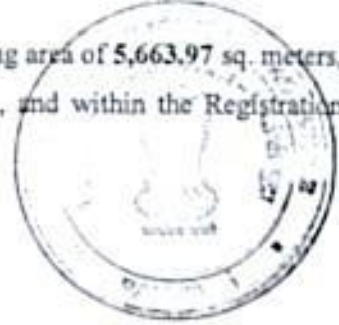
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**FIRST SCHEDULE**  
(Description of said plot)




All that pieces and parcels of Plot bearing Plot No. 40, admeasuring area of 5,663.97 sq. meters, Sector -17, New Panvel - West, Navi Mumbai, Taluka: Panvel, and within the Registration district Raigad, Sub-Registrar Panvel and bounded as under:

On or towards East : Plot No.41  
On or towards West : Plot No.39  
On or towards South : Open Land  
On or towards North : 20.00 mtrs wide road



**SECOND SCHEDULE**  
(UNIT DESCRIPTION)

Flat Unit bearing No. 101 in "B" wing on the 1<sup>st</sup> Floor admeasuring about Carpet Area 39.287 Sq. mtrs. In the said project known as "Neel Sidhi Ballarat" situated and lying on Plot no. 40, Sector - 17, New Panvel (W), Navi Mumbai, Taluka: Panvel and as described in FIRST SCHEDULE.

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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### THIRD SCHEDULE

#### SPECIFICATIONS AND AMENITIES

Brief specifications of materials, amenities, fixtures and fittings:-

- ❖ Earthquake resistant R.C.C. framed structure founded on open foundation.
- ❖ AAC blocks/bricks for all external and partition walls.
- ❖ Sand faced cement plaster for external surfaces, and smooth finished gypsum plaster for internal surfaces.
- ❖ Main doors and bedroom doors of pre-laminated solid core commercial flush doors with wooden frames. All toilet doors with granite frames
- ❖ All fittings of doors shall be Stainless steel.
- ❖ All windows on aluminum track with sliding shutters having anodized coating with plain glass.
- ❖ Aluminum louvered windows in Bathroom and W.C.
- ❖ Vitrified tiles flooring in all rooms.
- ❖ Raised cooking platform made out of Granite stones with SS sink as per architect's design with one tap and tiles dado upto 7" around it.
- ❖ Colour glazed / ceramic tiles in Toilets up to 7".
- ❖ European type W.C. pan in each water closet with low plastic flushing tank and colour glazed/ceramic tiles flooring as per instruction of Architect.
- ❖ Washbasin with 1/2" C.P Pillar tap with all plumbing and sanitary fitting relevantly connected to plumbing and drainage system.
- ❖ All internal plumbing and sanitary work to be of conceal type.
- ❖ Light Points/Fan Points /Plug points as per Architect instructions with all electrical wiring to be concealed type system having copper wires.
- ❖ Video Door Phone for every Flat with CCTV security system for the Co-operative Housing Society.
- ❖ Two coats of plastic paint internally and two coats of acrylic paint over texture externally, wooden work/Grills etc., being oil painted.
- ❖ Automatic lift.

 <b>PROMOTER</b>	  <b>ALLOTTEE(S)</b>
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IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY  
THE WITHINNAMED  
NEELSIDHI ASSOCIATES LLP  
(Promoter)



Through its Designated Partner  
  
SHRI. DARSHAN G. PALAN

For Neel Sidhi Associates LLP

*Darshan G. Palan*  
Partner



IN THE PRESENCE OF

- 1) MR. ANANT P. KHEMAN *AK* )
- 2) MRS. PRITI N. PARAB *PP* )

SIGNED, SEALED & DELIVERED BY )  
THE WITHINNAMED ALLOTTEE )

- 1) MR. SACHIN PRALHAD NALAWADE )

PAN : BGBPS0598H )

*Sachin Nalawade*



- 2) MRS. PRANITA SACHIN NALAWADE )

PAN : AUHPN1257F )

*Pranita Nalawade*

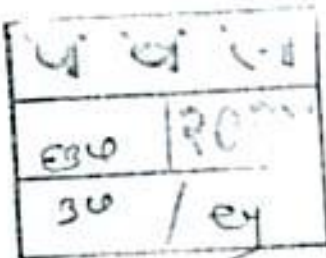


IN THE PRESENCE OF

- 1) MR. ANANT P. KHEMAN *AK* )
- 2) MRS. PRITI N. PARAB *PP* )

<i>AK</i> PROMOTER	<i>Sachin Nalawade</i> <i>Pranita Nalawade</i> ALLOTTEE(S)
-----------------------	--





## RECEIPT

RECEIVED with thanks from the Allottee a sum of Rs. 3,91,000/- (RUPEES THREE LAKHS NINETY ONE THOUSAND ONLY) as part payment on execution hereof as per terms & conditions of this Agreement for sale of the said flat.

Sr. no.	Cheque no.	Cheque Date	Bank & branch name	Amount (Rs.)
1.	317949	25.11.2023	STATE BANK OF INDIA, FORT	3,00,000/-
2.	681996	25.11.2023	STATE BANK OF INDIA, FORT	91,000/-

TOTAL 3,91,000/-

This receipt is subject to realization of Cheques



WE SAY RECEIVED

M/S. NEELSIDHI ASSOCIATES LLP

  
PARTNER

WITNESS

1. Palawade  
2. Bhalke

 PROMOTER	  ALLOTTEE(S)
---	--

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"ANNEXURE A"

**शहर व औद्योगिकविकास महामंडळ (महाराष्ट्र) मर्यादित**

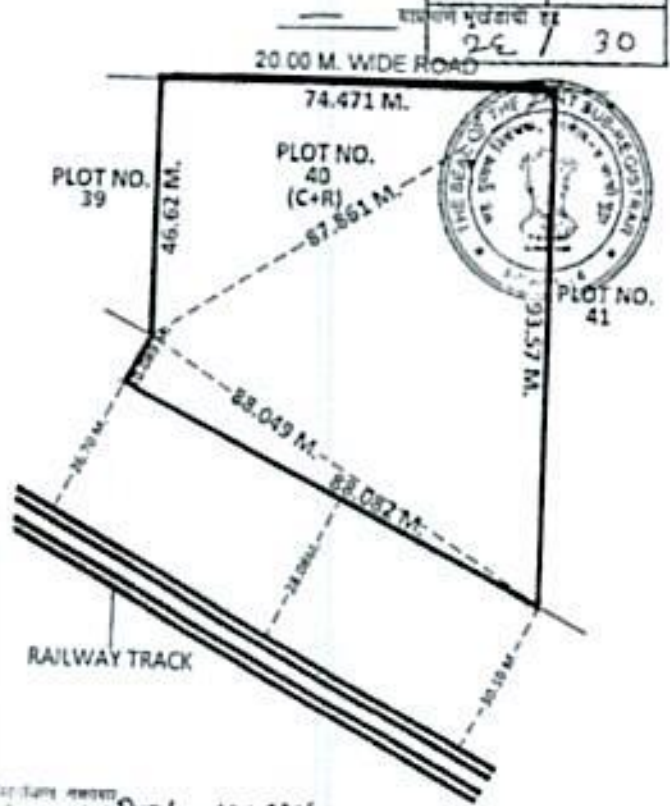
शहरीकरण विभाग - विमान 'पुणे' मंडळ, पोलीस स्टेशन - 400001 पुणे शहरीकरण - 'विमान' सी.टी.डी. क्षेत्रात पोलीस स्टेशन

भूमी व भूमापन विभाग - सिडको भवन

दिनांक: 03/2022

भोजनघाटात नवीन पनवेल (प.) भोड भटील सेक्टर ब्लॉक: 17 भूखंड क्रमांक: 40 (C+R)  
 खाद्य विभागातल्ल्या परिषद नियोजनकार (द.) चाचेवडील एच ब्लॉक: CIDCO/PLNG/SR (2022) 10/28/304  
 दिनांक 31/03/2022 भूमापन विभागातल्ल्या नकाशा तयार केला.  
 भूखंडाचे क्षेत्रफळ: 5663.97 चौ.मी.

पंचल = 8  
 824 2022  
 28 / 30



शहरीकरण विभाग  
 खाद्य विभागातल्ल्या परिषद (द.) 31/03/2022/E-10+304  
 दिनांक- 31/03/2022  
 क्षेत्राधिकारी (भूमापन)  
 सिडको भवन

*[Signature]*  
 सहायक भूमापन अधिकारी  
 सिडको भवन  
 31-03-22

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ANNEXURE - 'C'

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**PANVEL MUNICIPAL CORPORATION**

Tal. - Panvel, Dist.- Raigad, Panvel -410 206.

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel - (022) 27458040/41/42

No PMC/TP/N Panvel/17/40/21-23/16611/2023/3306/2023

Date - 09/02/2023

To,

M/s. Neelsidhi Associates LLP.,  
3<sup>rd</sup> Floor, The Emerald, Plot No. 195B,  
Sector- 12, Vashi, Navi Mumbai 400 703

**SUB:-Amended Development Permission for Residential cum Commercial Building on Plot No.- 40, Sector- 17, At -New Panvel (W), Tal. - Panvel, Dist.- Raigad.**

- REF:-**
- 1) Your Architect's application no.23971, Dated 27/09/2023.
  - 2) Commencement Certificate is issued by this office Vide letter No. PMC/TP/N.Panvel/17/40/21-22/16611/001/2023, Dt. 03/01/2023.
  - 3) Amended Commencement Certificate is issued by this office Vide letter No. CARPC/FO/2023/APL/000034, Dt. 26/10/2023.
  - 4) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/011922/649291, Dated 31/01/2022.
  - 5) Provisional Fire NOC issued by PMC Fire Officer vide letter no. PMC/Fire/1599/ 2022, Dated 26/04/2022.
  - 6) MSEDCL sub station NOC vide letter no. EE/PNL-U/21-22/Tech/s/s Approval/ 001144/, Dated 20/04/2022.
  - 7) Railway NOC issued by Divisional Engineer (L/M), Mumbai, CSMT vide letter no.BB/W/6561/NOC/KNDS/1340/DB, Dated 24/11/2022.

Sir,

Please refer to your application for Amended Development permission for Residential cum Commercial Building on Plot No.- 40, Sector- 17, At - New Panvel (W), Tal. - Panvel, Dist.- Raigad

The Amended Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above

The Developers / Builders/ Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

  
Deputy Director of Town Planning  
Panvel Municipal Corporation

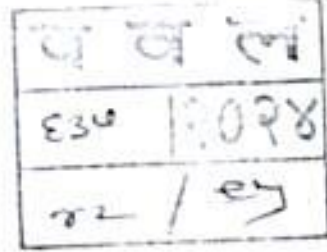
- C.C.TO:-**
- 1) Architect,  
M/s. O7 associates,  
Ar. Adinath V. Patkar,  
Shop No. 7, B, Sai Prasad CHS.,  
Panvel 410 206.
  - 2) Ward Officer,  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.



3) Asst. Estate Officer/ Estate Officer,  
Estate Department,  
First Floor, CIDCO Bhavan,  
CBD Belapur, Navi Mumbai- 400 614.

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# PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel -410 206.

E mail - panvelcorporation@gma

Te - (022) 27458040/41/42

No.PMC/TP/N Panvel/17/40/21-23/16611/2023 3379/2023

Date 03/02/2023

## AMENDED COMMENCEMENT CERTIFICATE

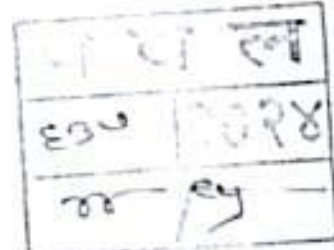
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV of 1966) to, M/s. Neelsiddhi Associates LLP. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Basement + Ground + 14 Upper Floor) on Plot No.- 40, Sector- 17, At. - New Panvel (W), Tal. - Panvel, Dist.- Raigad. Plot Area = 5663.970 Sq.mt., Existing Residential cum Commercial Built-Up Area= 14618.90 Sq.mt., Proposed Residential Built-Up Area= 4591.999 Sq.mt., Total Residential Built-Up Area (Existing + Proposed) = 17555.033 sq.mt., Total Commercial Built Up Area = 1655.866 sq.mt., Total Built Up Area = 19210.899 sq.mt.)

(No. of Residential Unit - 237., No. of Commercial Unit - 39 Nos.,  
No. of Total Unit - 276 Nos.)

1. This Certificate is liable to be revoked by the Corporation if: -
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section- 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall: -
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted. at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. -1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.

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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him. Prior Permission is necessary for any deviation / Change in Plan.
- The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water Harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. The applicant and The Architects shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & The Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter No.PMC/Fire/1599/2022, Dated 18/04/2022. by Chief Fire Officer, Fire Brigade Department, PMC.
10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
11. The Owner/Developer shall obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. No work should be started unless the existing structures area to be demolished with utmost care.
13. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
14. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
15. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
16. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
17. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
18. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
19. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.



20. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
21. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
22. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re development is obtained by the Owners/Developer, he shall install a Display Board on the conspicuous place on site indicating following details:-
- a) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- b) Name and address of the owner/developer, Architect and Contractor.
- c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in(i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
23. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> 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 conditions shall apply.
- The owners / Developers 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.**
24. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored onsite as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
25. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
26. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
- Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.



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2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same position in which he received the same.
27. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
28. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
29. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
30. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996" Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
31. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
32. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
33. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
34. The design of the septic tank will be in accordance with the design of (IS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
35. You will be required to get the design of your septic tank approved by the Sewage Department, Parveer Municipal Corporation. (If Applicable)
36. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
37. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
38. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
39. The Owner/ Developer is required to construct the discharge line at his own cost.
40. The Owner/ Developer should set up electrical vehicle charging point in the said plot.

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41. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 31/03/2022 and must be applied for D.C. with all concerned NOC.
42. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
43. The Amended Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No. CIDCO/MTS-III/UDCPR/ 8000226808/2023/2913, Dated 25/10/2023, and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
44. The Owner / Developer shall submit consent letter from Additional members of society before starting construction work as per this Amended Commencement Certificate.
45. The applicant / developer has paid 1<sup>st</sup> Installment as per UDCPR Clause no 2.2.14 (b) and 2<sup>nd</sup> installment has to be paid before applying for Occupancy Certificate with interest as per UDCPR Clause no 2.2.14 (b) as mentioned below

**Premium FSI**

Authority	Total	Initial Payment	
		1 st installment at the time of CC (PAID)	2nd installment at the time of OC + 8.5 % Interest
		20%	80%
A	B	C	D
PMC	1,45,66,610/-	29,13,322/-	1,16,53,288/- + Interest
Gov	72,83,307/-	14,56,665/-	58,26,642/- + Interest
Total	2,18,49,917/-	43,69,987/-	1,74,79,930/- + Interest

46. This set of plans supersedes earlier approved plans vide letter dated 26/10/2023.

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त दांचे मंजूरी नुसार

  
 Deputy Director of Town Planning  
 Panvel Municipal Corporation

- C.C.TO :- 1) M/s. Neelsidhi Associates LLP.,  
 3<sup>rd</sup> Floor, The Emerald, Plot No. 195B,  
 Sector- 12, Vashi, Navi Mumbai 400 703.
- 2) Architect,  
 M/s. O7 associates,  
 Ar. Adinath V Patkar,  
 Shop No. 7, 8, Sai Prasad CHS.,  
 Panvel 410 205.
- 3) Ward Officer,  
 Prabhag Samiti 'A, B, C, D'  
 Panvel Municipal Corporation, Panvel.
- 4) Asst. Estate Office/ Estate Officer,  
 Estate Department,  
 First Floor, CIDCO Bhavan,  
 CBD Belapur, Navi Mumbai- 400 614.

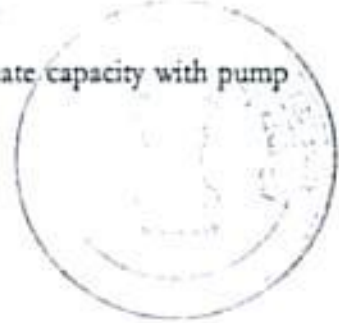


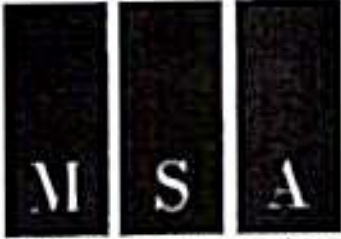
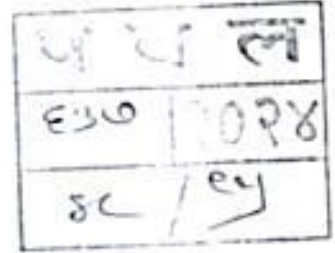
ANNEXURE -D

COMMON AREAS AND FACILITIES

1. Underground and overhead water storage tank of adequate capacity with pump house and water pumps with control panel.
2. Kota stone on Steps for Treads & Risers of staircase.
3. Decorative Lifts
4. Terrace/s suitably provided with waterproofing brickbat coba laid to the required slopes for rainwater disposal arrangements.
5. Common light points/light poles as suggested by Architect.
6. Garden with lawn and shrubs and children play area over podium.
7. Fitness Centre.
8. Intercom facility for security and internal connectivity of the flats.
9. Rain water harvesting.
10. Fire fighting system as per the norms.
11. Attractive entrance lobby.
12. Society Office
13. External compound wall
14. Visitor Car Parking Spaces and Two Wheeler Parkings.

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Manali Saraf &amp; Associates

**ADV. MANALI SARAF**  
Office No. 210, 2nd Floor,  
J K Chambers Premises CHS,  
Sector 7, Vashi,  
Navi Mumbai - 400703  
Mob: 9230516423  
Landline: +91 22-33503566  
Web: www.msaassociates.co.in  
Email: info@msaassociates.co.in



**FORMAT A**  
(Circular 28/2021)

To  
**MAHA RERA**  
Housefin Bhavan,  
Near RBI, E Block,  
Bandra Kurla Complex, Bandra East,  
Mumbai, Maharashtra 400051

**LEGAL TITLE REPORT**

**Sub:** Title certificate with respect to Plot bearing No. 40, admeasuring No. 5663.97 Square meters, Sector-17 at New Panvel (W)-Taluka Panvel, District Raigad (hereinafter referred to as the said "Property")

We have investigated the title of the said Property on the request of M/s. Neelsidhi Associates LLP, a Limited Liability Partnership firm, having its office at 301, 3<sup>rd</sup> Floor, The Emerald, Besides Neel Sidhi Towers, Plot No 195-B, Sector 12, Vashi, Navi Mumbai 400703, and following documents i.e.:-

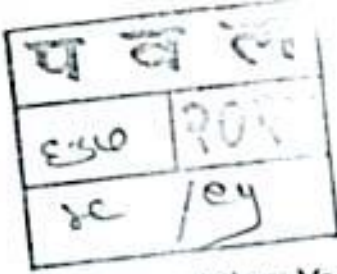
- Description of the Property:** Plot Bearing No. 40, admeasuring area 5663.97 square meters, Sector 17, New Panvel (W), Navi Mumbai of M/s. Neelsidhi Associates LLP, Navi Mumbai.

On towards North:	20.00 Mtr. Wide Road
On towards South:	Open Land
On towards West:	Plot no.39
On towards East:	Plot no. 41

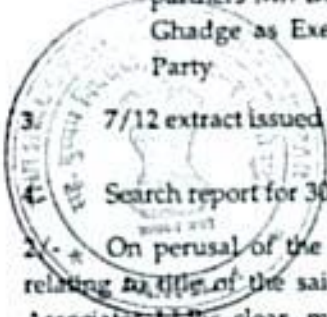
- The documents of allotment of plot:**

- Allotment Letter** issued by City Industrial Development Corporation ("Corporation"), dated 16.11.2021, bearing reference no. 101105/1000858/5046, confirming allotment of said Property in favour of M/s. Neelsidhi Associates LLP
- Agreement to Lease** dated 31.03.2022 registered before the sub-registrar of assurances at Panvel, on 31.03.2022 bearing No. 4259/2022 and executed between CIDCO Ltd. ("Licensors") of the One Part and M/s Neelsidhi Associates LLP through its Partners Mr. Darshan Gopal Palan ("Licensees")
- Deed of Mortgage** for Additional Security dated 23.04.2022 and registered before sub-registrar of assurances at Panvel on 28.04.2022 bearing registration no. 7206/2022 executed between M/s Neelsidhi Associates LLP through its





partners Mr. Darshan Gopal Palan through POA Holder Mr. Mansingh Sitaram Ghadge as Executing Party and Kotak Mahindra Prime Limited as Claiming Party



3/ 7/12 extract issued by - N.A.

4/ Search report for 30 years from 1993 to 2022

2/ On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property I am of the opinion that the title of M/s. Neelsidhi Associates LLP is clear, marketable and without any encumbrances, save and except the charge of Kotak Mahindra Prime Limited mentioned herein above.

Owners of the Property,

(1) M/s. Neelsidhi Associates LLP bearing Plot bearing no. 40, admeasuring 5663.97 sq. mts., Sector-17 at New Panvel (W)-Taluka Panvel, District Raigad .

5. Qualifying comments/remarks if any - NONE

3/- The report reflecting the flow of the title of the M/s. Neelsidhi Associates LLP on the said Property is as mentioned in para 2 above.

Encl: Annexure.

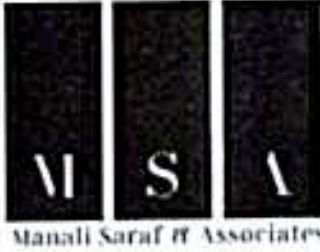
*Manali Saraf*

Adv. Manali Saraf

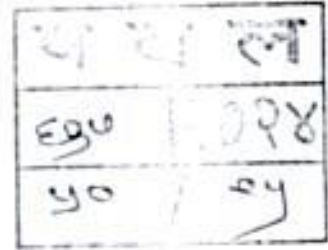


Place: Vashi

Date: 27.12.2022



Manali Saraf & Associates



**ADV. MANALI SARAF**  
Office No. 210, 2nd Floor,  
J K Chambers Premises C115,  
Sector 17, Vashi,  
Navi Mumbai - 400703  
Mob: 9930516423  
Landline: +91 22-35503566  
Web: [www.manalifarad.com](http://www.manalifarad.com)  
Email: [info@manalifarad.com](mailto:info@manalifarad.com)



**FORMAT A**  
(Circular 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration. - NA
- 2) Mutation Entry No - NA
- 3) Search report for 30 years from Taken from 1993 to 2022 Sub-Registrar' office at Panvel -1, Panvel -2, Panvel - 3, Panvel - 4 and Panvel-5
- 4) Any other relevant title:
  - a) Allotment Letter issued by City Industrial Development Corporation ("Corporation"), dated 16.11.2021, bearing reference no. 101105/1000858/5046, confirming allotment of said Property in favour of M/s. Neelsidhi Associates LLP
  - b) Agreement to Lease dated 31.03.2022 registered before the sub-registrar of assurances at Panvel, on 31.03.2022 bearing No. 4259/2022 and executed between CIDCO Ltd. ("Licensors") of the One Part and M/s Neelsidhi Associates LLP through its Partners Mr. Darshan Gopal Palan ("Licensees")
  - c) Deed of Mortgage for Additional Security dated 23.04.2022 and registered before sub-registrar of assurances at Panvel on 28.04.2022 bearing registration no. 7206/2022 executed between M/s Neelsidhi Associates LLP through its partners Mr. Darshan Gopal Palan through POA Holder Mr. Mansingh Sitaram Ghadge as Executing Party and Kotak Mahindra Prime Limited as Claiming Party

Date: 27.12.2022

Advocate.  
(Stamp)



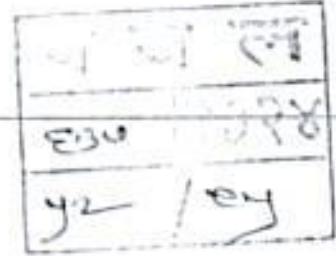


**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number **P52000049218**

Project: **Neel Sidhi Ballarat, Plot Bearing / CTS / Survey / Final Plot No. PLOT NO 40 SECTOR NO 12, New Panvel, Panvel, Raigarh, 410206.**

1. **Neelsidhi Associates Llp** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400703.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **03/02/2023** and ending with **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

For Neel Sidhi Associates LLP

*Dr. Vasan Pramanand Prabhur*  
Partner



Signature valid  
Digitally Signed by  
Dr. Vasan Pramanand Prabhur  
(Secretary, MahaRERA)  
Date: 17-01-2024 17:47:33

Dated: 17/01/2024  
Place: Mumbai

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

ANNEXURE- "G"  
 NEEL SIDHI BALLARAT  
 FLAT NO. 101, ON 1ST FLOOR  
 IN "B" WING



Handwritten notes in a box:  
 4/1/17  
 E30 RORX  
 42 / 19



1ST FLOOR



*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



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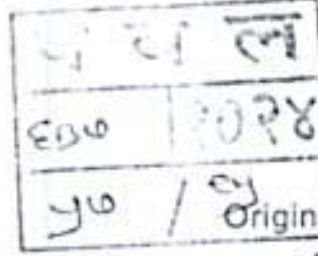


392/3145

पावती

Thursday, February 09, 2023

5:50 PM



नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3372 दिनांक: 09/02/2023

गावाचे नाव: बाशी

दस्तऐवजाचा अनुक्रमांक: टनन8-3145-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: कुलमुखत्यार देशार - भं. नीलमिद्धी असोसिएट्स एनएलपी तर्फे  
भागीदार दर्शन गोपालजी पालन - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पृष्ठांची संख्या: 20

एकूण: रु. 500.00

आपणाम मुळ दस्त ,भंबनेल प्रिंट,सूची-२ अंदाजे  
6:08 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 8  
ब. दुय्यम निबंधक वर्ग-२

वाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

वर्ण.क्र-८

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

ईडी/घनादेश/पे ऑर्डर क्रमांक: MH015067917202223E दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

ईडी/घनादेश/पे ऑर्डर क्रमांक: 0902202309409 दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:

*Dashty.*  
मुळ दस्त मिळाला

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0902202309409	Date 09/02/2023
Received from NEEL SIDHI ASSOCIATES LLP, Mobile number 9819060727, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 09/02/2023
Bank CIN 10004152023020908667	REF No. 2815782164
This is computer generated receipt, hence no signature is required.	

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CHALLAN  
MTR Form Number-6



GRN	MH015067917202223E	BARCODE	[Barcode]		Date	09/02/2023-14:10:35	Form ID
Department	Inspector General Of Registration			Payer Details			
Registration Fee	Type of Payment			TAX ID / TAN (If Any)			
Ordinary Collections IGR				PAN No.(If Applicable)	AAGFN1586J		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA			Full Name	NEEL SIDHI ASSOCIATES LLP		
Location	THANE			Flat/Block No.	PLOT NO.40, SETOR 17,		
Year	2022-2023 One Time			Premises/Building	NEW PANVEL WEST, TAL PANVEL		
Account Head Details	Amount In Rs.		Road/Street	NEW PANVEL WEST, TAL PANVEL			
DC30063301 Amount of Tax	100.00		Area/Locality	DIST RAIGAD			
			Town/City/District				
			PIN	4 1 0 2 1 0			
			Remarks				
Total	100.00		Amount in Words	Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	69103332023020916045	2792014284
Cheque/DD No.				Bank Date	RBI Date	09/02/2023-14:11:34	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.

Mobile No. : 9899999999

यादर चालन कोवड दुयस निवणक कार्यालयत मोदणी कसवयवळ दवतारानी लणु अठे . मोदणी न कसवयवळ दवतारानी यादर चालन लणु न्नाही .

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महाराष्ट्र MAHARASHTRA

© 2022 ©

BU 514446



11 JAN 2023



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3174/8-20  
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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME :-

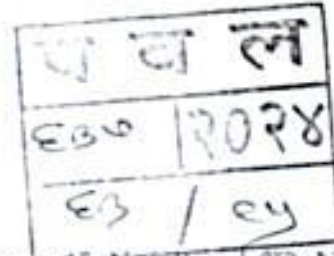
We, Mr. Darshan Gopalji Palan and Mr. Kalpesh Jamnadas Palan Partners of M/S. NEELSIDHI ASSOCIATES LLP, having its office at "The Emerald" 3<sup>rd</sup> Floor, Plot No-195B, Besides Neel Sidhi Towers CHS, Sector-12, Vashi, Navi Mumbai SEND GREETINGS:

For NEELSIDHI ASSOCIATES LLP

*Darshan* *KJPalan*  
Partner







WHEREAS we are the licensee owners of the Plot No. 40, Sector 17, New Panvel (W), Navi Mumbai ("said plot") and intend to develop a Residential cum Commercial project namely "Neel Sidhi Ballarat" on the aforesaid plot. By virtue of us being the partners of M/s. Neel Sidhi Associates LLP we are required to enter into agreements with i) Parties buying residential/commercial units in the said project and ii) other entities in respect of the aforesaid plot.

AND WHEREAS owing to our busy schedule, we will not be able to personally lodge any agreements, deeds, indenture declarations, affidavits any other documents which can be executed under prevalent laws by whatsoever name called in respect of the said plot and the residential/commercial units proposed to be constructed in the said project to be developed on the aforesaid plot.

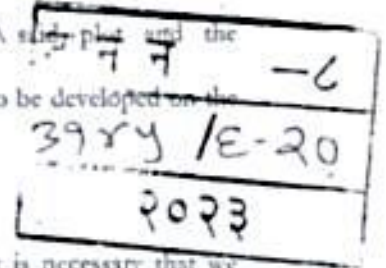
AND WHEREAS for the above said reasons and for our convenience it is necessary that we should appoint some proper & fit person's to act in our name and on our behalf to lodge the agreement, deeds, indentures and/ or any paper/ document/s by whatsoever name called signed by us before the office of Sub Registrar of Assurances in respect of the said plot and the residential/commercial units proposed to be constructed in the said project on the aforesaid plot.

NOW THESE PRESENT WITNESS and we Mr. Darshan Gopalji Palan and Mr. Kalpesh Jamnadas Palan on our behalf do hereby nominate, constitute and 1) Mr. Hiralal D. Dhangar, 2) Mr. Laxman S. Bagale, 3) Mr. Shравan B. Dhangar, 4) Mr. Ramesh K. Mujge, 5) Mr. Narendra B. Thakare, 6) Mr. Yogesh P. Kankhar 7) Mr. Nagesh V. Mhaskar 8) Mr. Dinesh J. Sadlani & 9) Mr. Anant P. Kheman jointly and severally having their address at Office No. 124, Devi Annpurna Building, Plot No.8, Sector 18, Vashi, Navi Mumbai to be our true and lawful attorney for us and in our name and on our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is to say :

1. To lodge the documents and for admission of documents before Registrar/Sub-Registrar for registration, admit execution of documents before, registrar or otherwise and such other act or deed which is necessary for the same. documents executed by us jointly and/or severally.

For NEELSIDHI ASSOCIATES LLP

*Darshan Gopalji Palan*  
Partner



2. AND GENERALLY to act as our attorney for and on our behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects specified herein above as ourselves could do if personally present

1. AND we hereby for ourselves, our executors and administrators ratify and confirm, and agree and confirm whatsoever our attorney shall do or purport to do by virtue of these



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3984 10-20  
WHEREBY

Mr. Darshan Gopalji Palan and Mr. Kalpesh Jamnadas Palan all, have set our hands and seal this 9<sup>th</sup> day of Feb, 2023.

SIGNED, SEALED AND DELIVERED by

the within named

Mr. Darshan Gopalji Palan  
E36 / 10  
E36 / 27

For NEELSIDHI ASSOCIATES LLP

Partner



For NEELSIDHI ASSOCIATES LLP

Partner



Mr. Kalpesh Jamnadas Palan

in the presence of  
  
SUNNY GIADA

2 Santosh Mahalax

The Specimen Signature of Attorney Holders

1) Mr. Hiralal D. Dhangar



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2) Mr. Laxman S. Bagale



3) Mr. Shravan B. Dhangar

*Shravan*



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Mr. Ramesh K Mujje १८-२०  
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२०२३

*Ramesh*



5) Mr. Narendra B. Thakare

*N. Thakare*



6) Mr. Yogesh P. Kankhar

*Y. Kankhar*



7) Mr. Nagesh V. Mhaskar

*N. Mhaskar*



8) Mr. Dinesh J. Sadlani D.J. Sadlani



9) Mr. Anant P. Kheman

*Anant*



For NEELSIDHI ASSOCIATES LLP

*Manohar K. Patil*

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Government of Maharashtra  
 Form GST REG-06  
 (See Rule 20(1))  
 Registration Certificate



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 ३९५५/६-२०  
 २०२३



Registration Number : 27AA/FN1586J1ZN

1. Legal Name	NEELSIDHI ASSOCIATES LLP		
2. Trade Name, if any	NEELSIDHI ASSOCIATES LLP		
3. Constitution of Business	Limited Liability Partnership		
4. Address of Principal Place of Business	3RD FLOOR, 301, THE EMERALD, PLOT NO 195B SECTOR 12, VASHI NAVI MUMBAI, Thane, Maharashtra, 400703		
5. Date of Liability			
6. Period of Validity	From	05-02-2019	To NA
7. Type of Registration	Regular		
8. Particulars of Approving Authority	Centre		
Signature	Signature invalid Digitally signed by NEELSIDHI ASSOCIATES LLP (CIN:U27100MH2019LLP0000001) Date: 2019.02.05 19:43:24 IST		
Name	Sanjay Vishwanath Kharat		
Designation	Superintendent		
Jurisdictional Office	THANE CITY		
9. Date of issue of Certificate	05-02-2019		
Note: The registration certificate is required to be prominently displayed at all places of business in the State.			

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 05-02-2019 by the jurisdictional authority.



For NEELSIDHI ASSOCIATES LLP

*Sanjay Vishwanath Kharat*  
 Partner



GSTIN 27AAQFN15M712N  
 Legal Name NEELSIDHI ASSOCIATES LLP  
 Trade Name, if any NEELSIDHI ASSOCIATES LLP

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0

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Annexure A



For NEELSIDHI ASSOCIATES LLP  
*[Signature]*  
 Partner



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GSTIN  
 Legal Name  
 Trade Name, if any

27AAQFN1586J2N  
 NEELSIDHI ASSOCIATES LLP  
 NEELSIDHI ASSOCIATES LLP



Annexure B

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 3983/99-20  
 २०२३

Details of Designated Partners

1		Name	KALPESH JAMBHADAS PALAN
		Designation/Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
2		Name	DARSHAN GOPALJI PALAN
		Designation/Status	DESIGNATED PARTNER
		Resident of State	Maharashtra
3		Name	VILAS MADANLAL KUTIARI
		Designation/Status	DESIGNATED PARTNER
		Resident of State	Maharashtra

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For NEELSIDHI ASSOCIATES LLP  
*Kalpesh Jambhadas Palan*  
 Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा सख्या कार्ड

Permanent Account Number Card

AAQFN1586J

TIN / Name

NEELSIDHI ASSOCIATES LLP

निगमन/गठन की तारीख  
Date Of Incorporation/Formation

16/01/2019



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E2/24



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2023

For NEELSIDHI ASSOCIATES LLP

*Signature*

Partner



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०	७	६	६

एन एसडी के कार्ड/पाने पर प्रस्ताव पेशित करें/संस्थान:

आयकर देन सेवा कार्ड, पान एन एसडी के कार्ड  
चौथी फ्लोर, पत्रा स्टेशन।

कार्ड नं. १५५५ सर्व नं. ९९७७/८,

माडल कॉलोनी, दीप बंगला चौक के पास,

पुणे - ४११०१६

*If this card is lost / someone's lost card is found,*

*please inform / return to .*

Income Tax PAN Services Unit, NSDL

4th Floor, Mantri Sterling,

Plot/No. 341, Survey No. 997/8,

Model Colony, Near Deep Bungalow Chowk,

Pune - 411 016

Tel-91-20-2721 8080, Fax, 91-20-2721 8081

e-mail: [tmnfa@nsdl.co.in](mailto:tmnfa@nsdl.co.in)

FOR NEELSIDHI ASSOCIATES LLP

*Neel Sidhi*

Partner





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**भारत सरकार**  
GOVERNMENT OF INDIA

दर्शन गोपाल पालन  
Darshan Gopal Palan  
जन्म तारीख/ DOB: 17/11/1983  
पुरुष / MALE

2870 4117 0449



माझे आधार, माझी ओळख



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3984 193-20
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**भारत सरकार**  
GOVERNMENT OF INDIA

**भारतीय पहचान प्राधिकरण**  
INDIAN IDENTIFICATION AUTHORITY

पता: Address  
S/O: गोपाल पालन, A/102, Kureja Palace, Vajrabhaug lane, Ghatkopar East, Mumbai, Maharashtra - 400077

2870 4117 0449



1903 201 1907    help@uidai.gov.in    www.uidai.gov.in    P.O. Box No. 1907, Bhopal-466 001

For NEELSDH ASSOCIATES LLP

*(Signature)*

Partner



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For NEELSIDHI ASSOCIATES LLP

*Kalpesh*  
*KJPala*  
Partner



कल्पेश जमनदास पालन  
Kalpesh Jamnadas Palan  
C/O.  
1006/r/2- Sheetalnath Tower  
Garodia Nagar Ghatkopar  
Mumbai  
Rajawadi  
Mumbai  
Maharashtra 400077  
9320915571

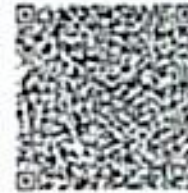


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MA825772775FT



आपला आधार क्रमांक / Your Aadhaar No. :

**5434 2720 6198**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India  
कल्पेश जमनदास पालन  
Kalpesh Jamnadas Palan  
जन्म तारीख / DOB - 24/12/1975  
पुरुष / Male



5434 2720 6198

माझे आधार, माझी ओळख

For NEELSIDHI ASSOCIATES LLP

*KJPala*  
Partner



भारत सरकार  
GOVERNMENT OF INDIA



अनंत पांडुरंग खेमण  
Anant Pandurang Khemman  
DOB: 01-06-1970  
Gender: Male

3626 6926 9014

आपर - आम आदमी का अधिकार



*Anant*

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भारत सरकार  
GOVERNMENT OF INDIA



अनंत पांडुरंग खेमण  
Anant Pandurang Khemman  
DOB: 01-06-1970  
Gender: Male

9614 1902 9762

आपर - आम आदमी का अधिकार




20/02/2023	20/02/2023	20/02/2023
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*D. J. Badhamani*



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

Address:

मु. आरली, पो. भानगाव, ता. रोहा,  
भानगाव, महाराष्ट्र, रोहा, रावगाड,  
महाराष्ट्र, 402109

At- Arali, Po- Bhalgaon, Tal- Roha,  
Bhalgaon, Bhalgaon, Roha,  
Raigarh, Maharashtra, 402109



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,  
Bengaluru-560 001



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**THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No: MH03 2019002106 DOF: 12-06-1998  
 Valid Till: 15-06-2027 (7R)



17-06-2027  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DO  
 TRANS 21-12-1998  
 LMV-TR 12-06-1998

DOB: 06-11-1977 BO  
 NAME: SANTOSH NAGARE  
 SON OF: SAVNATH NAGARE  
 A/S: PANJRA POLE GAUTAM NAGAR ZOPADPATI  
 DEONAR MUMBAI  
 GREATER MUMBAI/MUMBAI SUBURBAN  
 PIN: 400088  
 Signature & D.O. of Issuing Authority: MH03

*Santosh Nagare*

आयुक्त विभाग  
 DISTRICT THANE  
 महाराष्ट्र सरकार  
 GOVT. OF INDIA

INSTRUMENTARY  
 ६३६ / १०२४  
 १६६०२१०१४

THE SEAL OF THE JOINT DISTRICT REGISTRAR  
 DIST. THANE

६३६ / १०२४ - ६  
 ३९४५ १७-२०  
 २०२३







09/02/2023 6 02:15 PM

इस संवेदनशील भाग-2

दस्तावेज क्र. 3145/2023

दस्तावेज क्र. 3145/2023  
दस्तावेज प्रकार - कुलमुद्रापत्रपत्र

330 17098  
62/24

- | अनु क्र. | पत्रकाराचे नाव व पत्ता   | पत्रकाराचा प्रकार                                  |
|----------|--|--|
| 1        | नाम: कुलमुद्रापत्र वेपार - हिरालाल डी. धनगर -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.<br>124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं. 8, सेक्टर 18, बागी,<br>नवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, टाणे,<br>पिन नंबर: ANBPDS481C | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 44<br>स्वाक्षरी: |
| 2        | नाम: कुलमुद्रापत्र वेपार - लक्ष्मण एस. धाले -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.<br>124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं. 8, सेक्टर 18, बागी,<br>नवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, टाणे,<br>पिन नंबर:            | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 44<br>स्वाक्षरी: |
| 3        | नाम: कुलमुद्रापत्र वेपार - भास्कर बी. धनगर -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.<br>124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं. 8, सेक्टर 18, बागी,<br>नवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, टाणे,<br>पिन नंबर:             | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 41<br>स्वाक्षरी: |
| 4        | नाम: कुलमुद्रापत्र वेपार - रमेश के. मुजुगे -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.<br>124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं. 8, सेक्टर 18, बागी,<br>नवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, टाणे,<br>पिन नंबर:             | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 39<br>स्वाक्षरी: |
| 5        | नाम: कुलमुद्रापत्र वेपार - नरेंद्र बी. टाको -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.<br>124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं. 8, सेक्टर 18, बागी,<br>नवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, टाणे,<br>पिन नंबर:            | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 36<br>स्वाक्षरी: |
| 6        | नाम: कुलमुद्रापत्र वेपार - योगेश पी. कश्यप -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.<br>124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं. 8, सेक्टर 18, बागी,<br>नवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, टाणे,<br>पिन नंबर:             | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 30<br>स्वाक्षरी: |
| 7        | नाम: कुलमुद्रापत्र वेपार - नागेश बी. गुरुकर -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.,<br>रोड नं. अक्षिज नं. 124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं.<br>8, सेक्टर 18, बागी, नवी मुंबई, महाराष्ट्र, टाणे,<br>पिन नंबर:                 | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 32<br>स्वाक्षरी: |
| 8        | नाम: कुलमुद्रापत्र वेपार - दिनेश के. मडपावी -<br>पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अक्षिज नं.,<br>रोड नं. अक्षिज नं. 124, देवी अन्नपूर्णा विन्डिंग, प्लॉट नं.<br>8, सेक्टर 18, बागी, नवी मुंबई, महाराष्ट्र, टाणे,<br>पिन नंबर:                 | पॉवर ऑफ अटॉर्नी<br>होल्डर<br>वय - 58<br>स्वाक्षरी: |

पत्रकाराचे नाव	पत्रकाराचा ठेका

D. J. B. H. H.



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

Sl. Purchaser	Type	Amount	Used At	Deface Number	Date
1	Mudrank	500	SD		
2	Chalan	100	RF	0007494480202223	09/02/2023
3	DHC	400	RF	09022023094090	09/02/2023



Payment Details

Joint Sub Registrar, Thane B

Printed on: 09/02/2023 05:58:51 PM

Printed on: 09/02/2023 05:58:28 PM

मिळालेला नसून, त्याची प्रत घ्यावी. (The copy is not available, a copy should be taken.)  
 ३९२५/२०-२० (3925/20-20)  
 २०२३ (2023)



३९२५/२०-२०  
 २०२३

१. मिळालेला नसून, त्याची प्रत घ्यावी.  
 २. मिळालेला नसून, त्याची प्रत घ्यावी.

मिळालेला नसून, त्याची प्रत घ्यावी. (The copy is not available, a copy should be taken.)

Printed on: 09/02/2023 05:57:30 PM

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३९२५/२०-२०  
 २०२३

१. मिळालेला नसून, त्याची प्रत घ्यावी.  
 २. मिळालेला नसून, त्याची प्रत घ्यावी.

३९२५/२०-२०  
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३९२५/२०-२०  
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६३७	१०२४	
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### घोषणापत्र

मी ~~योगेश केकरे~~ याद्वारे घोषित करतो की, दुय्यम निबंधक ~~योगेश केकरे~~ यांचे कार्यालयात ~~व्यवसाय~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ~~म. नितेशिंदे~~ ~~म. गोविंदराव~~ यांनी दि. ~~२१/२३~~ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुतीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन घुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक २५/१/२०२४

कुलमुखत्यारपत्रधारकाचे नाव

व. सही

य ख ल	
६३५	२०२४
६३	६५

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



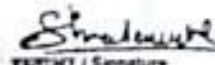
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**BGBPS0598H**

नाम / Name  
NALAWADE SACHIN PRALHAD

पिता का नाम / Father's Name  
PRALHAD NALAWADE

जन्म की तारीख / Date of Birth  
20/06/1985

  
हस्ताक्षर / Signature



20092017



10/10

भारतीय विश्वविद्यालय  
Unique Identification Authority of India

पत्रिका क्रमांक: Enrollment No.: 2005-11554 85363

Enrollment Date: 09/03/2007

नाम  
राजेश्वर सचिन प्रसाद  
मु लोके से नुवा के लोकर  
बोहा  
कलकत्ता  
सका संस्थानम् 43602  
भारत

म  
एडु 9028  
cy / ey

Issue Date: 29/11/2008

Signature  
[Signature]



आपसत क्रमांक / Your No.:

4365 4779 9107  
VID: 9122 8437 6867 4037

माझे , माझी ओळख



भारत सरकार  
Government of India

Enrollment Date: 09/03/2007



नाम  
राजेश्वर सचिन प्रसाद  
Date of Birth: 21.06.1985  
SEX: MALE

Issue Date: 29/11/2008

4365 4779 9107  
VID: 9122 8437 6867 4037

माझे , माझी ओळख

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

PRANITA SACHIN NALAVADE  
SAMBHAJI BALASO JADHAV

14/02/1992  
Permanent Account Number

AUHPN1257F

Balawade  
3/1/2013

भारत सरकार  
GOVT. OF INDIA



प व ल	
₹ 0	2028
<u>Balawade</u>	20/01/13





भारत सरकार  
Government of India



प्रजासिद्धि कार्ड  
Pranta Suddhi Card  
जन्म तिथि: 14.01.1997  
पुरुष / FEMALE

4535 1364 2224

UID: 81138031061221

माहिती अधिकार, माहिती अधिनियम



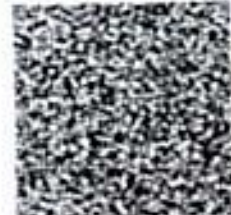
मि. राजेंद्र  
E30 2028  
CE / ey



भारत सरकार  
Central Authentication Authority of India

पता: ए.ए.सी. रोड, को. भवन,  
पुणे - 411003

Address:  
mu. bache ga kulakal te mar,  
Borivli, Sakinaka,  
Maharashtra - 411003



4535 1364 2224

UID: 81138031061221

Falawade


 भारत सरकार  
 Government of India

आयुज कार्ड  
 1999/1999


 Akshay Rajkumar Vembekar  
 Date of Birth/DOB: 04/04/1998  
 Male/ MALE

2871 1147 3107  
 VID : 9143 7148 6231 4894  
 मोबा. नं. 914371486231

प व ल	
६३७	२०२४
०९	/ ०५



*Handwritten signature*


 भारत सरकार  
 Government of India

आयुज कार्ड  
 1999/1999

Address:  
 at Post bombale tal khataw det satara,  
 Bombale, Satara,  
 Maharashtra - 415507



2871 1147 3107  
 VID : 9143 7148 6231 4894

947 | 914371486231 | www.eci.gov.in



प व ल  
 E30 2024  
 E3 / ey



भारत सरकार  
 Government of India

Pass Date: 20090703



मनोज प्रल्हाद नलावडे  
 Manoj Pralhad Nalawade  
 २००९०७०३ २००९०७०३  
 गुण: १००

2713 3074 8210

माझे आधार, माझी ओळख



*Pr. Nalawade*



आर्योच विधिचिंत अंतरा सचिवालय  
 Unique Identification Authority of India



Pass Date: 21/04/2022

एच आरिड अंतरा सचिवालय, एच आरिड १००६,  
 डी० आरिड, एच आरिड, अहमदनगर जिल्हा, महाराष्ट्र, भारत, ४३१०१६



Address: C/O Pralhad Nalawade  
 Flat No. 102B, BLDG No. L19, Enclave-02  
 Sector 38, Kharghar, New Mumbai  
 Kharghar, Pagar, Maharashtra, 410212

2713 3074 8210

1/25/24, 10:49 AM

Summary 1 (Dastgoshwara bhag 1)

86/637

गुप्तवार, 25 जानेवारी 2024 10:48 म.पु.

दस्त गोपबारा भाग-1

पत्रांक

दस्त क्रमांक: 637/2024

दस्त क्रमांक: पत्रांक /637/2024

बाजार मुल्य: ₹. 42,22,106/-

गोपबारा: ₹. 44,91,000/-

जमलेले मुद्रांक मुल्य: ₹.3,14,400/-

दु. नि. मह. दु. नि. पत्रांक बाबे बाबालपार

म. क्र. 637 वार दि.25-01-2024

वेळी 10:46 म.पु. वा. हजर केला.

पावली: 906

पावली दिनांक: 25/01/2024

बाबलपारपारचे नाव: सविन इन्फ्रास्ट्रक्चर प्रा. लि.

गोपनी फी

₹. 30000.00

दस्त हस्ताक्षरी फी

₹. 1900.00

मुद्रांची संख्या: 96

*S. Balawade*

दस्त हजर करणाऱ्याची सही:

एकूण: 31900.00

*S. R. Panvel 1*  
JOINT S R PANVEL 1

*S. R. Panvel 1*  
JOINT S R PANVEL 1

दस्तावा प्रकार: करातनावा

मुद्रांक मुल्य: (एक) कोणाबाही महानगरपालिकेच्या हद्दीत किंवा स्थानपत्र असलेल्या कोणाबाही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टोन) बाबे तयार व केलेल्या कोणाबाही नावणी संघात

शिफा क्र. 1 25 / 01 / 2024 10 : 46 : 56 AM ची वेळ: (सादरीकरण)

शिफा क्र. 2 25 / 01 / 2024 10 : 47 : 54 AM ची वेळ: (पी)

पत्रांक  
६३७ - ३२४  
०४ / १५



प्रतिज्ञा पत्र  
महाराष्ट्र शासनाच्या अर्थसंचालकांच्या कार्यालयात, मुंबई येथे प्रत्यक्षपणे  
दस्त नावणी संघात दस्त नावणी करणेबाबतची प्रत्यक्षपणे  
सहकार्य, वेळी २५ जानेवारी २०२४ रोजी घेतलेल्या  
जबाबदार सहाय्यी, ...  
पावली इन्फ्रास्ट्रक्चर प्रा. लि. ...  
सविन  
*S. Balawade*  
सविन देणारा  
*S. Balawade*

प्रमाणित कागदोपेत घेई की, या दस्तावाबबे  
*S. R. Panvel 1* पत्रे आहेत.  
*S. R. Panvel 1*  
सह मुख्य निबंधक, पत्रांक-१



75/01/2024 10 52:18 AM

दस्तावेजाचा भाग-2

पत्रांक

दस्तावेजाचा क्रमांक: 637/2024

दस्तावेजाचा क्रमांक :पत्रांक/637/2024

दस्तावेजाचा प्रकार :-करारनामा

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	इमा प्रमाणित
1	नाम:सचिन प्रल्हाद नलवडे -- पत्ता:प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: मुद्दाम पोस्ट बोधे, सानुका बाग, विन्हा सातारा, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, SATARA. पिन नंबर: BGBPS0598H	विद्युत पेशार वय :-38 स्वाक्षरी- <i>Spralank</i>		
2	नाम:प्रतिभा सचिन नलवडे -- पत्ता:प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: मुद्दाम पोस्ट बोधे, सानुका बाग, विन्हा सातारा, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, SATARA. पिन नंबर: ALHPN1257F	विद्युत पेशार वय :-31 स्वाक्षरी- <i>Prabirade</i>		
3	नाम:ने. नीलमिळी अमोलिपुत्र एनएनवी लक्ष्मी भारीदार दर्शन जी. पानन लक्ष्मी कु. सु. पोदेश संखर -- पत्ता:प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: 301, दि इविरान्ड, 3 रा सजला, प्लॉट नं. 195 डी, सेक्टर 12, चाळी, लवी मुंबई, जिल्हा नं. -, रोड नं. -, महाराष्ट्र, इंग्ले. पिन नंबर: AAQFN1586J	विद्युत पेशार वय :-30 स्वाक्षरी- <i>Kanticher.</i>		

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शिक्का क्र.3 ची वेळ: 25/01/2024 10:50:34 AM

शेवटचे -

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अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	इमा प्रमाणित
1	नाम:अश्व रावकुमार निंबाळकर -- वय:24 पत्ता:पो. बोकोले ता. धारदाव जि. सातारा पिन कोड:415507 -	स्वाक्षरी <i>Abalkar</i>		
2	नाम:प्रल्हाद प्रल्हाद नलवडे -- वय:52 पत्ता:से-36 धारदाव रायगड पिन कोड:410218	स्वाक्षरी <i>Pralhad</i>		

शिक्का क्र.4 ची वेळ: 25/01/2024 10:52:11 AM

पुस्तक क्र. 9  
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2		DHC		0124243717465	1900	RF	0124243717465D	25/01/2024
3	SACHIN PRALHAD NALAWADE	eChallan		MH014282848202324E	30000	RF	0007646776202324	25/01/2024

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