

398/5892

पावती

Original/Duplicate

Tuesday, September 01, 2020

नोंदणी क्र.: 39म

12:57 PM

Regn.: 39M

पावती क्र.: 7417 दिनांक: 01/09/2020

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-5892-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शिंपली राहुल दांडेकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
1:17 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सहाय्यक निबंधक वर्ग-२

बनवेल क्र.३

बाजार मुल्य: रु.2656066 /-

मोबदला रु.6500000/-

भरलेले मुद्रांक शुल्क : रु. 195000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3108202007864 दिनांक: 01/09/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003821693202021E दिनांक: 01/09/2020

बँकेचे नाव व पत्ता:

Shilpa Kan



01/09/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 5892/2020

नोंदणी :

Regn.63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2656066
(4) झू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.27.1 वर रु.62900/- प्रती चौ.मी...सदनिका नं-501,5 वा मजला शिव आस्था,प्लॉट नं-110,सेक्टर-21,उलवे,नवी मुंबई,क्षेत्रफळ-36.56 चौ.मी.कारपेट एरिया. ((Plot Number : 110 ; SECTOR NUMBER : 21 ;))
(5) क्षेत्रफळ	1) 36.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मे.गुरुकृपा कंस्ट्रक्शन वर्फे प्रो.प्रा.रुपाली एस. गुलाटी वर्फे कु.मु. हर्षद लष्कर -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-510,अरेजा कॉर्नर ,सेक्टर-17,वाशी,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 फॅन नं:-ACAPG8997J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-शिंपली राहुल बांडेकर -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-501,5 वा मजला,शिव आस्था,प्लॉट नं-110,सेक्टर-21,उलवे,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 फॅन नं:-AQLPC7489C 2) नाव:-राहुल राजेंद्र बांडेकर -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं-501,5 वा मजला,शिव आस्था,प्लॉट नं-110,सेक्टर-21,उलवे,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 फॅन नं:-BIMPD6426J
(9) दस्तऐवज करून दिल्याचा दिनांक	01/09/2020
(10)दस्त नोंदणी केल्याचा दिनांक	01/09/2020
(11)अनुक्रमांक,खंड व पृष्ठ	5892/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	195000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३



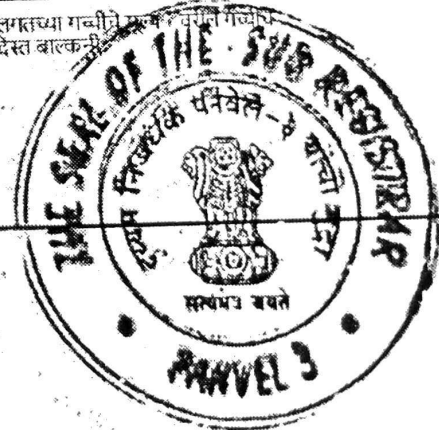
मुल्यांकनासाठी विभागात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarparichayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	
Valuation ID	202009011018
01 September 2020 12:49:17 PM	
मूल्यांकनाचे वर्ष	2020
जिल्हा	रायगड
तालुकाचे नांव	पनवेल
गांजाचे नांव	उलवे गव्हाण खारकोपर
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area
सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर 62900	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र - 40.216 चौ. मीटर	मिळकतीचा वापर - निवासी सदनिका
बांधकामाचे वर्गीकरण - 1-आर सी सी	मिळकतीचे वय - 0 TO 2वर्षे
उद्दवाहन सुविधा - आहे	मजला - 5th to 10th Floor
मिळकतीचा प्रकार - बांधीव	
मूल्यदर/बांधकामाचा दर- Rs.62900/-	
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) = (62900 * (100 / 100)) = Rs.62900/-
मजला निहाय घट/वाढ	= 1.05 of 62900 = Rs.66045/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 66045 * 40.216 = Rs.2656065.72/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लग्नतथा गच्चीने मूल्य + वरील मूल्य मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेशीनार्डन मजला क्षेत्र मूल्य + बंदिस्त बालकनी = A + B + C + D + E + F + G + H + I = 2656065.72 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2656066/-

पत्रक - ३
9/22/2020
9/00

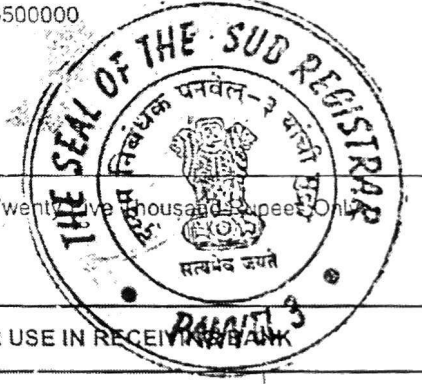




CHALLAN
MTR Form Number-6



GRN	MH003821693202021E	BARCODE			Date	31/08/2020-16.54:28	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)		AQLPC7489C			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		MRS SHIMPLI R DANDEKAR			
Location RAIGAD				Flat/Block No.		FLAT NO-501,5TH FLOOR ,SHIV AASTHA,			
Year 2020-2021 One Time				Premises/Building		PLOT NO-110,SECTOR NO-21,ULWE,			
Account Head Details			Amount In Rs.	Road/Street		पवेल - 3			
0030046401 Stamp Duty			195000.00	Area/Locality		NAVI MUMBAI			
0030063301 Registration Fee			30000.00	Town/City/District		यल्ले 2020			
				PIN		6010206			
				Remarks (If Any)		PAN2=ACAPG8997J~SecondPartyName=MS GURUKRIP			
				CONSTRUCTIONS~CA=6500000					
				Amount In		Two Lakh Twenty five thousand Rupees Only			
Total				2,25,000.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332020083112349		686796009	
Cheque/DD No.				Bank Date	RBI Date	31/08/2020-17:41:31		Not Verified with RE	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :

Mobile No. :

982064

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Rajesh
Shilpa

18/02/2020
22 / 100



AGREEMENT FOR SALE

This Agreement made at Mumbai this 1st day of September in the year Two Thousand and Twenty..... between M/S GURUKRIPA CONSTRUCTIONS through the Proprietor Mrs. RUPALIS S. GULATI having its registered office at 510, Arenja Corner Sector -17, Vashi, Navi Mumbai. hereinafter referred to as "the Promoter (which expression shall unless it be repugnant to the context of meaning thereof shall deem to mean and include the Partners of the said firm their survivors and heirs, executors, administrators and assigns of such last survivor) of the One Part

AND Mys. SHIMPLI . R. DANDEKAR & RAHUL . R. DANDEKAR
Having address at 501 SHIV AASTHA PLOT NO 110,
SECTOR-21, ULWE.

hereinafter referred to as " the Allottee" having Pan No AQLPC7489C/B1MPD6426J (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrator and permitted assigns).
Of the Other Part.

Rupali

Shimpli R. Dandekar
Rahul R. Dandekar

Whereas THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act 1956 (1 of 1956) hereinafter referred to as "THE CORPORATION" is the New Town Development Authority declared for the area designated as a site for the New Towns of Navi Mumbai by the Government of Maharashtra in exercise of its power under Sub-Section (1) and (3A) of Section 113 of Maharashtra Regional Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "THE SAID ACT")

And whereas the State Government has acquired lands and vested such lands in the Corporation for development and disposal;

And Whereas the Corporation laid down the Plots in Village-Ulwe, Tal- Panvel, Dist-Raigad, on such piece of land acquired by the State Government and subsequently vested by the state Government in the Corporation for being leased to its intending Lessee;

And Whereas an Agreement to Lease was executed on 01/10/2014 between the Corporation and SHRI. NAMDEO S. KHOT & OTHERS (11), hereinafter and therein jointly and collectively referred to as "THE ORIGINAL LICENSEES") as per the terms and conditions mentioned in the said Agreement to lease, Registered before the Sub Registrar of Assurances on 09/10/2014, under Doc. No. PVL/14/10322/2014.

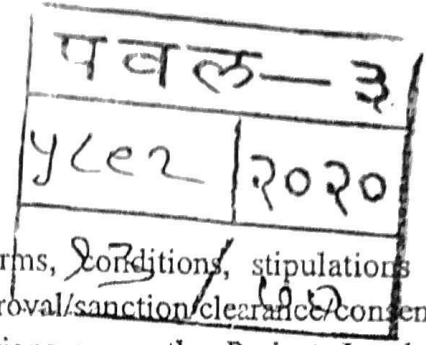
And Whereas as per the Said Agreement to Lease, the Corporation under 12.5% erstwhile Gaothan Expansion Scheme of CIDCO LTD, consented to grant to the Said Original Licensees a lease of all that parcel of land bearing Plot number 110 situated at Sector No-21 of Village-Ulwe, Tal- Panvel, Dist - Raigad, admeasuring 749.87 Sq. Mts, hereinafter referred to as "THE PROJECT LAND" more particularly described in the Schedule hereunder written;

And Whereas the said Original Licensees before execution of the said Agreement to Lease had effected the payment of Rs. 9750/- (Rupees Nine Thousand Seven Hundred Fifty Only) to the Corporation being the premium agreed to be paid by the said Original Licensees to the Corporation; And whereas on payment of the entire lease premium, the Corporation handed over the possession of the said plot to the said Original Licensees;

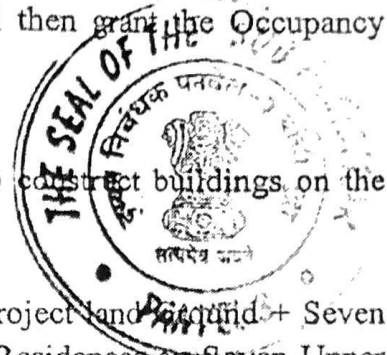
And Whereas by virtue of a Tripartite Agreement dated 04/12/2014, the said Original Licensees sold and assigned their rights, title and interest upon the said plot of land to one M/S GURUKRIPA CONSTRUCTIONS, through its Prop. RUPALI SUDHIR GULATI (therein and hereinafter referred to as "THE NEW LICENSEE"), for proper consideration and as per the terms and conditions mentioned therein. The said Tripartite Agreement is duly registered under the Sub Registrar Assurances on 04/12/2014, under Doc. No - PVL2/8783/2014 and CIDCO vide its letter No. CIDCO/G.E.S/ULWE/1600 substituted the New Licensee M/S. GURUKRIPA CONSTRUCTIONS, through its Prop. RUPALI SUDHIR GULATI instead and in place of the aforesaid Original Licensees for the said plot of land, hereinafter M/S. GURUKRIPA CONSTRUCTIONS shall be referred as the PROMOTERS.

Rupali

(Signature)
Rupali Sudhir Gulati



The Promoter shall observe/comply/conform with the terms, conditions, stipulations and restrictions laid down by the authorities while granting approval/sanction/clearance/consent as adverted to supra during the development/building operations upon the Project Land and thereupon apply to the Planning Authority for the grant of Occupancy Certificate as mandated by Regulation - 9.7 of the DCR. The Town Planning Authority shall then grant the Occupancy Certificate as mandated by Reg - 9.8 of the DCR.



AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;
 AND WHEREAS the Promoter is in possession of the Project land
 AND WHEREAS the Promoter has proposed to construct on the project land a ~~Seven~~ + Seven Floors Residential Building having Stilts on the Ground floor and Residences on Seven Upper floors.

AND WHEREAS the Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Maharashtra No. P52000000960, authenticated copy is attached in Annexure.

AND WHEREAS by virtue of the Development Agreement/Tripartite Agreement the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s D.G. Shah & Assoc. and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

Rupali

Shilpika
 Rahul Adelan

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority CIDCO LTD, have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans. AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. 501.... on 5th floor situated in the building being constructed in the said Project,

AND WHEREAS the carpet area of the said Apartment is 36.56 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony and enclosed balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the Allottee is offered an Apartment bearing number 501, on the 5th floor, (herein after referred to as the said "Apartment") in the Building called **SHIV AASTHA** (herein after referred to as the said "Building") being constructed in the said project, by the Promoter

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

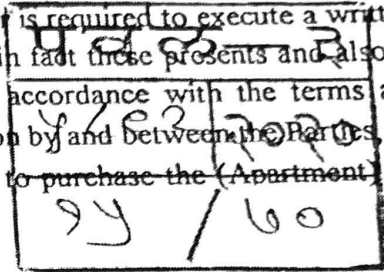
Rupali

Dhyanendra
Rupali

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 200,000/- (Rupees Two Lakhs Only only.) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Annexure

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. 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 (Apartment) and the covered parking NA.....



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

1. The Promoter shall construct the said building/s consisting of ~~STILT~~ THE SEVEN upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. 501 of the type --- of carpet area admeasuring 36.56 sq. metres on 5th floor in the building SHIV AASTHA (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures for the consideration of Rs. 6500,000/- including Rs. NA being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos --- situated at Ground stilt for the consideration of Rs. NA /- (Rupees ---)

1 (b) The total aggregate consideration amount for the apartment including covered parking spaces is thus Rs. 65,00,000/- (Rupees Sixty five lakhs Only — only)

1 (c) The Allottee has paid on or before execution of this agreement a sum of Rs 2,00,000/- (Rupees Two lakhs Only — — — only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs 63,00,000/- (Rupees Sixty three lakhs Only — — —) as per Payment Schedule Annexed hereto.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat. GST as applicable on the Flats will be charged extra. The Total above price is discounted & includes the GST setoff (Input Tax Credit) availed or to be availed by promoter.

1(e) 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 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.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ % per annum for the period in which the respective installment has been pre paid. The provision for allowing rebate, and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

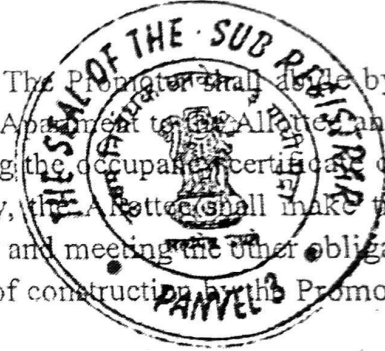
1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 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 forty-five 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 1(a) of this Agreement.

1(h) 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. Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building /wing.

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2.1 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 possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 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 Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment 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 in clause 1(c) herein above.



3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1124.8 square meters only and Promoter has utilized it as per the Plans approved, Promoter has planned to utilize Floor Space Index if any, available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1.5 as proposed to be utilized by him on the project land in the said Project as of now and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the increase in the proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

Rupali

Dhivakar

10/10

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the [Apartments/Plots] in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which 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 PANVEL.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. 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 and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

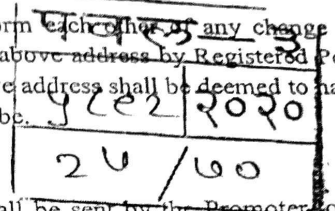
..... RAHUL DANDEKAR
 501, SHIV AASTHA
 PLOT - 110, SEC 21
 ULWE
 (Allottee's Address)

Notified Email ID:

M/s GURUKRIPA CONSTRUCTIONS
 510, Arenja Corner, Sec-17, Vashi, Navi Mumbai.
 Notified Email ID: gurukripa_construction@yahoo.com

Shilpika

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.

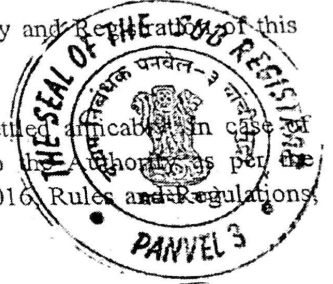


28. JOINT ALLOTTEES

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

29. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. Dispute Resolution: - Any dispute between parties shall be settled amicably in case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 Rules and Regulations thereunder.



31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force

IN WITNESS WHEREOF THE PARTIES HEREIN ABOVE HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

SCHEDULE OF PROPERTY.

All that piece or parcel of land bearing Plot no. 110, Sector 21, ULWE, Navi Mumbai, adm 749.87 sq mtr or thereabout and bounded as follows that is to say;

On or towards the North by	- Plot No. 111
On or towards the South by	- Plot No. 109/Pathway
On or towards the East by	- Plot no. 104
On or towards the West by	- 15.0 mtr Road.

Rupali

Shilpa

Rahul Datta



SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE

(1) SHIMPLI R. DANDEKAR

Shimphi R. Dandekar

RAHUL DANDEKAR
 राहुल दंडेकर

In the presence of WITNESSES:
 1. Name *Ajinkya Tabde*
 2. Name *Abhinav Chakrabarty*

22/10

Rahul Dandekar

Tabde



SIGNED AND DELIVERED BY THE WITHIN NAMED M/s GURUKRIPA CONSTRUCTIONS (PROMOTERS/Authorized Signatory)



Gurukripa Constructions
Rupak
 Proprietor



WITNESSES:
 Name *Ajinkya Tabde*

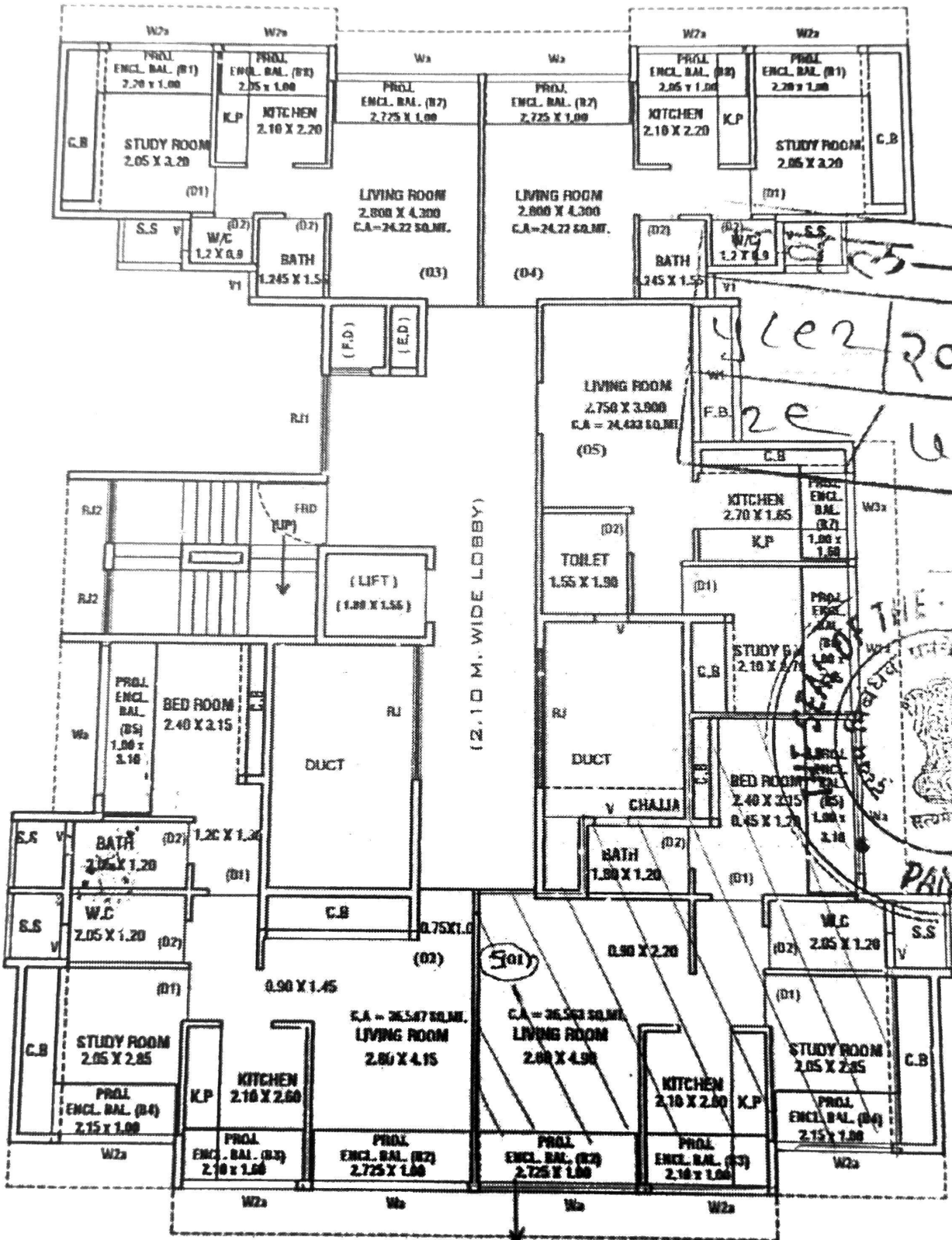
A. Chakrabarty

RECEIPT.

Received of and from Shimphi Dandekar & Rahul Dandekar the sum of Rupees 200,000/- on execution of this agreement towards Earnest Money Deposit chq. no. 609918 drawn on ICICI Bank.

DATE	BANK NAME	CH.NO.	AMOUNT
4/8/20	ICICI Bank	609918	200,000/-
		TOTAL	200,000/-

I say received.
 M/s GURUKRIPA CONSTRUCTIONS



5TH FLOOR PLAN

FLAT NO 501 ON 5th flr

Rupali

BP-12169/2758

Unique Code : 20150302102373201

Date : 11 June, 2018

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of Residential Building Stilt + 7 [Total BUA = 1122.04Sq.mtrs , Residential BUA = 1122.04 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 34No. , No. of Residential Units = 34No. , Any Other Units = 0No. Ground+No. Of Floors = Stilt + 7] Plot No. 110 ,] , Sector - 21 at Ulwe of Navi Mumbai completed under the supervision of DILIP GANGJI SHAH Architect has been inspected on 18 May, 2018 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 24 July, 2015 and that the development is fit for the use for which it has been carried out.

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Thanking you,

Yours faithfully,

Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.per@gmail.com>

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO
ASSOCIATE PLANNER (BP)

REF.NO. CIDCO/BP-12169/TPO(NM & KY2015/ 845 = - 3, DATE:- 124 JUL 2015

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

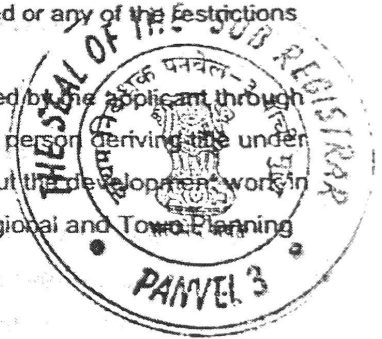
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII) of 1966 to M/s. Gurukrupa Constructions, Through its Prop. Mrs. Rupali Sudhir Gulati for Plot No. 110, Sector- 21, Node - Ulwe (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt + 7 Floors) Residential BUA = 1122.046 Sq.mt., Total Net Built Up Area = 1122.046 Sq.mt.

(Nos. of Residential Units = 34, Nos of Commercial Units = Nil)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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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 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 Managing Director 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, is such as event shall be deemed to have carried out the development work in contravention of section - 13 or 45 of the Maharashtra Regional and Town Planning Act- 1966.



2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the corporation regarding completion of the work.
 - 2(c) Obtain Occupancy from the Corporation.
 - 2(d) 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 the certificate.
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 or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTTP Act- 1966 and as per regulation no 16.1 (2) of the GDCRs - 1975.

REF.NO. CIDGO/BP-12169/TPO(NM & KY)2015/

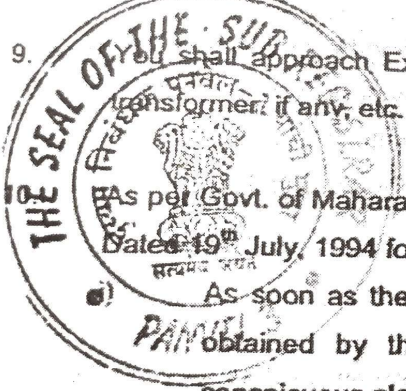
845 = -

DATE:- 12th JUL 2015

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.
6. A certificate copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 4000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

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8. Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".



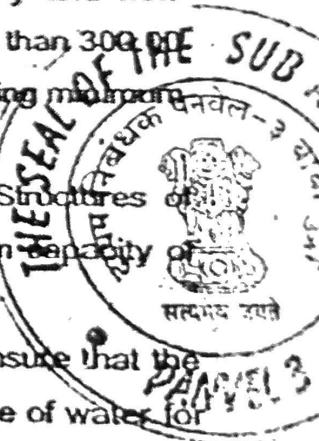
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location, of transformer, if any, etc.
As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- 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) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - 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.

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., 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/Developer shall use Fly Ash bricks or tiles of 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.

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12. As directed by the Urban Development Deptt. Government of Maharashtra under Section 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/GR-230/01/UD-11 dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.



- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may imposed a levy of not exceeding Rs. 100/- 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 byelaws.

Manjula
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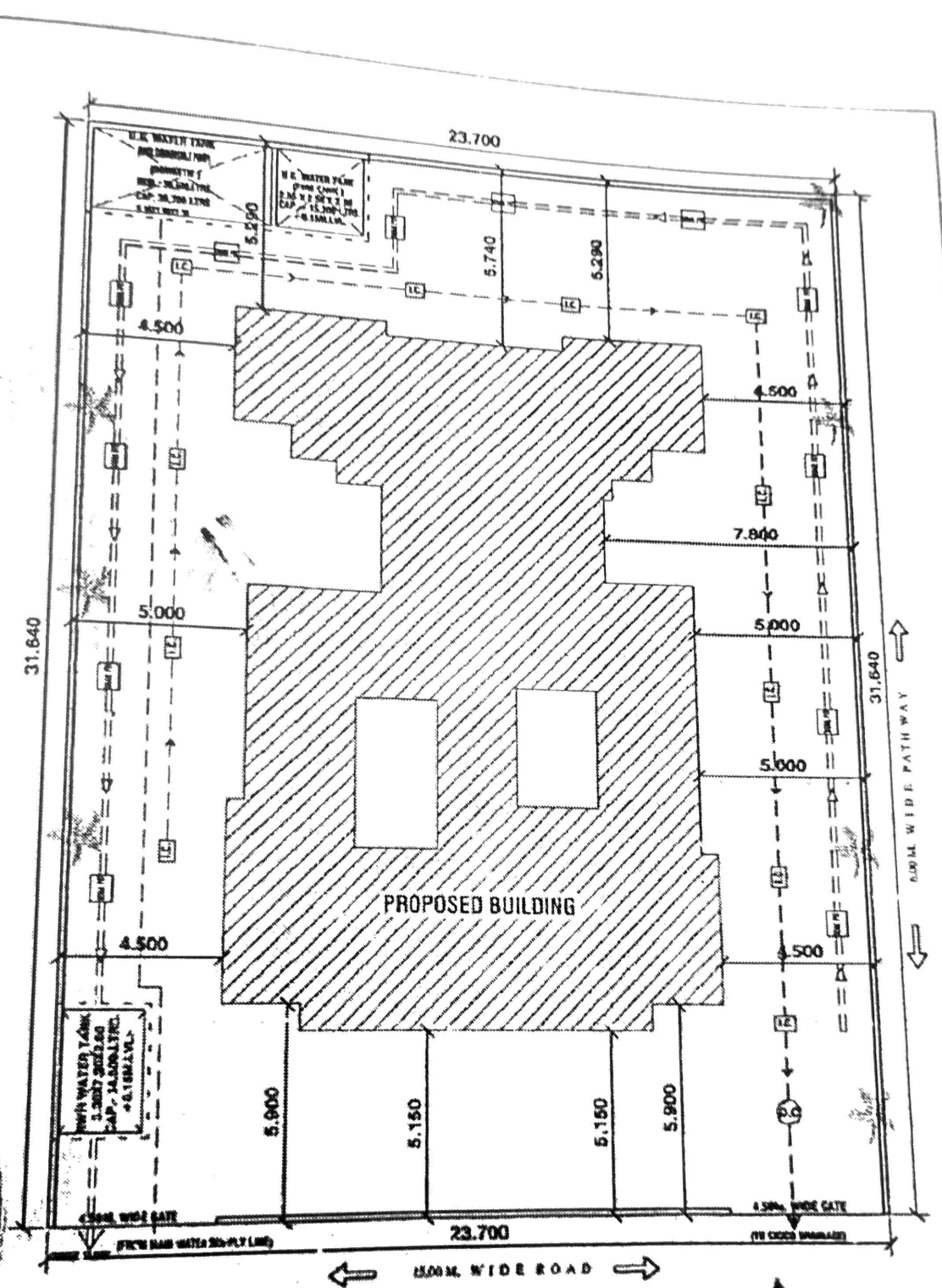
TOWN PLANNING OFFICER
Navi Mumbai & Khopta

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LAYOUT PLAN

(SCALE 1:200)





Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.
Off : Office No. 1, Ground Floor, Vithal CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

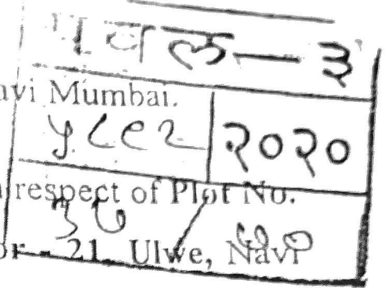
BY RPAD / UPC / HAND

Date : 16/04/2016

TITLE CERTIFICATE

Ref: Plot No. 110, Sector-21, at Ulwe, Navi Mumbai.

THIS IS TO CERTIFY that I have investigated title in respect of Plot No. 110, admeasuring 749.87 Sq. Mtrs. situated at Sector 21, Ulwe, Navi Mumbai, after gone through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:



1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of Companies Act, 1956 (hereinafter referred to as **CORPORATION/CIDCO Ltd.**) having its office at 'Nirmal', 2nd floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands in the Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the



Sachin S. Tambat
Bsc. LLB, Advocate



Off : (022) 660982

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.
Off. : Office No. 1, Ground Floor, Vithal CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

State Government in the Corporation for being leased to its
intending Lessees.

Date : _____

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The Corporation under Gaothan Expansion Scheme 12.5% Scheme allotted the Plot to 1)Shri. Namdev Savlaram Khot 2)Shri. Sadashiv Savlaram Khot 3)Shri. Balaram Savlaram Khot 4) Shri. Shivram Savlaram Khot 5)Shri. Vishnu Savlaram Khot



6)Smt. Kalubai Shivram Kadu 7)Smt. Ramubai Yashwant 8)Smt. Baymabai Keshav Khot 9)Shri. Narayan Keshav Khot 10)Shri. Dhanaji Keshav Khot and 11)Smt. Krishna Mhatre all residing at - Bamandongri, Tal-Panvel, Dist-Raigad. (herein after referred to as "THE LESSEE") and after Payment of Lease Premium the Agreement to Lease is executed by the Corporation in favour of the Lessee vide Agreement to Lease dated 01/10/2014 for a period of 60 years computed from the date of Agreement to Lease, in respect of a plot admeasuring about 749.87 Sq. Mtrs. bearing Plot No. 110, Sector-21, at-Ulwe, Navi Mumbai. (herein after referred to as "the Said Plot"). The said Agreement to Lease dated 01/10/2014 is duly registered on 09/10/2014 and vide Registration Receipt No. 11226 & Document Sr. No. PVL4 -10322-2014.



Sachin S. Tambat
Bsc. LLB, Advocate



Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.
Off : Office No. 1, Ground Floor, Vilhai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

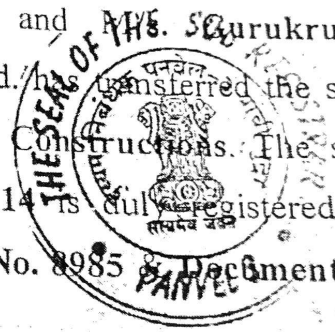
Off : (022) 6609822

Ref. No. :

BY RPAD / UPC / HAND

4. The Lessee has sold, assigned & transferred all their rights, title and interest in respect of the said plot to M/s. Gurukrupa Constructions through its Proprietor Mrs. Rupali Sudhir Gulati adult, Indian Inhabitant, having office at 510, Arenja Corner, Sector No. 17, Vashi, Navi Mumbai, and accordingly a Tripartite Agreement dated 04/12/2014 has been executed between CIDCO Ltd., The Lessee and M/s. Gurukrupa Constructions and there by CIDCO Ltd. transferred the said plot in the name of M/s. Gurukrupa Constructions. The said Tripartite Agreement dated 04/12/2014 is duly registered on 04/12/2014 vide Registration Receipt No. 8985 & Document Sr. No. PVL2- 8783-2014.

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Date-3
3/12/2014
M/s. Gurukrupa
Mrs. Rupali Sudhir
3E/510



5. After registration of Tripartite Agreement dated 04/12/2014 CIDCO Ltd. finally transferred the Said Plot in the name of M/s. Gurukrupa Constructions through its Proprietor Mrs. Rupali Sudhir Gulati and such final Letter Ref. No. CIDCO / VASAHAAT / SATYO / ULWE- 1600/2014, dated 10/12/2014 is issued by the CIDCO Ltd. to M/s. Gurukrupa Constructions.

6. M/s. Gurukrupa Constructions. submitted their plans for the construction of a residential building on the said plot and subsequently the CIDCO Ltd. has issued Commencement



Sachin S. Tambat
Bsc. LL.B., Advocate



Off : (022) 660982

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off : Office No. 1, Ground Floor, Vithal CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. :

Date :

Certificate on 24/07/2015 vide its letter bearing Ref. No. CIDCO/
B.P-12169/TPO(NM&K)/2015/845 for commencing construction
on the said plot as per the plans and specifications approved by the
Town Planning Authorities.

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Subject to what has been stated herein above the title of
M/s. Gurukrupa Constructions through its Proprietor Mrs.
Rupali Sudhir Gulati having office at- 510, Arenja Corner,
Sector No. 17, Vashi, Navi Mumbai, to the said Plot No. 110,
admeasuring 749.87 Sq. Mtrs., situated at Sector-21, at -Ulwe,
Navi Mumbai, is clear, marketable and free from any



Dated this 16th day of April 2016.

Sachin S. Tambat
Advocate





Maharashtra Real Estate Regulatory Authority 3

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

YCE 2/2020

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This registration is granted under section 5 of the Act to the following project under project registration number : P52000000960

Project: Shri Aastha, Plot Bearing / CTS / Survey / Final Plot No.:110, SECTOR 21, ULWE at Ulawa, Panvel, Raigarh, 410206;

1. Mr./Ms. Rupali Sudhir Gulati son/daughter of Mr./Ms. Rajkumar Aggarwal Tehsil: Thane, District: Thane, Pin: 400703, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-
o The promoter shall enter into an agreement for sale with the allottees.
o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common area as per Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

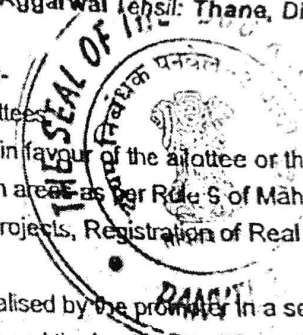
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

o The Registration shall be valid for a period commencing from 25/07/2017 and ending with 30/04/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

o That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date: 7/25/2017 5:35:59 PM

Signature and seal of the Authorized Officer

GENERAL POWER OF ATTORNEY

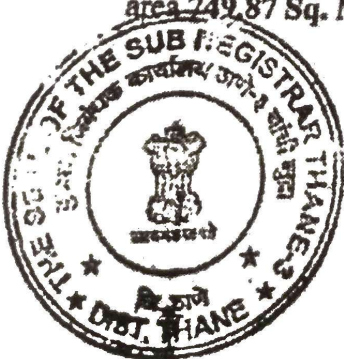
TO ALL TO WHOM THESE PRESENTS SHALL COME : I MRS. RUPALI SUDHIR GULATI Proprietor of M/s. GURUKRUPA CONSTRUCTION having address at 510, Arenja Corner, Sector 17, Vashi, Navi Mumbai - 400 703., SEND GREETINGS:

AND WHEREAS I am the owner of Plot No. 110, Sector-21, Ulwe, Taluka Panvel, Dist. Raigad, admeasuring area 749.87 Sq. Mtrs. hereinafter for the sale of brevity referred to as "The said property) as owner/s thereof.

AND WHEREAS on account of personal commitments I am unable to present in sub Registrar office to admit execution of the AGREEMENT FOR SALE or other relevant documents of the Flats/shop/office which are executed by me standing on the above said plot.

AND WHEREAS for the above said reasons and for convenience it is necessary that I should appoint some fit and proper person/s to act in my name or on my behalf in respect of the said Plot No. 110, Sector-21, Ulwe, Taluka Panvel, Dist. Raigad, admeasuring area 749.87 Sq. Mtrs. as my lawful attorney and confer upon his/her/their the powers hereinafter stated.

NOW KNOW YE AND THESE PRESENTS witnesseth that MRS. RUPALI SUDHIR GULATI Proprietor of M/s. GURUKRUPA CONSTRUCTION do hereby nominate, constitute and appoint 1)MR. MACCHINDRA B. KACHARE, aged 49 Years, 2)MR. RAMESH K. MUJAGE, aged 33 years, 3)MR. HARSHAD V. LASHKAR, aged 29 years, 4)MR. HIRALAL D. DHANGAR, aged 38 years & 5)MR. SHRAVAN B. DHANGAR, aged 35 years all are adults, Indian Inhabitants, having address at Office No. 222 & 225, 3rd Floor, Central Facility Building, A.P.M.C. Fruit Market, Sector 19, Vashi, Navi Mumbai - 400 703 as my lawful Attorney for me and in my name and on my behalf to do or cause to be done in respect of the said Plot No. 110, Sector-21, Ulwe, Taluka Panvel, Dist. Raigad, admeasuring area 749.87 Sq. Mtrs. (hereinafter called the "SAID PLOT").



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Rupali

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To Lodge the said Agreement for sale of the Flat/shop/office which are executed by me standing on Plot No. 110, Sector-21, Ulwe, Tahika Panvel, Dist. Raigad, measuring area 749.87 Sq. Mtrs. with Sub Registrar of Assurance Raigad (Panvel) for Registration and execution thereof.

IN WITNESS WHEREOF I, MRS. RUPALI SUDHIR GULATI Proprietor of M/s. GURUKRUPA CONSTRUCTION hereunto set my hands and seal this 1st day of March, 2017.

सं. ३-११५-३
SIGNED AND SEALED BY THE
With named
MRS. RUPALI SUDHIR GULATI
Proprietor of
M/s. GURUKRUPA CONSTRUCTION

Rupali

THE SEAL OF THE SUB REGISTRAR
RAIGAD
SPECIMEN SIGNATURE OF THE ATTORNEY
MR. MACCHINDRA KACHARE
MR. RAJESH KAMJAGE

Macchind

Rajesh

THE SEAL OF THE SUB REGISTRAR
RAIGAD
MR. HIRALAL D. DHANGAR
एनम-३
सं. ३२९०३/२०१६
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Hiralal

Dhangar

5) MR. SHRAVAN B. DHANGAR

Shravan

Witnesses:-

- 1) Laxman . S. Bagale - ~~काका~~
- 2) Yogesh . P. ~~का~~ Kankhar - Kankhar
Se-19, Vashi Navi Mumbai -