

RECEIVED

Inward No.: 03

Date: 13/02/2024

Received by: Pravir

529/2190

Saturday, February 10, 2024

5:24 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2393 दिनांक: 10/02/2024

गावाचे नाव: गिरवले
 दस्तऐवजाचा अनुक्रमांक: पवल5-2190-2024
 दस्तऐवजाचा प्रकार : करारनामा
 सादर करणाऱ्याचे नाव: संजय शांतीलाल मोरे - -

नोंदणी फी
 दस्त हाताळणी फी
 पृष्ठांची संख्या: 100

₹. 30000.00
 ₹. 2000.00

एकूण: ₹. 32000.00

आपणास मूळ दस्त, थबनेल प्रिंट, सूची-२ अंदाजे
 5:44 PM ह्या वेळेस मिलेल.

बाजार मुल्य: ₹.2890372.8 /-

मोबदला ₹.6229400/-

भरलेले मुद्रांक शुल्क : ₹. 373800/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224090007747 दिनांक: 10/02/2024

बकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015399567202324E दिनांक: 10/02/2024

बकेचे नाव व पत्ता:

पसकापुत्री स्वाक्षरी

मुळरस्तावेज परत मिळाला.

स्मितीक

सह दुय्यम निबंधक, फसेल ५.(वर्ग-२)


 Joint Sub Registrar Patvel 5
 सह दुय्यम निबंधक वर्ग-२,
 (पनवेल-५)

nb63

2/10/2024



10/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्ता क्रमांक : 2190/2024
नोंदणी :
Regn:63m

गावाचे नाव : गिरवले

(1) विलेखाचा प्रकार करारनामा
(2) मोबदला 6229400
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार 2890372.8
आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: रायगाड इतर वर्णन : इतर माहिती: विभाग क्र-5, दर-44800/-प्रती चौ.मी.सदनिका क्र.804, आठवा मजला, कोणार्क हाय कॅसल, गट नं. 59 आणि 60, मोजे - गिरवले, ता. पनवेल, जि. रायगाड. सदनिकेचे क्षेत्रफळ : 49.971 चौ.मी. कारपेट + 6.477 चौ.मी. बाल्कनी((GAT NUMBER : 59 and 60 ;))

(5) क्षेत्रफळ 1) 49.971 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. कोणार्क हाय कॅसल तर्फे भागीदार - निनाथ भाऊसाहेब शिंगाडे तर्फे कु.मु. निलेश नामदेव भागे - वय:-40; पत्ता:-प्लॉट नं. 1, माळा नं. 2, इमारतीचे नाव:-, ब्लॉक नं. 2, रोड नं. ऑफिस - 908, शेल्डॉन कुबिस्, सेक्टर 15, प्लॉट नं.87, सी. बी. डी. बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पं नं:-ABAFK6681N

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-संजय शांतीलाल मोरे - - वय:-50; पत्ता:-प्लॉट नं. 1, माळा नं. 2, इमारतीचे नाव:-, ब्लॉक नं. 2, रोड नं. रा. सदनिका क्र. 401, सिव्ही पार्थ सीएचएस, प्लॉट नं. 17, सेक्टर - 2, करजाडे, नवी मुंबई, ता.पनवेल, जि.रायगाड, महाराष्ट्र, राईगाड:(cc). पिन कोड:-410206 पं नं:-AKBPM4597R
2): नाव:-अलका संजय मोरे - - वय:-47; पत्ता:-प्लॉट नं. 2, माळा नं. 2, इमारतीचे नाव:-, ब्लॉक नं. 2, रोड नं. रा. सदनिका क्र. 401, सिव्ही पार्थ सीएचएस, प्लॉट नं. 17, सेक्टर - 2, करजाडे, नवी मुंबई, ता.पनवेल, जि.रायगाड, महाराष्ट्र, राईगाड:(cc). पिन कोड:-410218 पं नं:-BISPM3798N

(9) दस्तऐवज करून दिल्याचा दिनांक 09/02/2024

(10) दस्त नोंदणी केल्याचा दिनांक 10/02/2024

(11) अनुक्रमांक, खंड व पृष्ठ 2190/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 373800

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेषा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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


सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID 20240210899

10 February 2024,04:39:12 PM

पवल् 5

मूल्यांकनाचे वर्ष 2023

जिल्हा रायगड

तालुक्याचे नांव : पनवेल

गांवाचे नांव : गिरवले

क्षेत्राचे नांव Rural

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन निवासी सदनिका

3950 44800

कार्यालय

दुकाने

मोजमामनाचे एकक चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -

61.445 चौ. मीटर

मिळकतीचा वापर-

निवासी सदनिका

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय -

0 TO 2वर्षे

मूल्यदर/बांधकामाचा दर- Rs.3950/-

उद्दवाहन सुविधा -

अहे

मजला -

5th to 10th Floor

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 - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((44800-3950) * (100 / 100)) + 3950)

= Rs.44800/-

मजला निहाय घट/वाढ

= 1.05 of 44800 = Rs.47040/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 47040 * 61.445

= Rs.2890372.8/-

Applicable Rules :

3 ,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + प्लॅनलाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2890372.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2890373/-

= ₹ अठ्ठावीस लाख नव्वद हजार तीन शे त्र्याहत्तर /-

Home

Print

प व ल - ५
29002028
9 / 900





CHALLAN
MTR Form Number-6



GRN	MH01539567202324E	BARCODE	Date		10/02/2024-11:48:22	Form ID	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty	Payer Details					
	Registration Fee	TAX ID / TAN (If Any)					
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR		PAN No.(If Applicable)	ABAFK6681N			
Location	RAIGAD		Full Name	KONNARK HIGH CASTLE			
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 804 8TH FLOOR KONNARK HIGH			
Account Head Details	Amount In Rs.	Premises/Building					
	Stamp Duty	373800.00	Road/Street	PANVEL			
Registration Fee	30000.00	Area/Locality	RAIGAD				
		Town/City/District					
		PIN	4	1	0	2	0
		Remarks (If Any)	PAN2-AK8PM4597R~SecondPartyName=SANJAY SHANTILAL MORE~				
Total	4,03,800.00	Amount In	Four Lakh Three Thousand Eight Hundred Rupees Only				
		Words					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	69103332024021010487 737981563			
		Bank Date	RBI Date	10/02/2024-11:49:30 Not Verified with RBI			
Name of Bank	IDBI 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.

सदर चलान केवल दुर्यम निबंधक कार्यालय नोंदणी करवावयाच्या दस्तावेजाच्या नोंदणीसाठीच वैध आहे. नोंदणी न करता येईल.

(Signature)
Sagar Agasre

पत्र ल - 4
Mobile No.: 8097239961
2900/2028
2 / 900



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0224090007747
Date	09/02/2024
Received from KONNARK HIGH CASTLE, Mobile number 8097239961, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name	KKBK
Date	09/02/2024
Bank CIN	10004152024020907359
REF No.	0204182709
This is computer generated receipt, hence no signature is required.	

पवल - 5
290 रु
3/900

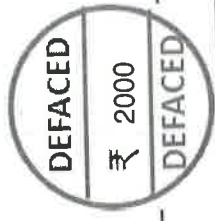
Asim

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0224090007747
Receipt Date	10/02/2024

Received from KONNARK HIGH CASTLE, Mobile number 8097239961, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



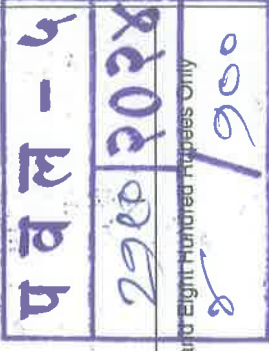
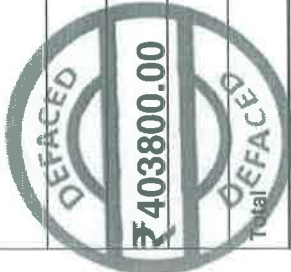
Payment Details	
Bank Name	KKBK
Payment Date	09/02/2024
Bank CIN	10004152024020907359
REF No.	0204182709
Deface No	0224090007747D
Deface Date	10/02/2024

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



CHALLAN
MTR Form Number-6

GRN	MH015399567202324E	BARCODE	Date		10/02/2024-11:48:22	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(if Applicable)	ABAFK6681N				
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR		Full Name	KONNARK HIGH CASTLE			
Location	RAIGAD		Flat/Block No.	FLAT NO 804 8TH FLOOR KONNARK HIGH			
Year	2023-2024 One Time		Premises/Building	CASTLE GUT NO 59 AND 60 GIRAVLE			
Account Head Details	Amount In Rs.						
	0030046401 Stamp Duty	373800.00	Road/Street	PANVEL			
0030063301 Registration Fee	30000.00	Area/Locality	RAIGAD				
		Town/City/District					
		PIN	4	1	0	2	0
		Remarks (If Any)					
		PAN2=AKBPM4597R~SecondPartyName=SANJAY SHANTILAL MORE~					
		Amount In	Four Lakh Three Thousand Eight Hundred Rupees Only				
		Words	₹ 4,03,800.00				
		Total	₹ 4,03,800.00				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	691033320240216048732981663			
Name of Bank		Bank Date	RBI Date	10/02/2024-17:24:35			
Name of Branch		Bank-Branch	Bank-Branch	IDBI BANK			
		Scroll No. , Date	Scroll No. , Date	Not Verified with RBI			
Department ID:		Mobile No. 9987239361					
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.		Not valid for unregistered documents.					
सदर चलन केवल दुर्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तासोठी लागू आहे. नोंदणी न करावयाच्या दस्तासोठी लागू नाही.		दस्तासोठी लागू आहे. नोंदणी न करावयाच्या दस्तासोठी लागू नाही.					



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-529-2190	0008144135202324	10/02/2024-17:24:35	IGR548	30000.00
2	(IS)-529-2190	0008144135202324	10/02/2024-17:24:35	IGR548	373800.00
Total Defacement Amount					4,03,800.00

1877

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प व ल - ५	
२९२०	२०२४
५	/ १००



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this day of 9 Feb 2024 between **M/S KONNARK HIGH CASTLE A PARTNERSHIP FIRM THROUGH ITS PARTNER SHRI NINATH BHAUSAHEB SHINGADE**, having his office at 908, Shelton Cubix, Sector - 15, Plot no - 87, Sector - 15, CBD Belapur, Navi Mumbai. 400614. Hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns)

For KONNARK HIGH CASTLE

Partner

[Signature]

For KONNARK HIGH CASTLE

Partner

OF THE ONE PART and **SHRI/SMT SANJAY SHANTILAL MORE AND ALKA SANJAY MORE,(PAN NO -AKBPM4597R,BISPM3798N) HAVING ADDRESS :- SIDDHI PARTH CHS,FLAT NO - 401,PLOT NO -17,SECTOR - 2,KARANJADE NAVI MUMBAI,PANVEL RAIGAD - 410206**.,hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning there of mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.


प व म - ५
2908
६

Whereas the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece or parcel of Nonagricultural vacant land or ground bearing Sr No - 59 and 60 admeasuring about 6200 sq. mtr. situate, lying and being at Village-Giravale within the jurisdiction of Sub-Registrar of Panvel,

Panvel, Dist.-Raigad by registered Sale Deed No PVL 4/9276/2023 dated 7/7/2023 and a registered Sale Deed No. PVL4/9273/2023 dated 7/7/2023 and more particularly described in the schedule hereunder written and hereafter referred to as "THE SAID PROPERTY/PLOT OF LAND". Hereto annexed and marked "Annexure - A" is the copy of the 7/12 extract of the said plot of land; And whereas the aforesaid land has been converted to non-agricultural use vide a common order of the Deputy chief planner MSRDC LTD. issued commencement certificate via letter Number MSRDC/SPA/GIRAVALE/PANVEL/BP-396/CC/2023/887, dated 23/05/2023 is annexed hereto as "Annexure - B".and the revised commencement certificate via letter Number MSRDC/SPA/GIRAVALE/PANVEL/BP-396/CC/2023/1574,dated 04/10/2023 is annexed hereto as "Annexure - C".

And whereas the aforesaid land falls under MSRDC (Maharashtra State Road Development Corporation Limited) and the Government of Maharashtra has notified the Maharashtra State Road Development Corporation Limited (MSRDC) as the special planning authority for the MSRDC(Maharashtra State Road Development Corporation Limited)Notified area; And whereas the Promoter is fully entitled to develop the said land and construct the buildings thereon in accordance with the plans sanctioned by MSRDC Limited. The promoter has got the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said plot approved from the concerned local authority;

FOR KONNARK HIGH CASTLE

For KONNARK HIGH CASTLE

 Partner


 Partner

AND WHEREAS vide letter dated 04/10/2023 bearing reference no. MSRDC/SPA/GIRAVALE/PANVEL/BP-396/CC/2023/1574 (hereinafter referred to as the said "**Commencement Certificate**") MSRDC had granted development permission to Promoter for utilizing 12674.920 sq. meters of FSI of said Land out total available FSI on the said Land. As per said Commencement Certificate the Promoter was entitled for developing one residential buildings of basement + Ground +19th (Nineteen) upper floors all together having 177 residential units;

And whereas the Allottee(s) is/are offered a **Flat bearing number - 804 on the 8th Floor** (hereinafter referred to as "the said Flat") of the buildings' project to be known as "**KONNARK HIGH CASTLE**" (hereinafter referred to as "the said Building") being constructed of the said project, by the Promoter;

And whereas the Promoter has entered into a standard Agreement with a registered with the Council of Architects and such Agreement is 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 for the completion of the building(s).

And whereas by virtue of the aforesaid Agreements, the Promoter has sole and exclusive right to sell the Flat and Other Units in the proposed building(s) to be constructed by the promoter on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flat and Other Units therein and to receive the sale price in respect thereof.

And whereas on demand from the allottee(s), the Promoter has given inspection to the Allottee(s) 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.An-ARCH ARCHITECTS** 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 copy of Certificate of Title issued by the advocate of the Promoter's i.e. **ADV. UMESH SHINDE**, showing the nature of the title of the Promoter to the project land on which the Flats are to be constructed have been annexed hereto and marked as "**Annexure-D**".

And whereas the authenticated copies of the plans of the Layout as approved by

पारितोषिक - ५
as per the 29/08/2028
9/200



For **KONNARK HIGH CASTLE**

[Signature]
Partner

[Signature]
For **KONNARK HIGH CASTLE**

मुद्रा

the concerned Local Authority have been annexed hereto and marked as "Annexure-E".

And whereas the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-F".

And whereas the Promoter has got the approvals from the concerned authority(s) to the plans, the specifications, elevations, sections and of the said building/s so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

And whereas while sanctioning the said plans concerned 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 Certificate in respect of the said building(s) shall be granted by the concerned 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(s) have applied to the Promoter for allotment of a Flat and other units bearing number **804** on the **8th Floor** of the proposed buildings' project to be known as "KONNARK HIGH CASTLE" being constructed of the said project.

And whereas the carpet area of the said Flat is **49.971 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive **balcony area of 6.477 Sq.Mts.** appurtenant to the said Flat for exclusive use of the Allottee(s) but includes the area covered by the internal partition walls of the Flat.

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 hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoter a sum of **Rs.3,11,470/- (Rupees Three Lakhs Eleven Thousand Four hundred Seventy Rupees Only)** as part of **Earnest Money Deposit (EMD)**

For, **KONNARK HIGH CASTLE**

FOR KONNARK HIGH CASTLE

[Signature]
Partner

[Signature]
19/11/20



being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee(s) as advance payment or application fee or **part of Earnest Money Deposit** (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) 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 Mumbai No. P52000053238 dated 23.10.2023 the authenticated copy of the Certificate is annexed herewith as "**Annexure-G**".

And whereas under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee(s), being **महेश - ५** 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 Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

Now therefore this Agreement witnessed and it is hereby agreed by and between the parties hereto as follows:

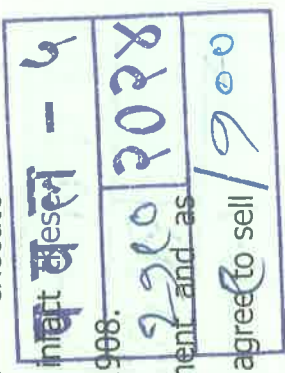
- 1) The Promoter shall construct the said building project to be known as "**KONNARK HIGH CASTLE**" consisting **1 (One) building having Basement + Ground + 19th (Nineteen) upper floors on the project Land** in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned authority/Government to be made in any of the Premises.

- a) (i) The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) the said **Flat bearing No -804, admeasuring 49.971 Sq. Mts. carpet, 6.477 Sq. Mts. of Balcony Area, on the 8th Floor of the proposed buildings' project to be known as "KONNARK HIGH CASTLE"**, hereinafter referred to as "THE SAID FLAT", more particularly described in the "**Third Schedule**" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "**Annexure-E**" for a price of **Rs . 62,29,400/- (Rupees Sixty Two Lakhs Twenty Nine Thousand Four Hundred Rupees only) + Charges more particularly**

For, **KONNARK HIGH CASTLE**

As per *As per*
Partner **FOR KONNARK HIGH CASTLE**

19/11/23



described in clause 1 (b),14 and 15.

- b) The Allottee(s) have paid on or before execution of this agreement a sum of **Rs.3,11,470/- (Rupees Three Lakh Eleven Thousand Four hundred Seventy Rupees Only)** as advance payment or application fee or part of Earnest Money Deposit (EMD) and hereby agree(s) to pay to the Promoter the balance amount of **Rs.59,17,930/-(Rupees Fifty Nine Lakhs Seventeen Thousand Nine hundred Thirty Rupees Only)** in the following manner:-

All Payments as a part of consideration and all other charges mentioned in clause 14 and 15 to be paid to KONNARK HIGH CASTLE having Account no. 0183102000032896, Bank IDBI BANK, CBD Belapur Branch only.

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Payment Schedule:-		

SR NO	WORK COMPLETION	PERCENTAGE
	BOOKING AMOUNT/EMD	5%
	AGREEMENT FOR SALE	10%
	INITIATION OF BASEMENTS	15%
	INITIATION OF PLINTH	15%
	INITIATION T OF SLAB 2	10%
6	INITIATION OF SLAB 5	5%
7	INITIATION OF SLAB 10	5%
8	INITIATION OF BRICKWORK	10%
9	INITIATION OF SLAB 15	5%
10	INITIATION OF SLAB 20	5%
11	INITIATION OF PLUMBING	5%
12	INITIATION OF FLOORING	5%
13	INITIATION OF ELECTRICAL WORK	3%
14	ON DATE OF OFFER OF POSSESSION	2%
	TOTAL	100%



- c) The Total Purchase Price above Excludes (GST)

- d) GST to be paid by the Allottee(s) in account of **KONNARK HIGH CASTLE**

For **KONNARK HIGH CASTLE**

[Signature]
Partner

[Signature]
Partner

GST separately as per the demand of the Promoter.

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/Taxes 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(s) for increase in development charges, cost, Taxes 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 Allottees, which shall only be applicable on subsequent payments.

f) The Promoter shall confirm the final carpet area that has been allocated to the Allottee(s) after the construction of the Buildings are 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 up to 8% (Eight percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter if the variation is above 8%. If there is any reduction in the carpet area within the defined limit, then Promoter shall refund the excess money paid by Allottee(s) within 45 (Forty Five) days. If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) 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.

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g) The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.

2) 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 Flat to the Allottee(s), obtain from the concerned local

For KONNARK HIGH CASTLE

Partner

[Signature]

For KONNARK HIGH CASTLE

Partner

authority Occupation and/or Completion Certificates in respect of the said Flat.

Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottees 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(s) shall make timely payments of the instalment and other dues payable by him/her/they and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (b) herein above.

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The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **12674.920** Sq. Mts. Only and the Promoter has planned to utilize additional Floor Space Index of by availing TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the development control regulations or based on expectation of increased FSI which may be available in future on modification to development control regulations which are application to the said project based on expected TDR to be made available to be loaded on the said plot at that time. The Allottee(s) have agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



- 4) The allottee hereby declares that the promoter has specifically expressed to him the desire to consume addition F.S.I / TDR. On the said Plot by applying for revised permissions (Plans, C.C., Necessary permission) to consume such F.S.I. The allottee is shown a specific revised plan and is made aware of the changes going to be made to the existing building plan, by adding additional floors, amending the ground floor, building new buildings/wing, modification in the infrastructure layout of the said project etc. The allottee thus accepts and confirms the same.
- 5) If the Promoter fail to abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as

For **KONNARK HIGH CASTLE**


Partner


Promoter

specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) 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(s) to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

- a) Without prejudice to the right of promoter to charge interest to the Allottee(s) committing default in payment, on due date, of any amount due, and payable within 15 days of demand letter/notice to the Allottee(s) by the Promoter under this Agreement (including his/her/them proportionate share of taxes levied by concerned local authority and other outgoings). Upon failure of the Allottee(s) to pay to the Promoter the part payment as per the Demand letter/Notice, the Promoter will send the Allottee(s) a second demand notice along with the interest @ 11% per annum payable on the defaulted part payment and then the Allottee(s) shall pay the part payment along with the levied interest to the promoter within 15 days. However upon failure of the Allottee(s) to comply to the payment demand of the second demand and interest letter, the promoter can keep charging interest to the Allottee(s) towards the delayed payments and the Promoter shall at his own option, may terminate this Agreement:

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Provided that, Promoter shall give notice of 15 (Fifteen) days in writing through a termination letter to the Allottee(s) by Registered Post AD at the address provided by the Allottee(s) or mail on the e-mail address provided by the Allottee(s) of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fail(s) to rectify the breach or breaches mentioned by the Promoter within 15 days of the termination notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

- 6) Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee(s) (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee(s) to the Promoter. Upon cancellation of the Flat, the Allottee(s) shall forfeit the

For KONNARK HIGH CASTLE

Partner

Signature Asmore

FOR KONNARK HIGH CASTLE

Partner

EMD amount/ BOOKING amount ie (10% of the Total Agreement value) paid at the time of booking plus, the amount spend towards all applicable taxes/ charges paid to government namely GST, Stamp Duty and Registration towards said unit by promoter or Allottee(s). In case of cancellation /refund/ booking amount refund/ token amount refund due to any reason of the flat of the Allottee(s), the amount to be refunded to the Allottee(s) will be refunded, as per the Allottee(s) declaration in the following bank account of the Allottee(s), and this agreement stands automatically cancelled .

Account Holder Name – SANJAY SHANTILAL MORE

Account Number – 54000017003

IFSC code – SBIN0041078

Bank Name – STATE BANK OF INDIA

Branch – NMMC,SECTOR.15A,BELAPUR

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The fixture and fittings with regards to flooring and sanitary fittings and amenities to be provided by the Promoter in the Flat and the said building are those that are set out in the "Fourth Schedule " mentioned hereunder.



The Promoter shall give possession of the Flat to the Allottee(s) on or before as per Rera Certificate. If the Promoter fails or neglect to give possession of the Flat to the Allottee(s) on the aforesaid date, then the Promoter shall be liable on demand of the Allottee(s), to pay the Allottee(s) an interest of 11% per annum of the amount received by the Allottee(s) till that date. Or if the a Allottee(s) demands to terminate this agreement and demands the Promotor to refund the payment made to the Promotor. Then the promotor is liable to refund to the Allottee(s) all the payments received by him form the Allottee(s) within 6 months of such demand.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat 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. Due to natural calamities, earthquake, tempest, lightning, fire, inundation of water or any other Act of God or any Force Majeure

For, KONNARK HIGH CASTLE

Partner

[Handwritten Signature]

Event or on account of any natural deterioration due to age, rioting, terrorist attacks or war or any other unforeseen circumstance of whatsoever nature or the order of any statutory authority

- 8) The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee(s) as per the agreement shall offer in writing the possession of the Flat to the Allottee(s) in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Promoter shall give possession of the Flat to the Allottee(s). The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottee(s) as the case may be. The Promoter on its behalf shall offer the possession to the Allottee(s) in writing within 15 (Seven) days of receiving the occupancy certificate of the Project.
- a) The Allottee(s) shall take possession of the Flat within 15 (Fifteen) days of the written notice from the Promoter to the Allottee(s) intimating that the said Flat are ready for use and occupancy:
- b) Upon receiving a written intimation from the Promoter, the Allottee(s) shall take possession of the Flat 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 to the Allottee(s). In case the Allottee(s) fail to take possession within this time, then Allottee(s) shall be liable to pay maintenance charges as applicable from the date of receiving the intimation letter courier or e mail.
- c)

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- If within a period of 5 (Five) years from the date of handing over the Flat to the Allottee(s), the Allottee(s) brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost Provided however, that the allottee(s) shall not carry out any alterations of the whatsoever nature in the said flat/unit/wing of the said building which shall include but not limited to columns, beams, slab, balconies etc or in fittings therein, in particular it is hereby agreed that the allottee(s) shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom,

For KONNARK HIGH CASTLE

 Partner

For KONNARK HIGH CASTLE

Partner

toilet, kitchen, balconies which may result in seepage of the water, if any of such works are carried out without the written consent of the promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect(s) caused on account of willful neglect on the part of the promoter, and shall not mean defect(s) caused by normal wear and tear and by negligent use of flat by the occupants, vagaries of nature etc. That it shall be the responsibility of the allottee(s) to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage. Further, where the manufacturer warranty as shown by the Promoter to the allottee(s) ends before the defects liability period and such are covered under the maintenance of the said unit/building/wing. And if the annual maintenance contracts are not done/renewed by the allottee(s) the promoter shall not be responsible for any defects occurring due to the same.

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That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipments, fixtures sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable. That the allottee(s) has/have been made aware and that the allottee(s) expressly agrees that the regular wear and tear of unit/building/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20° c and which do not amount to structure defects and hence cannot be attributed to either bad workmanships or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the unit/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

- 9) The Allottee(s) shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking spaces only for purpose of keeping or parking his own vehicle.
- 10) The Allottee(s) along with other Allottee(s) of Flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from

For **KONNARK HIGH CASTLE**


Partner



time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within 7 (Seven) days of the same being forwarded by the Promoter to the Allottee(s), so as to enable the Promoter to register the common organization of Allottee(s). No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or

Articles of Association, as may be required by the Registrar of Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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11) The Promoter shall, within 3 (Three) months of registration of the Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company or federation of the society all the right, title and interest of the Promoter in the said structure of the Building or wing in which the said Flat is situated.



12) The Promoter shall, within 3 (Three) months of registration of the Limited Company, as aforesaid, cause to be transferred to the Society, company or federation of the society all the right, title and the interest of the Promoter in the project land on which the buildings are constructed.

13) Within 15 (Fifteen) days after notice in writing is given by the Promoter to the Allottee(s) that the Flat is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee(s) shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee(s) further agree that till the Allottees share is so determined the Allottee(s) shall pay to the Promoter provisional yearly

For KONNARK HIGH CASTLE

Bole A. Simar

Partner

18/11/28

maintenance of **Rs. 50,000/- (Rupees Fifty Thousand only) + TAX** whenever applicable per year towards the outgoings. The amounts so paid by the Allottee(s) to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

- 14) The Allottee(s) shall on or before delivery of possession of the said apartment also pay with the Promotor the following amounts.

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	Rs. 80,000/-	For Share money, application entrance fee of the Society/Limited Company, Federation / Apex Body/ For formation and registration of the Society/ Limited Company / Federation/ Apex Body / Legal Charges.
	0	Floor Rise
	0	Development Charges.
	0	Club House Charges
v	0	Car Parking (NIL)
vi	0	For deposit towards Water, Electric and Other Utility and services connection charges.
vii	Rs. 80,000/-	TOTAL + TAX whenever applicable

- (i) Allottee hereby agrees to pay the escalation on said consideration on following

For: KONNARK HIGH CASTLE

[Signature]
KONNARK HIGH CASTLE

Partner

15/11/2019

grounds :

- (a) Any increase on account of development charges payable to the competent authority.
- (b) Any other increase in charges/Taxes which may be levied or imposed by the competent authority from time to time.
- (c) Additional cost/charges/Taxes imposed by the competent authorities,
- (d) The Promoter may charge the Allottee separately for any up gradation/ changes specifically requested by the Allottee in fittings, fixtures and specifications and any other facility.
- (e) Additional/ new taxes that may be levied from time to time.

(ii)

ADDITIONAL CHARGES :

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

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- a) Expenses towards water, electric and other utility and services charges including the security deposit required to be paid at time of connection and installation.
- b) Legal / Documentation charges.
- c) Advance for common maintenance / service charges, management and upkeep of the building as may be fixed as also taxes and other outgoings as and when demanded by Promoter from Allottee.



- d) At the time of registration of conveyance of the structure of the building or win g of the building, the Allottee(s) shall pay to the Promoter, the Allottees share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or any document or instrument of transfer in respect of the structure of the said Building/wing of the building.
- At the time of registration of conveyance of the project land, the Allottee(s) shall pay to the Promoter, the Allottees share of stamp duty and registration charges payable, by the said Society or Limited company on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society or limited company.

- 15) The said project has various types of car parkings. The Allottee(s) can purchase

For KONNARK HIGH CASTLE

Sd/- D. Smore

Partner

For KONNARK HIGH CASTLE

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a car parking from the Promotor, upon availability, by paying the following costs.

Types and costs of Car Parking:

Type A) Two car parking positions (Up & down) in a stack car parking mechanism on the Basement Floor.

Charge of Type A parking is Rs.7,00,000/- (Rupees Seven Lakh Only).

Type B) Two car parking positions (Up & down) in a stack car parking mechanism on ground floor Stilt.

Charge of Type B parking is Rs.7,00,000/- (Rupees Seven Lakh Only).

Type C) One Covered car parking position (Up or down) in a stack car parking mechanism on ground floor.

Charge of Type C parking is Rs.4,00,000/- (Rupees Four Lakh Only).

Type D) One car parking position (Up or down) in a stack car parking mechanism on ground floor.

Charge of Type D parking is Rs.3,00,000/- (Rupees Three Lakh Only)..

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More precisely mentioned in parking allotment letter. Promoter will issue parking allotment letter only after receiving the full & final payment from the allottee(s) towards the said parking type.

Additional space for parking of Vehicle

Apart from the parking spaces and their types covered in this agreement, the Promoter can allocate/ allot to its specific proposed Allottee(s) any space available in the said project premise suitable for parking of vehicle. The Allottee(s) hereby agrees and confirms the same. The Allottee(s) also confirms that if he has not purchased a car parking from the Promotor in the Said project then he will not park any vehicle in the said project.

- 16) The Promoter hereby represents and warrants to the Allottee(s) as follows:
- a) The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;
- b) The Promoter has lawful rights and requisite approvals from the competent

For, **KONNARK HIGH CASTLE**

ASMER

Partner

Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- c) There are no encumbrances upon the project land or the Project;
- d) There are no litigations pending before any Court of law with respect to the project land or Project;
- e) 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. 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;
- f) The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- g) 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 which in any manner, affect the rights of Allottee(s) under this Agreement;
- h) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee(s) in the manner contemplated in this Agreement;
- i) At the time of execution of the conveyance deed of the structure to the association of Allottee(s) the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee(s);
- j) 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 land to the competent Authorities till the time of possession.
- k) No notice from the Government or any other local body or authority or any

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For KONNARK HIGH CASTLE
Partner

Shri. Pimoz

FOR KONNARK HIGH CASTLE

1/20/24

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.

17) The Allottee(s) for himself/herself/themselves with intention to bind himself/herself/themselves and all persons into whomsoever hand the said Flat may come, doth hereby covenant with the Promoter(s) as follows:-

a) To maintain the Flat at the Allottees own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

46 of - 6	b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee(s) in this behalf, the Allottee(s) shall be liable for the consequences of the breach.
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c) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee(s) and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee(s) 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 Flat 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 Flat or any part thereof, nor any alteration in the elevation

For KONNARK HIGH CASTLE

Partner

[Handwritten signature]

and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat 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 to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- g) Pay to the Promoter within fifteen days of demand by the Promoter of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- h) 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 Government and/or other public authority, on account of change of user of the Flat by the Allottee(s) for any purposes other than for purpose for which it is sold.
- i) The Allottee(s) shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Allottee(s) to the Promoter under this Agreement are fully paid up.
- j) The Promoter has informed the Allottee that a right of way is granted from the project land to buildings and projects adjoining the said project land. The Allottee has perused the location of the said right of way from the project land and he assures and undertakes not to raise any objection to the said right of way. The Allottee further undertakes that he will not block the said right of way nor will he lay down conditions for use of said right of way.

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	their share



For **KONNARK HIGH CASTLE**

 Partner


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FOR KONNARK HIGH CASTLE

Signature

k) The Allottee(s) shall observe and perform all the rules and regulations which the Society or the Limited Company 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 Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the Flat 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.

l) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee(s) shall permit the Promoter and his surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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~~Not to~~ change the position of the sliding windows provided by the Promoter in the Flat by the Flat Allottee(s) and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof in the said Flat. Also not to enclose the open Balcony area provided in each flat of the building project.



18) The Promoter shall maintain separate account in respect of the sums received by the promoter from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society or limited company or any other legal body to be formed or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

19) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise and/or assignment in law of the said Flat or the said building or any part thereof. The Allottee shall have no claim save and except in respect of

For, KONNARK HIGH CASTLE

Bobg Asimor

Partner

the said Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, recreational spaces will remain the property of the Promoter until the said structure of the building is transferred to the society / limited company or other legal body as hereinbefore mentioned.

- 20) The Promoter shall in respect of any amount unpaid by the Allottee(s) under this Agreement, have a first lien and/or charge on the said Premises agreed to be acquired by the Allottee(s).
- 21) Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Promoter to the Allottee(s) for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Promoter of any breach of this Agreement by the Allottee(s) nor shall the same in any manner prejudice the rights of the Promoter.
- 22) The Promoter shall not be liable for any loss, damage or delay due to Maharashtra State Electricity Distribution Co. Ltd. causing delay in sanctioning and supplying electricity or due to the Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises.
- 23) On getting the Occupancy Certificate, the Promoter shall be at liberty to handover possession of the said Premises to the Allottee(s) even though permanent electricity and water connections are not sanctioned by the respective authorities. The Allottee(s) shall not be entitled to make any claim/demand on the Promoter for the delay in getting the permanent electric and water connections. On the Promoter offering possession of the said Premises to the Allottee(s), the Allottee(s) shall be liable to bear and pay his/her/their proportionate share in the consumption of electricity and water.
- 24) The Allottee(s) shall have no claim save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces etc. which will remain the property of the Promoter until the whole property is transferred to the proposed co-operative society or a limited company or any other legal body as the case may be subject however to such conditions and covenants as the Promoter may impose.
- 25) It is agreed that if one or more of such Flat are not taken/ purchased or occupied by any person other than the Promoter at the time the Building is ready for part

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For KONNARK HIGH CASTLE

Signature

Partner

For KONNARK HIGH CASTLE

Partner

occupation/occupation, the Promoter will be deemed to be the Owners thereof until such Flats are agreed to be sold by the Promoter. The Allottee(s) shall be responsible for breach of any rules and regulations as aforesaid.

- 26) So long as each Allottee(s) in the said building shall not be separately assessed, the Allottee(s) shall pay proportionate part of the assessments, taxes, cess etc. in respect of the co-operative society or limited company or a legal body as the case may be whose decision shall be final and binding upon the Allottee(s).
- 27) It is expressly agreed and confirmed by the Allottee(s) that the balcony which are attached to the respective Flat will be in exclusive possession of the said Allottee(s) of the said Flat and other Allottee(s) will not in any manner object to the Promoter selling the Flat with an attached balcony with exclusive rights of the said Allottee(s) to use the said balcony subject to rules and regulations of the

competent authority.

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Allottee(s) shall maintain at his/her/their own cost the said Flat agreed to be purchased by him/her/them in the same condition, state and Order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and

regulations of the Government of Maharashtra, M.S.E.D. Co. Ltd., and any other Authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions, rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.



The Allottee(s) hereby agree(s) to bear and pay his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Conveyance Deed to be executed by the Promoter in favors of the co-operative society or limited company or any other legal body as may be formed by the Allottee(s) of the premises in the said Building.

- 31) The Allottee(s) shall at no time demand partition of his/her/their interest of their premises in the building. It is being hereby agreed and declared by the parties that the interest in the said building is impartible and it is agreed by the Allottee(s) that the Promoter shall not be liable to execute any document for that purpose in respect of the said premises in favour of the Allottee(s).
- 32) The Allottee(s) undertake(s) to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority or Government or other public authority. The Allottee(s)

For KONNARK HIGH CASTLE

Bobo Asmore

Partner

agree(s) and confirm(s) that the Promoter shall not be liable to pay any maintenance or common expenses or outgoings in respect of the unsold Flats in the said building. The Promoter shall, however, pay the municipal tax/cess payable to the concerned authority in respect of such unsold Flats.

33) Future Development:

The Allottee(s) is aware and confirms that the Promoter has declared to him of his intention to purchase further F.S.I on the dais plot by purchasing additional FSI & taking revised building permission in the future and loading the FSI on the existing structure by increasing the number of floors on the existing structures. A proposed plan of the entire consumption of the FSI, the Promoter wishes to buy in the future is seen by the Allottee(s) and the Allottee(s) agrees to the Promoter plan to add further FSI on the existing structure by constructing more floors on the existing structure and modifying the amenities and facilities of the current building permission as per revised building permission granted in the future on the said project and selling it to the prospective buyers. The Allottee(s) agrees that he will cooperate with Promoter as and when required and sign all the necessary documents if required by any concerned government authority for the grant and construction of additional of FSI as well revision buildings permission.

34) Access road/Approach road:

The access / approach road of 12 mtrs is granted to the Promoter from survey no:54 village Giravale Tal: Panvel, Dist.: Raigad through a registered way agreement. The Promoter has declared to the Allottee(s) that she has further granted this access / approach road along with the 12mtr access road the sanctioned in the building permission granted to the project Konnark High Castle bearing survey number 59 & 60 village Giravale Tal: Panvel, Dist.: Raigad to the adjoining SN: 61 & SN: 64, village Giravale Tal: Panvel, Dist.: Raigad through Right of way/ Right of use agreement. The Allottee(s) is aware and confirms the above conditions are binding upon the Allottee(s) .

35) The Promoter shall not be bound to carry out any extra additional work for the Allottee(s) without there being a written acceptance by the Promoter to carry out the said additional extra work for the Allottee(s) which again shall be at the sole discretion of the Promoter. If the Promoter has agreed to do any additional

For KONNARK HIGH CASTLE

Partner

Signature
Asmore

KONNARK HIGH CASTLE

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extra work for the Allottee(s), the Allottee(s) shall deposit the amount within 7 (Seven) days from the date when the Promoter inform the Allottee(s) the estimated cost for carrying out the said additional extra work. If the Allottee(s) fail(s) to deposit the estimated cost for carrying out the said additional extra work of the Allottee(s) agreed to be carried out by the Promoter, then the Promoter shall not be liable to carry out the additional/extra work in the premises of the Allottee(s).

36) The Allottee(s) undertake(s) to pay any increase (GST) imposed after execution of this agreement by any Government or Local Authorities and also any new taxes and charges imposed thereof by any Government or Local Authorities.

37) Amenity space:

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The Allottee(s) is aware and confirms that the Promoter has declared to him that the amenity space in the building permission granted by MSRDC (Concerned Government Authority on SN 59&60) is presently held under the ownership of Promoter and the ownership of the Promoter of the amenity space will be continued even after the conveyance deed of the said project executed by the



Promoter with proposed society of the Allottee(s). The Promoter has declared that he will allow access to this amenity space to all the Allottee(s) in the future. However, the ownership of the amenity space remains always with the Promoter. The Allottee(s) agrees and confirmed that Promoter can grant this space to any person / firm / company / body of the amenities of this amenity space as long as the Allottee(s) is allowed access to the amenity space. The Promoter has all rights to develop this amenity space as per the provision of development control regulations.

38) Compound Wall:

The Allottee(s) is aware and confirms that The Promoter has declared to him that the compound wall will be constructed on all sides of the project along the boundaries accept the boundary side along the main approach road/ pass through road of 12 mt. The boundary side of the project along the 12 mt approach road / pass through road will not be compounded.

39) The Allottee(s) and the persons to whom the said Flat is permitted to be transferred with the written consent of the Promoter, shall observe and perform byelaws and/or the rules and regulations of the co-operative society or other

For: KONARK HIGH CASTLE

[Signature]
Partner

Partner

organization, as and when registered and the additions, alterations or amendments thereof and shall also observe and carry out the building rules and regulations and the buy-laws of the competent authority. The Allottee(s) and persons to whom the said Flat is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such co-operative society or other organization, regarding the occupation and use of the said Flat and the said property and shall pay and contribute regularly and punctually towards rates, cess, taxes and/or expenses and all other outgoings.

40) The said buildings project shall always be known as "**KONNARK HIGH CASTLE**". The name of the co-operative society or limited company or other legal body to be formed, may bear the same name. The name of the building however shall not be changed under any circumstances.

41) After the Promoter execute this Agreement for sale, they shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has\have taken or agreed to take such Flat.

42) Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (Thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter Agreement within 30 (Thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

43) This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and

For **KONNARK HIGH CASTLE**

Shree Asmore

Partner

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FOR KONNARK HIGH CASTLE

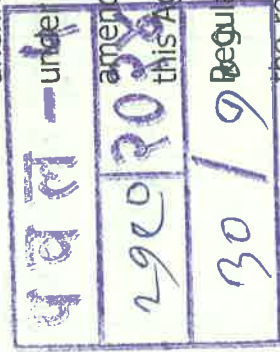
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supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/building, as the case may be.

44) This Agreement may only be amended through written consent of the Parties.

45) 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 Allottees of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

46) 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.



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

48) 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.

49) The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), in Panvel after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel, Raigad.

For KONNARK HIGH CASTLE

Bole Asmal

Partner

50) The Allottee(s) and/or Promoter shall present this Agreement as well as the conveyance 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.

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

ADDRESS OF ALLOTTEE

SIDDHI PARTH CHS, FLAT NO - 401,

PLOT NO -17, SECTOR - 2, KARANJADE NAVI MUMBAI,

PANVEL RAIGAD - 410206.

Notified Email ID: .sanjumore2k@gmail.com

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ADDRESS OF PROMOTER

908, SHELTON CUBIX, SECTOR - 15, PLOT NO -87

SECTOR - 15, CBD BELAPUR, NAVI MUMBAI - 400614

Notified Email ID: sales@konnark.com



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

52) That in case there are Joint Allottee(s) all communications shall be sent by the Promoter to the Allottee(s) 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 Allottee(s).

53) The charges towards stamp duty and Registration of this Agreement for Sale shall be borne and paid by the Allottee(s).

54) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per

For **KONNARK HIGH CASTLE**
Partner

Sanju More
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the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

55) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement.

FIRST SCHEDULE

Description of the Land

All that piece or parcel of vacant non agricultural land or ground bearing **Sr No.- 59 and 60 admeasuring about 6200 sq. mtr. situate, lying and being at Village-Giravale within the jurisdiction of Sub-Registrar of Panvel, Tal.-Panvel, Dist.-Raigad** and bounded as follows; i.e. to say:

ज-५	On or towards the North by	Gat No.- 64
29002038	On or towards the South by	Gat No.- 54
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	On or towards the West by	Gat No.- River



SECOND SCHEDULE

1(one) building being constructed on the Land described in First Schedule here in above by utilizing 12674.920 sq. meters of FSI and having 177 residential flat(consisting of 1BHK + 2BHK,) in the following manner (i) 1 (one) residential building of Basement + Ground + 19th(Nineteen) upperfloors:

Building no.	Nos. of Residential units
1 Basement + Ground+ 19 Floors	177

THIRD SCHEDULE

Description of the Flat

All that Residential/Commercial Premises bearing **Flat Number 804 on the 8th Floor admeasuring 49.971 Sq. Mts. Carpet area** of the buildings project to be known as '**KONNARK HIGH CASTLE**', being constructed on Gat No.59 and 60 situate, lying and being at Village- Giravale within the jurisdiction of Sub-Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

For, KONNARK HIGH CASTLE

Partner

Signature

FOURTH SCHEDULE AMENITIES

- 32" x 32" Vitrified flooring tiles in all rooms.
- All internal walls and ceiling in finished plaster with acrylic Distemper Painting.
- Kitchen granite platform with stainless steel sink.
- Windows Frames and sills in marble, to suit sliding window.
- Bathroom / Toilet – full height glazed tiles. Toilet flooring with antiskid tiles, and Doors for Bathroom and Toilet.
- Premium sanitary fittings.
- Concealed copper wiring with ISI Mark, sufficient electrical point and modular switches including provision of points for A.C., Washing Machine, Aqua guard, Refrigerator, Microwave, Exhaust and T.V. etc.
- TV and Telephone Point in Living.
- Main door with night latch, Peephole, Safety Chain with fittings.
- Door Bell Point.
- Concealed plumbing work with standard quality fittings and C.P. Fittings in Bathroom / WC / Kitchen.
- Aluminium sliding window with anodized finishing.

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GENERAL AMENITIES

- Enhanced structural Earthquake Safety for building. Earthquake resistant structural design with latest technology.
- Good quality distemper in all rooms and staircase. Acrylic Paint to external surface of the Building, with good color scheme.
- Lift with A.R.D. and Overload device for each Building.
- Generator Backup for adequate stilt parking, Staircase Street light and entrance lobby.
- CCTV for security purpose on the main entrance gate.
- Water harvesting pits.
- Entrance Gate with Watchman's Cabin



FOR KONNARK HIGH CASTLE

For KONNARK HIGH CASTLE
Partner

She. Asmore

RECEIPT

Received of and from the within named Allottee(s)**SHRI/SMT SANJAY SHANTILAL MORE AND ALKA SANJAY MORE**, he day and the year first herein above written the sum of **Rs.3,11,470/-Only** being part/full payment of the consideration against the sale of **Flat bearing No.804 admeasuring 49.971 Sq. Mts. carpet area on the 8th Floor** of the proposed buildings' project to be known as "**KONNARK HIGH CASTLE**", being constructed on Gat No.- 59 and 60, situate, lying and being at Village Giravale, Tal.-Panvel, Dist.- Raigad, paid by him/her/them to us as per the following details:

Date	Cheque No.	Bank Name	Cheque Amount
25-11-2023	UPI	SBI Bank	30,000/-
04-01-2024	906794	SBI Bank	78,000/-
02-02-2024	829956	SBI Bank	2,03,470/-
Total (Rupees Three Lakh Eleven Thousand Four Hundred Seventy Only).			3,11,470/-

**WE SAY RECEIVED****For, KONNARK HIGH CASTLE****Partner**

KONNARK HIGH CASTLE

Partner

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY,MONTH AND YEAR FIRST ABOVE WRITTEN SIGNED,SEALED AND DELIVERED.

BY THE WITHIN NAMED "PROMOTER")
M/S. KONNARK HIGH CASTLE)
THROUGH ITS PARTNER)

For, KONNARK HIGH CASTLE
Partner



Sign



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SHRI NINATH BHAUSAHEB SHINGADE

SIGNED / SEALED & DELIVERED

BY THE WITHIN NAMED "ALLOTTEE"

Sign



Sign



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SHRI SANJAY SHANTILAL MORE

SIGNED / SEALED & DELIVERED

BY THE WITHIN NAMED "ALLOTTEE"

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SMT. ALKA SANJAY MORE

IN THE PRESENCE OF

- 1) Sarita Yadav
Add - Kharaghar

FOR KONNARK HIGH CASTLE



Photo



Sign



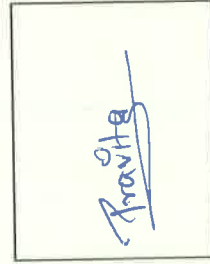
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2) Pravita Rathod.

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	Add Belapur	



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ANNEXURE - A



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (त्याच करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- गिरवले (५५३४०७)

तालुका :- पनवेल

ULPIN : 23310549687 गट क्रमांक व उपविभाग ५९

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भुधारणा पद्धती भोगवटारवर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटारवर्गचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर. चौ.मी	१५७	[अर्जाचे ईस्माईल धारीकाळा]				(१३०५)	मुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	२३५	[निनाथ भाकरसाहेब धिंगाळे]	०.९४.९०	३.५२	०.०२००]	(१३७७)	इतर अधिकार
विरायत	०.९४.९०						इतर
भागवत	-	मे कोणार्क हाय कॅसल	०.९४.९०	३.५२	०.०२००	(१३७७)	[महाराष्ट्र शासन राजपत्र क्र. एम एच वी आय एल २००९/३५५३०, दि.१ जानेवारी २०१६ प्रमाणे मुख्यहिवाट व शेतजमीन अधिनियम १९४८ चा ६७ व्या कलम ६३ (१क) ची सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५ वर्षांच्या आत आण्टिक वापर करणेस बंधनकारक.] (१३७७)
ला.यो. क्षेत्र	०.९४.९०						प्रलंबित फेरफार : नाही.
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							शेवटचा फेरफार क्रमांक : १३७७ व दिनांक : ०८/०८/२०२३
वर्ग (अ)	०.०२.००						
वर्ग (ब)	-						
एकुण							
पो.ख.क्षेत्र	०.०२.००						
एकुण क्षेत्र (अ+ब)	०.९६.९०						
आकारणी	३.५२						
चुकी किंवा विशेष आकारणी							
जुने फेरफार क्र. (३३२) (४२१) (५४०) (५९२) (९५७) (१२२८) (१३०५)							सीमा आणि भुमापन चिन्हे

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हा गाव नमुना क्रमांक ७ दिनांक ०८/०८/२०२३ १२:३५:३१ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ ऑनिलेखार वर कोणत्याही सही विकस्यची आवश्यकता नाही.
७/१२ डाउनलोड दि. : १६/०८/२०२३ : १७:५५:३५ PM. वैधता पडताळणीसाठी <https://cgisatbaha.mahabhumi.gov.in/csb/> या संकेत स्थळार जाऊन 2402100001272670 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकाची नोंदवही)											
[मंत्रालय जमीन महसूल अधिकार अभिलेख आणि नोंदवही (लघार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]											
गाव :- गिरवळे (५५३४७७)											
गट क्रमांक व उपविभाग ५९											
तालुका :- पनवेल											
जिल्हा :- रायगड											
वर्ष	इंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन		क्षेत्र
					जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
२०२०									गवत पड	०.९४९०	
२०२१									गवत पड	०.९४९०	
२०२२									गवत पड	०.९४९०	

टीप :-** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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इ.म.ह.भूमि



गाव नमुना बारा (पिकांची नोंदवही)
 [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- गिरवले (५५३४००) तालुका :- प्रनवल जिल्हा :- रायगड

गट क्रमांक व रपाविभाग ६०

वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाखालील क्षेत्राचा तपशील			लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
				पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनावे साधन	स्वरूप		क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	संपूर्ण वर्ष							बिनशेती	०.००००	
२०१९	संपूर्ण वर्ष							बिनशेती	०.००००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे भेगोत आलेली आहे

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 ४० / १००



ANNEXURE - B



Maharashtra State Road Development Corporation Limited



NO.MSRDC/SPA/Giravale/Panvel/BP-396/CC/2023/887-

Date: 23.05.2023

'Commencement Certificate'

To,
Mr. Ninath B. Shingade and Mr. Mohsin E. Dhariwala,
905 & 908, Shelton Cubix, Plot no. 87, Sector-15,
CBD Belapur, Navi Mumbai.

With reference to your Application dated 07/01/2020 for granting of 'Commencement Certificate' for Residential Building under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of Residential building on land bearing Gut no. 59 & 60 Village- Giravale, Taluka- Panvel, Dist.-Raigad.

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

1) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

2) Applicant has paid following charges through IMPS/NEFT:

- Scrutiny Charges: Rs. 1,00,200/-
- Development Charges: Rs. 56,90,000/-
- Construction & Welfare Cess charges: Rs. 43,84,400/-
- Security Deposit: Rs. 3,66,000/-
- Ancillary FSI Premium charges: Rs. 18,78,800/-
- FSI Premium charges: Rs. 24,74,700/-

Above charges are subject to realisation at MSRDC's account. In case, if funds are not reflected in MSRDC's account, this Commencement Certificate shall be revoked without any prior notice.

- This commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such renewed period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- This permission is limited to only for Gut no. 59 & 60, Village- Giravale, Taluka- Panvel, Dist.-Raigad and does not entitle you to develop any other land.
- Inform to the Authority immediately after starting the development work in the land under reference.
- The Applicant/Developer shall restrict to the built up area of 12674.920 Sq.M. as mentioned in the approved plan attached to this Commencement Certificate.
- The Applicant / Developer shall strictly adhere the Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18(Sec.37(1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned

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Page 1 of 4

Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No.18 &19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036

Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH199656C01586

GST: 27AAACM5833CLZP

www.msrdc.in

vide Notification No: TPS-1818/CR-236/18/Sec.37(1AA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

9) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.

10) The amount of Rs. 3,66,000/- (Rupees Three Lakh Sixty Six Thousand only) deposited at MSRDC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.

11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

12) The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.

13) The Applicant/Developer is required to provide a solid waste disposal unit in accordance with the Regulation No. 13.5 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc.

14) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.

15) Applicant/Developer shall make arrangement, provision and maintenance for STP and Grey Water Recycling Plant in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.

16) Applicant/Developer shall make arrangement and provision for Installation of Solar Assisted Water Heating (SWH) System/Roof Top Photovoltaic (RTPV) System in accordance with the Regulation No. 13.2 of the Unified Development Control and Promotion Regulations in Maharashtra dated 02/12/2020 as amended from time to time.

17) The Applicant/Developer shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.

18) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan shall be certified by the Land Records concerned department. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of intimation for plinth completion.



- 19) The applicant/Developer shall intimate the authority that construction up to plinth level is completed and work carried out on site is as per approved plan without any alteration in dimension, area of road and open space/reservation.
- 20) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter arising in future and the Applicant / Developer is solely responsible for settling for the same.
- 21) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 22) The size and location of meter room and substation may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
- 23) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 24) Applicant shall provide the services as mentioned in the provisional fire NOC issued by Fire Department and final fire NOC shall be submitted at the time of seeking Occupancy Certificate.
- 25) The applicant shall demolish the existing structure on site before applying for Part/Full Occupancy Certificate whichever is earlier. The applicant shall abide the undertaking dated 14/12/2022. The Part/Full Occupancy Certificate shall be granted only after demolition of existing structure on site.
- 26) Any statutory taxes due to be paid, shall be paid by the applicant as and when this authority issue such notices.
- 27) This Certificate is liable to be revoked by, MSRDC-SPA if-
- Any of the Conditions subject to which this Commencement Certificate is granted or any of the restrictions imposed by MSRDC-SPA is contravened or is not complied with.
 - MSRDC-SPA is satisfied that this Permission is obtained through fraud or misinterpretation.
- 28) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area, where the number of existing trees in the plot is less than the above prescribed standards; additional number of new trees shall be planted
- 29) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.
- 30) The Applicant/Developer shall handover the land required for road widening/any other improvement of its Development Plan, at free of cost without claiming any compensation, in lieu thereof.
- 31) The applicant shall also take Occupancy Certificate from this Authority before occupying the premises. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 32) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance

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with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.

33) The applicant shall handover the amenity open space to the Authority as the premium FSI is granted on the entire gross plot area before intimation of completion of plinth to this office.

34) The conditions stipulated by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

A Set of Certified Plans of Residential Building (1 Set – 10 No. of Drawings) is enclosed herewith.


Dy. Chief Planner 23/5/23
MSRDC Ltd.

CC to:

1. Ar.Neha Jain, Office No. 20 & 21, Raheja Arcade, Plot No. 61, Sector-11, CBD Belapur, Navi Mumbai- 400 614.
2. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, Tal – Panvel, Dist. – Raigad.
4. The Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II), Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel ,Dist.- Raigad.410206.
5. The Assistant Commissioner of Labour office, Shree Ganesh Plaza, phase-I, 1st floor, P.no. 01, Sector-01, Khanda colony, New Panvel-410206.
6. Controller of Unauthorized Constructions (CUC Cell) M.S.R.D.C Ltd., Bandra (West), Mumbai.

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Maharashtra State Road Development Corporation Limited



NO.MSRDC/SPA/Giravale/Panvel/BP-396/CC/2023/1574

Date: 04/10/2023

'Commencement Certificate'

To,
M/s. Konnark High Castle,
905 & 908, Shelton Cubix, Plot no. 87, Sector-15,
CBD Belapur, Navi Mumbai.

With reference to your Application dated 07/01/2020 for granting of 'Commencement Certificate' for Residential Building under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of Residential building on land bearing Gut no. 59 & 60 Village- Giravale, Taluka- Panvel, Dist.-Raigad.

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) The Commencement Certificate issued dated 23/05/2023 to the said project is hereby updated in the name of M/s. Konnark High Castle due to change in name of owner and applicants request vide letter dated 18/08/2023. The Commencement Certificate shall supersede the earlier Commencement Certificate dated 23/05/2023.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3) Applicant has paid following charges through IMPS/NEFT:

- a. Scrutiny Charges: Rs. 1,00,200/-
- b. Development Charges: Rs. 56,90,000/-
- c. Construction & Welfare Cess charges: Rs. 43,84,400/-
- d. Security Deposit: Rs. 3,66,000/-
- e. Ancillary FSI Premium charges: Rs. 18,78,800/-
- f. FSI Premium charges: Rs. 24,74,700/-

Above charges are subject to realisation at MSRDC's account. In case, if funds are not reflected in MSRDC's account, this Commencement Certificate shall be revoked without any prior notice.

- 4) This commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, 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 bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 5) This permission is limited to only for Gut no. 59 & 60, Village- Giravale, Taluka- Panvel, Dist.-Raigad and does not entitle you to develop any other land.
- 6) Inform to the Authority immediately after starting the development work in the land under reference.
- 7) The Applicant/Developer shall restrict to the built up area of 12674.920 Sq.M. as mentioned in the approved plan attached to this Commencement Certificate.

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Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH199656GCL01586

GST: 27AAACM6833C1ZP

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8) The Applicant / Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37(1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.

9) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37(1AA)UD-13 dtd. 02.12.2020. as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

10) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.

11) The amount of **Rs. 3,66,000/- (Rupees Three Lakh Sixty Six Thousand only)** deposited at MSRDC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.

12) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

13) The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.

14) The Applicant/Developer is required to provide a solid waste disposal unit in accordance with the Regulation No. 13.5 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time for non-bio-degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc.

15) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.

16) Applicant/Developer shall make arrangement, provision and maintenance for STP and Recycling Plant in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.

17) Applicant/Developer shall make arrangement and provision for Installation of Solar Assisted Water Heating (SWH) System/Roof Top Photovoltaic (RTPV) System in accordance with the Regulation No. 13.2 of the Unified Development Control and Promotion Regulations in Maharashtra dated 02/12/2020 as amended from time to time.

18) The Applicant/Developer shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.

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- 19) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan shall be certified by the Land Records concerned department. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of intimation for plinth completion.
- 20) The applicant/Developer shall intimate the authority that construction up to plinth level is completed and work carried out on site is as per approved plan without any alteration in dimension, area of road and open space/reservation.
- 21) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
- 22) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 23) The size and location of meter room and substation may be fixed in consultation of MSEDCCL before applying for Occupancy Certificate. The NOC from MSEDCCL shall be submitted for the same.
- 24) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 25) Applicant shall provide the services as mentioned in the provisional fire NOC issued by Fire Department and final fire NOC shall be submitted at the time of seeking Occupancy Certificate.
- 26) The applicant shall demolish the existing structure on site before applying for Part/Full Occupancy Certificate whichever is earlier. The applicant shall abide the undertaking dated 14/12/2022. The Part/Full Occupancy Certificate shall be granted only after demolition of existing structure on site.
- 27) Any statutory taxes due to be paid, shall be paid by the applicant as and when this authority issue such notices.
- 28) This Certificate is liable to be revoked by, MSRDC-SPA if-
- Any of the Conditions subject to which this Commencement Certificate is granted or any of the restrictions imposed by MSRDC-SPA is contravened or it is not complied with.
 - MSRDC-SPA is satisfied that this Permission is obtained through fraud or misinterpretation.
- 29) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area, where the number of existing trees in the plot is less than the above prescribed standards; additional number of new trees shall be planted
- 30) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.
- 31) The Applicant/Developer shall handover the land required for road widening/any other improvement of its Development Plan, at free of cost without claiming any compensation, in lieu thereof.
- 32) The applicant shall also take Occupancy Certificate from this Authority before occupying the premises. No new building or part thereof shall be occupied or allowed to be occupied

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or used or permitted to be used by any person until Occupancy Certificate is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.

33) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.

34) The applicant shall handover the amenity open space to the Authority as the premium FSI is granted on the entire gross plot area before intimation of completion of plinth to this office.

35) The conditions stipulated by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

A Set of Certified Plans of Residential Building (1 Set – 10 No. of Drawings) is enclosed herewith.


Dy. Chief Planner 4.10.23
MSRDC Ltd.

CC to:

1. Ar.Neha Jain, Office No. 20 & 21, Raheja Arcade, Plot No. 61, Sector-11, CBD Belapur, Navi Mumbai- 400 614.
2. The District Collector, Office of the Collector, Revenue Dept, Near Hira Kot Lake, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, Tal – Panvel, Dist. – Raigad.
4. The Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II), Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel, Dist.- Raigad.410206.
5. The Assistant Commissioner of Labour office, Shree Ganesh Plaza, phase-I, 1st floor, P.no. 01, Sector-01, Khanda colony, New Panvel-410206.
6. Controller of Unauthorized Constructions (CUC Cell) M.S.R.D.C Ltd., Bandra (West), Mumbai.

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UMESH SHINDE

B.Com, LLB, GDCA
Advocate, Mumbai High Court

Office No. 905 / 908, Shelton Cubix, Plot No. 87, Sector-15, CBD Belapur, Navi Mumbai - 400614

Mob.: 98206 26900 | Email : advocateumeshshinde@gmail.com

FORMAT- A

(Circular No. :-28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No. 59 & 60, situated at Girawale, Taluka Panvel, District Raigad (hereinafter referred as the said "plot" KONNARK HIGH CASTLE").

पत्र - ५	
2902028	HIGH
Taluka Panvel, District Raigad	

1. I have investigated the title of all that piece or parcel of the Land at Girawale, Panvel, District Raigad on the request of (KONNARK HIGH CASTLE through is Mr. Nianth Bhusaheb Shingade) and following documents i.e :-

1) Description of the property. Gat No. 59 in the Name of Mr. Ninath Bhusaheb Shingade & Gat No. 60 in the Name of Mr. Mohasin Ebrahim Dhariwala, situated at Girawale, Taluka & Panvel, District - Raigad

PROPERTY

Village	Survey No. / Hiss No.	Admeasuring Area
Girawale	59/0	H.-R.-P. 0-16-9
	60/0	0-45-1
	Total	0-62-0 (6200 Sq. Mtrs.)

As per Ownership Documents (7/12 CTS Extract) Area 6200 Sq. Mtrs. And As Per Physical Survey Area at the site 6318.89 Sq. Mtrs. As in mention in Commencement Certificate.

Umesh Shinde



- 2) Registered Sale Deed of Gat No. 59, situated at Girawale, Taluka & Panvel, District Raigad. Area 0.1690 Hector. R. Dated 11/07/2023 No.9273/2023.
- 3) Registered Sale Deed of Gat No. 60, situated at Girawale, Taluka & Panvel, District Raigad. Area 0.4510 Hector. R. Dated 11/07/2023 No.9276/2023.
- 4) Search report for 30 years from 1994 till. 18/07/2023.

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 (KONNARK HIGH CASTLE) is clear, marketable and without any encumbrances.

Owners of the land

1. KONNARK HIGH CASTLE Through its Partners Mr. Ninath Bhausaheb Shingade & Mr. Mohasin Ebrahim Dhariwala Gat No. 59, situated at Girawale, Taluka & Panvel, District - Raigad.
2. KONNARK HIGH CASTLE Through its Partners Mr. Ninath Bhausaheb Shingade & Mr. Mohasin Ebrahim Dhariwala Gat No. 60, situated at Girawale, Taluka & Panvel, District - Raigad.

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3. The report reflecting the flow of the title of the (KONNARK HIGH CASTLE) said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 07/08/2023

Advocate

Ushankar



Adv. Umesh Shinde
Office No. 905/908, Shelton Cubix,
Plot No. 87, Sector- 15, CBD Belapur,
Navi Mumbai - 400 614,
Ph.: 9820626900.





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UMESH SHINDE

B.Com, LLB, GDCA
Advocate, Mumbai High Court

Office No. 905 / 908, Shelton Cubix, Plot No. 87, Sector-15, CBD Belapur, Navi Mumbai - 400614

Mob.: 98206 26900 | Email : advocateumeshshinde@gmail.com

FORMAT- A

(Circular No. :-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract as on date of application for registration Gat No. 59 in the Name of Mr. Ninath Bhausaheb Shingade & Gat No. 60 in the Name of Mr. Mohsin Ebrahim Dhariwala, situated at Girawale, Taluka & Panvel, District - Raigad
- 2) Registered Sale Deed of Gat No. 59, situated at Girawale, Taluka & Panvel District Raigad. Dated 11/07/2023 No.9273/2023.
- 3) Registered Sale Deed of Gat No. 60, situated at Girawale, Taluka & Panvel District Raigad. Dated 11/07/2023 No.9276/2023.
- 4) Search report for 30 years from 1994 till. 12/07/2023 Taken from Sub-Registrar office at Panvel I Vide Receipt No. 7611 Dt. 18/07/2023

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Advocate

Date: ०७/०८/२०२३

Umesh Shinde

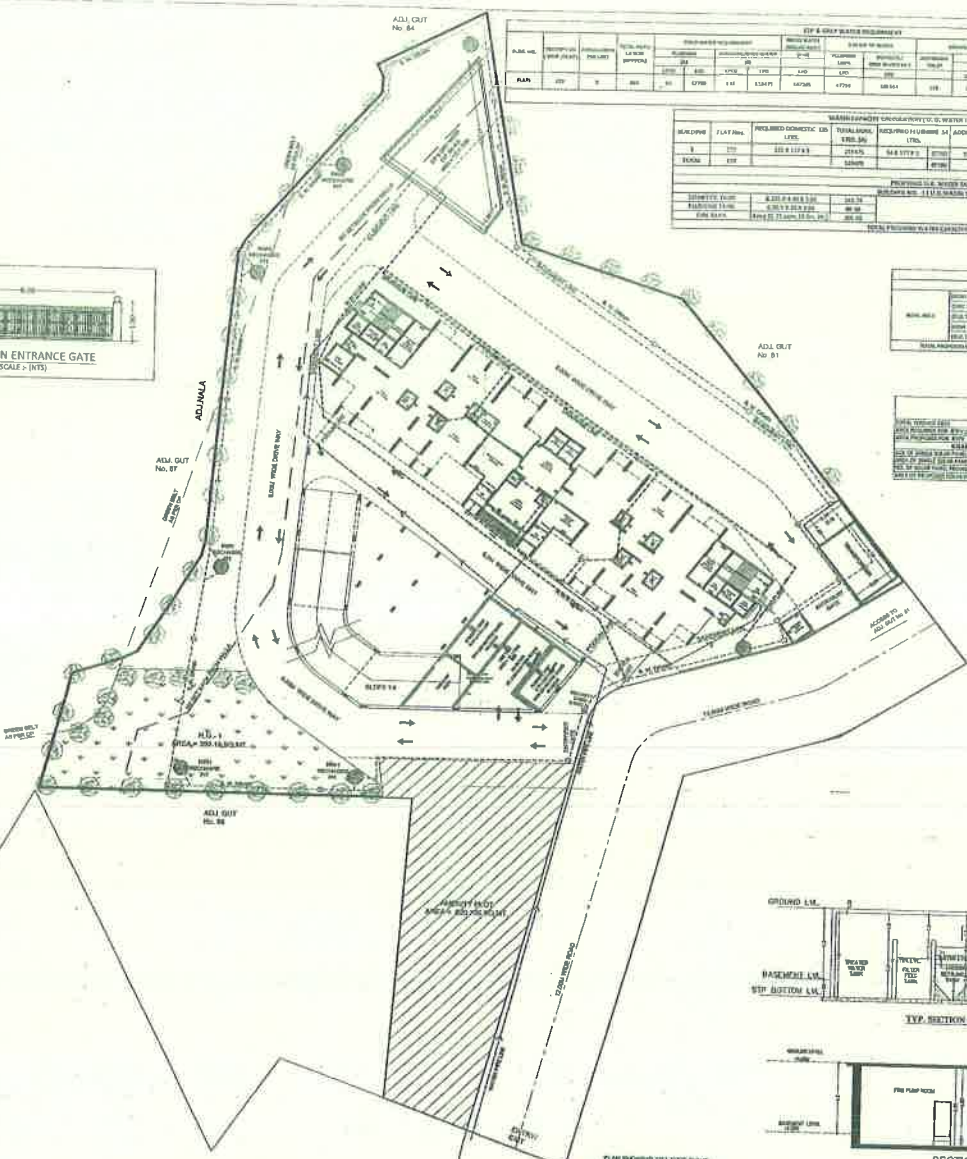


Adv. Umesh Shinde
Office No. 905/908, Shelton Cubix,
Plot No. 87, Sector-15, CBD Belapur,
Navi Mumbai - 400 614.
Ph.: 9820626900.

Vertical text on the left margin, possibly a page number or reference code.

Rectangular stamp or mark, possibly containing a date or reference number.

Circular stamp or mark, possibly containing a logo or seal.



STP & GREY WATER REQUIREMENT												
BLDG. NO.	FLOOR	AREA (SQ. M)	PLUMBING	WATER SUPPLY	WATER RATE	WATER DEMAND	WATER TREATMENT REQUIREMENT					TOTAL WATER DEMAND
							STP	GREY	WATER	WATER	WATER	
PLAN	STP	9	200	100	100	100	100	100	100	100	100	100

STAMP OF APPROVAL 2/10

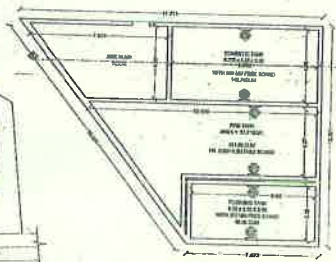
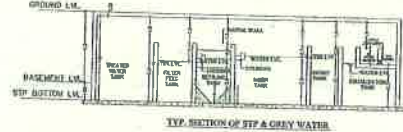
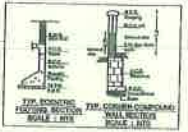
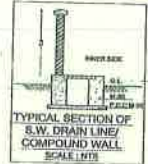
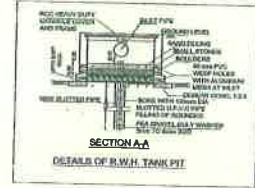
APPROVED FOR THE PROJECT BY THE ARCHITECT

DATE: 20/10/2018

WATER SUPPLY REQUIREMENT (LITERS PER DAY)												
BLDG. NO.	FLOOR	AREA (SQ. M)	PLUMBING	WATER SUPPLY	WATER RATE	WATER DEMAND	WATER TREATMENT REQUIREMENT					TOTAL WATER DEMAND
							STP	GREY	WATER	WATER	WATER	
PLAN	STP	9	200	100	100	100	100	100	100	100	100	100

PROVISION OF WATER SUPPLY												
BLDG. NO.	FLOOR	AREA (SQ. M)	PLUMBING	WATER SUPPLY	WATER RATE	WATER DEMAND	WATER TREATMENT REQUIREMENT					TOTAL WATER DEMAND
							STP	GREY	WATER	WATER	WATER	
PLAN	STP	9	200	100	100	100	100	100	100	100	100	100

PROVISION OF WATER SUPPLY												
BLDG. NO.	FLOOR	AREA (SQ. M)	PLUMBING	WATER SUPPLY	WATER RATE	WATER DEMAND	WATER TREATMENT REQUIREMENT					TOTAL WATER DEMAND
							STP	GREY	WATER	WATER	WATER	
PLAN	STP	9	200	100	100	100	100	100	100	100	100	100



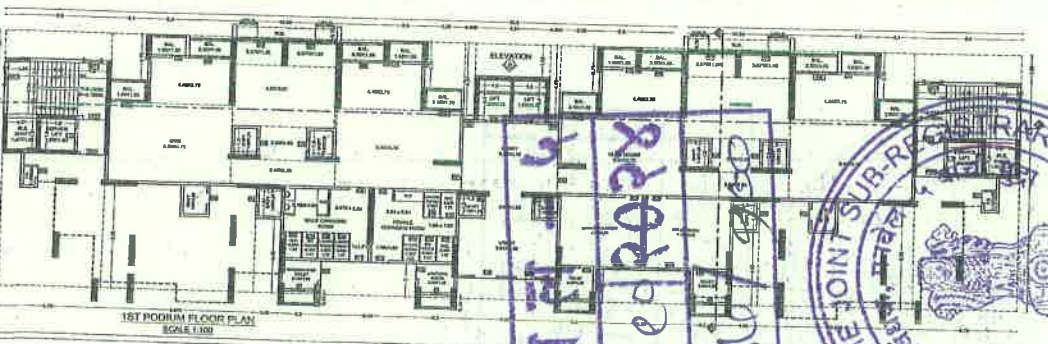
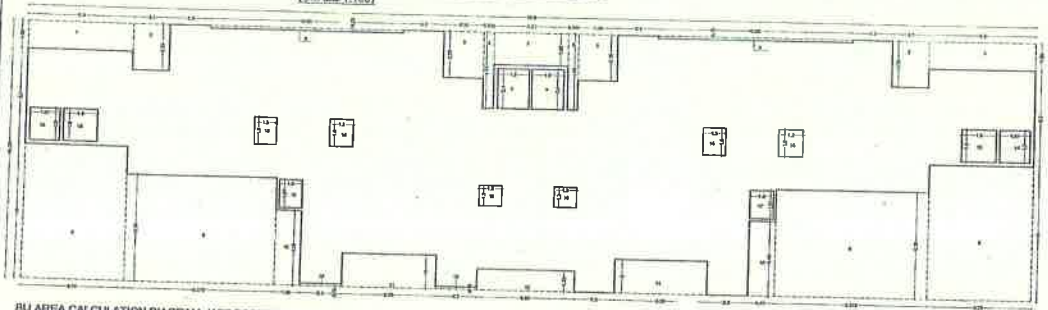
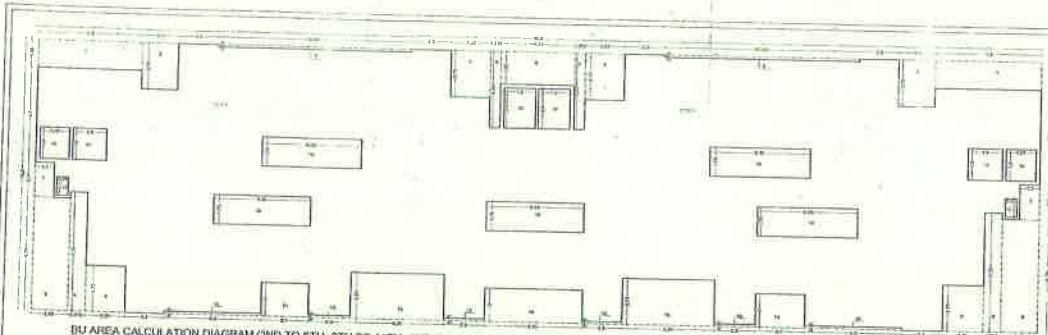
CONTENTS OF DRAWINGS	
No.	Description
1	Site Plan
2	Foundation Plan
3	Structural & Sanitary Details
4	Details of S.W. Tank
5	Structure of S.W. Tanks
6	Typical Section of S.W. Drain Line / Compound Wall
7	Typical Section of S.W. Drain Line / Compound Wall
8	Details of R.W.H. Tank & Discharge Pit
9	Foundation & S.W. Tank
10	Structural & Sanitary Details
11	Typical Section of S.W. Drain Line / Compound Wall
12	Typical Section of S.W. Drain Line / Compound Wall
13	Typical Section of S.W. Drain Line / Compound Wall
14	Typical Section of S.W. Drain Line / Compound Wall
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ANARCH ARCHITECTS & PLANNERS

Office: 20/201, 20/202, 20/203, 20/204, 20/205, 20/206, 20/207, 20/208, 20/209, 20/210, 20/211, 20/212, 20/213, 20/214, 20/215, 20/216, 20/217, 20/218, 20/219, 20/220, 20/221, 20/222, 20/223, 20/224, 20/225, 20/226, 20/227, 20/228, 20/229, 20/230, 20/231, 20/232, 20/233, 20/234, 20/235, 20/236, 20/237, 20/238, 20/239, 20/240, 20/241, 20/242, 20/243, 20/244, 20/245, 20/246, 20/247, 20/248, 20/249, 20/250, 20/251, 20/252, 20/253, 20/254, 20/255, 20/256, 20/257, 20/258, 20/259, 20/260, 20/261, 20/262, 20/263, 20/264, 20/265, 20/266, 20/267, 20/268, 20/269, 20/270, 20/271, 20/272, 20/273, 20/274, 20/275, 20/276, 20/277, 20/278, 20/279, 20/280, 20/281, 20/282, 20/283, 20/284, 20/285, 20/286, 20/287, 20/288, 20/289, 20/290, 20/291, 20/292, 20/293, 20/294, 20/295, 20/296, 20/297, 20/298, 20/299, 20/300, 20/301, 20/302, 20/303, 20/304, 20/305, 20/306, 20/307, 20/308, 20/309, 20/310, 20/311, 20/312, 20/313, 20/314, 20/315, 20/316, 20/317, 20/318, 20/319, 20/320, 20/321, 20/322, 20/323, 20/324, 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NO.	Length	Breadth	Area	Remarks
1	1.000	1.000	1.000	
2	1.000	1.000	1.000	
3	1.000	1.000	1.000	
4	1.000	1.000	1.000	
5	1.000	1.000	1.000	
6	1.000	1.000	1.000	
7	1.000	1.000	1.000	
8	1.000	1.000	1.000	
9	1.000	1.000	1.000	
10	1.000	1.000	1.000	
11	1.000	1.000	1.000	
12	1.000	1.000	1.000	
13	1.000	1.000	1.000	
14	1.000	1.000	1.000	
15	1.000	1.000	1.000	
16	1.000	1.000	1.000	
17	1.000	1.000	1.000	
18	1.000	1.000	1.000	
19	1.000	1.000	1.000	
20	1.000	1.000	1.000	
21	1.000	1.000	1.000	
22	1.000	1.000	1.000	
23	1.000	1.000	1.000	
24	1.000	1.000	1.000	
25	1.000	1.000	1.000	
26	1.000	1.000	1.000	
27	1.000	1.000	1.000	
28	1.000	1.000	1.000	
29	1.000	1.000	1.000	
30	1.000	1.000	1.000	
31	1.000	1.000	1.000	
32	1.000	1.000	1.000	
33	1.000	1.000	1.000	
34	1.000	1.000	1.000	
35	1.000	1.000	1.000	
36	1.000	1.000	1.000	
37	1.000	1.000	1.000	
38	1.000	1.000	1.000	
39	1.000	1.000	1.000	
40	1.000	1.000	1.000	
41	1.000	1.000	1.000	
42	1.000	1.000	1.000	
43	1.000	1.000	1.000	
44	1.000	1.000	1.000	
45	1.000	1.000	1.000	
46	1.000	1.000	1.000	
47	1.000	1.000	1.000	
48	1.000	1.000	1.000	
49	1.000	1.000	1.000	
50	1.000	1.000	1.000	
51	1.000	1.000	1.000	
52	1.000	1.000	1.000	
53	1.000	1.000	1.000	
54	1.000	1.000	1.000	
55	1.000	1.000	1.000	
56	1.000	1.000	1.000	
57	1.000	1.000	1.000	
58	1.000	1.000	1.000	
59	1.000	1.000	1.000	
60	1.000	1.000	1.000	
61	1.000	1.000	1.000	
62	1.000	1.000	1.000	
63	1.000	1.000	1.000	
64	1.000	1.000	1.000	
65	1.000	1.000	1.000	
66	1.000	1.000	1.000	
67	1.000	1.000	1.000	
68	1.000	1.000	1.000	
69	1.000	1.000	1.000	
70	1.000	1.000	1.000	
71	1.000	1.000	1.000	
72	1.000	1.000	1.000	
73	1.000	1.000	1.000	
74	1.000	1.000	1.000	
75	1.000	1.000	1.000	
76	1.000	1.000	1.000	
77	1.000	1.000	1.000	
78	1.000	1.000	1.000	
79	1.000	1.000	1.000	
80	1.000	1.000	1.000	
81	1.000	1.000	1.000	
82	1.000	1.000	1.000	
83	1.000	1.000	1.000	
84	1.000	1.000	1.000	
85	1.000	1.000	1.000	
86	1.000	1.000	1.000	
87	1.000	1.000	1.000	
88	1.000	1.000	1.000	
89	1.000	1.000	1.000	
90	1.000	1.000	1.000	
91	1.000	1.000	1.000	
92	1.000	1.000	1.000	
93	1.000	1.000	1.000	
94	1.000	1.000	1.000	
95	1.000	1.000	1.000	
96	1.000	1.000	1.000	
97	1.000	1.000	1.000	
98	1.000	1.000	1.000	
99	1.000	1.000	1.000	
100	1.000	1.000	1.000	

NET AREA STATEMENT OF INDIVIDUAL UNIT

FLOOR	FLAT NO.	NO. OF PLATS	CARRY AREA OF PER PLAT
2ND	201	1	48.971
	202	1	48.971
	203	1	48.971
	204	1	48.971
	205	1	48.971
	206	1	48.971
	207	1	48.971
	208	1	48.971
	209	1	48.971
	210	1	48.971
8TH	801	1	48.971
	802	1	48.971
	803	1	48.971
	804	1	48.971
	805	1	48.971
	806	1	48.971
	807	1	48.971
	808	1	48.971
	809	1	48.971
	810	1	48.971
14TH	1401	1	48.971
	1402	1	48.971
	1403	1	48.971
	1404	1	48.971
	1405	1	48.971
	1406	1	48.971
	1407	1	48.971
	1408	1	48.971
	1409	1	48.971
	1410	1	48.971
18TH	1801	1	48.971
	1802	1	48.971
	1803	1	48.971
	1804	1	48.971
	1805	1	48.971
	1806	1	48.971
	1807	1	48.971
	1808	1	48.971
	1809	1	48.971
	1810	1	48.971
19TH	1901	1	48.971
	1902	1	48.971
	1903	1	48.971
	1904	1	48.971
	1905	1	48.971
	1906	1	48.971
	1907	1	48.971
	1908	1	48.971
	1909	1	48.971
	1910	1	48.971

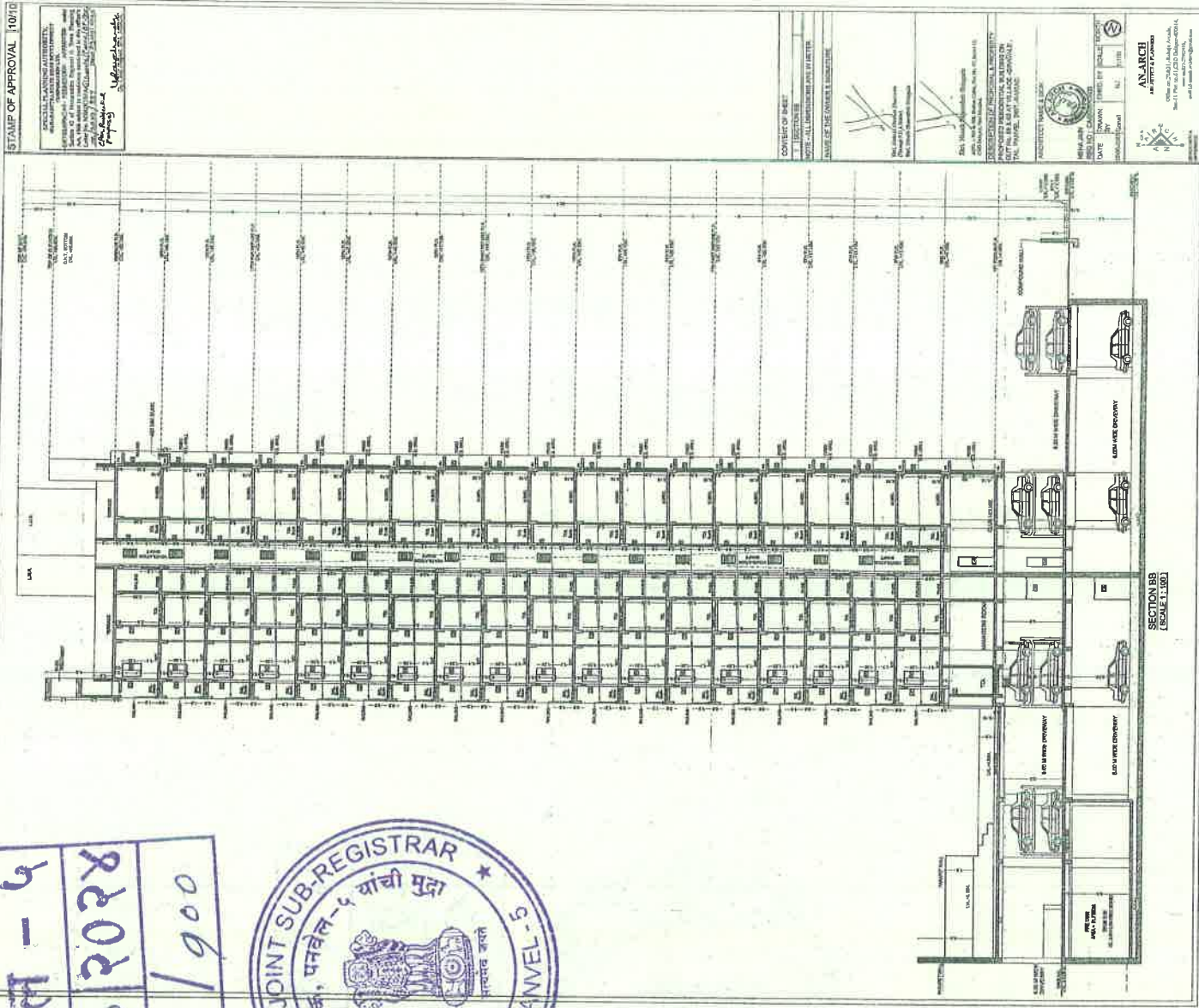
NET AREA STATEMENT OF INDIVIDUAL UNIT

FLOOR	FLAT NO.	NO. OF PLATS	CARRY AREA OF PER PLAT
17TH	1701	1	48.971
	1702	1	48.971
	1703	1	48.971
	1704	1	48.971
	1705	1	48.971
	1706	1	48.971
	1707	1	48.971
	1708	1	48.971
	1709	1	48.971
	1710	1	48.971
18TH	1801	1	48.971
	1802	1	48.971
	1803	1	48.971
	1804	1	48.971
	1805	1	48.971
	1806	1	48.971
	1807	1	48.971
	1808	1	48.971
	1809	1	48.971
	1810	1	48.971
19TH	1901	1	48.971
	1902	1	48.971
	1903	1	48.971
	1904	1	48.971
	1905	1	48.971
	1906	1	48.971
	1907	1	48.971
	1908	1	48.971
	1909	1	48.971
	1910	1	48.971

NET AREA STATEMENT OF INDIVIDUAL UNIT

FLOOR	FLAT NO.	NO. OF PLATS	CARRY AREA OF PER PLAT
1ST	101	1	48.971
	102	1	48.971
	103	1	48.971
	104	1	48.971
	105	1	48.971
	106	1	48.971
	107	1	48.971
	108	1	48.971
	109	1	48.971
	110	1	48.971
2ND	201	1	48.971
	202	1	48.971
	203	1	48.971
	204	1	48.971
	205	1	48.971
	206	1	48.971
	207	1	48.971
	208	1	48.971
	209	1	48.971
	210	1	48.971
3RD	301	1	48.971
	302	1	48.971
	303	1	48.971
	304	1	48.971
	305	1	48.971
	306	1	48.971
	307	1	48.971
	308	1	48.971
	309	1	48.971
	310	1	48.971
4TH	401	1	48.971
	402	1	48.971
	403	1	48.971
	404	1	48.971
	405	1	48.971
	406	1	48.971
	407	1	48.971
	408	1	48.971
	409	1	48.971
	410	1	48.971
5TH	501	1	48.971
	502	1	48.971
	503	1	48.971
	504	1	48.971
	505	1	48.971
	506	1	48.971
	507	1	48.971
	508	1	48.971
	509	1	48.971
	510	1	48.971
6TH	601	1	48.971
	602	1	48.971
	603	1	48.971
	604	1	48.971
	605	1	48.971
	606	1	48.971
	607	1	48.971
	608	1	48.971
	609	1	48.971
	610	1	48.971
7TH	701	1	48.971
	702	1	48.971
	703	1	48.971
	704	1	48.971
	705	1	48.971
	706	1	48.971
	707	1	48.971
	708	1	48.971
	709	1	48.971
	710	1	48.971
8TH	801	1	48.971
	802	1	48.971
	803	1	48.971
	804	1	48.971
	805	1	48.971
	806	1	48.971
	807	1	48.971
	808	1	48.971
	809	1	48.971
	810	1	48.971
9TH	901	1	48.971
	902	1	48.971
	903	1	48.971
	904	1	48.971
	905	1	48.971
	906	1	48.971
	907	1	48.971
	908	1	48.97

प व ल - ५
 २९०२०२४
 ०९९/१००



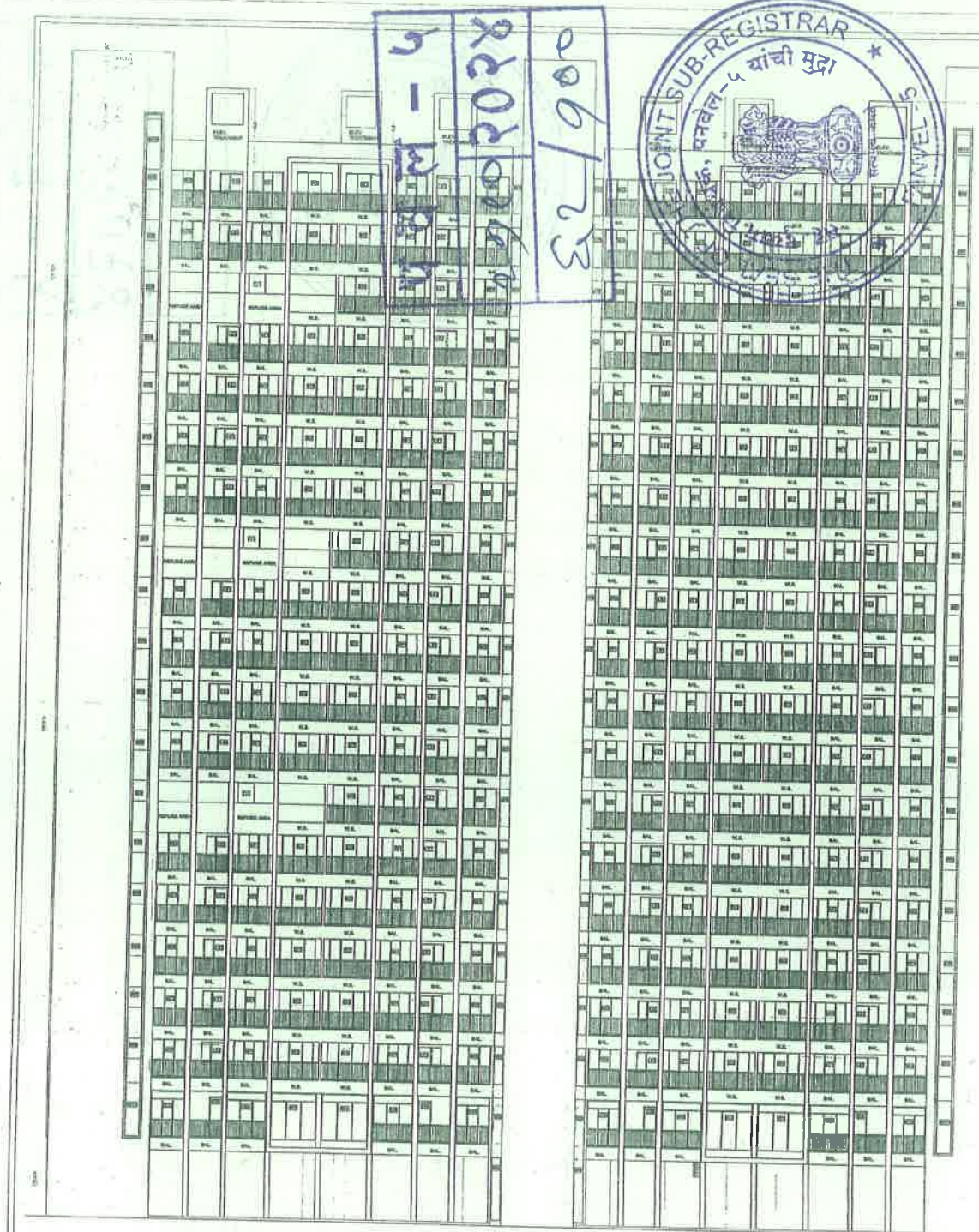
STAMP OF APPROVAL 10710

APPROVAL OF ARCHITECTURE
 ARCHITECTURE DEPARTMENT
 MUNICIPAL CORPORATION
 PIMPRI-CHINCHWAD
 DISTRICT OF PUNE
 MAHARASHTRA
 DATE: 29/02/2024
 BY: [Signature]

CONVENT OF SHEET
 NO. 10710
 DATE: 29/02/2024
 NAME OF THE OWNER/ENGINEER
 [Signature]
 [Stamp]
 REGISTERED ARCHITECT
 PUNE
 NO. 10710

APPROVED BY
 [Signature]
 [Stamp]
 DATE: 29/02/2024
 BY: [Signature]
 [Stamp]
 REGISTERED ARCHITECT
 PUNE
 NO. 10710

SECTION BS
 (SCALE 1:100)



पत्र - ५
 २७/१०/२०२४
 ३२/१००



STAMP OF APPROVAL 8/10

SPECIAL PLANNING AUTHORITY
 HADAPSAR TOWN DEVELOPMENT
 CORPORATION LTD.
 DEVELOPMENT PERMISSION APPROVED
 Section 43 of Maharashtra Regional & Town Planning
 Act, 1967 subject to conditions mentioned in my order
 Issued by MAHARASHTRA GOVT./MUNICIPALITY
 Dr. J. B. Patil, P. E. Y. Date: 23/08/2024
 (Signature)
 (Signature)
 Director, SPN, MAHA.

CONTENT OF SHEET
 1. FRONT SIDE ELEVATION
 NOTE - ALL DIMENSIONS ARE IN METERS.

NAME OF THE OWNER & SIGNATURE
 (Signature)

Shri. Mahesh Dhanraj Chavhan
 (Through P.O.A. Bahar)
 Shri. Vinay Dhanraj Chavhan

Shri. S. S. Chavhan
 J.E.C. - 2024, No. 10, Sector 15, Phase II,
 MIDC, Hadapsar, Pune District

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON
 PLOT No. 88 & 89 AT VILAGE - ORSIVALE,
 TAL. PANVEL, DIST. RAHAR.

ARCHITECT NAME & SIGN
 (Signature)
 NEHA JAIN
 REG. NO. : 6420200000

DATE: 23-08-2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1:100
 NORTH

AN.ARCH
 ARCHITECT & PLANNERS
 Office no. 304/21, Balaji Aashish,
 Sec-11, Plot no. 61, C-20, Shilpa-40614,
 near to IIS-7/6/10,
 and 12 an.arch@gmail.com

FRONT SIDE ELEVATION
 SCALE 1:100

ANNEXURE - F

AGREEMENT PLAN



— CARPET LINE
 — OPEN BALCONY CARPET LINE

FLAT NO.	CARPET AREA (SQ.MT.) (A)	BALCONY AREA (SQ.MT.) (B)	C=A+B	TOTAL (D)
801	49.971	56.448	6.477	607.606
802	49.971	56.448	6.477	607.606
803	49.971	56.448	6.477	607.606
804	49.971	56.448	6.477	607.606
805	49.815	56.280	6.465	607.798
806	29.730	34.248	4.518	368.645
807	29.730	34.248	4.518	368.645
808	29.730	34.248	4.518	368.645
810	49.815	56.465	6.465	605.798
TOTAL	564.815	648.280	64.655	1277.750

AN.ARCH
 ARCHITECT & PLANNERS
 DESIGN WITH A DIFFERENCE
 Office no.20&21, Raheja Arcade,
 Sec-11, Plot no 61, CBD Belapur-400614
 Mail id -anarch architect@gmail.com
 Cntct no 022-27562410,

DATE 22-01-2024
 DRAWN BY J. JAVASHRI
 CHECK BY

8TH FLOOR PLAN
 NORTH

PROJECT NAME: KONNARK HIGH CASTLE
 DEVELOPERS: BEPOSKO RESIDENTIAL BUILDING VILLAGE, RAHAVALI, TAL. PANVEL, DIST. RAHIGAD.

SCALE: 1:100

Flat No. 804 and Sign herein below
 I/We hereby Confirm the Wing - Floor No. 8th
 Purchasers

22020202X
 1900

Sanjay Shantilal More

804

Sanjay More
29/02/2024

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2902024
६५/१००





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 :
P52000053238

Project: Konnark High Castle , Plot Bearing / CTS / Survey / Final Plot No.: **Gut No 59 & 60 at Giravale, Panvel, Raigarh, 410221;**

1. **Konnark High Castle** having its registered office / principal place of business at Tehsil: **Panvel**, District: **Raigarh**, Pin: **400614**.

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

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the 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 **23/10/2023** and ending with **30/12/2028** unless Sub-Regulation 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.



Signature valid
Digitally Signed by
Dr. Vasant Armanand Prabhu
(Secretary, MARRERA)
Date: 23-10-2023 11:34:35

Dated: **23/10/2023**

Place: **Mumbai**

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



K O N N A R K HIGHCASTLE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF KONNARK HIGH CASTLE AT ITS MEETING HELD ON WEDNESDAY, 20TH DECEMBER, 2023 AT 12:30 P.M AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SHELTON CUBIX, PLOT NO - 87, 9TH FLOOR, OFFICE NO. 905 - 908, SECTOR - 15, C.B.D BELAPUR, NAVI MUMBAI - 400614, MAHARSHTRA, INDIA.

GENERAL AUTHORITY FOR OPERATION OF KONNARK HIGH CASTLE:

RESOLVED THAT pursuant to Applicable provisions of Partnership Act, 1932 and Deed of Partnership executed on 12th June, 2023, consent of the partners be and is hereby accorded to Authorise Mr. Ninath Shingade as sole signatory for selling of flats and execution of agreements of any type on behalf of **KONNARK HIGH CASTLE** ("The Partnership") with any other party including but not limited to registration of property, agreement for sale of flats/ Commercial units, sale of flats / Commercial units, leasing out of premises/ of flats/ Commercial units or such other agreement as required for operations of the Partnership.

RESOLVED FURTHER THAT a Certified True Copy of the aforesaid resolution, duly certified by any of the partner be given to the aforesaid Bank or authorities with thereupon."

**CERTIFIED TRUE COPY
FOR KONNARK HIGH CASTLE**

दि 22/12/2023

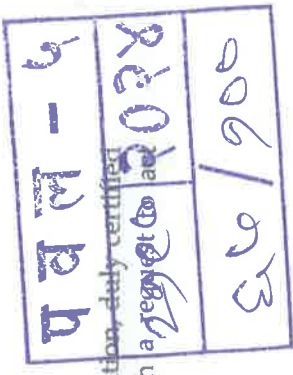
**Mohsin Ebrahim Dhariwala
Partner**




**Ninath Bhausaheb Shingade
Partner**

Date: 20/12/2023

Place: Navi Mumbai



Office - 908, Shelton Cubix, Plot No. 87, Opp. Reliance Smart, Sector 15, CBD Belapur, Navi Mumbai - 400614

Site Add - Gut No. 59 & 60, Village- Giravale. Taluka- Panvel, District- Raigad - 410221

Tel.: 022- 49700789 / 49709789, Email : sales@konark.com | www.konark.com

1 - 10 15 13
1850
10



Case No: (part)

528/9280

Friday, July 07, 2023

4:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9973 दिनांक: 07/07/2023

गावाचे नाव: गिरवले
दस्तावेजाचा अनुक्रमांक: पवल4-9280-2023
दस्तावेजाचा प्रकार: कुलसुखत्यारपत्र
मादर करणाऱ्याचे नाव: निलेश नामदेव भामे --

नोंदणी फी
दस्त हाताळणी फी
पुढाची संख्या: 24

₹. 100.00
₹. 480.00

एकूण:

₹. 580.00

आपणाम मूळ दस्त, शंबनेल प्रिंट, सूची-२ अंदाजे
5:18 PM हा वेळेस मिळेल.



Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्ग २

पनवेल क्र. ४

वाजार मुल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 480/-

डीडी/धनादेशपे ऑर्डर क्रमांक: 0707202300637 दिनांक: 07/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेशपे ऑर्डर क्रमांक: MH004829231202324E दिनांक: 06/07/2023

बँकेचे नाव व पत्ता:

प व ल - ५
२९०२०२४
६८/१००



मुख्य दस्तावेज प्राप्त झाले
पक्षकाराची सही

दिनांक:

CHALLAN
MTR Form Number-6



GRN	MH004829231202324E	BARCODE	Date		06/07/2023-21:21:37	Form ID	48(f)	
Department	Inspector General Of Registration							
Type of Payment	Stamp Duty Registration Fee							
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR							
Location	RAIGAD							
Year	2023-2024 One Time							
Account Head Details	Amount In Rs.							
	500.00							
0030046401 Stamp Duty	100.00							
0030063301 Registration Fee								
PIN	4 1 0 2 0 6							
Remarks (if Any)	SecondPartyName=NILESH NAMDEV BHAME~							
Total	Amount In	Six Hundred Rupees Only					Words	600.00
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	Ref. No.	69103332023000710336 2818946674					
	Bank Date	RBI Date	06/07/2023-2122:42 Not Verified with RBI					
	Bank-Branch	IDBI BANK						
	Scroll No. , Date	Not Verified with Scribble						

Department ID: PNL2_PANVEL - 4
 Name of Bank: PNL2_PANVEL - 4
 Department ID: PNL2_PANVEL - 4
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी करायला लागू आहे. नोंदणी न करता येण्याच्या दस्तावेजांच्या कार्यालयात नोंदणी करायला लागू आहे. नोंदणी न करता येण्याच्या दस्तावेजांची खदर चलन लागू नाही.



Signature
 [Handwritten Signature]



Mobile No. : 0000000000

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0707202300637

Date 07/07/2023

Received from -, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

Payment Details

Bank Name IBKL Date 07/07/2023

Bank CIN 10004152023070700584 REF No. 2844609590

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

प व ल - ५
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अनंतामराठे

प व ल - ४
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२ / २४



प व ल - ५		
५	२०२४	
		१



२-११५	२२० १०२४	४२ / २४
	०१२३	३



प व ल - ५	२१२० २०२४	७१ / १००
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Power of Attorney

(Special Power of Attorney)

TO ALL TO WHOM THESE PRESENTS SHALL COME:

1) **MR. NINATH B. SHINGADE**, age 33 years, 2) **MR. MOHSIN E. DHARIWALA**, age 73 years, we are partners of **M/s. KONNARK HIGH CASTLE**, a partnership Firm registered under the Partnership Act, 1932 having its Registered Office at **905 & 908, Shelton Cubix, Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai SEND GREETINGS :**

WHEREAS :-

(a) We all are partners of **M/s. KONNARK HIGH CASTLE** a partnership firm. That our firm is developing **Gut No. 59 & Gut No. 60 situated at Village Girawale, Taluka Panvel,** flats, shops offices etc., to be sold to prospective purchasers.

That registered agreement for sale, deed of correction, deed of cancellation is required to be executed and registered. That our authorized partners shall execute necessary documents as mentioned herein and or as required by law.

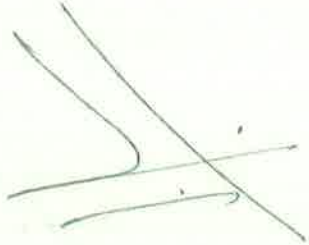
Being unable to personally attend the office of the concern Sub-Registrar to lodge and to admit execution of the agreement for sale, deed of correction, deed of cancellation or any other document executed by us we have decided to appoint same for person as our Power of Attorney.

प व ल - ४
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१०२/११०



प व ल - ४
२९०२०२४
१०२/११०




२९/११/२०२४

प व ल - ४	
२०२३	
५ / २४	



प व ल - ५
२०२४
७३ / १००



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH
that We do hereby nominate, constitute and appoint **MR. NILESH
NAMDEV BHAME**, age 40 years, **Office at 905 & 908, Shelton
Cubix, Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai**
our true and lawful attorney for following purpose.

Mumbai - 8	
encl	2023
E / 28	

1. That we authorized our said power of attorney holder to present and lodge in the office of the Sub-Registrar of Assurances at Panvel or any other concerned Sub-Registrar having Jurisdiction and to appear before him and to admit in the name of our firm and on our behalf execution of the agreement for sale, deed of correction, deed of cancellation etc or any other document executed by us executed by us in favour of prospective purchasers with respect to flats, shops, offices etc and to do all acts and things necessary for effectively registering the said documents.

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29002028
08/00

2. That we authorized our said power of attorney holder to present and lodge in the office of the Sub-Registrar of Assurances at Panvel or any other concerned Sub-Registrar having Jurisdiction and to appear before him and to admit in the name of our firm and on our behalf with MSEB Authority for execution of the agreement for Lease to MSEB Land Part and Percalle for Sub-Station, and to do all acts and things necessary for effectively registering the said documents.



IN WITNESS WHEREOF we have hereunto set out our
respective hands at this 17 day of ~~June~~ ^{July} **Two Thousand
Twenty-Three.**

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७/२४



प व ल - ५
२१०२०२४
७/१००



SIGNED, SEILED AND DELIVERED
BY WITHINAMED GRANTOR/PRINCIPAL

1) MR. NINATH B. SHINGADE
partners of M/s. **KONARK HIGH CASTLE**

enlo	2023
c / 28	



सिद्धांत सो. २७००

2) MR. MOHSIN E. DHARIWALA,
partners of M/s. **KONARK HIGH CASTLE**



In the presence of

1) Umesh L. Shinde Ushib



प व ल - ५
२९०२०२४
२६/१००

2) Dattatray A. Belur Arshuh



SIGNED, SEILED AND DELIVERED
By the Attorney/Agent



NLB

MR. NILESH NAMDEV BHAME
PAN No. AGAPB7495G

In the presence of

1) Umesh L. Shinde Ushib



2) Dattatray A. Belur Arshuh



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प व ल - ५
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७७ / १००



आयकर विभाग
INCOME TAX DEPARTMENT
 भारत सरकार
GOVT. OF INDIA



e-Paritran Account Number Card
ABAFK6681N
 KINNARK HIGH CASTLE
 32.09.2013

[Handwritten signature]

पवल - ४
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१०/२४



पवल - ५
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१०/१००



प व ल - ४
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११ / २४



प व ल - ५
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०२ / १००



प व ल - ४
 २०२३
 २२/२४



निवाश भाऊसाहेब शिंगाडे
 Ninath Bhausaheb Shingade
 जन्म तारीख / DOB: 30/09/1989
 पुरुष / MALE



7751 4983 9487

माझे आधार माझी ओळख



आधार

Address: S/O Bhausaheb Shingade, E1
 Castillo, Flat No 1801/1901,
 Plot No 23 B/ 23 C, Palm
 Beach Road, Sector 6, Nerul
 West, New Mumbai, Thane,
 Maharashtra - 400706

Download Date: 20/11/2017

भारतीय विशिष्ट पहचान प्राधिकरण
 GOVERNMENT OF INDIA

Generation Date: 18/11/2017

पत्ता:
 भाऊसाहेब शिंगाडे, एल कास्टिलो, फ्लॉट नं
 1801/1901, फ्लॉट नं 23 बी/ 23 सी,
 सेक्टर 6, नेरुल बेच, पाम बीच रस्ता, नवी
 मुंबई, ठाणे,
 महाराष्ट्र - 400706

प व ल - ४
 २०२३
 २०/११/२०१७

7751 4983 9487



help@uidai.gov.in



www.uidai.gov.in P.O. Box No.1947,
 Bangaluru-560 001



Handwritten signature of the taxpayer.

Handwritten mark.

Handwritten mark.

प व ल - ४	२०२३	२४
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प व ल - ५	२०२४	२९/१००
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पवल - ४
2900 2028
94 / 28



आयकर विभाग, भारत सरकार
 INCOME TAX DEPARTMENT, GOVT. OF INDIA
 मोहसिन अब्राहिम दिहारिवाला
 MOHSIN ABRAHIM DIHARIWALA
 03/07/1949
 PANVEL
 AEMPD2003K
 मोहसिन अब्राहिम
 Signature

पवल - ५
2900 2028
93 / 900



मोहसिन अब्राहिम
 मोहसिन अब्राहिम



[Handwritten signature]

प.व.ल - ५
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प.व.ल - ४
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९६/२४



प व ल - ४
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९०/२४



प व ल - ५
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९१/१००



भारत सरकार
 Government of India
 लेश लखन शिंदे
 Umesh Laxman Shinde
 जन्म तिथि/DOB: 23/1/1976
 लिंग/MALE
 7925 1534 0517
 मोबाइल आधार, मेरी पहचान

प व ल - ५
 २१०२०२४
 ७६/१००



भारतीय जनता पार्टी
 Bharatiya Janata Party
 Address:
 S/O: Laxman Shinde / G-
 F 001, Go and Dham CHS, Old
 Mumbai-Pune Road, Kaben, Opp.
 Saha Yash Society Bus Stop, Thane,
 Thane,
 Maharashtra - 400605

7925 1534 0517

भारत सरकार
 Government of India
 दत्तात्रय अरुण बहिर
 Dattatray Arun Bahir
 जन्म तिथि/DOB: 30/06/1994
 लिंग/MALE
 2631 8100 5528
 मोबाइल आधार, मेरी पहचान

Order

प व ल - ४
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 १८/२४



भारतीय जनता पार्टी
 Bharatiya Janata Party
 Address:
 S/O Arun Nahari Bahir, Room No/S/O अरुण नाहरी बहिर, कमरा नं. 403,
 - 403, House No - 616 Sagar
 Kunj Building, Seashore Road,
 Behind Marine Center, Juhu
 Gaon, Vashi sector - 11, Navi
 Mumbai, Thane,
 Maharashtra - 400703

2631 8100 5528

पवल - ४
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१९/२४



पवल - ५
२९०२०२४
१७/१००





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

Receipt of Document Handling Charges

PRN 0707202300637

Receipt Date 07/07/2023

Received from -, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 9280 dated 07/07/2023 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.



Payment Details

Bank Name IBKL Payment Date 07/07/2023

Bank CIN 10004152023070700584 REF No. 2844609590

Deface No 0707202300637D Deface Date 07/07/2023

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

प व ल - ५
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प व ल - ४
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२०/२८



प व ल - ४
६५० २०२४
२१ / २४

प व ल - ५
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२७ / १००



11/23, 5:02 PM

Summary 1 (Dastigoshwara bhag 1)

528/9280

शुक्रवार, 07 जुलै 2023 4:59 म.नं.

दस्त गोषवारा भाग-1

पवल 4/2023
दस्त क्रमांक: 9280/2023

दस्त क्रमांक: पवल 4 /9280/2023

त्राजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

सरलेले मुद्रांक शुल्क: रु.500/-

दु. ति. सह. दु. ति. पवल 4 यांचे कार्यालयात

अ. क्रं. 9280 वर दि.07-07-2023

रोजी 4:57 म.नं. वा. हजर केला.

पावती: 9973

पावती दिनांक: 07/07/2023

सादरकारणारचे नाव: मिलेश नामदेव शामे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 480.00

पृथांची संख्या: 24

दस्त हजर करणा-याची सही:

एकुण: 580.00

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही म्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असल तेव्हा

शिक्रा क्रं. 1 07 / 07 / 2023 04 : 57 : 43 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 07 / 07 / 2023 04 : 58 : 48 PM ची वेळ: (फी)

प व ल - ५
२९०२०२४
००/१००

प्रतिज्ञापत्र

मदर दस्तऐवज हा नोंदणी कायदा १९५६ अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तऐवजातले सर्व तजकृत, निष्ठादाक्यव्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वेळता कायदेगारि बाबीसाठी दस्त निष्ठादाक व कर्तुलीकसक हे संसुर्णपणे जबाबदार राहिलीत

२०२२/०५/२३, २१/७

लिहून देणारे

लिहून देणारे





07/07/2023 5 16:37 PM

दस्त गोपवारा भाग-2

पवल4
दस्त क्रमांक:9280/2023दस्त क्रमांक: पवल4/9280/2023
दस्ताचा प्रकार: -कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मे. मोहसीन इब्राहिम धारीवाला भागीदार मे.कोणार्क हाय कॅम्प्ले - - कुलमुखत्यार देणार
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस -905 व 908, वय :-73
शेल्टोन क्युबिक्स, प्लॉट क्र.87, सेक्टर-15, सी बी डी बेलापूर, नवी मुंबई, स्वाक्षरी:-
ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. *Sanjay Parikh*

2 नाव:निलेश नामदेव भामे - -

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस -905 व 908, वय :-40
शेल्टोन क्युबिक्स, प्लॉट क्र.87, सेक्टर-15, सी बी डी बेलापूर, नवी मुंबई, स्वाक्षरी:-
ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. *[Signature]*

उत्सा प्रमाणित



छायाचित्र

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

पक्षकाराचे नाव व पत्ता

अनु क्र. पक्षकाराचे नाव व पत्ता
1 99 ए० 130228
पक्षकाराचे नाव व पत्ता
पना:सिबीडी बेलापूर
पिन कोड: 401080

की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 99 ए० 130228
पक्षकाराचे नाव व पत्ता
पना:सिबीडी बेलापूर
पिन कोड: 401080

छायाचित्र



उत्सा प्रमाणित



बातील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 PANVEL, निवा. अऊसाहेब शिंगाडे भागीदार मे.कोणार्क हाय कॅम्प्ले - -
पत्ता नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस -905 व 908, शेल्टोन क्युबिक्स, प्लॉट क्र.87, सेक्टर-15, सी बी डी बेलापूर, नवी मुंबई, ब्लॉक नं. -,
रोड नं. -, महाराष्ट्र, ठाणे.

Joint Sub Registrar Panvel 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KONNARK HIGH CASTLE	eChallan	69103332023070710436	MH004829231202324E	500.00	SD	0002499614202324	07/07/2023
2		DHC		0707202300637	480	RF	0707202300637D	07/07/2023
3	KONNARK HIGH CASTLE	eChallan		MH004829231202324E	100	RF	0002499614202324	07/07/2023

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

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प व ल - ५
२०२४



11/11/2023

Summary-2



11/07/2023 2 31:05 PM

दस्ता क्रमांक: भवचम4/9280/2023
दस्ताचा प्रकार: कुलमुख्यारपत्र

पृष्ठम4 २४/२४
दस्ता क्रमांक:9280/2023

अधु.क्र. पक्षकाराचे नाव व पत्ता

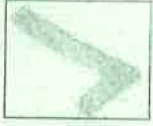
1 नाव:मे. तिनथ भाऊसाहेब शिंगाडे भागीदार मे.कोणार्क हाय कॅस्टल --
पत्ता:प्लॉट नं. २, भाळा नं. २, इमारतीचे नाव: ऑफिस -905 व 908,
शेल्टोन स्कुविस, प्लॉट क्र.87, सेक्टर-15, सी वी डी बेलापूर, नवी मुंबई, स्वाक्षरी-
ज्यांक नं. २, रोड नं. २, महाराष्ट्र, ठाणे.
पंच नंबर:

पक्षकाराचा प्रकार

कुलमुख्यार देणार



उत्ता प्रमाणित



वरील दस्तागवज करून देणार दयाकधीत कुलमुख्यारपत्र चा दस्त ऐवज करून दिल्याचे कसुल करताना,
शिक्रा क्र.3 ची वेळ:11 / 07 / 2023 02 : 29 : 56 PM

ओळख:-

ज्यांना इतय असे निवेदनी करताना की दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात
ज्यांक नं. पक्षकाराचे नाव व पत्ता

प व ल - ५
२१२०२०२४
१२/११/२०२३
पक्षकाराची वेळापत्र
पिन कोड-490703

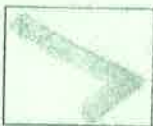
स्वाक्षरी



उत्ता प्रमाणित



स्वाक्षरी



आणीक पक्षकाराची कसुली टाकल्य आहे.

शिक्रा क्र. 4 ची वेळ: 11 / 07 / 2023 02 : 30 : 22 PM

Joint Sub Registrar Panvel 4

प्रमाणित करणेत येते की, या
दस्तामध्चे २४ पृष्ठे आहेत.
सह दुय्यम निबंधक २४/२४,
पंचवटी-४

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KONNARK HIGH CASTLE	eChallan	69103332023070710436	MH004829231202324E	500.00	SD	0002499614202324	07/07/2023
2		DHC		0707202300637	480	RF	0707202300637D	07/07/2023
3	KONNARK HIGH CASTLE	eChallan		MH004829231202324E	100	RF	0002499614202324	07/07/2023

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

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पुस्तक क्र 9

दस्ता क्र २२८० चर नोंदला.

सह दुय्यम निबंधक २/२, पनवेल क्र.४
दि:११ सप्टेंबर २०२३

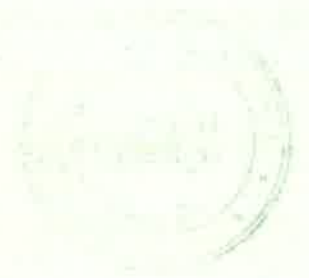


9280

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1918

प व ल - ५	२०२४	1
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घोषणा पत्र

मी श्री. निलेश नामदेव भामे द्वारे घोषित करतो की, दुय्यम निबंधक सो. पनवेल - १/२/३/४/५ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. कोणार्क हाय कॅसल यांनी दिनांक ०७/०७/२०२३ रोजी मला दिलेल्या मुखत्यारपत्रा आधारे सादर दस्त नोंदणीस सादर केला आहे /निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बदल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव


श्री. निलेश नामदेव भामे

प व ल - ५
२७२०२०२४
०३ / १००



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABAFK6881N



श्री / Name
KONNARK HIGH CASTLE

प्रमाण / मूल सं. तिथि
Date of Issuance/Examination
12/08/2023

For KONNARK HIGH CASTLE

Partner

प व ल - ५
२९००२०२४
२४ / १००





भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंद/ध्यात करा: / Enrollment No.: 0000/00629/53048

To
Alka Sanjay More
अपार शंकर मॉर
C/O Sanjay Shantilal More,
Siddhi Park Flat No. 401 Plot No 17,
Near Mangis Garden,
Sector-2, Karanjade Navi Mumbai,
VTC, Karanjade, PO - Panvel,
District: Raigad,
State: Maharashtra, PIN Code: 410206,
Mobile: 91899454400

22/03/2012

09946201



KFD99462010F1



आपला आधार क्रमांक / Your Aadhaar No.:

2389 5332 8356

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अल्का संजय मोरे
Alka Sanjay More
जन्म तारीख / DOB: 10/10/1976
रक / Female

2389 5332 8356

माझे आधार, माझी ओळख

22/03/2012

२ - ११ ११

X579

प व ल - ५
2902028
२५ / १००



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाव / Name
ALKA SANJAY MORE
पिता या माता / Father's Name
SUKDEO WAGH

स्वायी लेखा संख्या कार्ड
Permanent Account Number Card
BISPM3798N



जन्म तारीख /
Date of Birth
10/10/1976

हस्ताक्षर / Signature

Alka More

भारत सरकार
Government of India

संजय शान्तिलाल मोरे
Sanjay Shantilal More
जन्म तिथि/DOB: 02/06/1973
पुरुष / MALE

Issue Date: 10/03/2020

8047 7846 2944
VID : 9136 9070 3225 9596

माझे आधार, माझी ओळख

Download Date: 30/12/2020

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

संजय शान्तिलाल मोरे
Sanjay Shantilal More
जन्म तिथि/DOB: 02/06/1973
पुरुष / MALE

8047 7846 2944
VID : 9136 9070 3225 9596

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29062020
२६/१००



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INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKBPM4597R

नाम / Name
SANJAY SHANTILAL MORE

पिता का नाम / Father's Name
SHANTILAL MAHADU MORE

जन्म की तारीख /
Date of Birth
02/06/1973

हस्ताक्षर / Signature

Shanta



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदिल्याचा क्रमांक / Enrollment No.: 0651/65028/19475

To
Yogita Ashish Pawar
योगिता आशिष पवार
502, D Wing, Bhagiraithi Residency,
Ganesh Nagar,
Badiapur West,
VTC, Badiapur, PO: Badiapur E.d.,
Sub District: Ambemath, District: Thane,
State: Maharashtra, PIN Code: 421503,
Mobile: 7304816669

11/11/2011

06324038



KF063240387F1



प व न - ५
2902028
२०/१००

आपला आधार क्रमांक / Your Aadhaar No. :

7296 9601 1403

माझे आधार, माझी ओळख



योगिता आशिष पवार
Yogita Ashish Pawar
जन्म तारीख / DOB: 14/01/1987
पत्नी / Pansubh

7296 9601 1403

माझे आधार, माझी ओळख



11/11/2011

YPR

प व ल - ५
२९०२०२४
२८/१००



(Handwritten signature in blue ink)



529/2190

शनिवार, 10 फेब्रुवारी 2024 5:25 म.नं.

दस्त गोषवारा भाग-1

पवल5 २२/१००
दस्त क्रमांक: 2190/2024

दस्त क्रमांक: पवल5 /2190/2024

बाजार मुल्य: रु. 28,90,373/- मोबदला: रु. 62,29,400/-

भरलेले मुद्रांक शुल्क: रु.3,73,800/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयत

अ. क्रं. 2190 वर दि.10-02-2024

रोजी 5:23 म.नं. वा. हजर केला.

पावती:2393

पावती दिनांक: 10/02/2024

सादरकरणाराचे नाव: संजय शांतीलाल मोरे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृशांची संख्या: 100

दस्त हजर करणाऱ्याची सही:

एकुण: 32000.00

Joint Sub Registrar Panvel 5

Joint-Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाच्या अर्थव्यवस्था विभागाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिवका क्रं. 1 10 / 02 / 2024 05 : 23 : 31 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 10 / 02 / 2024 05 : 24 : 28 PM ची वेळ: (फी)



दस्तऐवजाचीवत जोडलेले कागदपत्रे, कुलमुद्रांथार फर
चाव्की प्रत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी मिळालेकाची राहिल

संजय शेणार
संजय शेणार

Asmer
संजय शेणार



10/02/2024 5 28:18 PM

दस्ता गोपवारा भाग-2

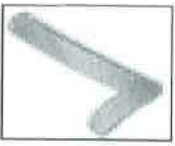
पवल5 900/900
दस्ता क्रमांक: 2190/2024दस्ता क्रमांक : पवल5/2190/2024
दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

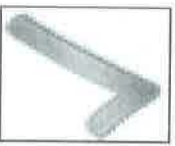
पक्षकाराचा प्रकार

ठसा प्रमाणित

1 नाव: मे. कोणार्क हाय कॅसल तर्फे भागीदार - निनाथ भाऊसाहेब शिंगाडे तर्फे कु.मु. निलेश नामदेव भामे -
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: ऑफिस - 908, स्टॅलन कुबिक्स, सेक्टर 15, प्लॉट नं. 87, सी. डी. डी. बंलापूर, नवी मुंबई, महाराष्ट्र, ठाणे.
पॅन नंबर: ABAFK6681N

लिहून देणार
वय :- 40
स्वाक्षरी:-

2 नाव: संजय शांतीलाल मोरे --
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रा. सदनिका क्र. 401, सिड्डी पार्थ सीएचएस, प्लॉट नं. 17, सेक्टर - 2, करंजाडे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगारः(०).
पॅन नंबर: AKBPM4597R

लिहून घेणार
वय :- 50
स्वाक्षरी:-

3 नाव: अलका संजय मोरे --
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रा. सदनिका क्र. 401, सिड्डी पार्थ सीएचएस, प्लॉट नं. 17, सेक्टर - 2, करंजाडे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगारः(०).
पॅन नंबर: BISPMP3798N

लिहून घेणार
वय :- 47
स्वाक्षरी:-वरील दस्ताएवज करून देणार तथाकथित करारनामा चा दस्ता एवज करून दिल्याचे कबुल करतात.
शिकका क्र. 3 ची वेळ: 10 / 02 / 2024 05 : 27 : 21 PM

ओळख:-

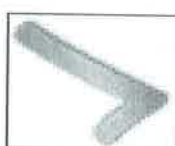
खालील इसम असे निवेदीत करतात की ते दस्ताएवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

ठसा प्रमाणित

1 नाव: योगीता अशिश पवार --
वय: 25
पत्ता: गणेश नगर बदलापूर
पिन कोड: 421503

स्वाक्षरी



2 नाव: अशिश नंदु पवार --
वय: 29
पत्ता: गणेश नगर बदलापूर
पिन कोड: 421503

स्वाक्षरी



शिकका क्र. 4 ची वेळ: 10 / 02 / 2024 05 : 28 : 11 PM

Joint Sub Registrar Panvel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KONNARK HIGH CASTLE	eChallan	69103332024021010487	MH015399567202324E	373800.00	SD	0008144135202324	10/02/2024
2		DHC		0224090007747	2000	RF	0224090007747D	10/02/2024
3	KONNARK HIGH CASTLE	eChallan		MH015399567202324E	30000	RF	0008144135202324	10/02/2024

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

2190 / 2024

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प्रमाणित करणेत येते की, सदर दस्तास एकूण 900

पाने आहेत, पुस्तक क्र. 2980/2024 वर नोंदला.

क्रमांक

2980/2024

Mundar

सह दुय्यम निबंधक वर्ग-२, पनवेल-५

दिनांक १० मार्च ०२ सन २०२४

Scanned Doc. No. 2190
Time 6:22 PM
Date 10/24/24.