

BT
4212

✓ YLAPHL 202311004822282

Please Tick

Saving A/C No	Branch FILE No
CIF NO	Tie up no
LOS Reference No	PAL/Take Over/NEW/Resale/Top up

Applicant Name : SHIVAM D JUNDRE (90627851075)
 Co-Applicant Name : Meenakshi Jundre (86341918630)
 Dadabhau Jundre (86343271063)

Contract (Resi.) : _____ Mobile : _____

Loan Amount : 49 Lakhs + 15 Lakh Tenure : 30 years
TOP UP

Interest Rate : 8.4% EMI :

Loan Type : BT. SBI LIFE :

Hsg. Loan Term loan Maxgain _____

Realty _____ Home Top up _____

Property Location : Panvel

Property Cost :

Name of Developer / Vendor : Highch Realtors

RBO - ZONE - Branch : Nhaloshkva (Code No) 07ug 1

Contact Person : Swapnil Band Mobile No. _____

Name of RACPC Co-ordinator along with Mob No: Sachin Hadule (7420858586) ANDRAMEPA

	DATE		DATE
SEARCH - 1	LO, Naik 04/11/23	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

RM - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Customer No.

Clf No/ Account No



Name

SHIVAM JUNDRE

Gender

Male

Status

Single

Spouse

Relationship with Primary Applicant (Applicable for Co-applicant, Guarantor)

SELF

Father

SHIVAM JUNDRE

UID No.

299240538776

PAN No.

BCIP31350F

No.

Driving License No.

No.

MGNREGA Job Card No.

Residence Status

Resident

Citizenship

INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Address: Years at current address

02

Months at current address

00

Residence Type

Owned Rented Company Lease

FLAT NO 102 BUILDING NO 02
VAIKUNTDHAM CHS BHANDUP WEST

Village BHANDUP WEST City MUMBAI

State MAHARASHTRA Country INDIA

Pin Code 400078 Email ID Shivamjundree6@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Grid for permanent address details.

Grid for permanent address details (Village, State, City, Country, Email ID).

Is the Chairman/MD or other director of SBI/ other Bank? Yes No

Role: Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

- Relationship with applicant/ co applicant/ guarantor:
- Daughter (including step daughter) (Independent)
- Spouse (Independent)
- Daughter's husband
- Brother (including step brother)
- Mother (including step mother)
- Brother's wife
- Son (including step-son) (Independent)
- Sister's husband
- Sister (including step-sister)
- Sister (including step-sister) of spouse

M - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Customer Yes No

CIF No/ Account No. 139614216574

SHIVAM JIJI DADABHAY JIJI JUNDRE

Mrs. Ms. Other Gender M F Transgender

Status Single Married Other

Date of Birth 29/04/1997

Spouse

With Primary Applicant (Applicable for Co-applicant Guarantor)

SELF

DADABHAY GENBHAY JUNDRE

UID No. 399240535776

PAN No. BCIP51350F

Driving License No.

MGNREGA Job Card No.

Status Resident NRI/ CIO

Citizenship INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others SC ST OBC General



Handwritten signature of Shivam Jiji Dababhai Jundi

Residential Address

Address: Years at current address 02 Months at current address 00 Residence Type Owned Rented Company Lease

FLAT NO 102 BUILDING NO 02
VAIKUNTDHAM CHS BHANDUP WEST

Village BHANDUP WEST City MUMBAI

State MAHARASHTRA Country INDIA

Pin 400078 Email ID Shivamjundee6@gmail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

Village City State Country Email ID

Director/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Director Other Director

Last Name

1 - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Customer Yes No

CIF No/ Account No. 32349141372

First Name: MEENAKSHI Middle Name: PANDABHAI Last Name: SUNDRER

Gender: Female Male Transgender

Status: Married Single Other

Date of Birth: 26061971

Spouse: PANDABHAI Middle Name: SUNDRER

1st Primary Applicant (Applicable for Co-applicant/ Guarantor): SON

Other: LAXMAN Middle Name: TAKALKAR

UID No. 310318964094

PAN No. AGTP56562D

Driving License No. -

MGNREGA Job Card No. -

Residence Status: Resident NRI/CIO

Citizenship: INDIAN

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General



Munchee

Present Address

Address: Years at current address Months at current address Residence Type: Owned Rented Company Lease

FLAT NO 102, VAIKUNTBAM CHS BUILDING NO 02
BHANDUP WEST

Village: BHANDUP WEST City: MUMBAI

State: MAHARASHTRA Country: INDIA

Email ID: kadikaenteepeeise2014@gmail

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

[Empty address grid]

Village: City:

State: Country:

Email ID:

Is the co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Role: Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor:
 Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Brother (including step brother) Mother (including step mother) Brother's wife
 Son step-son (Independent) Sister's husband

B

862432

पावती

Original/Duplicate

Thursday, March 03, 2022

नोंदणी नं.: 39म

11:34 AM

Regn.:39M

पावती नं.: 2868 दिनांक: 03/03/2022

पावाचे नाव: रोडपासी

वस्तुऐवजाचा अनुक्रमांक: पबल1-2432-2022

वस्तुऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मिनासी दादामाऊ जुंदरे--

नोंदणी फी

₹. 30000.00

वस्तु हस्ताळणी फी

₹. 1200.00

पृष्ठांची संख्या: 60

एकूण:

₹. 31200.00

[Signature]

JOINT STR PANVEL

सह दुय्यम निबंधक, पनवेल-१

बाजार मूल्य: ₹.3373286.4/-

मोबदला ₹.6000000/-

गरलेले मुद्रांक शुल्क : ₹. 360000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0203202216783 दिनांक: 03/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013946577202122E दिनांक: 03/03/2022

बँकेचे नाव व पत्ता:

दस्त परत मिळाला

[Signature]

प्रकाराची सही

दस्त परत दिला

लिपिक

स निबंधक, पनवेल-१



04/03/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 2432/2022

नोंदणी :

Regn:63m

गावाचे नाव : रोडपाली

(1)चित्तेखाचा प्रकार	करारनामा
(2)भोववत्ता	6000000
(3) बाजारभाष(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी बेतो की पट्टेदार ते नमुद कराचे)	3373286.4
(4) भू-भाषण,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: 3/15/10ई,दर - 72600/- सदनिका क्र. 402,चौथा मजला,एलीमेन्टस्,प्लॉट नं. 4,सेक्टर - 10ई,रोडपाली,नवी मुंबई,ता. पनवेल,जि. रायगड,चटई क्षेत्र 36.840 चौ.मी. व एन्क्लोज्ड बाल्कनी क्षेत्र 5.940 चौ.मी.((Plot Number : 4 ;))
(5) क्षेत्रफळ	1) 36.840 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हायटेक रिअल्टर्स तर्फे भागीदार प्रफुल मनजीभाई कपुपरा -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 905, मयुरेश्वर चॅम्बर्स, प्लॉट नं. 60, सेक्टर - 11, सि.बी.डी. बेलापूर, नवी मुंबई, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAGFM3434H 2): नाव:-मे. कौशिक रिअल्टेन्स लि. तर्फे ठापरवेटर शार्दुल अनिल कौशिक -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 220, सत्र प्लाझा, सेक्टर - 19डी, वाणी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAFCK4509E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनाक्षी दादाभाऊ जुंदरे -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूपाली इंडस्ट्री जवळ, ए - 504, दत्तदर्शन को.ऑप.हौ.सो., डी.एन.एस. विल्सा, भटवाडी, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-AGTPJ6562D 2): नाव:-दादाभाऊ गेनभाऊ जुंदरे -- वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूपाली इंडस्ट्री जवळ, ए - 504, दत्तदर्शन को.ऑप.हौ.सो., डी.एन.एस. विल्सा, भटवाडी, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-AGTPJ6579Q 3): नाव:-शिवम दादाभाऊ जुंदरे -- वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूपाली इंडस्ट्री जवळ, ए - 504, दत्तदर्शन को.ऑप.हौ.सो., डी.एन.एस. विल्सा, भटवाडी, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-BCIPJ1350F
(9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	03/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2432/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

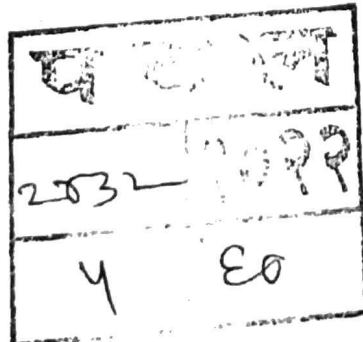
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

2432/2022

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 March 2022, 10:10:18 AM	
Valuation ID	202203031006	पवेली	
मूल्यांकनाचे वर्ष	2021		
जिल्हा	रायगड		
मूल्य विभाग	तासुका पनवेल		
उप मूल्य विभाग	315 100-कळंबोली सिडको से क 100		
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर /न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
72600	79300	92400	79300
			मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	46.46 चौ मीटर	मिळकतीचा वापर:	निवासी सदनिका
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय .	0 TO 2वर्षे
उद्भवान सुविधा .	आहे	मजला .	1st To 4th Floor
			मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-
			बांधीव Rs 72600/-
Sale Type - First Sale	Sale Resale of built up Property constructed after circular dt.02/01/2018		
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ		
	= (72600 * (100 / 100)) * 100 / 100		
	= Rs 72600/-		
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 72600 * 46.464		
	= Rs 3373286.4/-		
Applicable Rules	= 3, 18, 19		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य . बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 3373286.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.3373286.4/-		
	= ₹ तेहेतीस लाख त्र्याहत्तर हजार दोन शे शहाऐशी /-		

Home

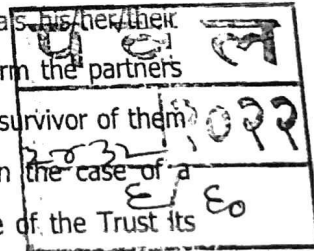
Print



Subasi
प्रसह दुय्यम निबंधक पनवेल १

AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at Panvel on this 02nd day of MARCH, 2022 between **(1) M/S. HI-TECH REALTORS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at 905, Mayuresh Chambers, Plot No.-60, Sector No.-11, C.B.D.-Belapur, Navi Mumbai, Tal. & Dist.-Thane-400 614 & **(2) M/S. KAUSHIK REALTECHS LTD.**, a limited company duly incorporated under the Companies Act, 1956, having its registered office at 220, Satra Plaza, Sector No.-19 D, Vashi, Navi Mumbai, Tal. & Dist.-Thane-400 703, hereinafter jointly referred to as **"THE PROMOTERS"** (which expression shall unless contrary to the context or meaning thereof mean and include in the 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 or successor and permitted assigns) OF THE ONE PART and **MRS. MEENAKSHI DADABHAU JUNDRE & MR. DADABHAU GENBHAU JUNDRE & DR. SHIVAM DADABHAU JUNDRE**, having his/her/their address at Near Rupal Industry, A-504 Dattadarshan Co.op.Hsg.Soc. D.N.S. Villa Bhatwadi, Ghatkopar(w), Mumbai-400084 hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless contrary to the context or meaning thereof 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. Apartment



Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as **"THE CORPORATION"**) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development



[Handwritten signature]

[Handwritten signature]

[Handwritten signature] *[Handwritten signature]*

Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas (1) SHRI DATTATRAY CHINTAMAN PAGADE (2) SHRI GURUNATH CHINTAMAN PAGADE (3) SHRI RANGNATH CHINTAMAN PAGADE (4) SMT. KAVITA RAM PATIL @ KAVITA CHINTAMAN PAGADE (5) SMT. JAGRUTI JAGDISH PATIL @ JAGRUTI CHINTAMAN PAGADE & (6) SANGEETA KIRAN BAHIRA @ SANGEETA CHINTAMAN PAGADE, hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEES" had been allotted a plot of land by the said Corporation bearing **Plot number 4** admeasuring **849.32 Sq. Mts., under the erstwhile 12.5% Gaothan Expansion Scheme of CIDCO LTD., situated at Sector No.-10E, Node-Roadpali,**

प	श्री
253	43000
6	1/20

Navi Mumbai, Tal.-Panvel, Dist-Raigad and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;



And whereas the Original Licensees paid to the Corporation a sum of **12,750/- (Rupees Twelve Thousand Seven Hundred Fifty Only)** as and by way of full and final payment of lease premium and entered into an **Agreement to Lease dated 27/02/2018** and after construction of

Mandee
Gandhi

1. The undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd. in pursuance of the Memorandum of Association of the said Company dated 14/01/2011.

2. The undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd. in pursuance of the Memorandum of Association of the said Company dated 14/01/2011.

3. The undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd. in pursuance of the Memorandum of Association of the said Company dated 14/01/2011.

4. The undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd. in pursuance of the Memorandum of Association of the said Company dated 14/01/2011.

5. The undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd. in pursuance of the Memorandum of Association of the said Company dated 14/01/2011.

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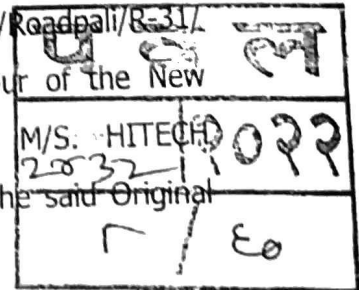
6. In pursuance of the Memorandum of Association of the said Company dated 14/01/2011, the undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd.



7. The undersigned is a Director of the Company named as M/s. Hitech Realtechs Ltd. in pursuance of the Memorandum of Association of the said Company dated 14/01/2011.

building(s) on the said Plot of land, corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under its Receipt No.-2994, Document No.-PVL2-2587-2018 on 27/02/2018;

And whereas by virtue of a **Tripartite Agreement dated 05/10/2018**, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under its Receipt No.-15184, Document No.PVL4-11718-2018 on 05/10/2018, entered into between the Corporation of the One Part, the said Original Licensees of the Second Part and (1) M/S. KAUSHIK REALTECHS LTD., represented by its Director SHRI GAURAV ANIL KAUSHIK & (2) M/S. HI-TECH REALTORS through its Partners (a) SHRI PRAFUL MANJIBHAI KAPUPARA (b) SHRI VINTI PRAFUL KAPUPARA & (c) SMT. USHABEN PRAFUL KAPUPARA, the Promoters herein and therein referred to as "THE NEW LICENSEES" of the Third Part, the Corporation agreed to grant to the New Licensees a lease of the aforesaid Plot of land on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the New Licensees, the said Plot was leased and assigned in favour of the New Licensees i.e. (1) M/S. KAUSHIK REALTECHS LTD. & (2) M/S. HITECH REALTORS, the Promoters herein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/12.5% Scheme/Roadpali/B-31/2018, dated 10/10/2018, transferred the said Plot in favour of the New Licensees (1) M/S. KAUSHIK REALTECHS LTD. & (2) M/S. HITECH REALTORS, the Promoters herein, instead and in place of the said Original Licensees;



And whereas by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;



And whereas the aforesaid Agreement to Lease is with the benefit and right

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the said Flat/Shop with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

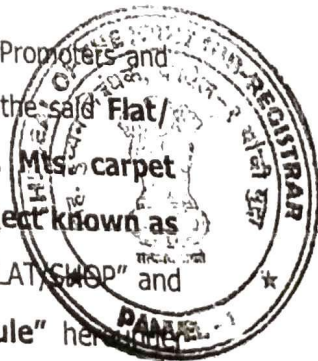
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shop.

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

- 1) The Promoters shall construct the said building project to be known as "ELEMENTS" comprising Ground plus 6 (Six) upper floors on the project land bearing Plot No.4 admeasuring 849.32 Sq. Mts., situated at Sector No.10E, Node-Roadpali, Navi Mumbai, Tal.-Panvel, Dist-Raigad, in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

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- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat/Shop bearing No.402 admeasuring 36.840 Sq. Mts. carpet area on the Fourth Floor of the said building project known as "ELEMENTS" hereinafter referred to as "THE SAID FLAT/SHOP" and more particularly described in the "Second Schedule" hereto written and as shown on the floor plan thereof hereto



[Handwritten signature]

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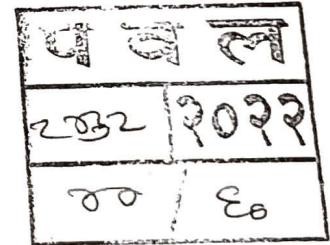
- 74) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 75) That the rights and 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 ABOVE REFERRED TO

Description of the Land

All that piece and parcel of land under erstwhile 12.5% Goathan Expansion Scheme admeasuring about 849.32 Sq. Mts., bearing Plot number 4, situated at Sector No.-10E, Roadpali Node, Navi Mumbai, within the jurisdiction of Panvel Municipal Corporation, Tal.-Panvel, Dist.-Raigad and bounded as follows; that is to say:

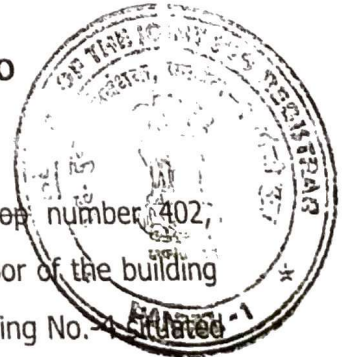
- On or towards the East by : Plot No.-4A
On or towards the West by : 11 Mts. wide Road
On or towards the North by : 15 Mts. wide Road
On or towards the South by : Plot Nos.-2 & 3



SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat / Shop

All that Residential/Commercial premises bearing Flat/Shop number 402, admeasuring 36.840 Sq. Mts. carpet area on the Fourth Floor of the building to be known as 'ELEMENTS' being constructed on Plot bearing No.-4 situated at Sector No.-10E, Node-Roadpali, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.



SS.

Sunder

Arvind

In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED PROMOTERS)
1) **M/S. HI-TECH REALTORS**)
P.A.N. **AAGFH3434H**)
THROUGH ITS PARTNER)
SHRI. PRAFUL MANJIBHAI KAPUPARA)



2) **M/S. KAUSHIK REALTECHS LTD.**)
P.A.N. - Shardul Anil Kaushik)
REPRESENTED BY ITS DIRECTOR)
SHRI. SHARDUL ANIL KAUSHIK)

[Signature]

[Signature]



IN THE PRESENCE OF

- 1) Niraj Kumar Jain)
- 2) R. K. Jadhav)

[Signature]

SIGNED, SEALED & DELIVERED BY)
THE WITHIN NAMED ALLOTTEE(S))

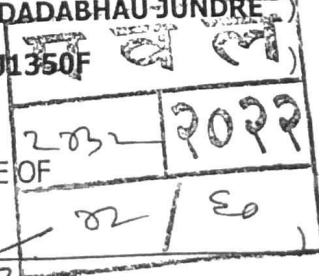
- 1) **MRS. MEENAKSHI DADABHAU JUNDRE**)
P.A.N. - **AGTPJ6562D**)
- 2) **MR. DADABHAU GENBHAU JUNDRE**)
P.A.N. - **AGTPJ6579Q**)
- 3) **DR. SHIVAM DADABHAU JUNDRE**)
P.A.N. - **BCIPJ1350F**)

[Signature]



IN THE PRESENCE OF

- 1) *[Signature]*)
- 2) *[Signature]*)



[Signature]



[Signature]



RECEIPT

Received of and from the withinnamed Allottee(s) **MRS. MEENAKSHI DADABHAU JUNDRE & MR. DADABHAU GENBHAU JUNDRE & DR. SHIVAM DADABHAU JUNDRE** the day and the year first herein above written the sum of **RS.1,00,000/-**(Rupees One Lakh Only) being part/full payment of the consideration amount against sale of Flat/Shop No. 402, admeasuring 36.840 Sq. Mts. carpet area on the Fourth Floor of the building to be known as "Elements" being constructed on Plot No.4, Sector No.10E, Roadpali, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:

Date	Cheque/RTGS/DD/PO No.	Drawn on (Bank & Branch)	Amount in`
23.02.22	online	Abhyudaya co.op.bank.ltd	50,000/-
24.02.22	100106	Abhyudaya co.op. Bank. ltd	50,000/-
			1,00,000/-

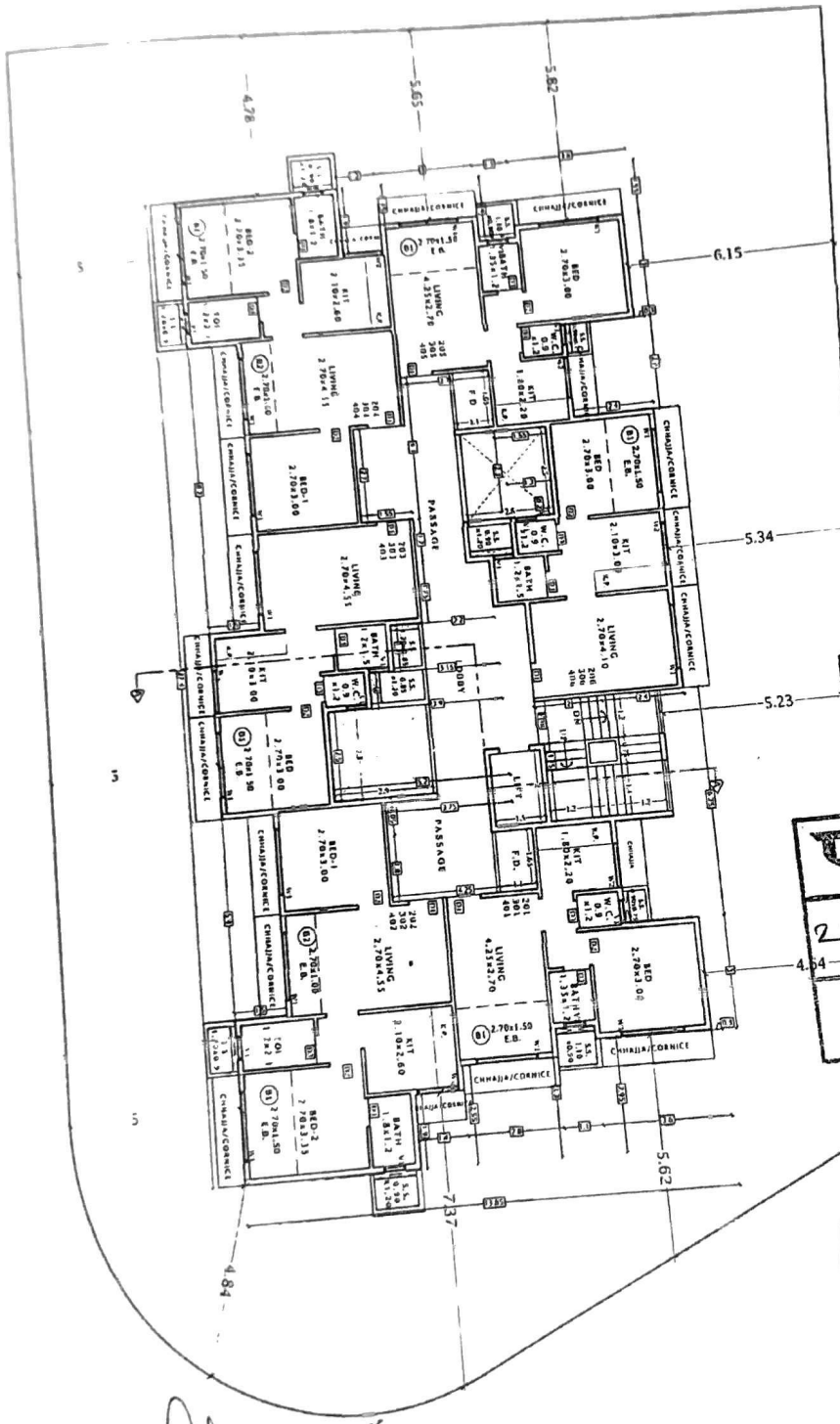
We say received
M/S. HI-TECH REALTORS



(PRAFUL M. KAPUPARA)
 Partner

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 83 80
WITNESS:





K R D
 202-2022
 03/02



Signature

**PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
AT PLOT NO.4, SECTOR.10E, KALAMBOLI, NAVI MUMBAI.**

DEVELOPERS M/S. KAUSHIK REALTECHS LTD & M/S. HI-TECH REALTORS	FLAT NO.	402
	FLOOR	SECOND, THIRD & FOURTH
	CARPET AREA	
	TERRACE AREA	
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
<i>Signature</i>		<i>Signature</i>



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' (See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number
PS2000019716

Project **ELEMENTS, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 4 SECTOR 10 E ROAD** Pahl Road,
Panvel, Raigarh, 410218;

1. Hi Tech Realtors having its registered office / principal place of business at Tehsil: Thane, District: Thane, 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;

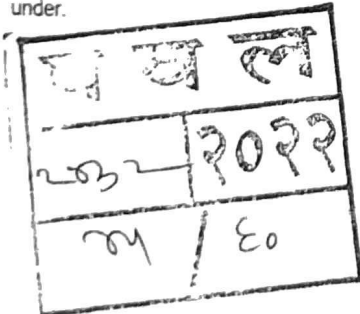
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be
maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose
as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read 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 22/02/2019 and ending with 30/10/2021 unless
renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 23-06-2020 12:52:33

Dated 18/05/2020
Place: Mumbai



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



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No PMC/TP/Kalamboli/10E/4/21-21/16128/9/20/2021

Date: 09/04/2021

To,
M/s. Kaushik Realtechs Ltd &
M/s. Hi-Tech Realtors,
109, Arenja Corner, Plot No. 71,
Sector 17, Vashi, Navi Mumbai.

SUB :- Occupancy Certificate for Residential cum Commercial Building on Plot No.- 4,
Sector- 10E, At.- Kalamboli-Roadpali (12.50% Scheme), Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your application No. 710, Dated 12/01/2021
2) Development Permission granted by this office vide letter No.
2018/PMC/TP/BP/858/2018, Dated 21/12/2018.
3) Final Fire NOC issued by PMC fire officer vide letter No. PMC/Fire/3250/2020,
Dated 07/12/2020.

Please find enclosed herewith the necessary Occupancy Certificate for Residential cum Commercial Building on above mentioned plot along with drawings duly approved.

You shall carry out Structural Audit of the development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record.

You may approach to the office of Executive Engineer of the respective Department to get the water supply connection to your plot.

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

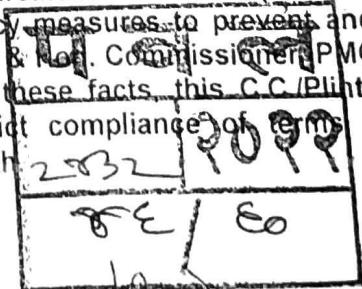
If information provided by you or any of the documents found to be false, inaccurate, misleading, the occupancy certificate issued to you shall be considered revoked.

As mentioned in Maveja NOC the Occupancy Certificate is being issued subject to pending order as per Section 18, Section 28A and Section 28A(3) of the land Acquisition Act. 1894.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & the Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्ता यांचे मंजूरी नुसार



Assistant Director of Town Planning
Panvel Municipal Corporation

C.C. TO :- 1) Architect,
M/s. Atul Patel Architects,
Studio # 1209, the Landmark,
Plot no. 26A, Sector 7, Kharghar,
Navi Mumbai 410 210





PANVEL MUNICIPAL CORPORATION

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

Email - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No PMC/TP/Kalamboli/10E/4/21-21/16128/9E 20/2021

Date 03/06/2021

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential cum Commercial Building (Ground + 6 Upper Floor) of [(Residential Built Up Area = 1077.15 sq.mt.), (Commercial Built Up Area = 191.046 sq.mt.), (Total Built Up Area= 1268.196 sq.mt.)], [(Residential Units = 33 Nos.), (Commercial Units = 09 Nos.), (Total Units = 42 Nos.)] on Plot No.- 04, Sector- 10E, At.- Kalamboli-Roadpali (12.50% Scheme), Tal.- Panvel, Dist.- Raigad, completed under the supervision of Architects M/s. Atul Patel Architects, has been inspected on 08/06/2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 21/12/2018 and that the development is fit for the use for which it has been carried out.

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

मा. आवुल्लो बोवे मंजूरी कुशाभ

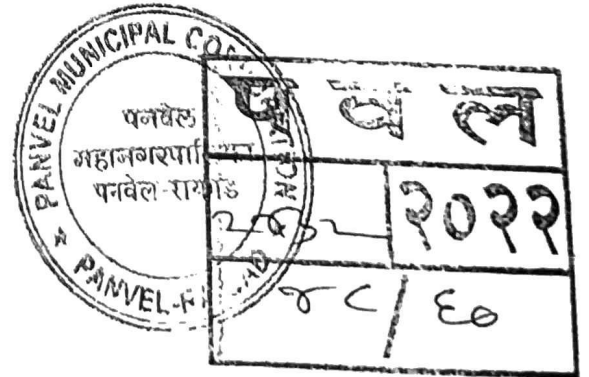
Assistant Director of Town Planning
Panvel Municipal Corporation

C.C. TO :- 1) M/s. Kaushik Realtechs Ltd &
M/s. Hi-Tech Realtors,
109, Arenja Corner, Plot No. 71,
Sector 17, Vashi, Navi Mumbai.

2) Architects,
M/s. Atul Patel Architects,
Studio # 1209, the Landmark,
Plot no. 26A, Sector 7, Kharghar,
Navi Mumbai 410 210

3) Ward Officer
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

4) Tax Department , PMC.





PANVEL MUNICIPAL CORPORATION

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

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

NO 2018/PMC/TP/BP/ 353 /2018

Date : 21 / 12 / 2018

To,
M/s. Kaushik Realtechs Ltd &
M/s. Hi-Tech Realtors,
109, Arenja Corner, Plot No - 71,
Sector - 17, Vashi, Navi Mumbai.

SUB:- Development Permission for Residential Cum Commercial Building on
Plot No - 04, Sector - 10E, Roadpali- Kalamboli (12.5% Scheme), Navi Mumbai.

- REF:-**
- 1) Your Architect's application No. 19021, dt- 05/11/2018.
 - 2) Height Clearance NOC No. NAVI/WEST/B/090418/332749, Dated 26/09/2018.
 - 3) Provisional Fire NOC vide letter No. PMC/Fire/10192/2018, Dated 17/11/2018.
 - 4) 50% IDC Paid of Rs.4,25,000/- vide Receipt No. 488795, Dated 28/11/2018.

Sir,

Please refer to your application for development permission for Residential Cum Commercial Building on Plot No - 04, Sector - 10E, Roadpali- Kalamboli (12.5% Scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

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

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

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

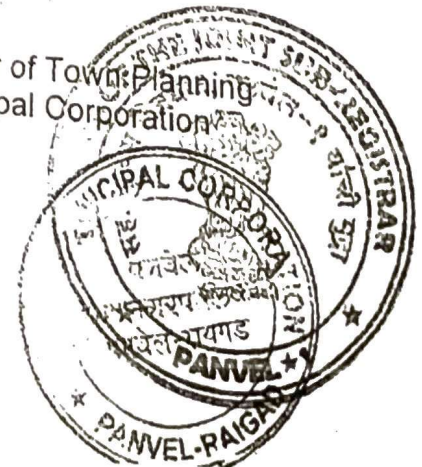
Thanking you,

2018-2019	
2018	2019
47/EG	

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
Atul Patel Architects,
Studio # 1209, the landmark, Plot No- 26A,
Sector - 7, Kharghar, Mumbai - 410 210.





PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

NO.2018/PMC/TP/BP/ 858 /2018

Date : 21 / 12 / 2018

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVIII) of 1966 to, M/S. KAUSHIK REALTECHS LTD & M/S. HI-TECH REALTORS, for Plot No- 04, Sector – 10E, Roadpali- Kalamboli (12.5% Scheme), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Building on (Ground + 6 Floors) Residential Built Up Area = 1077.15 sq.int., Commercial Built Up Area = 131.046 sq.mt., Total Built Up Area = 1268.196 sq.mt.,

(Fitness Center BUA = 20.185 Sq.mt., & Society Office = 15.725 Sq.mt. Free of FSI)

(Nos. of Residential Unit – 33 No./ Nos. of Commercial Unit – 9 No)

This Commencement Certificate is valid up to Plinth Level Only. The further order will be given after the plinth is inspected and plinth completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section- 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall:-

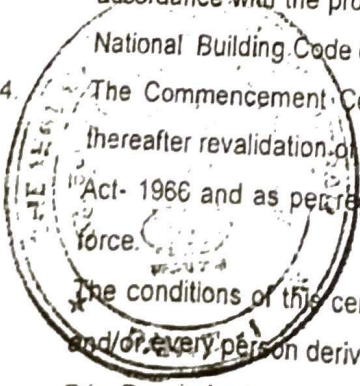
- 2(a) Give written notice to the Corporation regarding completion of the work.
- 2(b) Obtain Occupancy Certificate from the Corporation.
- 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and DCR for A.B.C. class Municipal Council 2013 in force.

4. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section – 48 of MRTPL Act- 1966 and as per regulations no. 16.1(2) of the DCR for A.B.C. class Municipal Council 2013 in force.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

6. Prior Permission is necessary for any deviation / Change in Plan.





PANVEL MUNICIPAL CORPORATION

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

panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water falling on terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

Open well of minimum of 1.00 mt. dia and 6.mt. depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand, the filtered rain water may be channeled to the refilled pit for recharging the borewell.

An impervious surface underground storage tank of required capacity may be construed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.29mt. width x 1.20 mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.

- 40 mm stone aggregate as bottom layer upto 50% of the depth.
- 20 mm stone aggregate as lower middle layer upto 50% of the depth.
- Coarse sand as upper middle layer upto 20% of the depth.
- A thin layer of fine sand as top layer.
- Top 10% of the pits/trenches will be empty and a splash is to be provided in this

portion in such a way that roof top water falls on the splash pad.
f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

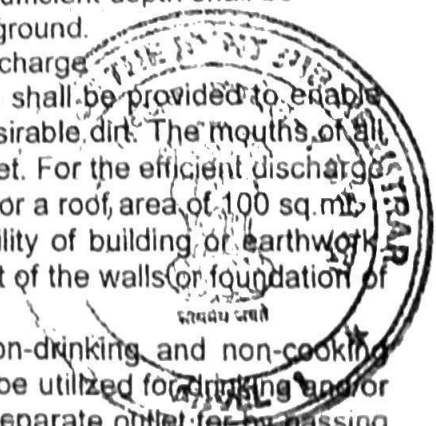
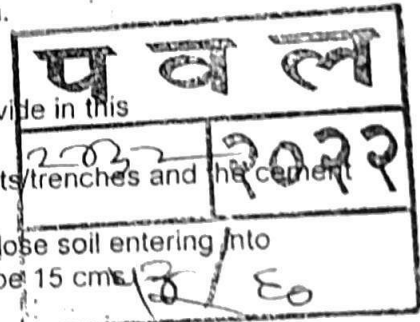
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches
If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well / bore well / storage / tank / recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. mt. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter management and the separate outlet for by-passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.





HITECH REALTORS

Date: 27.05.2022

POSSESSION LETTER

On payment of full and final amount we MRS.MEENAKSHI DADABHAU JUNDRE & DADABHAU GENBHAU JUNDRE & DR.SHIVAM DADABAHU JUNDRE confirms that we have received vacant and peaceful possession of our Flat No. 402 on Fourth Floor in the building "ELEMENTS" at Plot No.04, Sec-10E, Roadpali- Kalamboli, Tal-Panvel, Dist-Raigad from M/s. HITECH REALTORS in tenantable condition.

We have to further confirm that our Flat in order and without any problem.

We further state and confirm that we shall use the same for the purpose as permitted by the society and the builder and shall not do or use or permit anybody else to use the same for any other purpose and shall abide by the rules and bye laws of the society.

We have no complaint against any item of construction.

**HANDED OVER
HI-TECH REALTORS**

PARTNER

HITECH REALTORS

TAKEN OVER

**MRS.MEENAKSHI DADABHAU JUNDRE
MR.DADABHAU GENBHAU JUNDRE
DR.SHIVAM DADABAHU JUNDRE**