

75.6730

पावती

Original/Duplicate

Thursday, March 28, 2024

नोंदणी क्र.: 39म

9:47 AM

Regn.: 39M

पावती क्र.: 7516 दिनांक: 28/03/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन3-6730-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - - प्रशांत कुमर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 31500.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
10:06 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु. 12228403.468 /-

मोबदला रु. 12400000/-

भरलेले मुद्रांक शुल्क : रु. 744000/-

श्री. जी. पी. खोस
राह दुस्यम निबंधक धर्म - २
ठाणे क. ३

1) देयकाचा प्रकार: DHC रकम: रु. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324277526121 दिनांक: 28/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018229556202324E दिनांक: 28/03/2024

बँकेचे नाव व पत्ता:

3/28/2024

75/6730

75/6730

75/6730

Thursday, March 28, 2024

9:47 AM

Shubham Lakhole

7637

पावती

Page

Original/D

नोंद

पावती क्रं.: 7516 दिनांक:

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन3-6730-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - - प्रशांत कुमार

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 75

गावाचे नाव : नेरुळ

नखाचा प्रकार	करारनामा
वदना	12400000
जागभाव(भाडेपरतयाच्या परतयाकार आकारणी देतो की परतया कराव)	12228403.468
सापन,पोटरेस्मा व क(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं.1304,वी विंग,13 वा मजला,पिरॅमिड सेट्रिया,प्लॉट नं.32,मेक्टर-10ए,नेरुळ,नवी मुंबई. 67.934 चौ. मी. रेरा कारपेट एरीया,7.375 चौ. मी. ओपन बाल्कनी. 1 स्टील स्टॅक कार पार्किंग स्पेस सह((SECTOR NUMBER : 10A ;))
पत्र	1) 67.934 चौ.मीटर
दणी किंवा जुडी देण्यात असेल तेव्हा.	
वज करून देणा-या/विहून ठेवणा-या व नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे ना.	1): नाव:-- - मे. पिरॅमिड इन्फ्राटेक कं. तर्फे भागीदार श्री. रमेश जीवराज चौधरी वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं.एक्स-21, टीटीसी इंडस्ट्रियल एरिया, ठाणे वेलापूर रोड, दिघे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAMFP8951D
वज करून घेणा-या पक्षकाराचे व दणी न्यायालयाचा हकुमनामा किंवा दल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - प्रशांत कुमर वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वॉर्ड नं.44, काँग्रेस ऑफिस जवळ, बालभद्रपूर, दरभंगा, बिहार , ब्लॉक नं: -, रोड नं: -, बिहार, दरभंगा. पिन कोड:-846001 पॅन नं:- AOFPK2726L 2): नाव:-- - अंजली कुमारी वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वॉर्ड नं.44, काँग्रेस ऑफिस जवळ, बालभद्रपूर, दरभंगा, बिहार , ब्लॉक नं: -, रोड नं: -, बिहार, दरभंगा. पिन कोड:-846001 पॅन नं:- AIVPJ0388B
वज करून दिल्याचा दिनांक	28/03/2024
दणी केल्याचा दिनांक	28/03/2024
क,खड व पृष्ठ	6730/2024
भावाप्रमाणे मुद्रांक शुल्क	744000
भावाप्रमाणे नोंदणी शुल्क	30000

श्री. जी. पी. खोस
सह दुय्यम निबंधक दग्न - ३
ठाणे क. ३

दी विचारान घेतलेला तपशील:-

गाकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20240327257

27 March 2024 08:54:59 AM

टन-13

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तालुका ठाणे
उप मूल्य विभाग 26 / 291- नेरुळ नोड सेक्टर नंबर 10
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 चौ मीटर
54300	142600	152800	175300	152800	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	74.7274 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs. 26620/-
उद्भवान सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	67.934 चौ मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ

= 107.5 / 100 Apply to Rate = Rs. 153295/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

$$= ((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर}$$

$$= ((153295 - 54300) * (100 / 100)) + 54300$$

$$= \text{Rs. 153295/-}$$

A) मुख्य मिळकतीचे मूल्य

$$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$$

$$= 153295 * 74.7274$$

$$= \text{Rs. 11455336.783/-}$$
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य
$$7.38 \text{ चौ. मीटर}$$

$$= 7.38 * (153295 * 40/100)$$

$$= \text{Rs. 452526.84/-}$$
J) स्वयंचलित वाहनतळाचे क्षेत्र
स्वयंचलित वाहनतळाचे मूल्य
$$13.94 \text{ चौ. मीटर}$$

$$= 13.94 * (153295 * 15/100)$$

$$= \text{Rs. 320539.845/-}$$

Applicable Rules

= 3, 9, 18, 19, 15, 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन 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

= 11455336.783 + 0 + 0 + 0 + 0 + 452526.84 + 0 + 0 + 0 + 320539.845

= Rs. 12228403/-

= ₹ एक करोड बावीस लाख अठ्ठावीस हजार चार शे तीन/-

Home

Print

SUB-REGIS

3

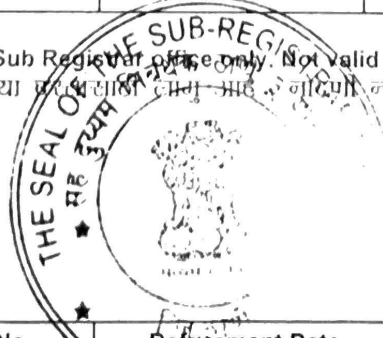
CHALLAN
MTR Form Number-6



MH018229556202324E		BARCODE	Date 27/03/2024-16 29 16		Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)		
Office Name THN8, THANE NO 8 JOINT SUB REGISTRA			PAN No.(If Applicable)	AOFPK2726L	
Location THANE			Full Name	PRASANT KUMAR	
Year 2023-2024 One Time			Flat/Block No.	FLAT NO.1304, B WING, 13th FLOOR, PYRAMID	
			Premises/Building	CENTRIA,	
Account Head Details		Amount In Rs.	Road/Street	PLOT NO.32, SECTOR-10A, NERUL,	
0046401 Stamp Duty		744000.00	Area/Locality	NAVI MUMBAI	
0063301 Registration Fee		30000.00	Town/City/District		
			PIN	4	0 0 7 0 6
			Remarks (If Any)	PAN2=AAMFP8951D~SecondPartyName=M/S. PYRAMID INFRATECH CO.~	
			Amount In	Seven Lakh Seventy Four Thousand Rupees Only	
		7,74,000.00	Words		
Bank Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332024032722286 2860906124
DD No.			Bank Date	RBI Date	27/03/2024-16:31:48 Not Verified with RBI
Bank			Bank-Branch	IDBI BANK	
Branch			Scroll No. , Date	Not Verified with Scroll	

Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8828972188

न केवल दृश्य निबधक कार्यालयात नोंदणी करावयाच्या प्रकृत्याची नोंदणी करणे न करता प्रकृत्याच्या सहाय्याने नोंदणी करणे अयोग्य आहे.



27/03/2024
4/04

Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
ISL-75 6730	000057000000	2024-03-27 16:50	1037115	2.00

AGREEMENT BETWEEN PROMOTERS AND ALLOTTEES

FLAT NO.1304, "B" WING, 13th FLOOR,
BLDG. KNOWN AS "PYRAMID CENTRIA"
PLOT NO.32, SECTOR-10A,
NERUL, NAVI MUMBAI,
TALUKA & DISTRICT-THANE.

=====

BUILDING CONSISTS: GROUND + 21 FLOORS (WITH LIFT)

=====

RERA CARPET AREA IN SQ. MTRS. : 67.934
OPEN BALCONY AREA IN SQ. MTRS. : 7.375

=====

SALE PRICE : Rs.1,24,00,000/-

=====

STAMP DUTY : Rs.7,44,000/-
REGISTRATION FEE : Rs.30,000/-

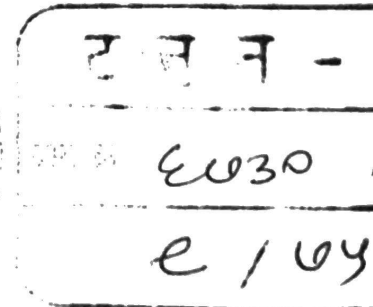
=====

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 2
day of March 2024.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]



BETWEEN

M/S. PYRAMID INFRATECH CO., (PAN NO. AAMFP8951D), through its Partner 1) MR. LADHA BHACHU VAVIYA, 2) MR. MAHESH MEGHJI PATEL, 3) MR. RAMESH JIVRAJ CHOUDHARY, 4) MR. RAVI KHIMJI MENAT, having address at Plot No.X-21, TTC Industrial Area, Thane Belapur Road, Next to HP Petrol Pump, Dighe, Navi Mumbai - 400 708, hereinafter referred to as "THE PROMOTERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the **FIRST PART**,

AND

1) MR. PRASANT KUMAR, aged 51 years, (PAN NO. AOFPK2726L), (AADHAAR NO.6534 2032 9664), 2) MRS. ANJALI KUMARI, aged 40 years, (PAN NO. AIVPJ0388B), (AADHAAR NO.2100 5045 7799), both adults, Indian Inhabitants, residing at Ward No.44, Near Congress Office, Street in front of Om Eye Dental Hospital, Balbhadrapur, Darbhanga, Bihar-846001, hereinafter referred to as "THE ALLOTTEES" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the **SECOND PART**.

DESCRIPTION OF PROPERTY

FLAT NO.	WING	FLOOR	PLOT NO.	SECTOR
1304	एन न - 3	13 th	32	10A
BUILDING NODE	: "PYRAMID CENTRIA"			
RERA CARPET AREA IN SQ. MTRS.	: 67.934			
OPEN BALCONY AREA IN SQ. MTRS.	: 7.375			

BUILDING CONSISTS: GROUND + 21 FLOORS (WITH LIFT)

SALE PRICE: Rs.1,24,00,000/- (Rupees One Crore Twenty Four Lakhs Only)

hereinafter referred to as 'THE SAID FLAT'

Anjali Kumari

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them in the lease agreement, lease deed, Rules and Regulations of CIDCO, Navi Mumbai and RERA.

WHEREAS:

The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").

AND WHEREAS:

The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

AND WHEREAS:

This agreement shall be subject to rules contained in **REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT**, or any amendment there in or any re-enactment thereof from time to time or any law as applicable from time to time

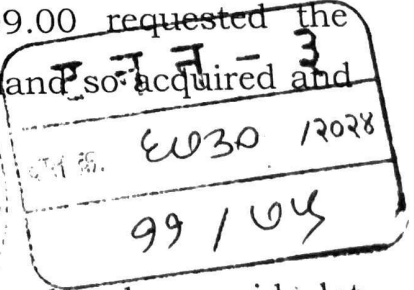
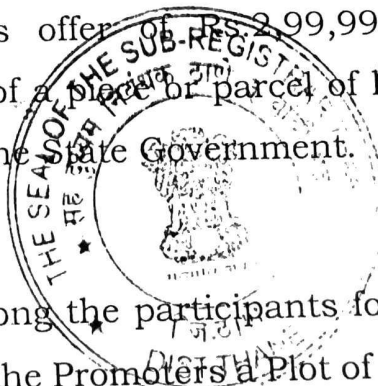
AND WHEREAS:

The Promoters have, by its offer of Rs. 2,99,999.00 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government.

AND WHEREAS:

Being the highest bidder among the participants for the above said plot, the Corporation has allotted the Promoters a Plot of land being Plot No.32, Sector-10A, Nerul, Navi Mumbai, containing by measurement 5935.59 Square meters or thereabouts for **Residential Cum Commercial** purpose vide allotment Letter Ref. No.146515/1000894, dated 27/12/2021 on the terms and conditions and for the lease premium as contained in the said Allotment Letter.

 *Aiyali Kumari*

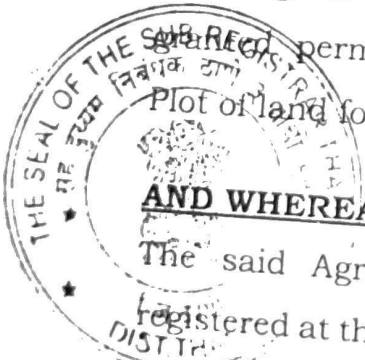


AND WHEREAS:
By an Agreement to Lease dated: 4th Day of July 2022, made at CBD, Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO)**, therein and herein referred to as 'THE CORPORATION' and **M/S. PYRAMID INFRATECH CO.,** through its Partners 1) **MR. LADHA BHACHU VAVIYA,** 2) **MR. MAHESH MEGHJI PATEL,** 3) **MR. RAMESH JIVRAJ CHOUDHARY,** 4) **MR. RAVI KHIMJI MENAT** (therein referred to as the Licensees & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.32, Sector-10A, admeasuring 5935.59 Sq. Mtrs. at Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

AND WHEREAS:
Before the execution of Agreement to lease, the Promoters have paid to the Managing Director of the Corporation, a sum of **Rs.178,06,71,064.41/- (Rupees One Seventy Eight Crore Six Lakhs Seventy One Thousand Sixty Four and forty one paise Only)** being the full premium agreed to be paid by the Promoters to the Corporation.

AND WHEREAS:
The Physical possession of the said plot has been handed over to the Promoters on **04/07/2022** for Development and Construction thereof the Building for Residential Cum Commercial purpose. The corporation has granted permission or license to the Promoters to enter upon the said Plot of land for the purpose of erecting building/s.

AND WHEREAS:
The said Agreement to/Lease dated 4th Day of July 2022 has been registered at the Office of Sub Registrar Assurances Thane-3, Vide Receipt No.13441, Document No.TNN3-12075-2022, Dated: 04/07/2022.



[Handwritten signature]

[Handwritten signature]

Ayali Kumari

AND WHEREAS :

The Navi Mumbai Municipal Corporation (NMMC), by its development permission-cum-Commencement Certificate under Reference No. **NMMC/TPO/BP/18147/2023, Dt.03/07/2023**, granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

AND WHEREAS:

The Promoters have informed the allottees and the allottees are aware that the promoters will develop the said plot by constructing the building/s to be used for residential cum commercial purpose and as per the sanctioned plans, with such additions, modifications, revisions, alterations thereto as the promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters at their own discretion.

AND WHEREAS:

The Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS:

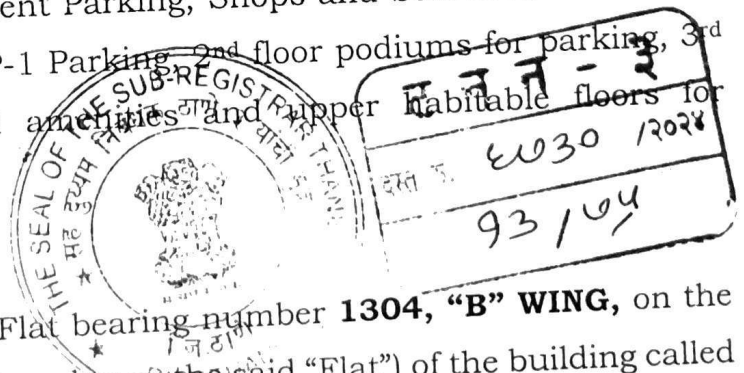
The Promoters are in possession of the project land.

AND WHEREAS:

The Promoters have proposed to construct on the project land One building and having Basement Parking, Shops and Stilt area on Ground Floor, 1st Floor Office and P-1 Parking, 2nd floor podiums for parking, 3rd floor podium for External amenities and upper habitable floors for Residential Flats.

AND WHEREAS :

The Allottees are offered a Flat bearing number **1304, "B" WING**, on the **13th Floor**, (herein after referred to as the said "Flat") of the building called **"PYRAMID CENTRIA"** (herein after referred to as the said "Building") being constructed on Plot No.32, Sector-10A, Nerul, Navi Mumbai by the Promoters.



[Handwritten signature]

Anyali Kumari

AND WHEREAS:

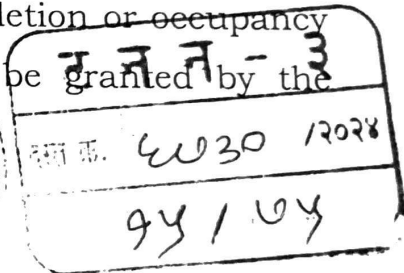
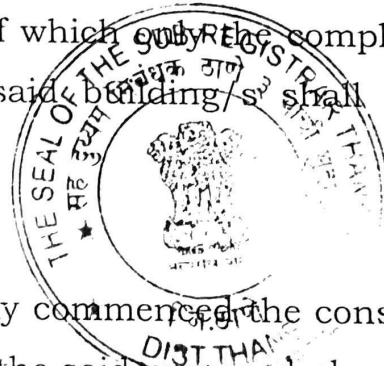
The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottees, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS:

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

AND WHEREAS:

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



AND WHEREAS:

The Promoters have accordingly commenced the construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS:

The Allottees have applied to the Promoters for allotment of **Flat No.1304, "B" WING, on 13th Floor,** being constructed on Plot No.32, Sector-10A, Nerul, Navi Mumbai by the Promoters.

Nijali Kumari

AND WHEREAS:

The carpet area of the said Flat is **67.934** square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottees or verandah area and exclusive open terrace area, appurtenant to the said Flat for exclusive use of the Allottees, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS:

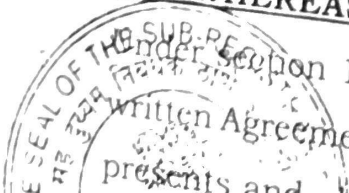
The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS:

Prior to the execution of these presents the Allottees have paid to the Promoters a sum of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottees as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottees have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS :

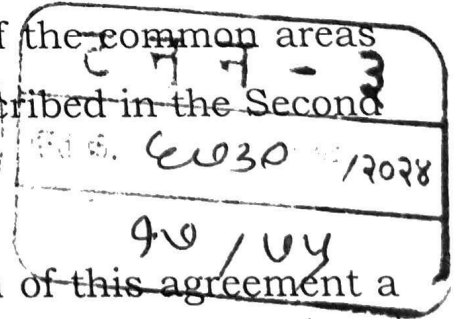
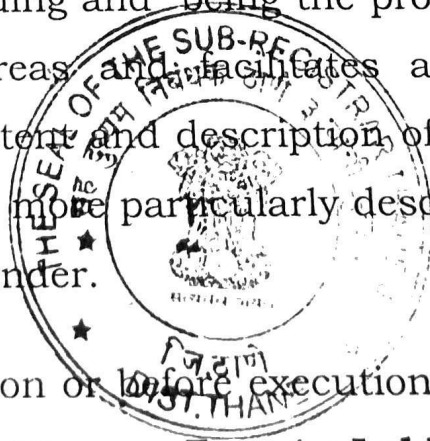
Under Section 13 of the said Act the Promoters are required to execute written Agreement for sale of said Flat with presents and



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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 consisting One building and having Basement Parking, Shops and Stilt area on Ground Floor, 1st Floor Office and P-1 Parking, and 2nd floor podiums for parking, 3rd floor podium for External amenities and upper habitable floors for residential Flats on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Promoters shall have to obtain prior consent in writing of the Allottees in respect of variations or modifications which may adversely affect the Flat of the Allottees except any alteration or addition required by any Government authorities or due to change in law.
- 1.(a) The Allottees hereby agree to purchase from the Promoters and the Promoters hereby agree to sell to the Allottees the said Flat bearing number **1304, "B" WING**, of carpet area admeasuring **67.934** Sq. Mtrs. on **13th Floor** in the building **"PYRAMID CENTRIA"** (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed and marked Annexures D for the total consideration of **Rs.1,24,00,000/- (Rupees One Crore Twenty Four Lakhs Only)** including and being the proportionate price for use of the common areas and facilitates appurtenant to the premises, the nature, extent and description of the common areas and facilitates which are more particularly described in the Second Schedule annexed hereunder.
- 1.(b) The Allottees have paid on or before execution of this agreement a sum of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** as advance payment or application fee and hereby agree to pay to the Promoters the balance amount of **Rs.1,04,00,000/- (Rupees One Crore Four Lakhs Only)** as per payment schedule annexed hereto and marked as Annexure 'F' (Time being essence of contract).



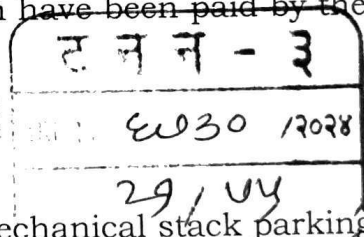
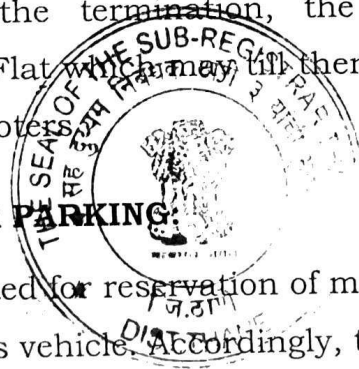
- 4.2** Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottees committing default in payment on due date of any amount due and payable by the Allottees to the Promoters under this Agreement (including their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottees committing three defaults of payment of installments, the Promoters shall at their own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Allottees, by Registered Post AD at the address provided by the Allottees and mail at the e-mail address provided by the Allottees, of their 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 Allottees fail to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottees (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Allottees to the Promoters.

5. RESERVATION FOR PARKING:

- 5.1.** Allottees has requested for reservation of mechanical stack parking to be used to park its vehicle. Accordingly, the Promoter has shown sanctioned plan of parking's for the said Project. After inspecting the sanctioned plan for the Project showing all parking's the Allottees have requested the Promoter to reserve **1 (One)** Stilt Stack Car parking space in the mechanical stack parking system (the "Parking") which is part of mechanical parking system. Accordingly, Promoter hereby reserves the said Parking in the said Project for use of Allottees. The Parking is subject to the final building plan approved by the corporation at the time of grant of occupancy



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Ajali Kumari

Name of Allottees : 1) MR. PRASANT KUMAR
2) MRS. ANJALI KUMARI

(Allottees' Address) : Ward No.44, Near Congress Office,
Street in front of Om Eye Dental Hospital,
Balbhadrapur, Darbhanga, Bihar-846001

Email ID :

Promoters Name : M/S. PYRAMID INFRATECH CO.

(Promoters' Address) : Plot No.X-21, TTC Industrial Area,
Thane Belapur Road, Next to
HP Petrol Pump, Dighe,
Navi Mumbai - 400 708.

Email ID : pyramidinfratechnerul@gmail.com

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

33. JOINT ALLOTTEES:

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

34. STAMP DUTY AND REGISTRATION:

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

35. DISPUTE RESOLUTION:



transfer of the said Flat within a period of Three years of within such period as may be prescribed from time to time in this regard.

First Schedule herein below Referred to Description of the freehold/ leasehold land and all other details

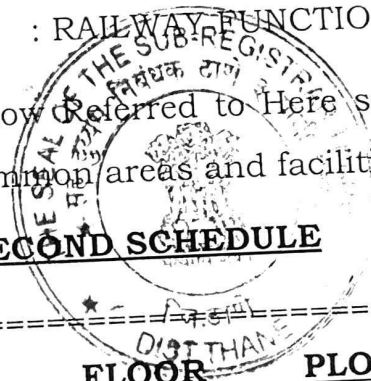
FIRST SCHEDULE

All that piece or parcel of land known as Plot No.32, situated in Sector-10A, at Nerul, Navi Mumbai, contained by admeasuring 5935.59 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 20.00 MTR. WIDE ROAD
On or towards the South By : RAILWAY RESERVATION BOUNDARY
On or towards the West By : 9.00 MTR. WIDE ROAD
On or towards the East By : RAILWAY JUNCTION

Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities.

SECOND SCHEDULE





1304-3
6030/2028
83/04

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
1304	B	13 th	32	10A

BUILDING : "PYRAMID CENTRIA"
NODE : NERUL, NAVI MUMBAI,
RERA CARPET AREA IN SQ. MTRS. : 67.934
OPEN BALCONY AREA IN SQ. MTRS. : 7.375

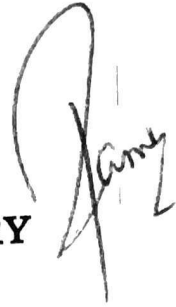
BUILDING CONSISTS: GROUND + 21 FLOORS (WITH LIFT)

  Anjali Kumari


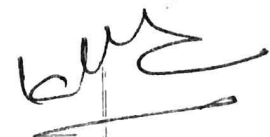
IN WITNESS WHEREOF parties hereinabove named
respective hands and signed this Agreement for sale at Navi Mur
the presence of attesting witness, signing as such on the day first
written.

SIGNED AND DELIVERED BY THE
WITHIN NAMED Promoters:

M/S. PYRAMID INFRA TECH CO.
through its Partner
MR. RAMESH JIVRAJ CHOUDHARY



in the presence of

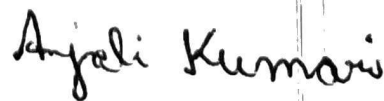
1. Sushant Chavan 
2. Manikantha Kaluwa 

SIGNED AND DELIVERED BY THE
WITHIN NAMED Allottees:



1) MR. PRASANT KUMAR



2) MRS. ANJALI KUMARI



in the presence of

1. 
2. 

RECEIPT

Received of and From the withinnamed ALLOTTEES 1) MR. PRASANT KUMAR, 2) MRS. ANJALI KUMARI, a sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only), being the advance payment of Sale Price of Flat being

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
1304	B	13 th	32	10A
BUILDING	: "PYRAMID CENTRIA"			
NODE	: NERUL, NAVI MUMBAI,			
RERA CARPET AREA IN SQ. MTRS.	: 67.934			
OPEN BALCONY AREA IN SQ. MTRS.	: 7.375			
BUILDING CONSISTS: GROUND + 21 FLOORS (WITH LIFT)				

DETAILS OF PAYMENT


Rs.1,000/- paid by IMPS Dated 16/01/2024 from SBI.
Rs.1,000/- paid by IMPS Dated 16/01/2024 from SBI.
Rs.4,99,000/- paid by IMPS Dated 18/01/2024 from SBI.
Rs.4,99,000/- paid by IMPS Dated 20/01/2024 from SBI.
Rs.5,00,000/- paid by IMPS Dated 23/01/2024 from SBI.
Rs.5,00,000/- paid by IMPS Dated 25/01/2024 from SBI.

WE SAY RECEIVED
Rs.20,00,000/-



M/S. PYRAMID INFRATECH CO.
through its Partner
MR. RAMESH JIVRAJ CHOUDHARY

Witnesses:

Prasant Chavan 

ANNEXURE - A



MRS. PRIYA P. SAPALE
M.A.T.T.B.
Advocate High Court
Mob: 9757165498

Office : SS-IV, Unit No.209,
Sector-2, Vashi,
Navi Mumbai -400 703.

Dated: 03/08/2023

FORMAT - A
(Circular no.28/2021)

MUMBAI

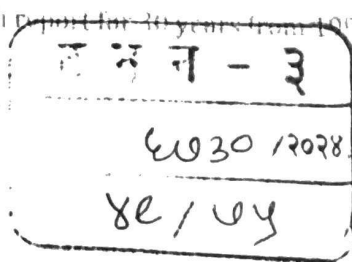
LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to Plot No.32, Sector No.10A, situate at Village - Nerul, Navi Mumbai, Taluka & Dist. Thane (hereinafter referred as the said Plot")

I have investigated the title of the said plot on the request of **M/S. PYRAMID INFRATECH CO.** and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

1. Description of the Property All that Piece and Parcel of land bearing Plot No.32, admeasuring 5935.59 sq.mtrs., lying, being and situated in Sector-10A at Nerul, Navi Mumbai, Taluka & Dist. Thane
2. Documents of Allotment of plot
 - i) Allotment Letter dated 27/12/2021.
 - ii) Registered Agreement to Lease dated 4th Day of July 2022.
 - iii) Commencement Certificate dated 03/07/2023.
3. 7/12 extract of the above property- Not Applicable

Search report for 30 years from 1994 till 2023.

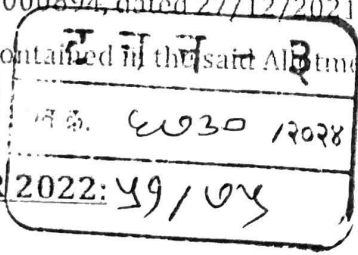


TITLE OF THE SAID LAND

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act).
2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. The Promoters have, by its offer of Rs.2,99,999.00 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government.

IN THE YEAR 2021:

4. Being the highest bidder among the participants for the above said plot, the Corporation has allotted the Promoters a Plot of land being **Plot No.32, Sector-10A, Nerul, Navi Mumbai**, containing by measurement **5935.59 Square meters** or thereabouts for **Residential Cum Commercial** purpose vide allotment Letter Ref. No. 15/1000894, dated 27/12/2021 on the terms and conditions and for the lease premium as contained in the said Allotment Letter.

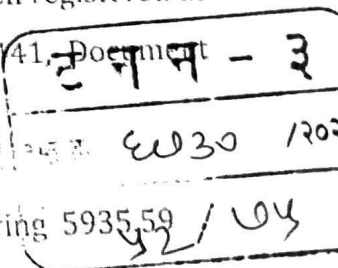
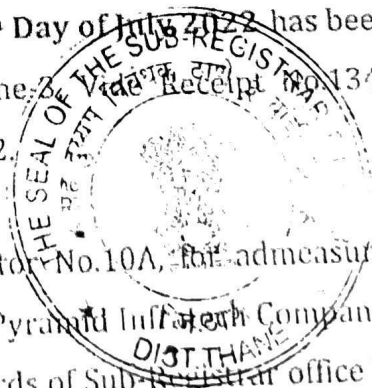


By an Agreement to Lease dated: 4th Day of July 2022, made at CBD, Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO)**, therein and herein referred to as 'THE CORPORATION' and **M/S. PYRAMID INFRATECH CO.**, through its Partners 1) **MR. LADHA BHACHU VAVIYA**, 2) **MR. MAHESH MEGHJI PATEL**, 3) **MR. RAMESH JIVRAJ CHOUDHARY**, 4) **MR. RAVI KHIMJI**



MENAT (herein referred to as the Licensees & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.32, Sector-10A, admeasuring 5935.59 Sq. Mtrs. at Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as "THE SAID PLOT") and which is more particularly described in the Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

6. Before the execution of Agreement to lease, the Promoters have paid to the Managing Director of the Corporation, a sum of Rs.178,06,71,064.41/- (Rupees One Seventy Eighty Crore Six Lakhs Seventy One Thousand Sixty Four and forty one paise Only) being the Full premium agreed to be paid by the Promoters to the Corporation.
7. The Physical possession of the said plot has been handed over to the Promoters on 04/07/2022 for Development and Construction thereof the Building for Residential Cum Commercial purpose. The corporation granted permission or license to the Promoters to enter upon the said Plot of land for the purpose of erecting building/s.
8. The said Agreement to Lease dated 4th Day of July 2022 has been registered at the Office of Sub Registrar Assurances Thane-3 No.TNN3-12075-2022, Dated: 04/07/2022.
9. Agreement to Lease for Plot No.32, Sector No.10A, for admeasuring 5935.59 sq.mtrs. is recorded in the name of M/s. Pyramid Infrastructure Company through its partner Ladha Bhachu Vaviya in the records of Sub-Registrar office Thane-3. The Party of the other part is CIDCO Ltd. dated 04/07/2022 on vide Serial No. 12075/2022. The Value is Rs. 1,78,06,71,064.4 /- and the stamp duty paid is Rs.8,90,34,000/-



IN THE YEAR 2023 :

10. The Navi Mumbai Municipal Corporation (NMMC), by its development permission-cum-Commencement Certificate under Reference No. NMMC/TPO/BP/18147/2023, Dt.03/07/2023, granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
11. The Promoters have entrusted the architect works to "DESTINATION", (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.
12. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as " PYRAMID CENTRIA"

SCHEDULE

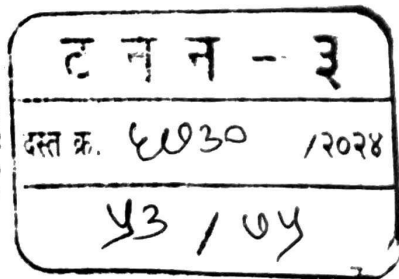
All that piece or parcel of land known Plot No.32, Sector No.10A, situate at Nerul, Navi Mumbai, Taluka & Dist. Thane, admeasuring 5935.59 sq.mtrs. or thereabouts and Bounded as follows that is to say:

On or towards the North By : 20.00 WIDE ROAD

On or towards the South By : RAILWAY RESERVATION BOUNDARY

On or towards the East By : RAILWAY FUNCTION

On or towards the West By : 9.00 WIDE ROAD





Office : SS-IV, Unit No.209 ,
Sector-2, Vashi,
Navi Mumbai -400 703.

MRS.PRIYA P.SAPALE
M.A. LL.B.
Advocate High Court
Mob- 9757165498

Dated : 03/08/2023

SEARCH REPORT

To,
MAHARERA,

Ref :- Investigation Title of the Property bearing Land Plot No.32, Sector No.10A, 5935.59 Sq.Mtrs Situate at Village - Nerul, Navi Mumbai, Taluka & Dist. Thane in the Name of **M/S. PYRAMID INFRATECH CO.**

Dear Sir,

As per your instruction, I have undertaken a search in respect of above mentioned property in the office of Sub-Registrar Thane-3 at Vashi, Thane-6 at CBD Belapur, Thane-8 at Koparkhairane, Thane-9 at Kalwa Thane-11 at Nerul, for 1994



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सं. क्र. ए०३० /२०२४
५५ / ७५

REPORT

2022

January 2023 till date

: Available Index-II are checked

: Entry

: Index-II Not Ready

THANE -6, CBD Belapur

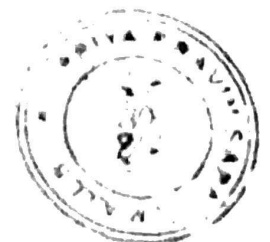
1994 to 2022

January 2023 till date

REPORT

: Available Index-II are checked

: Index-II Not Ready



1994 to 2022
January 2023 till date

THANE -9, Kalwa

1994 to 2022

January 2023 till date

REPORT
: Available Index-II are checked
: Index-II Not Ready

REPORT

: Available Index-II are checked
: Index-II Not Ready

THANE -11, Nerul

1994 to 2022

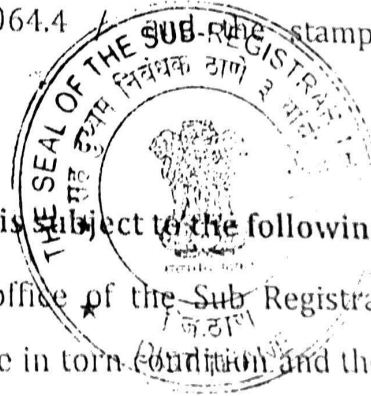
January 2023 till date

REPORT

: Available Index-II are checked
: Index-II Not Ready

I have founds as Follows:-

Document No.12075/2022 registered on 04/07/2022 is a Agreement to Lease for Plot No.32, Sector No.10A, for admeasuring 5935.59 sq.mtrs. is recorded in the name of M/s. Pyramid Infratech Co. through its partner Ladha Bhachu Vaviya in the records of Sub-Registrar office Thane-3. The Party of the other part is CIDCO Ltd. The Value is Rs. 1,78,06,71,064.4. The stamp duty paid is Rs.8,90,34,000/-



दस्तावेज - ३
क्र. ६०३० १२०२२
५६/०५

My Report on the search carried me is subject to the following:

1. As some of the documents in the office of the Sub Registrar Offices of the Assurances are kept in a loose and are in torn condition and the same is not updated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated.



Annexure - C1

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

कार्यालय : नवमपा मुख्यालय, भुखंड क्र. १,
विल्हे गांधीराजा जंक्शन, पामबीच जंक्शन, सेक्टर - १५ए,
सी बी डी, बेलपुर, नवी मुंबई - ४०० ६१४.
दुरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५
फॅक्स : ०२२-२७५७०७०

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 - 2757 7070

जा. क्र. नगंमपा./नरवि./बां.प./ २७१०/२०२३
दिनांक ०३/०६/२०२३

प्रति,
मे. पिरॉमिड इन्फ्राटेक कं.,
भुखंड क्र. ३२, सेक्टर क्र. १०-ए,
नेरुळ, नवी मुंबई.

विषय - भुखंड क्र. ३२, सेक्टर क्र. १०-ए, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य
या कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ - आपला वारतुविशारद मे. डेरिटिनेशन यांचा दि. ०३/०१/२०२३ व १६/०३/२०२३
रोज्याचा प्राप्त अर्ज.

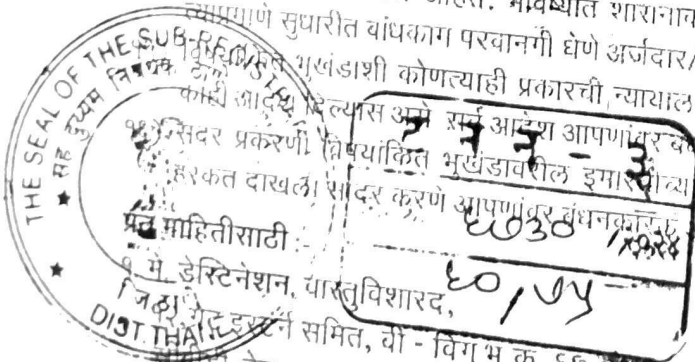
महोदय,

भुखंड क्र. ३२, सेक्टर क्र. १०-ए, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य या वापराकरीता बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांघिन अर्जांन्वये प्राप्त झालेला आहे. संदर्भांघिन भूखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) गधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि. ०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि. ०३/१२/२०२० पासून नवी मुंबई मगपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) गधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते १३ अटी व सुधारीत बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष सुधारीत बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनामालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण गिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावून घ्यावी. पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साठवणार नाही असा भूखंडाची पातळी तयार करावी. न - ३
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा खाली व बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याचे कृपया नोंद घ्यावी.

कृ.मा.प.- २

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवारीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका वाजुचे सामाजिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेडसह टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वखर्चाने काढून टाकणेत यावी.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, टेकेदाराचे नांव, बांधकाम क्षेत्र इ. याची दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी टेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयारा पाठविण्यात यावा ही विनंती.
- ८) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुवाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जीवित अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक /विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुवाजुस असणा-या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, गलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तावित आंतरराष्ट्रीय विमानतळाच्या अनुषंगाने AAI कडील उंची बाबत वेळोवेळी प्राप्त होणारे आदेश आपल्यावर बंधनकारक राहतील.
- ११) सिडकोच्या भाडेकरारनामा/सुधारीत भाडेकरारनामा मधील अटी/शर्ती आपणांस बंधनकारक राहतील.
- १२) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द झोईल.
- १३) नवी मुंबई महानगरपालिकेची प्रारूप विकास योजना महाराष्ट्र प्रादेशीक नियोजन व नगर रचना अधिनियम १९६६ चे कलम २६ (१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.
- १४) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील टेबल क्र.६ G प्रमाणे अनुज्ञेय होत असलेला १.१० मुळ चटई क्षेत्र निर्देशांक व शासनाकडून दिनांक १२/१०/२०२२ रोजीच्या परिपत्रकानुसार नमूद केल्याप्रमाणे तरतूद क्र. १०.१०.१ नुसार मुळ चटई क्षेत्र निर्देशांक १.०० नुसार प्रस्तावित नकाशांची छाननी करण्यात आली आहे. सदर प्रकरणात नवी मुंबई महानगरपालिकेने दिनांक ०६/०२/२०२३ रोजीच्या पत्रान्वये शासनाकडून स्पष्टिकरण / मार्गदर्शन अपेक्षिलेले आहेत. भविष्यात शासनाकडून प्राप्त होणाऱ्या मार्गदर्शानुसार आवश्यकता असल्यास त्याप्रमाणे सुधारीत बांधकाम परवानगी घेणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल, याची नोंद घ्यावी.
- १५) सिडकोच्या भाडेकरारनामा/सुधारीत भाडेकरारनामा मधील अटी/शर्ती आपणांस बंधनकारक राहतील, याची नोंद घ्यावी.
- १६) प्रस्तावित आंतरराष्ट्रीय विमानतळाच्या अनुषंगाने AAI कडील उंची बाबत वेळोवेळी प्राप्त होणारे आदेश आपल्यावर बंधनकारक राहतील.
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- १८) प्रस्तावित आंतरराष्ट्रीय विमानतळाच्या अनुषंगाने AAI कडील उंची बाबत वेळोवेळी प्राप्त होणारे आदेश आपल्यावर बंधनकारक राहतील.
- १९) सिडकोच्या भाडेकरारनामा/सुधारीत भाडेकरारनामा मधील अटी/शर्ती आपणांस बंधनकारक राहतील, याची नोंद घ्यावी.
- २०) सिडकोच्या भाडेकरारनामा/सुधारीत भाडेकरारनामा मधील अटी/शर्ती आपणांस बंधनकारक राहतील, याची नोंद घ्यावी.



२. व्यवस्थापक शहर सेवा, सिडको लि.
३. उपआयुक्त (उपकर), नमुंगपा.
४. सहा. आयुक्त तथा विभाग अधिकारी, नेरुळ, नमुंगपा.

(सोमनाथ केकाण)
प्र. सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

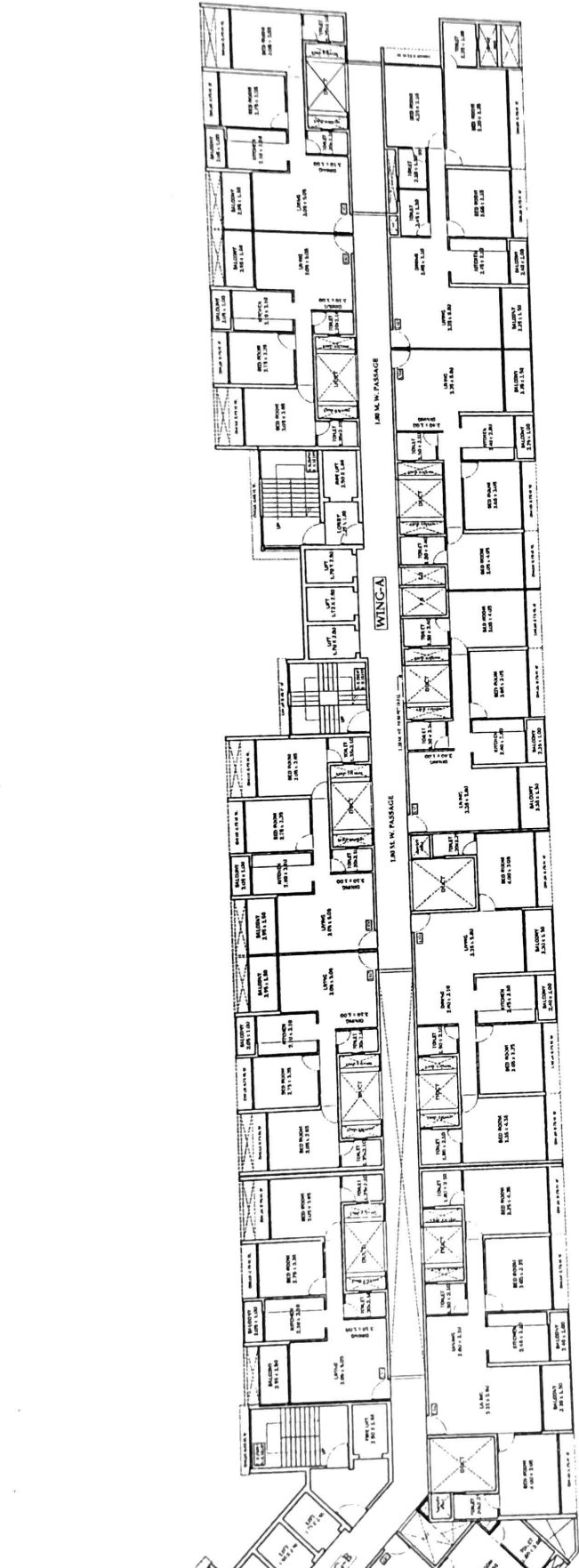
NO.NMMC/TPO/BP/1513/2023

DATE: 05/11/2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Pyramid Infratech co., Plot No. 32, Sector 10-A, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area	:	5935.590 m ²
Permissible F.S.I.	:	3.00 + Ancillary Area FSI
Permissible BUA	:	28872.058 m ²
Built up area proposed		
	Residential	: 24489.342 m ²
	Commercial	: 3431.020 m ²
Total Built up area proposed	:	27920.362 m ²
Total Built up area proposed (EWS/LIG)	:	1308.870 m ²
No. Of Unit	:	Residential – 248 Units, Commercial – Shops - 39, Office -33. EWS/LIG – 18 Units
(As per 'p' line concept of Unified Development Control & Promotional Regulation)		

- 1) The Certificate is liable to be revoked by the Corporation if :
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further. EWSO
 - b) Give written notice to the Municipal Corporation regarding completion of work. EA UY
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.



THIRTEENTH FLOOR PLAN

SIGN OF DEVELOPER

[Handwritten signature]

SIGN OF PURCHASER

[Handwritten signature]

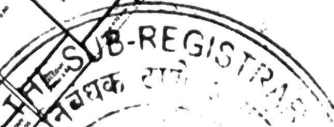
Angeli Kumari

FOR

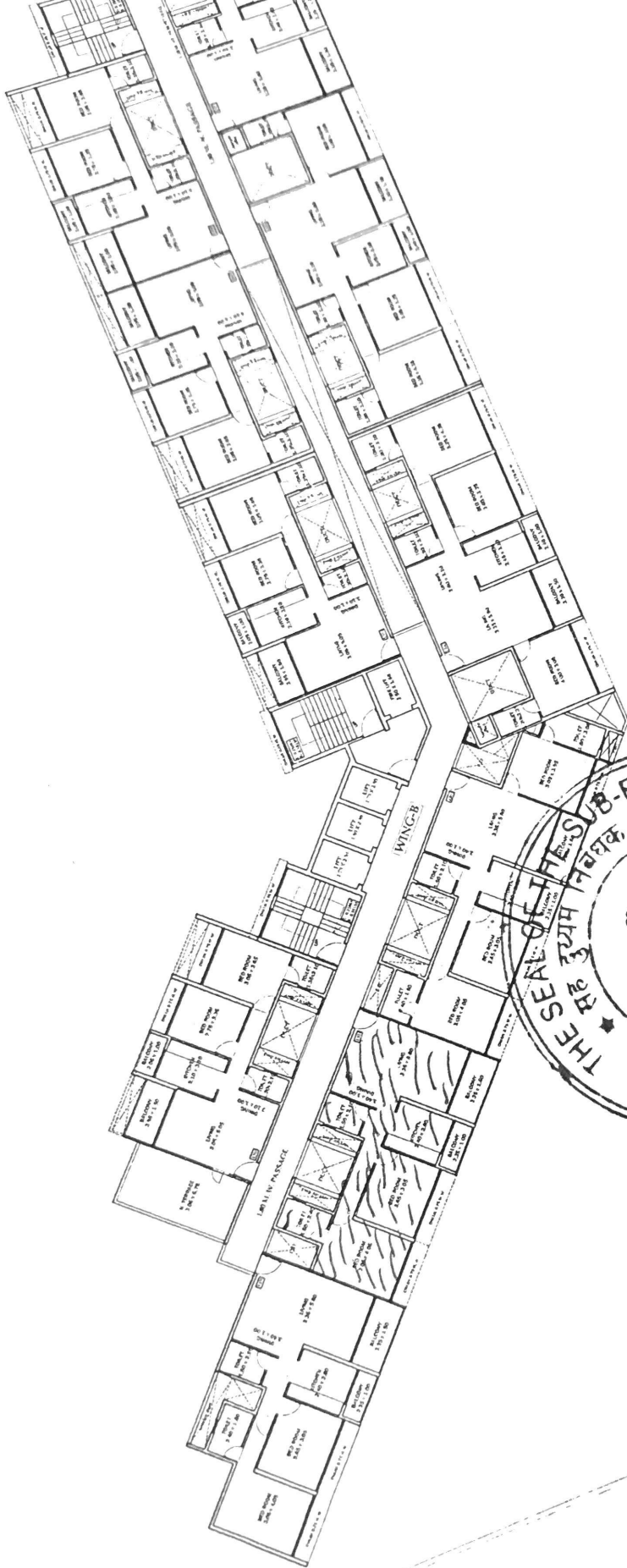
M/s. PYRAMID INFRA TECH CO.

PROJEC

PYRAMID CENTRIA
RESIDENTIAL & COMMERCIAL BUILDING
SECTOR-10A, NERUL, PAVI MURBAI.

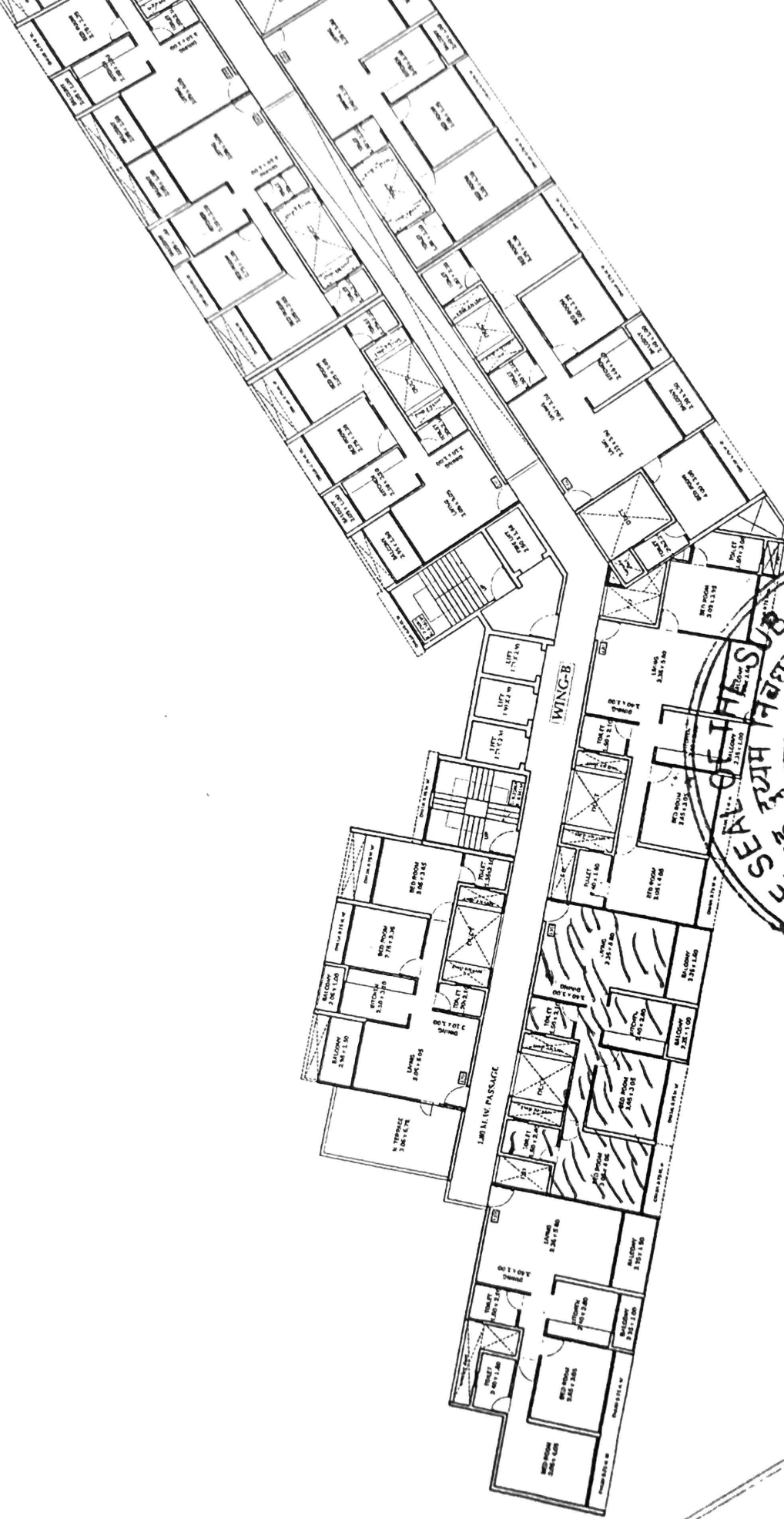


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RESIDENTIAL & COMMERCIAL BUILDING
 PROJECT
 GRAND CENTRAL



५५

INCOME TAX DEPARTMENT
PRASANT KUMAR
PRLM CHANDRA SIIA
 25/03/1973
 Permanent Account Number
AOFPK2726L
 Signature  

Handwritten mark

भारत सरकार
 Government of India
 प्रशांत कुमार
 Prasant Kumar
 जन्म तिथि / DOB : 25/03/1973
 पुरुष / Male




Handwritten mark

6534 2032 9664

मेरा आधार, मेरी पहचान

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा-संख्या कार्ड
 Permanent Account Number Card
AIVPJ0388B
 
 नाम / Name
ANJALI KUMARI
 पिता का नाम / Father's Name
UDAY KANT THAKUR
 जन्म की तिथि / Date of Birth
15/01/1984
 29022024
 हस्ताक्षर / Signature

Anjali Kumari

भारत सरकार
 Government of India
 अंजली कुमारी
 Anjali Kumari
 जन्म तिथि/DOB: 15/01/1984
 महिला/ FEMALE
 Aadhaar no. issued: 06/05/2015

 आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
 इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
 ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
 Aadhaar is proof of identity, not of citizenship
 or date of birth. It should be used with verification (online
 authentication, or scanning of QR code / offline XML).

Anjali Kumari

रजि. नं - ३
 ६०३० / २०२४
 ०९ / ०५

नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय - म्भणा परगामच, भुम्ब क १,
क्लिन्ने गावठाण जवळ, पामबीच जंक्शन, सेक्टर १५ए,
सी बी डी. बेलापुर, नवी मुंबई ४०० ६१४.
दुरध्वनी : ०२२-२७५६ ००७०/१/२/३/४/५
फैक्स : ०२२-२७५७७०७०

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 - 2757 7070

जा. क्र. नमुंमपा./नरवि./वां.प./२१०/२०२३
दिनांक ०३/०७/२०२३

प्रति,

मे. पिरॉमिड इन्फ्राटेक कं,
भुखंड क्र. ३२, सेक्टर क्र. १०-ए,
नेरुळ, नवी मुंबई.

विषय - भुखंड क्र. ३२, सेक्टर क्र. १०-ए, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य
या कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ - आपला वास्तुविशारद मे. डेस्टिनेशन यांचा दि. ०३/०१/२०२३ व १६/०३/२०२३
रोजीचा प्राप्त अर्ज.

महोदय,

भुखंड क्र. ३२, सेक्टर क्र. १०-ए, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य या वापराकरीता बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन अर्जान्वये प्राप्त झालेला आहे. संदर्भाधिन भूखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते १३ अटी व सुधारीत बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष सुधारीत बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरुपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

कृ.मा.प.---२



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

N
O.

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extract/



AND WHEREAS :

The Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS :

The Promoters have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai, under Registration Certificate No. **P51700052732**, Dated: **22/09/2023**, authenticated copy is attached as Annexure 'E'

AND WHEREAS:

The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the building/s and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS :

By virtue of the Lease Agreement/Commencement Certificate the Promoters have sole and exclusive right to sell the said Flats in the said building/s to be constructed by the Promoters on the project land and to enter into Agreement/s with the Allottees of the Flats to receive the sale consideration in respect thereof;

AND WHEREAS :

On demand from the Allottees, the Promoters have