

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5312 दिनांक: 17/03/2021

पावती

Wednesday, March 17, 2021

1:16 PM

गावाचे नाव: बांधी

दस्तावेजाचा अनुक्रमांक: दनर8-4936-2021

दस्तावेजाचा प्रकार: करारनामा

सादर करण्याचाच नाव: शंकर अंबार --

नोंदणी की

दस्तू दावाळणी की

प्राप्ती संख्या: 85

₹. 30000.00

₹. 1700.00

₹. 31700.00

आपणास पळ दस्तू, प्रवासे प्रिंट, पोर्ची-२ अंदाजे

1:34 PM ही वेळ मिळेल.

Joint Sub Registrar, Thane 8

बाजार मूल्य: ₹.3702196/-

मोबदला ₹.5500000/-

भरलेले मुद्रांक शुल्क : ₹. 165100/-

1) देयकाचा प्रकार: By Cash रकम: ₹ 1700/-

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

डीडी/धनादेश/ए ऑर्डर क्रमांक: MH009518030202021E दिनांक: 31/12/2020

बंकेचे नाव व पत्ता:

Handwritten signature

५६ देयक निबंधक ठाणे क्र-८



पृष्ठी क्र. 2

दुपया निवेदन क्र. सह दु.नि. डा. 8

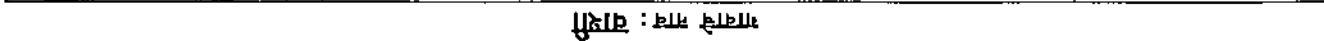
दस्तावेज क्र. 4936/2021

नोदणी :

Regn:63m

17/03/2021

मताचे नाव : बाणी



करारनामा

(1) विवेचना व प्रकार

5500000

(2) मीटिंग

3702196

(3) वाजाराभाव(बाहेरपडण्याच्या बाबत)परदेशी कर आकारणी देणे की परदेशी ये

सुद्ध करणे

(4) य.भा.प.न.प.डि.सि. व परकीय

(असल्यास)

1) पालिकेचे नाव:नवी मुंबई मरणा दार बॉल ; दार माहिती: विभाग क्र. 5/172...सुनिद नं. 1091,1ता मरणा,शेड 1 -विग,फेम 3, अक्षर विमान मार्क,प्लॉट नं. 3,सेक्टर-25,बाणी,नवी मुंबई,455 चौ.फुट. कारभेद पुरिवा.((Plot Number : 3))

1) 455 चौ.फुट

(5) क्षेत्रफळ

(6)आकारणी किंवा जुली देण्यात असेल तेव्हा.

(7) दस्तऐवज कर देणा-या/पारितोष देणा-या

परकाराचे नाव किंवा विवाही न्यायालय/पार

दुसऱ्यामा किंवा अक्षर असल्यास,प्रतिवादिचे

नाव व पत्ता.

(8)दस्तऐवज कर देणा-या परकाराचे व किंवा

विवाही न्यायालयाचा दुसऱ्यामा किंवा अक्षर

असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज कर दिव्याचा दिनांक

31/12/2020

(10)दस्त नोंदणी देण्याचा दिनांक

17/03/2021

(11)अनुक्रमीक,शेड व पृष्ठ

4936/2021

(12)वाजाराभाव/पारणा मुदतीक गुण

165100

(13)वाजाराभाव/पारणा नोंदणी गुण

30000

(14)शेरा

मुदतीबाबती विषयातील घेवलेला नमुना:-

मुदतीक गुण आकारनाम निवडलेला अनुसूच :-

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



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Akshar

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202101186305			18 January 2021,05:02:51 PM		
दनन8						
मूल्यांकनाचे वर्ष	2020					
जिल्हा	ठाणे					
मूल्य विभाग	तासुका ठाणे					
उप मूल्य विभाग	5/172-वाशी नोड सेक्टर क्र. 25 Central Warehousing Corp. Peripheral Road (300ml) Railway Geats Yard.					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation			सर्व्हे नंबर / न. भू क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
28400	66500	79600	101100	79600	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	46.51 चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.79600/-	
उद्घवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही						
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					
	= (79600 * (100 / 100)) * 100 / 100					
	= Rs.79600/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 79600 * 46.51					
	= Rs.3702196/-					
Applicable Rules	= 3					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + येईनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी					
	= A + B + C + D + E + F + G + H + I					
	= 3702196 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.3702196/-					

Home Print



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2021



CHALLAN
MTR Form Number-6



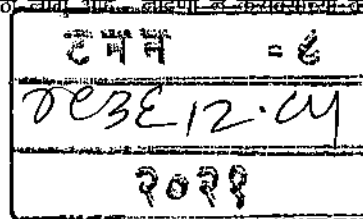
GRN	MH009518030202021E	BARCODE					Date	31/12/2020-14:28:21	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)							
			PAN No.(If Applicable)							
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA		Full Name		SHANKAR ALWAR					
Location	THANE		Flat/Block No.		UNIT NO 1091, FIRST FLOOR, WING Z1,					
Year	2020-2021 One Time		Premises/Building		AKSHAR BUSINESS PARK					
Account Head Details			Amount In Rs.							
0030046401 Stamp Duty			165100.00		Road/Street		Plot No 3, Sector 25, Vashi			
0030063301 Registration Fee			30000.00		Area/Locality		Navi Mumbai			
					Town/City/District					
					PIN		4 0 0 7 0 3			
					Remarks (If Any)					
					SecondPartyName=AKSHAR DEVELOPERS~CA=5500000					
					Amount In		One Lakh Ninety Five Thousand One Hundred Rupees O			
Total			1,95,100.00		Words		nly			
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN		Ref. No.		69103332020123126800		2651799564	
Cheque/DD No.			Bank Date		RBI Date		31/12/2020-14:29:14		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :

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

Mobile No. : 9324972188

सदर चालन केवल दुयम निबंधक कार्यालयों में ही वैध है। दस्तावेज़ी बनाया जाये। नोटिफिकेशन अनुसार दस्तावेज़ी सदर चालन लागू नहीं।



AGREEMENT FOR SALE

"AKSHAR BUSINESS PARK"

UNIT NO. 1091, ON FIRST FLOOR,

WING: 'Z1',

On Plot No.3, Sector – 25,

Vashi, Navi Mumbai.

BUILDING CONSISTS BASEMENT+ GROUND + 3 UPPER FLOORS

TOTAL CARPET AREA IN SQ. FT. = 455 Sq. Ft.

STAMP DUTY PAYABLE Rs. 1,65,100/-



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2028

SALE PRICE

Rs. 55,00,000/-

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No.A-5603/2074/06 Navi Mumbai Municipal Corporation (the "**NMMC**") granted "Commencement Certificate" and Development permission to Promoter for carrying out construction on said plot in accordance to the building plans sanctioned by NMMC.

- D. Vide letter dated 30/10/2007 bearing no. 21-267/2007-IA.III, the Ministry of Environment and Forest (I.A. Division) granted Promoter "Environment Clearance for Construction of Commercial Complex" on said plot copy of which has been inspected by the Allottee.
- E. Vide letter dated 11/06/2012 bearing No. NMMC/TPD/BP/Case No. A-5603/2716/2012 NMMC granted "Revised Commencement Certificate" & "Building Approval" and sanctioned the plan submitted by Promoter for carrying out development work on the said plot. As per said Revised Commencement Certificate the Promoter is entitled to construct a commercial complex having 28 wings namely "A" to "Z - 2", each consisting of basement and Ground plus three upper floors having commercial units, car parking's common area collectively utilizing 63,906.459 sq. mtrs. of a Floor Space Index (FSI) out of available 63,959.685 sq. mtrs. The said commercial Complex is known as "**AKSHAR BUSINESS PARK**".
- F. Vide letter dated 11/06/2017 bearing reference no. CIDCO/MTS-I/EO(HQ)/2017/7135, CIDCO granted the Promoter NOC for Change of use for the said plot from "Warehousing" to "Commercial/Mercantile".
- H. Vide "Modified Agreement to lease" dated 07/08/2018 executed with CIDCO, the Promoter by virtue of payment of additional premium is entitled to use the said plot for commercial use / mercantile use with enhancement of FSI from VPR 4m to 1.50 FSI up to 63,959.685 sq. meters and has accordingly modified the Principle Agreement to Lease by incorporating the changes such as "change of use of land" and the "additional FSI of 0.5".
- I. The Promoter is developing the said commercial complex on the said plot in phases. **Wing "A" to "P"** is developed as '**Phase - I**' and **Wing "Q"**

issued by Adv. Rajesh H. Patil in respect of the said plot. A copy thereof has been appended hereto as '**Annexure- 3**'.

N. The Promoter has registered the said project being Phase-III under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority having Registration no. P51700024978. A copy of certificate of registration is appended hereto as '**Annexure - 4**'.

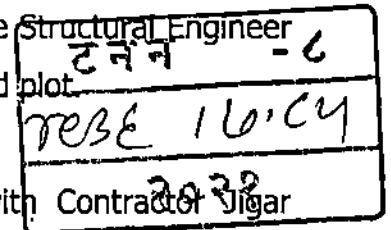
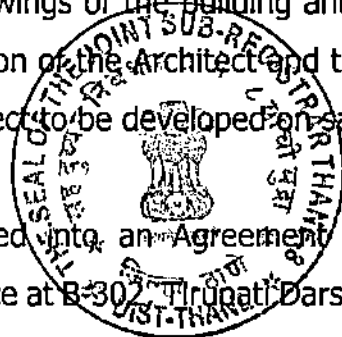
O. The Promoter has entered into an agreement with Architect Dimensions registered with the Council of Architect being having address at Plot No.99, Sector-08, Near Sagar Vihar, Vashi, Navi Mumbai-400703.

P. The Promoter has appointed a Structural Engineer 'Dr. B L Agarwal & Associates', having address at B-003/004, Ground Floor, Lotus CHS, Plot No.16, Sector-14, Koparkhairane, Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of project to be developed on said plot.

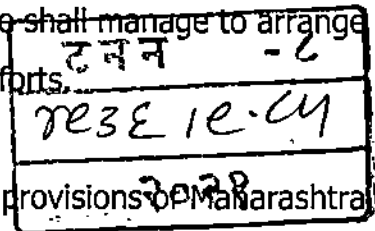
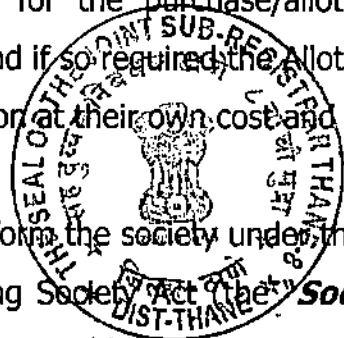
Q. The Promoter has entered into an Agreement with Contractor Jigar Enterprises having its office at B-302, Tirupati Darshan Co-op Hsg Society Gograswadi- Dombivili (E) -421201 to carry out construction of project to be developed on said plot.

R. i) Upon the demand of the Allottee the Promoter has given to the Allottee/s inspection of the following documents:

- (1) Agreement to Lease dated 17/03/2006;
- (2) Commencement Certificate dated 30/06/2006 having reference No. NMMC/TPD/BP/Case No. A-5603/2074/06;
- (3) Commencement Certificate dated 11/06/2012 bearing reference No. NMMC/TPD/BP/Case No. A-5603/2716/2012;



- S. The Allottee has perused the amendments as per the sanctioned and revised commencement certificate "as built plan", visited the site and have personally inspected the project, the wings, the specific unit and grants his unconditional acceptance and consent to such amendments.
- T. The Allottee has also perused the letters and orders in respect of change of use of said plot and the proposed plan in respect of entire project which includes phase – I, phase- III and separate building. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice of 15 days. The Allottee/s by virtue of this having executed this Agreement, are deemed to have accepted the title of the Promoter to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised by the Allottee/s upon the same in any matter relating thereto.
- U. Prior to expressing intention for receiving allotment the Allottee has informed the Promoter that the Allottee is aware about all eligibility terms and conditions of NMMC and any other Competent Authority for obtaining its NOC/Permission for the purchase/allotment of said unit in said Complex/Building and if so required the Allottee shall manage to arrange such NOC/ permission at their own cost and efforts.
- V. The Promoter shall form the society under the provisions of Maharashtra Co-operative Housing Society Act (the "Society") once the prescribed percentage of units are sold in the project. The Allottee has agreed and consented to be bound by the laws of the said Society. The Allottees of the Phase-III shall be inducted as members of the said society upon receipt of letter from Promoter after they have paid the entire consideration towards their unit along with all the sums payable as taxes and other sums.
- W. On satisfying himself/herself about the plans and other terms and conditions including the Title and what is provided herein and after physical inspection of the building and units therein during various site visits the Allottee/Allottee/s hereby agree/s to purchase Unit No. **1091**,



Square feet equivalent to **30.337** Sq. Mtrs. carpet area on **First** floor of **Z1** wing total consideration of **Rs.55,00,000/- (Rupees Fifty Five Lakh Only)** (the said "**Consideration**"). In addition, the Allottee is entitled to **8.535** sq. mtrs. of E.B area & **3.414** sq. mtrs. of Niche area (the "**additional area**"). The aggregate of carpet area and additional area is the "**gross usable area**" totaling to **42.29** sq. meters available for use by the Allottee in the said Project.

2.2 Since the promoter is selling bare shell units, no amenities are provided in the said unit.

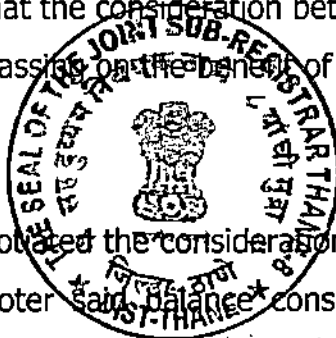
3. CONSIDERATION:

3.1 It is mutually agreed by and between the parties that consideration for sale of said unit shall be **Rs.55,00,000/- (Rupees Fifty-Five Lakh Only)**. The said consideration amount includes Water MSEB development charges, Society formation charges & GST. The Allottee is aware and accepts that the consideration between the parties as above is determined after passing on the benefit of credit of GST on the input cost to the Allottee.

3.2 The Allottee has negotiated the consideration herein above by offering to pay to the Promoter said balance consideration in the following manner as described in '**Sixth Schedule**' hereunder which has been accepted by the Promoter.

3.3 Allottee hereby agrees to pay the escalation on said consideration on following grounds:

- (a) Any increase on account of development charges payable to the competent authority.
- (b) Any other increase in charges which may be levied or imposed by the competent authority from time to time.
- (c) Additional cost/charges imposed by the competent authorities,



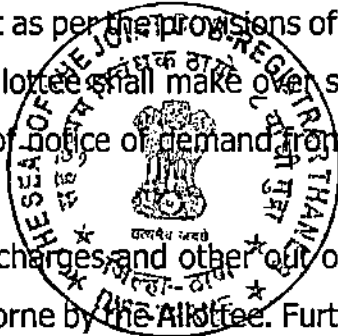
टनन	-६
१२३६ १९९०८१	
२०१९	

5.3 Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee and the TDS certificate is received by Promoter from Allottee.

5.4 The Allottee has made a payment of **Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)** on or before the execution of this agreement.

6. PAYMENT OF STATUTORY DUES AND TAXES:

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



दस्तावेज - ८
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6.2 The valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee. Further, the Allottee shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty, legal charges and registration charges. The Promoter undertakes to make themselves available through authorized representative for purpose of registration at fifteen (15) days' notice from Allottee. The Promoter shall not be liable under any law for any delay, laches and / or negligence shown by the Allottee in presenting this agreement for registration before the competent authority. The Allottee indemnifies the Promoter against any claim, action, judgment, cost, expenses, penalties that may arise on Promoter due to inaction or noncompliance of obligation under this Agreement or under any other law.

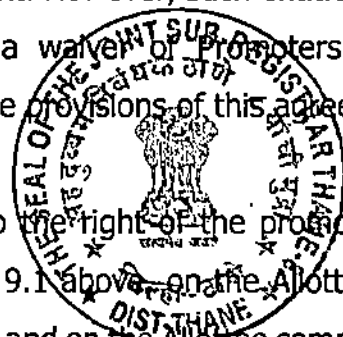
- 6. Breach of any law or provisions thereto.
- 7. Obtain forceful occupancy/ possession of said unit before receipt of occupation certificate by competent authority.

8.2 The Allottee shall not be in default if he removes/remedies such breach within fifteen (15) days of receipt of notice from the Promoter to the Allottee as per clause 9.2.

9. TERMINATION OF AGREEMENT:

9.1 On the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Allottee agrees to pay to the Promoter simple interest as per prevalent laws, on all the amounts which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter till date of actual realization of payment. However, such entitlement of interest shall not be deemed to be a waiver of Promoters right to terminate this agreement as per the provisions of this agreement.

9.2 Without prejudice to the right of the promoter to charge interest in terms of sub clause 9.1 above on the Allottee committing default as per clause 8.1 above and on the Allottee committing continuous default even after notice of termination, the Promoter shall at its own discretion, may terminate this Agreement.



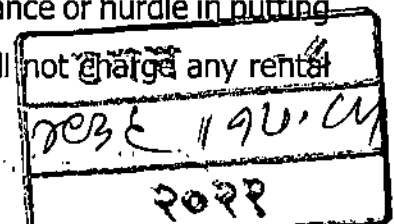
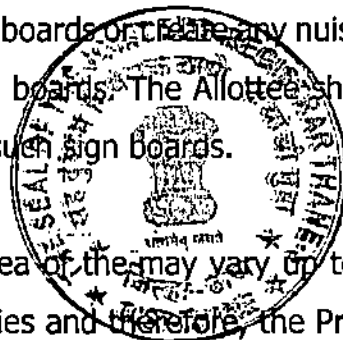
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Provided that, Promoter shall give another notice of seven (07) days in writing to the Allottee, by registered post AD at the address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter may

completion certificate in respect of the Unit and obtain the said certificate as per the provisions of law.

10.2 The Promoter will not be liable for any loss, damage, injury or delay caused due to 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or CIDCO infrastructures like road, drainage, street light or such other service connections necessary for occupying the said unit. The Allottee hereby indemnifies the Promoter from any claims made for delay on the above count.

10.3 That the Promoter would be entitled to put up sign boards, neon sign boards displaying its name in any part of the project like terrace, common area and garden etc. The said board would be maintained by the Promoter at its own cost. The said board would not contain any information which is false or misleading. The Allottee shall not raise any objection to said boards or create any nuisance or hurdle in putting and maintaining said boards. The Allottee shall not charge any rental to the Promoter for such sign boards.



10.4 The actual carpet area of the may vary up to 3% due to design and construction exigencies and therefore, the Promoter shall confirm the final carpet area of the unit that has been allotted to the Allottee after the construction of the said phase - III is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three) percent. In the event of there being difference of more than 3% between the actual carpet area of the said Unit from the carpet area as mentioned herein at the time of the offering the possession of the said Unit, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottee agrees to pay the differential amounts, if the area is increased beyond 3% within forty-five (45) days of such demand being made by the Promoter. If there is any reduction in the

11.1 The promoter propose to obtain amended commencement certificate whereby the Phase-III will comprise of wing W-Z2 of Ground +4 upper floors and shall utilize additional FSI over and above the currently sanctioned 7673.601 sq. mtrs for Phase-III. The proposed plan is shown to the Allottee and he consents to the said amendment. The Promoter may at its sole discretion and if required construct an additional multi-storey parking building/ stack parking/ puzzle parking on the said plot.

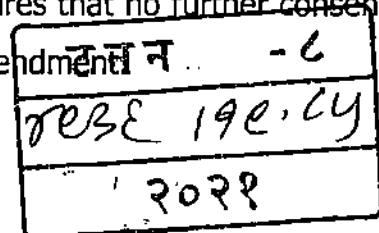
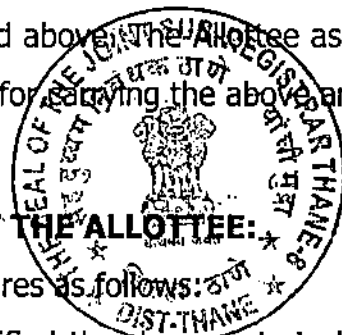
11.2 As per Unified Development Control and Promotion Regulation for the Maharashtra state,2020 (UDCPR), The promoter is entitled to develop additional floor and /or additional building in the said project since the available FSI has increased. The Promoter has shown the proposed plan to the Allottee. The Allottee has understood the proposed changes including that there will be balance FSI and the Promoter will be entitled to use the same. The Allottee accord unconditional approval and consent to the Promoter which shall be applicable for compliance under all statutes and before all authorities and that no further consent of any kind shall be required from the Allottee.

11.3 The Allottee also undertake and assure the promoter that he/she shall not raise any objection or seek either any cost, interest, compensation or refund of consideration by whatever name called or seek cancellation of the agreement on the basis of revision of the sanctioned plan as disclosed above. The Allottee assures that no further consent will be required for carrying the above amendment.

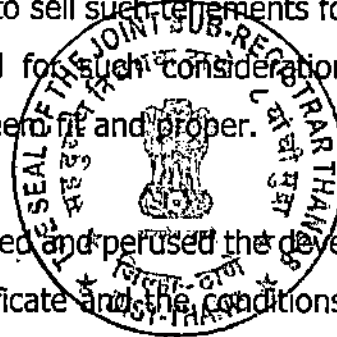
12. DECLARATION BY THE ALLOTTEE:

Allottee hereby declares as follows:

12.1 Allottee has verified the documents including title search report and the conditions of development certificate, commencement certificate and the sanctioned plan. The Allottee is satisfied that the Promoter has absolute, clear, developable and marketable title to the said plot so as to enable it to convey the said plot to the society to be formed.



said Real Estate (Regulation and Development) Act, 2016. Further, Promoter shall be entitled to utilize, construct, develop and sell / dispose of the premises so constructed by utilizing such FSI, additional FSI, TDR or any incremental FSI / phases potential in such manner and in such phases in accordance with Act and Rules of said Real Estate (Regulation and Development) Act, 2016, even after the Co-operative Housing Society is formed or Deed of Conveyance / Deed of Assignment is executed by the Promoter. For the aforesaid purpose, Promoter shall have the right to make addition, raise storey or to put up additional structure which shall be the Promoter's sole property, which Promoter alone shall be entitled to dispose them off in such a manner and on such terms as Promoter may deem fit or proper and Promoter hereby consent to the same. Promoter shall, after consuming such balance and/or additional FSI / TDR or any incremental FSI / phases potential by constructing such permissible tenements on the said plot, be entitled to sell such tenements for such permissible uses, to such persons and for such consideration as they may in their absolute discretion deem fit and proper.



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

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

12.10 The Allottee hereby assure and undertake that he will not hold the promoter liable for any delays which are beyond the control of the

completion of Phase III, such society shall not in any way pass any resolution or do any act which adversely affects the right of the Promoter to carry on the development of Phase III and separate building or sell the unsold units of any phase and the said society shall not withhold back the induction of any allotted as member of the said society.

12.16 The Allottee hereby confirms and declares that it will not raise any objection to the Promoter for utilizing the terrace space for providing various commercial use like cafe, recreation area and other such common facilities for the benefit of the purchasers of the units in the project.

12.17 The Allottee also assures and undertakes to contribute its share of expenses for the upkeep and maintenance of any recreational amenities on terrace or elsewhere as and when determined and demanded by the promoter / society.

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



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

12.20 The Allottee shall not put adverse and derogatory news, material and opinion on the media in any form or manner about the project or the promoters. Any default by the allottee would be treated as breach of contract and promoter would be entitled to claim cost and

hereby agree, declare and confirm that while carrying out the said internal / interior work in the said unit, the Allottee shall not disturb any RCC membrane of the said unit in any manner whatsoever and if any damage is caused to the said building or any of the common areas then it shall be restored by the Allottee at his/her/their own cost or in the alternative the Promoters shall carry out the necessary repairs / restoration and forward all the expenses to the Allottee, who then shall bear and pay the same within 7 days of the receipt of the intimation from the Promoters or in alternative the Promoter shall deduct the said expenses from deposit amount of the Allottee.

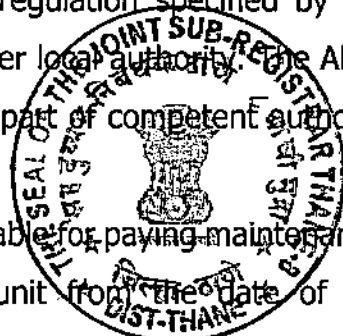
13.4 The Allottee shall not carry out any changes, additions or alterations in the exterior façade, balcony and other exterior of the building and it shall be maintained as per elevation, design and specification of the entire building.

13.5 The Allottee shall at their own responsibility to carry out internal work as per the rule and regulation specified by the Promoter, Society, NMMC and/or any other local authority. The Allottee shall solely liable for any action on the part of competent authority on any violation of the same.

13.6 The Allottee shall be liable for paying maintenance and other outgoings related to the said unit from the date of handing over physical possession or O.C. whichever is earlier. The Promoter shall not be liable for the upkeep and maintenance if the Allottee does not pay the maintenance charges during the period of construction

13.7 The Allottee shall be solely liable for electricity and water charges while carrying out interior work in the said unit Promoter shall be entitled to inspect all interior works carried out by the Allottee. In the event Promoter finds that the nature of interior work being executed by the Allottee is harmful to the said unit or to the structure, facade and/or elevation of the said Building then, Promoter can instruct the Allottee to stop such interior work and the Allottee shall stop such interior work at once, without raising any dispute.

13.8 The Allottee will ensure that the debris from the interior works shall be



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2020

13.15 The Allottee shall install the Dish Antenna for the Set Top Box on the common Terrace on the Top Floor only in the area specifically earmarked for the said purpose. Similarly, for any other new/ additional facility/ service/s, should the Allottee require to install any Instrument/Receiver/Dish either outside the said premises or on the Top Terrace, then the Allottee shall install such Instrument/Receiver/Dish, only after obtaining the written consent from the Promoters in the manner and at the location identified and approved by the Promoters.

13.16 Not put or place flower pots, Vases or any plantations outside the Windows or outside their unit.

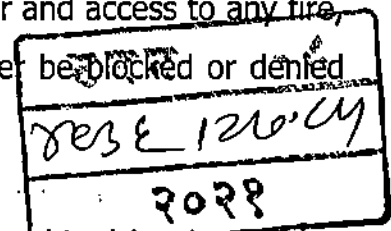
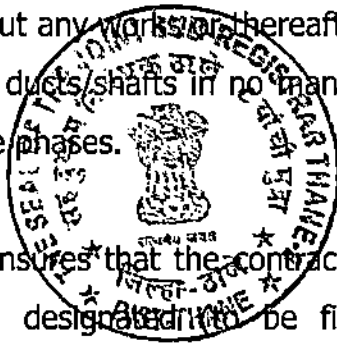
13.17 The Allottee shall extend full cooperation to Promoter, their agents, contractors to ensure good governance of such interior works.

13.18 The Allottee shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works of hereafter and access to any fire, electrical, plumbing ducts/shafts in no manner be blocked or denied during the life of the phases.

13.19 The Allottee ensures that the contractors hired by the Allottee shall use only the designated lift (to be finalized by promoter on possession) lift for the purpose of carrying the materials of interior work and if any damages are caused due to same it shall be repaired and brought to its original condition by the Allottee at their own expense within 15 days of written notice from the Promoter or shall be deducted from any such security deposits collected.

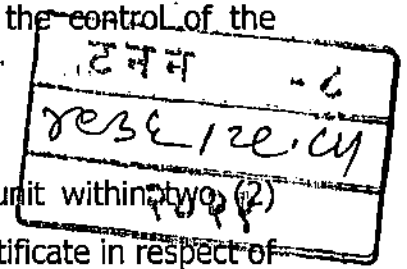
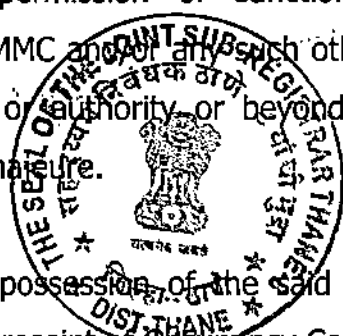
13.20 The Allottee shall not store any of their materials, belongings, and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, mid landings, etc.

13.21 The Lift facility in this Project shall be used as per rules of the



14.4 That the Promoter is entitled to reasonable extension of time for completion of construction of the said project on the aforesaid date, if the completion of phases in which the unit is to be situated is delayed on account of court / authority staying either in full or in part any part of the construction / development on the said land, non-availability of construction material, war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the said project, or for delay in supply of electricity and/or water by concerned government departments or for any other justifiable reason or circumstances. The Promoters shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, NMMC, Municipal ULB, Environmental Agency, revenue Authority or any other concerned authority in granting the necessary permissions, sanctions, NOC that shall be required by the Promoters from time to time.

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



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

16.2 The Allottee is entitled to apply for membership of Society after payment of full consideration to the Promoter as per this Agreement. The Allottee shall for this purpose from time to time sign and execute the applications, other papers and documents for becoming a member of the Society. These documents duly filled in and signed shall be returned to the Promoter within 07(seven) days of the same being forwarded by the Promoter to the Allottee, so as to enable Allottee to become a member of the Society. Any delays in signing and handing over relevant documents by the Allottee shall not constitute default of the Promoter. The Allottee shall be expelled from the said society if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.

17. CONVEYANCE:

17.1 The Promoter shall after receipt of complete amount of said consideration from Allottee and upon receipt of occupancy certificate for Phase-III from NMMC or any competent authority execute a Conveyance Deed to convey a right, title and interest of said unit in the name of Allottee.

17.2 The Promoter shall after receipt of full consideration from all the Allottees in both phases and within 12 (twelve) months from the date of receipt of Occupancy certificate in respect of last building in said plot from NMMC or any competent authority for utilization of full potential FSI of said land shall execute a Tri – partite agreement/ Conveyance Deed in favour of said Society to transfer the leasehold rights, title and interest in respect of said plot in the name of Society.

17.3 The common amenities of the said plot as specified in "Fourth Schedule" shall be conveyed to the said Society at the time of conveyance of said plot to the said Society. The Allottees shall not raise any claim for the use of amenities till the said plot is conveyed to



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Allottees and in such case Promoter shall not be responsible for the maintenance of the said project.

19. UNSOLD UNITS IN SAID PROJECT:

19.1 Promoter shall be inducted as a member of said society for unsold units upon conveyance of said plot to society.

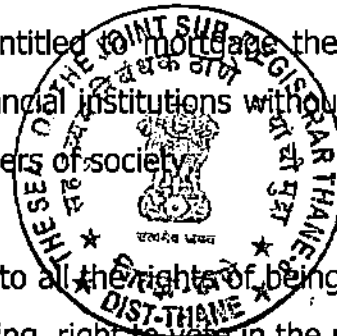
19.2 Promoter shall be entitled to sell the unsold units in said project without any separate permission or consent of society and the members of society. The prospective Allottee of such unsold units shall be inducted by the society as members and no objection shall be raised either by existing members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

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

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

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

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



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20. POST POSSESSION OBLIGATIONS OF ALLOTTEE:

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

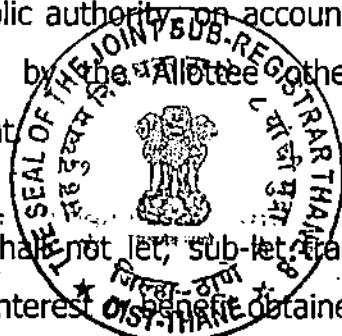
- (a) To maintain the said unit at Allottees own cost in good tenantable repair condition from the date of possession of the said unit is taken and shall not do or suffered to be done anything in or to the phases or to the exterior or elevation of

situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said unit without the prior written permission of the Promoter and/ or the said society, as the case may be.

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

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

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



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

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

22. NOTICE:

22.1 All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee and the Promoter, by Registered Post A.D/ speed post/courier. at his/her address specified below: -

ADDRESS OF ALLOTTEE

Flat No.6, Sulabha Building,
Road No.1, Near Diamond Building,
Chedda Nagar, Chembur,
Mumbai-400089

ADDRESS OF PROMOTER

Akshar Developers

Office at 225, 2nd Floor,
Big Splash, Plot No-78 & 79,
Sector-17, Vashi, Navi Mumbai

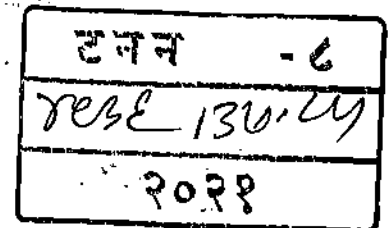
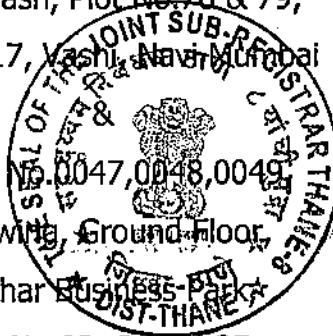
Office No. 0047, 0048, 0049

"O" wing, Ground Floor

Akshar Business Park

Plot No-03, Sector-25,

Vashi, Navi Mumbai



AND upon handing over of the possession of the said unit to the Allottee under this agreement, all the notices on the Allottee shall be served at the address of unit handed over to the Allottee under this agreement.

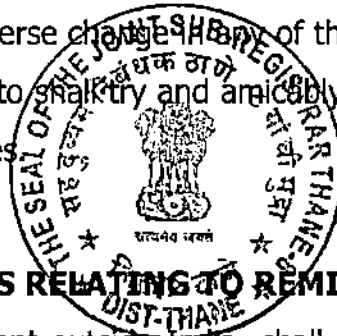
22.2 That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the

25. BINDING EFFECT:

The recitals herein before constitute an integral part of this Agreement and are evidencing the intent of the parties in executing this agreement, and describing the circumstances surrounding its execution. Said recitals are by express reference made a part of the covenants hereof, and this agreement shall be construed in light thereof. The Schedules, Annexure and payment receipt shall be construed as an integral part of this agreement.

26. MATERIAL ADVERSE CHANGE/ CONDITION:

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



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27. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

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

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.

31. GOVERNING LAW:

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

32. ENTIRE AGREEMENT:

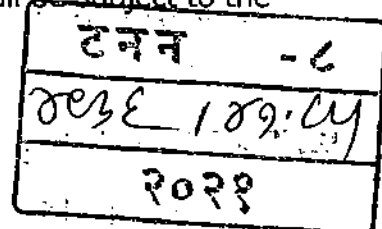
This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral executed till date, if any,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

33. JURISDICTION:

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Mumbai.

34. RIGHT TO AMEND:

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



FIRST SCHEDULE

SAID PLOT

All that piece and parcel of lease hold being plot bearing No. 03, admeasuring 42,639.79 sq. meters situate at Sector- 25, Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and within the registration District – Thane, registration jurisdiction of the Sub – Registrar of Assurances, Thane bounded as under:

On or towards the North by : Railway Track

On or towards the South by : Vashi Turbhe Road

Note: The Promoter shall have absolute right and authority to decide the manufacturer / make / size / colour/variant of all the above amenities without having any reference or recourse. The purchasers/ Allottees shall not object to any selection so made by the Promoter.

FIFTH SCHEDULE

SAID UNIT

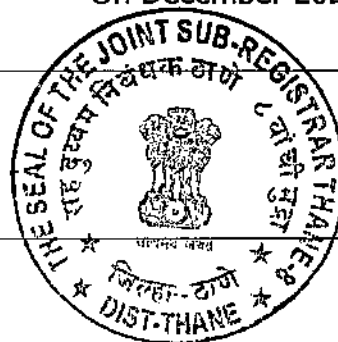
Unit No. **1091**, admeasuring total carpet area **42.29** Sq. meter on **First** floor, in "**Z1**" wing in Block-D, Phase – III, within Complex name "Akshar Business Park", Situated at Plot bearing No. 03, Sector- 25, Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and within the registration District – Thane, registration jurisdiction of the Sub – Registrar of Assurances, Thane.

SIXTH SCHEDULE

PAYMENT SCHEDULE

The Allottee has offered and agreed to pay to Promoter said balance consideration in the following manner;

Sr. No.	Particulars	% of total Consideration
1.	On December 2020	100%



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 ₹ 38,103.04
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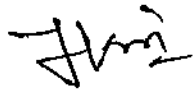
RECEIPT

RECEIVED with thanks from **MR. SHANKAR ALWAR** a sum of **Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)** as part payment on execution hereof as per terms & conditions of this "Agreement for Sale" executed for Unit No. "**1091**" admeasuring total carpet **42.29** sq. meter located on **First Floor** in **Z1** wing in Phase-III of the Project Known as "**Akshar Business Park**" to be constructed on Plot bearing No. 03, Sector- 25, admeasuring 42,639.79 Sq. Mtrs. Situated at Vashi, Navi Mumbai.

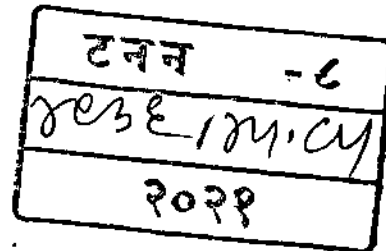
Ch. Date	Ch. No.	Bank Name	Amount
02/12/2020	158143	AXIS BANK LTD, KAMOTHE	2,50,000/-
		TOTAL	2,50,000/-

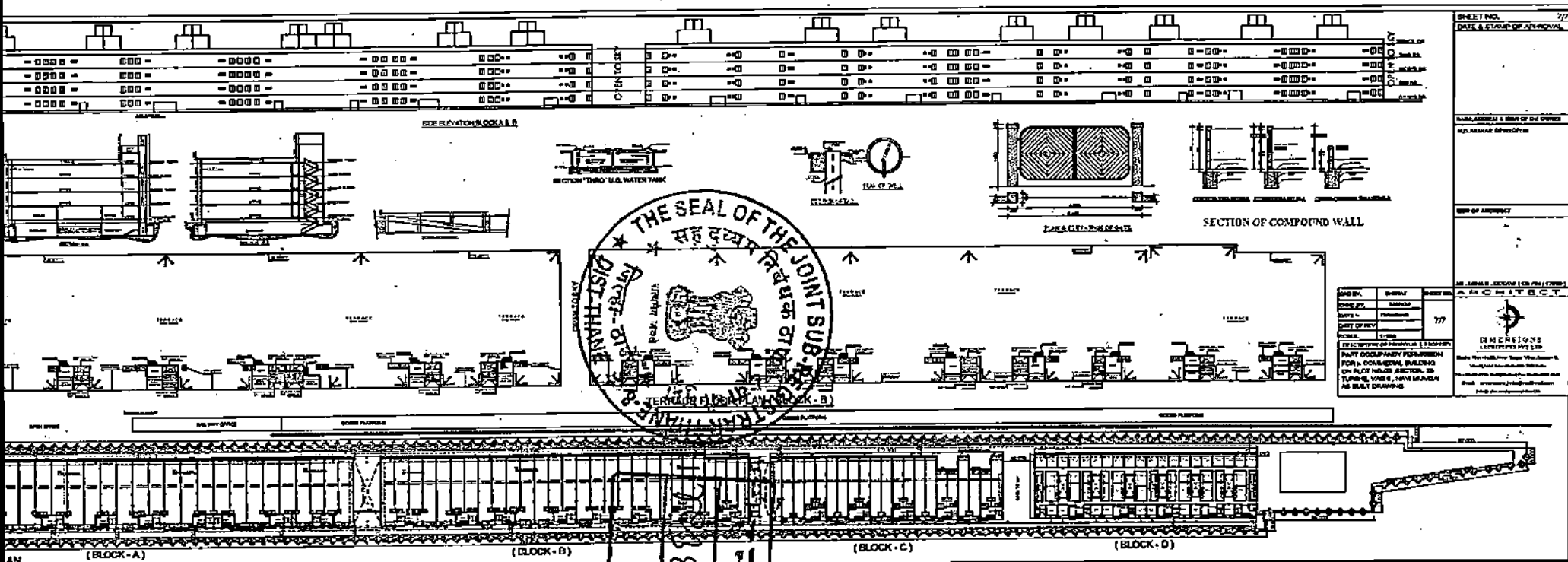
The receipt is subject to realization of Cheques and receipt of TDS Certificate.

For, AKSHAR DEVELOPERS



Partner





SHEET NO. 777
DATE & STAMP OF APPROVAL

NAME, ADDRESS & SIGN OF THE OWNER
APPLICABLE OFFICIAL

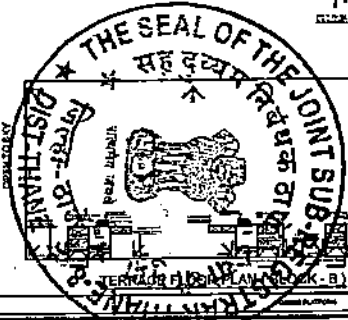
NAME OF ARCHITECT

AS LAMINATED SECTION (SEE DRAWING)
ARCHITECT

DATE BY:	DATE:	SHEET NO.:
DESIGNER:	DATE OF REV.:	777
SCALE:	NO. OF SHEETS:	1-200

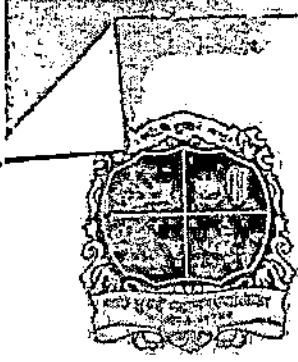
PART OCCUPANCY PERMITS FOR COLLECTIVE BUILDING ON FLOOR PLANS SECTION. SEE TYPICAL VIEWS, NAVY MANUAL AS BUILT DRAWING.

THE ENGINEERS
L. S. HERRING & SONS
INCORPORATED
1000 MARKET STREET
SAN FRANCISCO, CALIF.



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APPENDIX-1



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुमपा मुख्यालय, मुख्य क्र. १,
किल्ले गांवठाण जवळ, याम्बोचि जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४००९१४,
दूरध्वनी : ०२२-२७५७७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७७३७८५ / ३७५७७०७०

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

जा.क्र./नमुमपा/नर/नरवि/सु.बा.प./
प्र.क्र.2018/BONMMCS4286/03/99/2018
दि. 03/99/2018

प्रति,
मे. आयमेशन व्हेकलपर्स
मुख्य क्र. ०३, सेक्टर क्र. २५,
बाशी, नवी मुंबई.

प्रकरण क्र. 2018/BONMMCS4286

विषय : मुख्य क्र. ०३, सेक्टर क्र. २५, बाशी, नवी मुंबई या जागेवरील वाणिज्य वापराले नकाशास
सुधारीत बांधकाम परवानगी मिळणेबाबत (अंशतः 'C'+ 'D' Block)

संदर्भ : आपले वास्तुविशारद मे. आयमेशन यांचा दि. ०८/१०/२०१८ रोजीचा अर्ज.

महोदय,

नवी मुंबई येथे मुख्य क्र. ०३, सेक्टर क्र. २५, बाशी, नवी मुंबई या भूखंडामध्ये सुधारीत बांधकाम करण्यास दि. १५/०६/२०१२ रोजी परवानगी दिली आहे. जागेवर बांधकाम करताना काही फेरबदल करण्यात आले आहेत. त्यामुळे पुर्ण करण्यात आलेल्या बांधकामानुसार वाणिज्य वापर इमारतीचे प्रत्यक्ष बांधकाम केल्यानुसारचे नकाशांना नव्याने मंजुरी प्राप्त करून घेणे आवश्यक आहे. वेळो वेळी नवी मुंबई प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) नुसार तसेच मुंबई प्रादेशिक महानगरपालिका अधिनियम १९६६ च्या कलम २५३ व २५४ नुसार नवी मुंबई नव्याने बांधकाम परवानगी देण्यात येतां असून प्रत्यक्ष बांधकाम करताना मंजुरी देण्यात येत आहे.

- | क्र. | विवरण | क्षेत्रफळ (चौ.मी.) |
|------|---|--------------------|
| १) | मुखंडाचे क्षेत्र | ४२६३९.७९० चौ.मी. |
| २) | अनुज्ञेय बांधकाम नियंत्रण क्षेत्र | १.५० |
| ३) | एकूण अनुज्ञेय बांधकाम क्षेत्र | ३२५९९.६८५ चौ.मी. |
| ४) | वाणिज्य वापराले सुधारीत बांधकाम क्षेत्र (अंशतः 'C'+ 'D' Block) | ४६७३.६०९ चौ.मी. |
| ५) | वाणिज्य वापराले सुधारीत बांधकाम क्षेत्र (अंशतः गोगवटी) (A+B+ अंशतः C Block) | ५६११६.३८८ चौ.मी. |
| ६) | एकूण बांधकाम खोलीले क्षेत्र (४+५) | ६३७९९.९८९ चौ.मी. |
| ७) | बांधकाम खोलीले बांधकाम क्षेत्र, (अंशतः 'C'+ 'D' Block) | १८४१.६२५ चौ.मी. |

अट : प्रस्तुत प्रकरणात महाराष्ट्र प्रदुषण नियंत्रण बोर्डच्या नोंदद्वारे हॅरकत दाखला संपुर्ण इमारतीसाठी भोगवटा प्रमाणपत्र मिळणेबाबतची सविस्तर करणे आवश्यक आहे

आपला,

(ओविस ए. मोमीन)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रतः साहितीसाठी

- मे. आयमेशन, वास्तुविशारद,
मुख्य क्र. १९, सेक्टर ८, सायबेविसार, बाशी, नवी मुंबई.
- उपआयुक्त (उपकर), नमुमपा.
- उपआयुक्त, परिभंडळ-१/२, नमुमपा.
- कर निर्धारक व संचालक, नमुमपा.
- ध्यवस्थापक, (शहर सेवा-१/१२.५५%), सिडको लि.
- सहाय्यक आयुक्त तथा विभाग अधिकारी, दुर्ग, नमुमपा.



**नवी मुंबई
Municipal Corporation**

**नवी मुंबई
महानगरपालिका**

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27577070

कार्यालय : नमुन्या मुळावय, मूळ क्र. १,
किल्ले गावठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलपूर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७७०७०

वा.क्र./नमुन्या/नर/नरवि/सु.बा.प./
म.क्र.20201BONMMCS6618/2020
दि. ११/११/२०२०

प्रति,
श्री. आशर डेक्कनपर्स,
मूळ क्र. ०३, सेक्टर २५,
बाधी, नवी मुंबई.

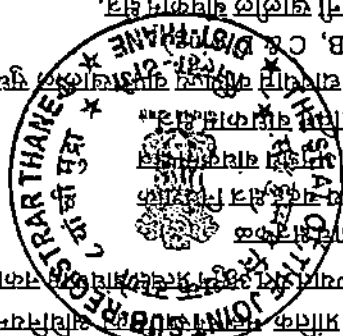
प्रकरण क्र. 20201BONMMCS6618

विषय : मूळ क्र. ०३, सेक्टर २५, बाधी, नवी मुंबई या जागेवरील बांधिले जाणवलेले नकाशास, सुधारित बांधकाम परवानगी निकटबाबत (A, B, C & D wing).

संदर्भ : १. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र वा. क्र. नमुन्या/नरवि/सु.बा.प./ म.क्र. 20181BONMMCS4286/8828/2018, दि. ०३/११/२०१८
२. आपले बास्कुलियारद श्री. जयभूषण यांचा दि. २८/०२/२०२० रोजीचा अर्ज.

महोदय,
नवी मुंबई येथे मूळ क्र. ०३, सेक्टर २५, बाधी, नवी मुंबई या सुखजिव सुधारित बांधकाम करण्यात आले आहे. त्यामुळे पूर्वी दि. ०३/११/२०१८ रोजी परवानगी दिली आहे. जागेवर बांधकाम करताना काही फेरबदल करण्यात आले आहेत. त्यामुळे पूर्वी करण्यात आलेल्या सुधारित बांधकामानुसार बांधिले जाणवले जाणारे बांधकाम केवळ नकाशांना सुधारित करून घेणे आवश्यक आहे. तेव्हा महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम १९६६ च्या कलम ४५(१)(३) नुसार नवी मुंबई प्रांतिक नगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ नुसार खालीलप्रमाणे सुधारित बांधकाम परवानगी देण्यात येईल असे नकाशांना मंजुरी देणारा ठर आहे.

मूळ क्र. ०३	४२०३
मूळ क्र. ०३	४२०३
मूळ क्र. ०३	४२०३
मूळ क्र. ०३	४२०३



१) मूळ क्र. ०३, सेक्टर २५, बाधी, नवी मुंबई या सुधारित बांधकाम करणे
२) अर्जासोबत बांधकाम करणे
३) एकूण सुधारित बांधकाम करणे
४) प्रस्तावित बांधकाम करणे
५) आता बांधिले जाणवलेले बांधकाम करणे
६) बांधकाम करणे

प्रति: माहितीसाठी
१. श्री. जयभूषण, बास्कुलियारद, मूळ क्र. ११, सेक्टर ८, बागविवार, बाधी, नवी मुंबई
२. उपआयुक्त (उपकर), नमुन्या.
३. उपआयुक्त, महामंडळ-१/२, नमुन्या.
४. कर निधीक व संकलक, नमुन्या.
५. बांधकाम आयुक्त व नवी मुंबई महानगरपालिका

आपला,
सहायक संचालक, नगरपालिका
(सेक्टर १, बाधी)
नवी मुंबई महानगरपालिका

- 8) You shall provide overhead water tank on building & underground water tank in two compartments. On for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 9) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 10) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 11) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :-
- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs. Respectively. Wet risers shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively. For building with height above 24 mtrs. The figures shall be 75000 ltrs. And 20,000 ltrs. And the pump capacity of 1350 ltrs./min and 450 ltrs./min. respectively.
- 12) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 13) No work should be started unless the existing structures area to be demolished with utmost care.
- 14) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 15) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability Building construction quality, which should confirm to withstand an earthquake of Highest Intensity in seismic zone IV.
- 16) The Occupancy Certificate for the proposed building will not be granted until the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 17) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 18) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 19) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 20) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 21) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 22) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 23) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/5498/2019 dated 18/10/2019 by Station officer (I/C) Fire, NMMC.

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.C-338, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.

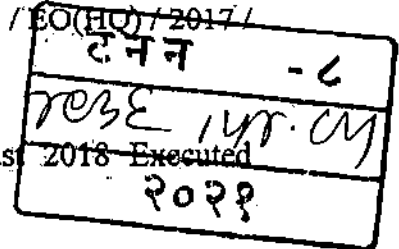
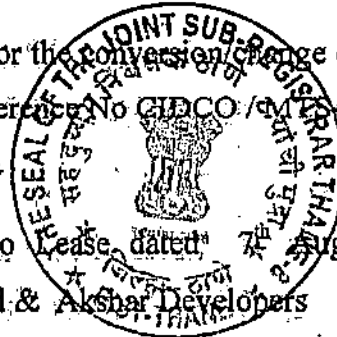
Date: 01/12/2018

TITLE CERTIFICATE

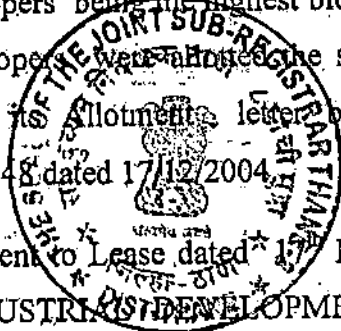
Title Opinion with respect to Plot of land being Plot No 3 admeasuring about 42639.79 Sq Mtr situate at Sector 25, Vashi, Navi Mumbai, District Thane in the name of M/s Akshar Developers.

I have perused the copies of the following Documents:

- a) Allotment Letter dated 17/12/2004 given by CIDCO Ltd to Akshar Developers.
- b) Agreement To lease dated 17/03/2006 Executed between CIDCO Ltd and Akshar Developers.
- c) Construction Permission being O. No / NMMC/ TPO/ BP / Case No A-5603/2074/06 dated 30/06/2006 issued by NMMC.
- d) Amended Building Approval issued by NMMC being O. No / NMMC/ TPO/ BP / Case No A-5603/2716/2012 dated 11/06/2012.
- e) Permission and NOC for the conversion/change of the user given by CIDCO Ltd being Reference No CIDCO / M. I / EO(HO) / 2017 / 7135 dated 01/06/2017.
- f) Modified Agreement to Lease dated 7th August 2018 Executed between the CIDCO Ltd & Akshar Developers
- g) Revised construction commencement certificate issued by NMMC being O No / NMMC/TP/ TPO/ RBP / Case No 20181 BO NMMC 54286/ 4424 /2018 dated 03/11/2018
- h) Part Occupancy certificate issued by NMMC being O. No / TPO/ OC/ 20181BONMMC54286/4425/2018 dated 03/11/2018.



- 2) THE STATE GOVERNMENT in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired Lands and vested in 'CIDCO' for development and disposal of lands.
- 3) By virtue of being the Development Authority, the CIDCO has been empowered u/s. 118 of the said M R T P Act to dispose off any land acquired by it or vested in it accordance with the proposal approved by State Government.
- 4) By an under Scheme of CIDCO Ltd being M3/06/2004-2005, the said CIDCO Ltd had auctioned a Plot of Land being Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane. Hereinafter the abovementioned Plot of Land being Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane is referred to as said Plot.
- 5) M/s Akshar Developers being the highest bidder for the said Plot, M/s Akshar Developers were allotted the said Plot by the said CIDCO Ltd. by its Allotment letter being Reference No. 70000244 / 90006048 dated 17/12/2004.
- 6) Under an Agreement to Lease dated 17th March 2006, the said CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO), the Lessor, and M/s Akshar Developers, the Lessees, the said CIDCO Ltd leased the said Plot to M/s Akshar Developers for Warehouse purpose.
- 7) M/s Akshar Developers by its letter dated 31/05/2006 had applied to Navi Mumbai Municipal Corporation, hereinafter referred to as NMMC, the Local Planning Authority, for the Construction permission for the said Plot and the said NMMC had issued its construction Permission being O. No / NMMC/ TPO/ BP / Case No A-5603/2074/06 dated 30/06/2006 to M/s Akshar Developers granting permission to develop the said Plot.



Reference No. - 6
70000244 / 90006048
17/12/2004

O.No / NMMC/TP/ TPO/ RBP / Case No 20181BONMMC54286 / 4424 / 2018 dated 03/11/2018 to M/s Akshar Developers granting them revised/amended construction permission.

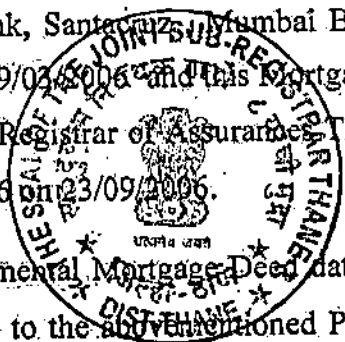
12) M/s Akshar Developers by its Architects letter dated 08/10/2018 had applied to said NMMC for the Part Occupancy Certificate for Mercantile/commercial use for the said Plot ('A' Block + 'B' Block +Part: 'C' Block) and the said NMMC had issued Part Occupancy certificate being O. No / TPO/ OC / 20181BONMMC54286/4425/2018 dated 03/11/2018 to M/s Akshar Developers granting them Part Occupancy Certificate in accordance with the conditions as mentioned therein.

13) Mortgages:

i) M/s Akshar Developers gave an Application to said CIDCO Ltd and requested them to grant their No objection Certificate for creation of Mortgage on the said Plot and the said CIDCO Ltd by its letter being CIDCO / MM(III) /2004 dated 20/02/2006 had granted their No objection certificate for creation of Mortgage on said Plot to Indian Overseas Bank.

ii) M/s Akshar Developers had mortgaged the said Plot to Indian Overseas Bank, Santacruz Mumbai Branch by a Mortgage Deed dated 29/03/2006 and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 11 vide Document No. 1794/2006 on 23/09/2006.

iii) By a Supplemental Mortgage Deed dated 20/03/2007 which is supplemental to the abovementioned Principal Mortgage Deed dated 29/03/2006, the abovementioned Indian Overseas Bank had granted additional Loan to M/s Akshar Developers and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 11 vide Document No 1899/2007 on 20/03/2007.



vide Document
No. 1794/2006

ix) By a Mortgage Deed dated 23/01/2018, M/s. Akshar Developers had mortgaged the said Plot to L & T Finance Ltd and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 8 vide Document No 1211/2018 on 23/01/2018.

14) M/s Akshar Developers are the Lessees of the said Plot has the right Title and interest in the said Plot and has the right to construct Building & Units for Mercantile / commercial use and sell and dispose of the Units etc to the prospective Purchasers as per permissions and sanctioned plans.

On the basis of the perusal of the copies of the abovementioned Documents submitted and with reference to their terms, conditions, covenants & Approvals, I am therefore of the opinion that the title of M/s Akshar Developers on the said Plot i.e Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane is clear and marketable.

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Plot of Land i.e Plot

No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane.

Yours Truly

Rajesh H. Patil

Advocate High Court
RAJESH H. PATIL
Advocates High Court

दस्तावेज - ६
२०३९१६००८५
२०२२



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 : **P51700024978**

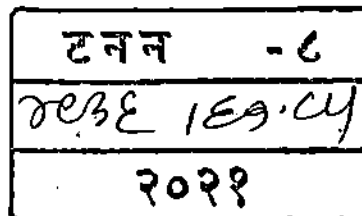
Project: Akshar Business Park- Phase III/Plot Bearing / CTS / Survey / Final Plot No.:Plot no. 3, Sector-25 at Navi Mumbai (M Corp.), Thane, Thane, 400703;

1. **Akshar Developers** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400705.*
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 **17/03/2020** and ending with **31/01/2022** 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.



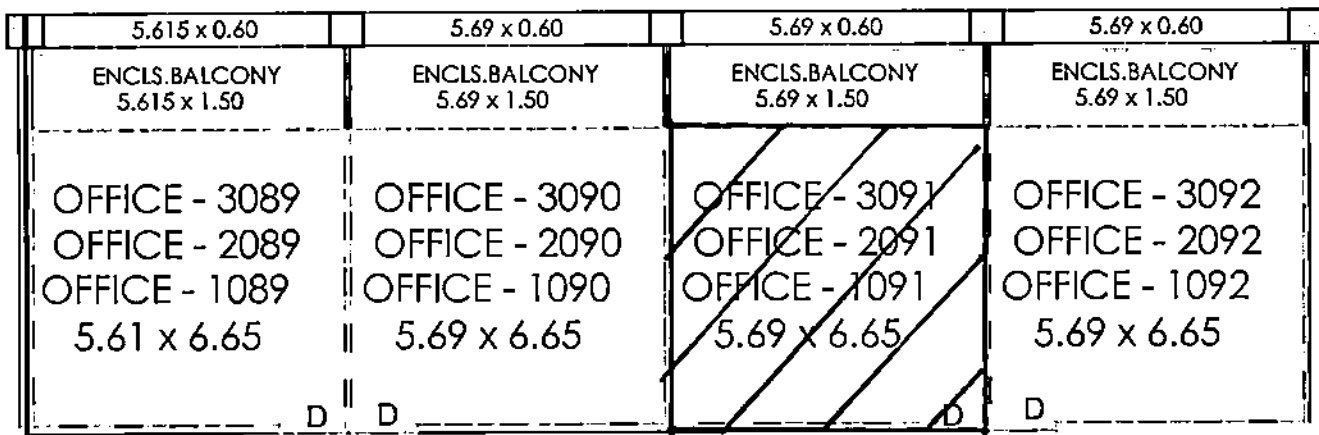
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:28-06-2020 15:13:16

Dated: 18/05/2020
Place: Mumbai

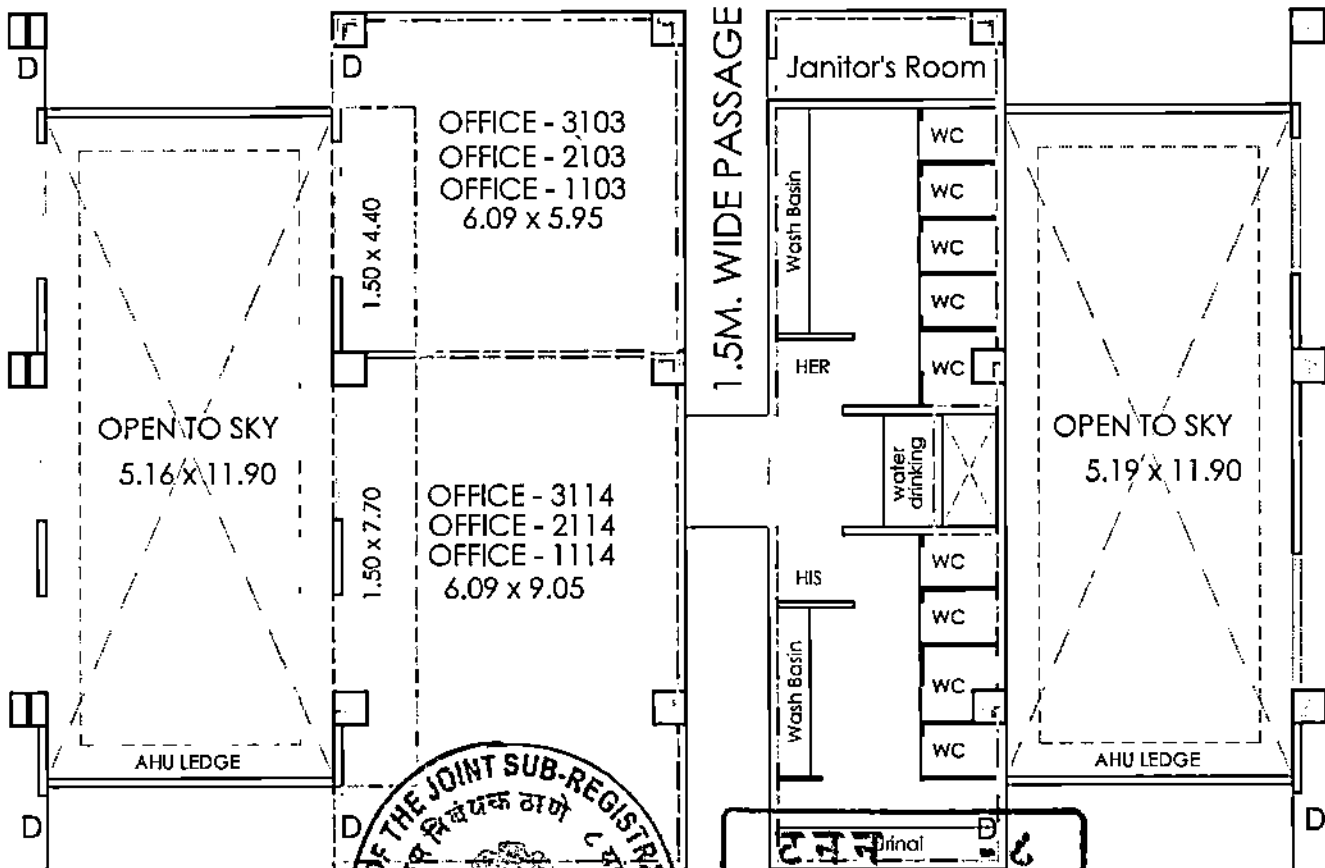
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ANNEXURE: 5

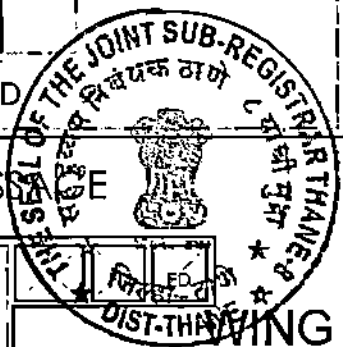
UNIT NO: 1091
 FLOOR: FIRST
 WING: Z1



1.8M. WIDE PASSAGE

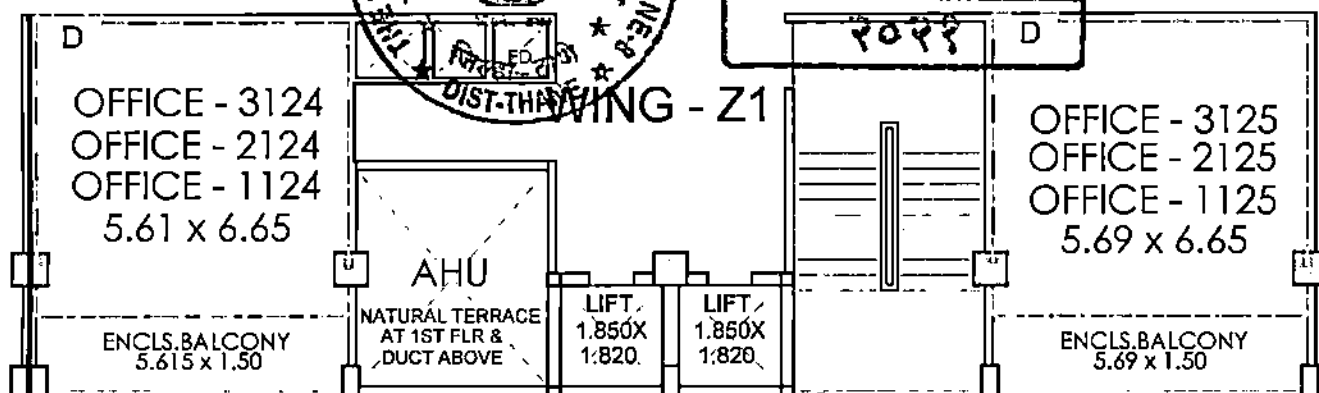


1.8M. WIDE PASSAGE



Handwritten notes and stamps: 'Principal - 6', '203E 182.04', and '2099'.

WING - Z1



स्ट्रीट पार्षद
 INCOME TAX DEPARTMENT
 AKSHAR DEVELOPERS
 01/10/2003
 AAKEN0455B
 GOVT. OF INDIA

भारत सरकार
 INCOME TAX DEPARTMENT
 HARI BHAGUBHAI MUDAT
 BHAGUBHAI DHANJI MUDAT
 04/01/1981
 AEZPM9318P
 भारत सरकार
 GOVT. OF INDIA
 12122098



क्रम - 2
 २०३६ १६३.८५
 २०११



महाराष्ट्र MAHARASHTRA

© 2018 ©

AR 871242



जिल्हा कोषागार कार्यालय, ठाणे
26 MAR 2019
मुख्य प्रमुख लिपीक / लिपीक
26-3-2019



टनन - ३
दस्ता क्र. ५०८२/२०१९
१/१५

GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS, I SHRI. HARI BHACHUBHAI MUJAT, adult, Indian Inhabitant, residing at Flat No. B-2403, Shreeji Heights, Plot No. 1A, 1B & 1C, Sector -46A, Seawoods, Navi Mumbai-400706 and office address at residing at 225, 2nd Floor, Big Splash, Plot No.78 & 79, Sector-17, Vashi, Navi Mumbai, DO HEREBY SEND GREETINGS: -

WHEREAS I am a Partner of M/s AKSHAR DEVELOPERS, having its office at 225, 2nd Floor, Big Splash, Plot No.78 & 79, Sector-17, Vashi, Navi Mumbai.

Hari

Nitya Shinde



टनन - ६
२०१९

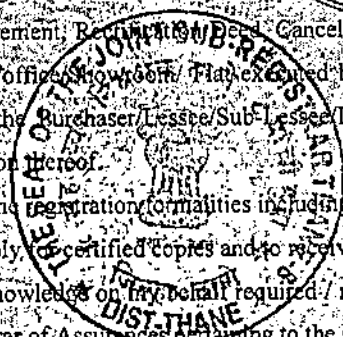
AND WHEREAS by Authority Letter dated 27/03/2019, the other partners of the M/s. Akshar Developers have authorized me to execute Power of Attorney in favour of 1) **SHRI NIKUNJ NAVINCHANDRA SHETH** AND 2) **SHRI HITESHKUMAR KARMAN ARETHIYA** by authorizing them either jointly or severally to present the Agreement for sale/Sale Deed/Agreement to Lease/Sub-Lease/Leave & License Agreement, Rectification Deed, Cancellation or Termination Agreement to be executed between M/s Akshar Developers and the Purchaser/Lessee/Sub-Lessee/Licensee of the Unit/shop/office/showroom/flat and get it registered before the concerned Registrar of assurances/Joint Sub-Registrar on behalf of the firm relating to project known as "AKSHAR BUSINESS PARK" at Plot No. 3, Sector 25, Vashi, Navi Mumbai, hence I have decided to appoint 1) **SHRI NIKUNJ NAVINCHANDRA SHETH** 2) **SHRI HITESHKUMAR KARMAN ARETHIYA** to be and as our true and lawful Power of Attorney Holders.

NOW, I **SHRI HARI BHACHUBHAI MUJAT** hereby nominate, appoint, designate and constitute 1) **SHRI NIKUNJ NAVINCHANDRA SHETH**, adult, Indian Inhabitant, residing at Flat No.301, Mariaai Mata Apartment, Plot No-18, Palm Beach Road, Sector-44A, Nerul, Navi Mumbai-400706 AND 2) **SHRI HITESHKUMAR KARMAN ARETHIYA**, adult, Indian Inhabitant, residing at A-1902, Shreeji Heights, Plot No.-1A/B/C Sector-46A, Seawoods, Navi Mumbai-400706, to be our true and lawful Power of Attorney Holders to do or execute or to cause or to be done or executed any or all of the following things, matters etc. either jointly or in our name, for us and on our behalf one or more of the following acts, deeds and things regarding registration and registration formalities in respect of the said Unit/shop/office/showroom/flat that is to say :-

1. To appear before the Registrar of Assurances
2. To present the Agreement for sale/Sale Deed/Agreement to Lease/Sub-Lease/Leave and License Agreement, Rectification Deed, Cancellation or Termination Agreement of the Unit/Shop/office/Showroom/Flat executed by me on behalf of M/s Akshar Developers and the Purchaser/Lessee/Sub-Lessee/Licensee for registration and to admit the execution thereof.
3. To comply with the registration formalities including payment to be made, acceptance of receipts, to apply for certified copies and to receive the same.
4. To sign, and acknowledge on my behalf required / necessary documents, receipt etc. before the Registrar of Assurances pertaining to the said Agreement
5. To collect and receive the original copy of Agreement from the office of Registrar of Assurances.



Handwritten text: एम.नं ३
दस्तावेज ५०५२/२०१९
३/१५



Handwritten text: एम.नं = ६
२०१९

Handwritten signature/initials.

Handwritten text: नवी ५१२

6. To do all such acts, deeds and things as may be necessary for due and effectual execution of the powers hereby conferred by me on my said attorney.

AND GENERALLY to do all other lawful and necessary acts, deeds, things and matters whether specifically mentioned hereinabove or not in the manner as I could do in my name if personally present, by virtue of these presents, shall remain binding upon me, I shall ratify and confirm the same acts, deeds, things and matters done in good faith by virtue of these presents.

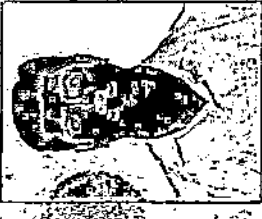
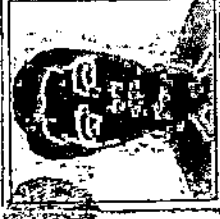
IN WITNESS WHEREOF I SHRI. HARI BHACHUBHAI MUJAT has executed this Power of Attorney, at Navi Mumbai, on this 1st day of April, 2019.

SIGNED, SEALED AND DELIVERED]

by within named the "Executants"]

SHRI. HARI BHACHUBHAI MUJAT]

in the presence of



(SHRI. NIKUNJ VINCHANDRA SHETH)

(SHRI. B. S. KUMAR KARMAR ARETHIYA)

(Specimen Signatures of Attorney Holders)

Handwritten notes and stamps: १११, २०११, and a signature.



Handwritten notes: १११ - ३, ११११००१२०११, ५/१९५



Handwritten notes: ११११००१२०११, ५/१९५

Date: 27/03/2019

TO WHOMSOEVER IT MAY CONCERN

We, 1) SHRI SHAILESH B. ARETHIYA and 2) SHRI. ISHWARLAL R. THAKKAR, Partners of M/S AKSHAR DEVELOPERS, do hereby authorized one of the partner of the firm SHRI. HARI B. MUJAT, (1) to sign and execute Agreement for Sale, Sale Deed, Rectification Deed, Cancellation Deed to be executed between the M/s Akshar Developers and the prospective purchaser(s) of Unit/shop and affix the seal of the firm on such documents relating to Firm's project known as "AKSHAR BUSINESS PARK" situated Plot No. 3, Sector- 25, Vashi, Navi Mumbai And (2) to Execute and Register Power of Attorney in favour of 1) SHRI. NIKUNJ NAVINCHANDRA SHETH adult, Indian inhabitant, residing at Flat No.301, Mariaai Mata Apartment, Plot No-18, Palm Beach Road, Sector-44A, Nerul, Navi Mumbai-400706 and 2) SHRI. HITESHKUMAR KARMAN ARETHIYA adult, Indian inhabitant, residing, at A-1902, Shreeji Heights, Plot No.-1A/B/C, Sector-46A, Seawoods, Navi Mumbai-400706 and empower them either jointly or severally to present the Agreement for Sale/Sale Deed/Agreement, Lease/Sub-Lease/Leave and License Agreement, Rectification Deed, Cancellation or Termination Agreement of the Unit/shops executed between the M/s Akshar Developers and the Prospective purchasers for Registration before concerned Registrar of Assurances and to admit the execution thereof.

Yours Faithfully,

FOR AKSHAR DEVELOPERS

1) SHRI. SHAILESH B. ARETHIYA

2) SHRI. ISHWARLAL R. THAKKAR
Partners

I accept, For Akshar Developers

(SHRI. HARI BHACHU) Partner

For Akshar Developers

Shailesh

Partner

For Akshar Developers

Hari B. Mujat

Partner



तनन - ३
दस्तावेज क्र. १०६२/२०१९
६/१५



तनन - ६
२०१९

४२०२
 ७६०१३४२
 ७-११२



Registered/Assistent Registrar of Firms
 Bombay/Pune/Mumbai/Maharashtra
 (महाराष्ट्र/पुणे/बॉम्बे/महाराष्ट्र)

Given under my hand this _____ day of _____ 1933
 (१९३३ मध्ये माझ्या हाताने) _____ दिनांक _____ १९३३
 in Thane (Thane) (Thane) (Thane)
 (थाणे येथे) (थाणे येथे) (थाणे येथे) (थाणे येथे)
 Registration No. ३०९१३२
 (Reg. No. ३०९१३२)

७६०१३४२
 ७-११२



It is certified that a firm by name _____
 has this day been duly registered under The Indian Partnership Act, 1932
 (Act No. IX of 1932)
 (१९३२ मध्ये भारतीय भागीदारी अधिनियम (१९३२) अन्वये या फर्मचे
 (The Indian Partnership Act, 1932) (Act No. IX of 1932)
 Registration No. ३०९१३२
 (Reg. No. ३०९१३२)

FORM H/1931
 (See Rule 17/Part 30 (1))
 CERTIFICATE OF REGISTRATION



MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

Telephone Bill cum Tax Invoice

Name & Address: BNo: 806340 PSTN: 07
 PJS AKSHAR DEVELOPERS
 OFFICE NO - 225 2ND FLOOR
 BIG SPLASH PLOT NO 7875
 SECTOR 17 WASH
 NAVI MUMBAI 400703

विल कालावधि
 Billing Period: 01/12/2018 से / to 31/12/2018

अतिप दिनांक
 Due Date: 28/01/2019

देव राशि
 Amount Payable: 3028.00

FOR INFORMATION ONLY

GSTN No.: 27AAACN0828R1Z3

Invoice Address: OFFICE NO 25 2ND FLOOR BIG SPLASH PLOT NO 7875 SECTOR 17 WASH NAVI MUMBAI 400703 MAHARASHTRA
 SUBSCRIBER'S GST/NAFTA
 Reverse Charge is not Applicable
 Original for Recipient

टेलीफोन नं. Telephone No.	ग्राम संख्या CA No.	विल नं. Bil No.	विल दिनांक Bill Date	विल कोड Category Code	सर्विस योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड सर्विस योजना Broadband Tariff Plan
27889991	2070195227	MLCB1071093342	07/01/2019	NON-OFT GENERAL	Plan 2000	AKSR	
उपरोक्त मीटर रीडिंग Opening Meter Reading	मिटर रीडिंग Closing Meter Reading	मीटर रीडिंग Measured Calls	मीटर रीडिंग Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल चार्ज Net Calls Chargeable	
215968	716916	2948			2400	548	

Remarks:
 BAL. ADJ. DED. ON 07/01/2019 RS. 0.00

Details of Payments received after last bill:
 Bill Date: 07/12/2018, Amount: 2976.00
 Bill Date: 28/12/2018, Amount: 2176.00

वर्तमान चार्ज (विवरण) Current Charges Details	राशि (रुपये) Amount (Rs.)
मासिक सर्विस चार्ज Monthly Service Charges	2100.00
कॉल चार्ज Call Charges	483.80
ब्रॉडबैंड मासिक सर्विस चार्ज Broadband Monthly Service Charges	0.00
ब्रॉडबैंड लिज चार्ज Broadband Lease Charge	0.00
मासिक CRB चार्ज Monthly CRB Service Charge	0.00
अन्य टैबल डेबिट Other Tableable Debit	0.00
अन्य टैबल क्रेडिट Other Tableable Credit	0.00
कुल टैबल वैल्यू Total Tableable Value	2583.80
CGST 9%	230.92
SGST 9%	230.92
ग्रॉस अमाउंट Gross Amount	3028.84
अन्य नॉन-टैबल डेबिट Other Non-Tableable Debit	0.00
अन्य नॉन-टैबल क्रेडिट Other Non-Tableable Credit	0.00
कुल देय राशि Total Payable by Due date for this bill	3028.84

Pay with
EJPAY/APP

Got 10% CashBack*

How to avail this offer:
 Scan
QR
 printed on this bill and pay with PayZapp

Digitally signed by Ms. Smita Nimkar, Senior Manager (CSMS-CO)

E & O E
 Cheque / DD Should be drawn in favour of 'MTNL MUMBAI'

Consolidated stamp duty paid by order No CSD/108/2017/1126/08 Dated 23/03/2018

Update your GST Regn.No if any, thru <http://selfcare.mtnl.net.in/mumbai/gstregn.aspx>
 also E.Bill Registration- update your mail Id, Mobile No thru <http://selfcare.mtnl.net.in>

पर्यावरण विभाग, महाराष्ट्र शासन
 प्लास्टिक पिथीची वापर बंद
 कापडी पिथीची वापर कडस्त कर

OF THE SEALS OF THE REGISTERED OFFICE OF THE MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

ट न न - २
 062/2019

Detach and enclose this slip with your payment to
 Mahanagar Telephone Nigam Limited, Mumbai

CA No.	Bil No.	Due Date	Amount Payable
2070195227	MLCB1071093342	28/01/2019	
Telephone No.	Bill Period	Bill Date	
27889991	01/12/2018 to 31/12/2018	07/01/2019	

18431

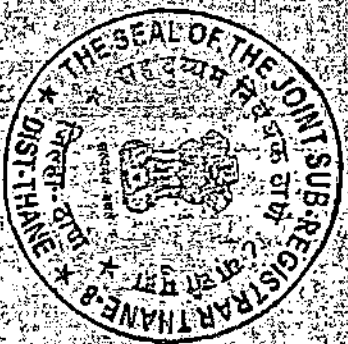
REGISTRATION NO. 18431

REG. OFFICE: 5th Floor, Maharashtra State Bank Building, Colaba, Mumbai - 400005, Dist. Sion, Maharashtra

Page: 1 of 1

THE SEAL OF THE REGISTERED OFFICE OF THE MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

ट न न - ६
 2033



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२०२१	२०२१

१२१२२३३३३
 INCOME TAX DEPARTMENT
 HARIJIBAO SUBRAJIMUJAY
 BHACHUBHAI CHANJIMUJAY
 02/07/1981
 AFZPM93189
 121223333



२४१	-८
२०२१	२०२१

१२१२२३३३३
 INCOME TAX DEPARTMENT
 AKSHAR DEVELOPERS
 01/10/2008
 DANKA0455B

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVERNMENT OF INDIA

NIKUNJKUMAR NAVINGHANDRA
SHETH

NAVINGHANDRA JIVARAJ SHETH

17/06/1980

Particulars of account number

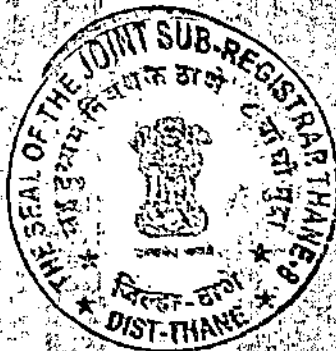
AVDPS5353A

Signature

niky



ढनन - २
दस्ता क्र. ५०८५२०९९
१० / १५



ढनन - ६
२३६/१०४५
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४६०६
७३६१५५
२-६६२



१६/६६
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२-६६२

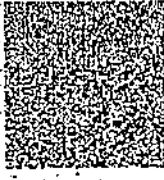


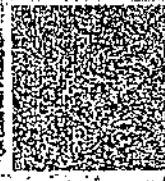


५७५२

20/04/1983
KARMA DHRAMSI AETHIVA
MITHESHKUMAR KARMA AETHIVA
APPA72C
INCOME TAX DEPARTMENT
GOVT. OF INDIA

३०३३
 M. ३०३३
 ३०३३



<p style="text-align: right;">8428 9373 8907</p>  <p>Address: Flat No A-1902, Plot No 1A/B/C, Saneelli Heights, Sector 46 A, Naval Mumbai, Thane, Maharashtra - 400706</p> <p>8428 9373 8907</p>	<p style="text-align: right;">8428 9373 8907</p>  <p>Hitesh Kumar Karman Aradhya ३०३३ २०/०४/१९९३</p>
<p style="text-align: right;">३०३३</p>  <p style="text-align: right;">३०३३</p>	<p style="text-align: right;">8428 9373 8907</p> <p style="text-align: right;">8428 9373 8907</p>  <p style="text-align: right;">8428 9373 8907</p> <p style="text-align: right;">8428 9373 8907</p>
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<p style="text-align: right;">३०३३</p> <p style="text-align: right;">३०३३</p> <p style="text-align: right;">३०३३</p> <p style="text-align: right;">३०३३</p>	<p style="text-align: right;">8428 9373 8907</p> <p style="text-align: right;">8428 9373 8907</p> <p style="text-align: right;">8428 9373 8907</p> <p style="text-align: right;">8428 9373 8907</p>

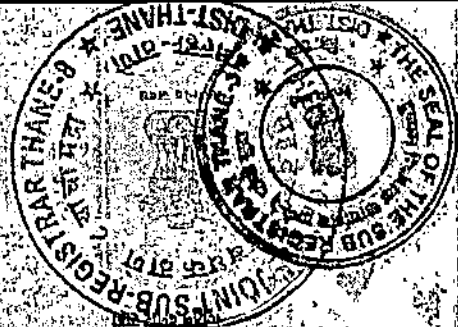
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INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

भारत सरकार
 Unique Identification Authority of India
 Government of India

१२०१७३२
७-३३



Joint Sub Registrar, Thane 3

75/5082	दिनांक 01 फेब्रुवारी 2019 10:20 मध्ये	कसब क्रमांक: 5082/5082/2019	कसब मूल्य: ₹. 0/-	कसब मूल्य: ₹. 500/-
कसब क्रमांक: 5082/5082/2019	दिनांक 01 फेब्रुवारी 2019 10:20 मध्ये	कसब मूल्य: ₹. 0/-	कसब मूल्य: ₹. 500/-	
कसब क्रमांक: 5082/5082/2019	दिनांक 01 फेब्रुवारी 2019 10:20 मध्ये	कसब मूल्य: ₹. 0/-	कसब मूल्य: ₹. 500/-	
कसब क्रमांक: 5082/5082/2019	दिनांक 01 फेब्रुवारी 2019 10:20 मध्ये	कसब मूल्य: ₹. 0/-	कसब मूल्य: ₹. 500/-	
कसब क्रमांक: 5082/5082/2019	दिनांक 01 फेब्रुवारी 2019 10:20 मध्ये	कसब मूल्य: ₹. 0/-	कसब मूल्य: ₹. 500/-	

कसब क्रमांक: 5082/5082/2019

Summary-2(दस्त गोपवारा भाग - २)



दस्त गोपवारा भाग-2

एनन3 94-98
दस्त क्रमांक:5082/2019

01/04/2019:10:22:33 AM

दस्त क्रमांक: एनन3/5082/2019

दस्ताचा प्रकार: कुल मुबतयारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	भंगट्याचा ठसा
1	नाव: भद्रेश अक्षर देवकुलपुत्र रफ हरी बी मुजाव पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: ऑफिस नं 225, विंग: स्पलेश प्लॉट नं. 78, व/79, सेक्टर नं. 17, वाशी नवी मुंबई, ब्लॉक नं.: रोड नं.: महाराष्ट्र ठाणे. पिन नंबर: AAKFA0455B	कुल मुबतयार देणार वय: 37 स्वाक्षरी		
2	नाव: निकुंज नवीनचंद्र शेठ -- पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: 301 मारीआई माता अपार्टमेंट, प्लॉट नं. 18, पाम श्रीच रोड, सेक्टर 44ए, तरुल नवी मुंबई, ब्लॉक नं.: रोड नं.: महाराष्ट्र, ठाणे. पिन नंबर: AVDPS6353A	पोवर ऑफ अटॉर्नी होल्डर वय: 38 स्वाक्षरी		
3	नाव: दिशंकुमार कुसाण पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: ए-1902, सीबी हार्टस, प्लॉट नं.: ए/बी/सी, सेक्टर 46ए, सीव्ही नवी मुंबई, ब्लॉक नं.: रोड नं.: महाराष्ट्र, ठाणे. पिन नंबर: AFRPA7072G	पोवर ऑफ अटॉर्नी होल्डर वय: 35 स्वाक्षरी		

वरील दस्तऐवज करून देणार तयारकीत. कुल मुबतयारपत्र चा दस्त ऐवज करून दिल्याचे कपुल करतात.
शिका क्र.3 ची वेळ: 01/04/2019:10:27:22 AM

ओळख:-
खालील इसम अर्ते निवेदीत करतात की ते दस्तऐवज करून देणार याना अक्षरी ओळखतात व त्यांची ओळख पटवतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	भंगट्याचा ठसा
1	नाव: नरपत सिंग परमार -- वय: 25 पत्ता: से-17, वाशी नवी मुंबई पिन कोड: 400703		
2	नाव: प्रवीण पाटील -- वय: 48 पत्ता: 606, सत्रा प्लाझा, प्लॉट नं-19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड: 400703		

शिका क्र.4 ची वेळ: 01/04/2019 10:27:58 AM

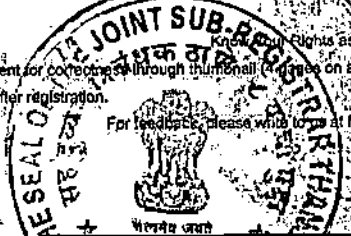
शिका क्र.5 ची वेळ: 01/04/2019:10:28:07 AM

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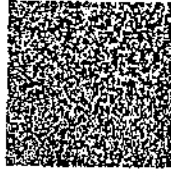
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FIWPB4013H



नाम/ Name
AKASH RAJENDRA BHISE

पिता का नाम/ Father's Name
RAJENDRA BABAN BHISE

29102020

जन्म की तारीख/
Date of Birth
04/04/2002

Bhise
हस्ताक्षर/ Signature

Bhise



टनन - ८
JES E 109-04
२०२१

भारत सरकार
Government of India

राहुल गणेश पार्ले
Rahul Ganesh Parle
जन्म वर्ष / Year of Birth : 2002
पुरुष / Male

3233 2845 9936

आधार - सामान्य माणसाचा अधिकार

Parle

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHANKAR ALWAR
SHANKARALINGAMALWAR
29/02/1976
Permanent Account Number
BCOPS7687G

Shankar
Signature

४६०६
 ७- ६६२



व सही
 कर्मखत्यारपत्रकाराचे नाव

दिनांक : ३१/१२/२०२०

Handwritten signature

शिर्षस मी पात्र राहिल याची मला जाणीव आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये कर्मखत्यारपत्र पौर्णवे देय असून उपरोक्त कर्मी करव्यास मी पूर्णतः सक्षम आहे. नाही किंवा अन्य कोणत्याही कारणांमळे कर्मखत्यारपत्र रद्दवातल ठरले नाही. सदरचे रद्द केले नाही किंवा कर्मखत्यारपत्र लिहून देणार व्यक्तीची कोणती मयत झाले कर्म कर्तव्यीजबाब दिला आहे. सदर कर्मखत्यारपत्र लिहून देणार यांनी कर्मखत्यारपत्र दिलेल्या कर्मखत्यारपत्राच्या आधार मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित

आला आहे. श्री. सादर उद्गम व इ. यांनी दि. ०१/१२/२०१९ रोजी मला यांचे कार्यालयाने ५२/२०१९ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

मी सादर याद्वारे घोषित करतो की, दृष्ट्या निबंधक

श्री. सादर

392/4936

बुधवार, 17 मार्च 2021 1:16 म.नं.

दस्त गोषवारा भाग-1

टनन8

दस्त क्रमांक: 4936/2021

दस्त क्रमांक: टनन8 /4936/2021

वाजार मुल्य: रु. 37,02,196/-

मोवदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,65,100/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

पावती:5312

पावती दिनांक: 17/03/2021

अ. क्रं. 4936 वर दि.17-03-2021

सादरकरणाराचे नाव: शंकर अलवार - -

रोजी 1:13 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण: 31700.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 17 / 03 / 2021 01 : 13 : 14 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 17 / 03 / 2021 01 : 14 : 02 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी घ्यायदा 1908 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दखल केलेला आहे. दस्तातील संपुर्ण मजकुर निष्पादक व्यक्ती, सादरीकरण सोबत जोडलेल्या कायदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर कार्यासाठी धारदार दस्त निष्पादक अचलुतीधारक हे संपुर्णपणे जबाबदार राहिले.

लिहून घेणार

1. *mitij*

लिहून घेणार

1. *Shankar*



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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHANKAR ALWAR	eChallan	691033332020123126800	MH009518030202021E	165100.00	SD	0006262697202021	17/03/2021
2		By Cash			1700	RF		
3	SHANKAR ALWAR	eChallan		MH009518030202021E	30000	RF	0006262697202021	17/03/2021

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

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प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस नं:-225, 2 रा मजला, विंग स्ट्रीट, प्लॉट नं:-78,79, सेक्टर-17, वाशी, पली

श्री. अक्षय देवरायचंद्र गुरुभागादर श्री. हरी बी. गुजाल यांच्या तर्फे कृ. म. म्हयान श्री. निरंजन निरंजन शेट - :-

पक्षकाराचे नाव व पत्ता

जलील पक्षकाराची कृती उपलब्ध नाही.



पक्षकाराचे नाव व पत्ता
पत्ता: सेक्टर-२, कोपरदेवी नवी मुंबई
पिन कोड: 400709



पक्षकाराचे नाव व पत्ता
पत्ता: सेक्टर-२, कोपरदेवी नवी मुंबई
पिन कोड: 400709

अपत्याचा ठेग

अपत्याचा ठेग

अंशज:-
जलील इसम असे निवेदीत करताना की हे दस्तऐवज करत देणारा यांनी अक्षय अशेजाना, व यांची अंशज परदेवान



पक्षकाराचे नाव व पत्ता
नाम: अक्षय अशेजाना
पत्ता: सेक्टर-२, कोपरदेवी नवी मुंबई, रीट नं: १, अक्षय विठ्ठल विठ्ठल अशेजाना
पिन कोड: BCOPS7687G

अपत्याचा ठेग

अपत्याचा ठेग

पक्षकाराचे नाव व पत्ता

पक्षकाराचे नाव व पत्ता

17/03/2021 1 19:25 PM



दस्तावेजाचा क्रमांक-2

दस्तावेजाचा क्रमांक: 4936/2021

क्रमांक

4936/2021

