

528/9279

पावती

Original/Duplicate

Friday, May 24, 2024

नोंदणी क्र.: 39M

11:36 PM

Regn.: 39M

पावती क्र.: 10038 दिनांक: 24/05/2024

गावाचे नाव: पनवेल

दस्तावेजाचा अनुक्रमांक: पवल4-9279-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अक्षय निगणणा सलगोंड - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1700.00

पृष्ठांची संख्या: 85

एकूण: रु. 31700.00

आदगास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
4:55 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

वाजार मूल्य: रु.10004704.71 /-

मोबदला रु.12000000/-

भरलेले मुद्रांक शुल्क : रु. 840000/-

सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524243410382 दिनांक: 24/05/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002486745202425E दिनांक: 24/05/2024

वैकेचे नाव व पत्ता:

मूळ दस्तावेजाचे परत इंग्रजाला

पक्षकाराची सुडी

लिपीक

सह दुय्यम निबंधक पनवेल





24/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 9279/2024

नोंदणी :

Regn:63m

## गावाचे नाव : पनवेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10004704.71
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं. 801,आठवा मजला,ए-विंग,नीलकंठ स्टेला,प्लॉट नं: 36,सेक्टर 17,न्यू पनवेल(पश्चिम),नवी मुंबई,ता. पनवेल,जि. रायगड,क्षेत्रफळ 88.66 चौ. मी. कारपेट( ( Plot Number : 36 ; ) )
(5) क्षेत्रफळ	1) 88.66 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. नीलकंठ इन्फ्राकॉन तर्फे दर्शित रमेश पटेल तर्फे कु मु म्हणून पूनम गणपत वाकळे -- वय:-29; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ 408, टॉवर 2, सीवूड्स ग्रँड सेंट्रल, सेक्टर 40, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAHFN8606N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय निंगण्णा सलगोंड -- वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-३०४, इंद्र आंगण कॉम्प्लेक्स, प्लॉट नं २, फिश मार्केट, सेक्टर ०९, खांदा कॉलनी, न्यू पनवेल वेस्ट, रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-GRNPS7536H 2): नाव:-विशाल निंगण्णा सलगोंड -- वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-304, इंद्र आंगण कॉम्प्लेक्स,प्लॉट नं.2, फिश मार्केट,सेक्टर 09, खांदा कॉलनी,न्यू पनवेल वेस्ट रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-LBAPS8493M 3): नाव:-सुनिता निंगण्णा सलगोंड -- वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-304, इंद्र आंगण कॉम्प्लेक्स,प्लॉट नं.2, फिश मार्केट,सेक्टर 09, खांदा कॉलनी,न्यू पनवेल वेस्ट रायगड, . पिन कोड:-410206 पॅन नं:-DAFPS6722B 4): नाव:-निंगण्णा विठ्ठल सलगोंड -- वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-304, इंद्र आंगण कॉम्प्लेक्स,प्लॉट नं.2, फिश मार्केट,सेक्टर 09, खांदा कॉलनी,न्यू पनवेल वेस्ट रायगड, . पिन कोड:-410206 पॅन नं:-AONPS5684P
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9279/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

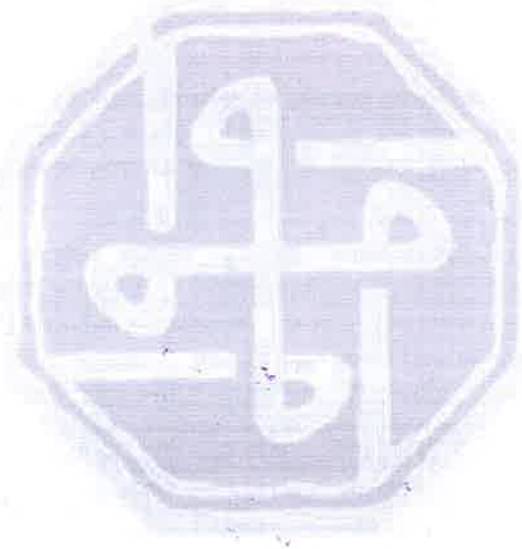
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

**Payment Details**

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AKSHAY NINGANNA SALGOND	eChallan	69103332024052414704	MH002486745202425E	840000.00	SD	0001373479202425	24/05/2024
2		DHC		0524243410382	1700	RF	0524243410382D	24/05/2024
3	AKSHAY NINGANNA SALGOND	eChallan		MH002486745202425E	30000	RF	0001373479202425	24/05/2024

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



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 202405248638

24 May 2024,03:50:06 PM

पवल4

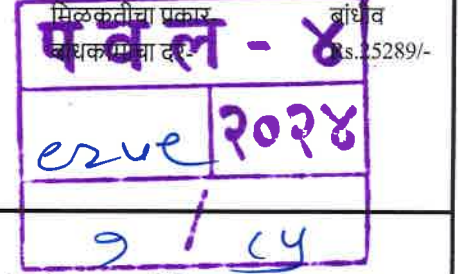
मूल्यांकनाचे वर्ष 2024  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 1/13-मौजे ( गांव ) न्यु पनवेल क्रं सिडको विभाग - न्यु पनवेल ( वेस्ट ) ( सेक्टर क्रं ) मूल्यदर विभाग 2, आसुडगाव गावठाणासह  
क्षेत्राचे नांव A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
36100	97700	104600	121300	104600	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	97.526चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor



Sale Type - First Sale

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

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.102585/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((102585-36100) \* (100 / 100)) + 36100  
= Rs.102585/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 102585 \* 97.526  
= Rs.10004704.71/-



Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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  
= 10004704.71 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.10004705/-  
= ₹ एक करोड चार हजार सात शे पाच /-

Home

Print

सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४





CHALLAN  
MTR Form Number-6

पवल - ४



GRN	MH002486745202425E	BARCODE			Date	24/05/2024-13:13:33	Form No	252	
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	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	AKSHAY NINGANNA SALGOND				
Location	RAIGAD			Flat/Block No.	FLAT NO 801 8TH FLOOR 'A' WING C				
Year	2024-2025 One Time			Premises/Building	NEELKANTH STELLA PLOT NO 36 SECTOR 17				
Account Head Details		Amount In Rs.	Road/Street	NEW PANVEL WEST NAVI MUMBAI					
0030046401	Stamp Duty	840000.00	Area/Locality	TOWN/CITY/DISTRICT					
0030063301	Registration Fee	30000.00	PIN	4	1	0	2	0	6
Remarks (If Any)				SecondPartyName=NILKANTH INFRACON-CA=12000000					
Total		8,70,000.00	Amount In Words	Eight Lakh Seventy Thousand Rupees Only					
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK			Bank CIN	Ref. No.	69103332024052414704	2870544990			
Cheque-DD Details			Bank Date	RBI Date	24/05/2024-13:15:06	Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				



Department ID :

Mobile No. : 9000000000

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Salgond* *Salgond* *Salgond* *Salgond*



प व ल - ४  
३ / ५

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN

0524243410382

Date

24/05/2024

Received from N, Mobile number 9000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

Payment Details

Bank Name IBKL

Date

24/05/2024

Bank CIN 10004152024052409811

REF No.

2905699406

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



Document Handling Charges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN

0524243410382

Receipt Date

27/05/2024

Received from N, Mobile number 9000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 9279 dated 24/05/2024 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date

24/05/2024

Bank CIN 10004152024052409811

REF No.

2905699406

Deface No 0524243410382D

Deface Date

24/05/2024

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





**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH002486745202425E	<b>BARCODE</b>	<b>Date</b> 24/05/2024-13:13:33	<b>Form ID</b> 25.2
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>	
		<b>PAN No.(If Applicable)</b>	
<b>Office Name</b> PNL2_PANVEL 2 JOINT SUB REGISTRAR	<b>Location</b> RAIGAD	<b>Full Name</b>	AKSHAY NINGANNA SALGOND
<b>Year</b> 2024-2025 One Time	<b>Flat/Block No.</b>	FLAT NO 801 8TH FLOOR A WING	
<b>Account Head Details</b>	<b>Amount In Rs.</b>	<b>Premises/Building</b>	
0030046401 Stamp Duty	840000.00	<b>Road/Street</b>	NEELKANTH STELLA PLOT NO 36 SECTOR 17
0030063301 Registration Fee	30000.00	<b>Area/Locality</b>	NEW PANVEL WEST NAVI MUMBAI
		<b>Town/City/District</b>	
		<b>PIN</b>	4 1 0 2 0 6
		<b>Remarks (If Any)</b>	पवल - ४ SecondPartyName=NIL KANTH INFRAGON CA=12000000 २२५ २०२४ ४ / ८५
		<b>Amount In</b>	Eight Lakh Seventy Thousand Rupees Only
<b>Total</b>	8,70,000.00	<b>Words</b>	
<b>Payment Details</b> IDBI BANK		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	<b>Ref. No.</b> 69103382024052414704 2870544990
<b>Cheque/DD No.</b>		<b>Bank Date</b>	<b>RBI Date</b> 24/05/2024 13:15:06 Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b>	IDBI BANK
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	Not Verified with Scroll

Department ID :

Mobile No. : 9000000000

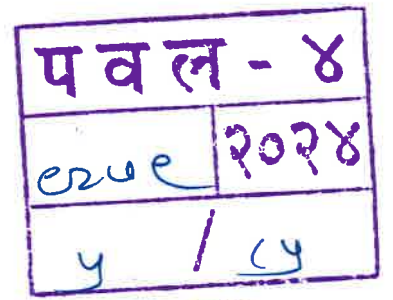
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**

सादर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-528-9279	0001373479202425	24/05/2024-16:35:58	IGR547	30000.00
2	(IS)-528-9279	0001373479202425	24/05/2024-16:35:58	IGR547	840000.00
<b>Total Defacement Amount</b>					<b>8,70,000.00</b>





## AGREEMENT FOR SALE

Flat No. 801 in A Wing on 8th Floor

Carpet Area: 88.66 sq.mt. Total Consideration Rs.1,20,00,000/-

Address: Neelkanth Stella, Plot no 36, Sector 17 at Node New Panvel (W) Navi Mumbai - 410206.



This Agreement for Sale [hereinafter referred to as the "Agreement"] is made at Panvel on this 24<sup>th</sup> day of May 2024.

*Datgnd* *Salgond* *Salgond*  
*Salgond*

### I. PARTICIPANTS:

A.	NAME	Neelkanth Infracon
	ADDRESS	F-408, Tower II, Seawoods Grand Central, Plot No R-1, Sector 40, Nerul Node, Seawoods, Navi Mumbai - 400706
	PAN	AAHFN8606N
	EMAIL	neelsangam@gmail.com

Neelkanth Infracon is a Partnership duly registered under the Indian Partnership Act, 1932. having its registered office at the address mentioned hereinabove and is hereinafter referred to as the "Promoter", which expression shall, unless repugnant to the context or meaning thereof mean and include its successors and permitted assigns, of the FIRST PART;

B.	NAME 1)	Mr. Akshay Ninganna Salgond
	PAN	GRNPS7536H
	NAME 2)	Mr. Vishal Ninganna Salgond
	PAN	LBAPS8493M
	NAME 3)	Mrs. Sunita Ninganna Salgond
	PAN	DAFPS6722B
	NAME 4)	Mr. Ninganna Vithal Salgond
	PAN	AONPS5684P
	ADDRESS	A-304, Indra Aangan Complex, Plot No.2, Fish Market, Sector-09, Khanda Colony, New Panvel West, Raigarh, Maharashtra-410206
	EMAIL	salgond:nv@gmail.com

*A* *Salgond* *Datgnd* *Salgond* *Salgond*

is an Indian Inhabitant, residing at the address as mentioned hereinabove and is hereinafter referred to as the "Allottee", which expression shall, unless repugnant to the context or meaning thereof mean and include his/her heirs, executors, successors, and permitted assigns, of the SECOND PART;

C. Allottee 1 and Allottee 2 shall be hereinafter collectively referred to as the "Allottee"

D. The Promoter and the Allottee are hereinafter individually referred to as "Party" and collectively as "Parties" hereinafter.

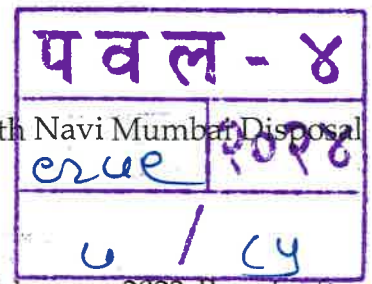
## II. RECITALS.

### WHEREAS:

- A. The City And Industrial Development Corporation Of Maharashtra Limited [hereinafter referred to as "CIDCO"], duly incorporated under the provisions of Companies Act, 1956, being the "New Town Development Authority" within the provisions of Sub-section [1] and [3-A] of Section 113 of Maharashtra Regional Town Planning Act, 1966, is empowered to deal with the land already acquired/vested in it in the manner as deem fit by it, including to dispose-off any piece and parcel of plot/land, in accordance with the various proposals approved by State Government from time to time. Pursuant to section 113[A] of the said Maharashtra Regional Town Planning Act, 1966, the State Government has acquired lands described therein and vested such lands in CIDCO for their development and disposal;
- B. Vide Scheme No. MM-SCH-17-2020-21, CIDCO had launched a scheme for lease of 20 Plots of land for residential cum commercial purposes at Ghansoli, Kharghar, Kalamboli, New Panvel node of Navi Mumbai through e-Tender cum e-Auction. The Promoter had applied and participated in the said Scheme for the grant of lease for all that piece and parcel of leasehold land situated at Plot No 36, Sector 17, New Panvel [W], Navi Mumbai, admeasuring about 3882.48sq. mtrs and more particularly described in the **Schedule - I** hereunder written [hereinafter referred to as the "Project Land"];
- C. Based on the bid submitted by the Promoter and the Promoter being the highest bidder for the Project Land, CIDCO was pleased to consent to the grant of the leasehold rights on the Project Land to the Promoter. CIDCO further issued an Allotment Letter dated 27th December 2021 to the Promoter thereby allotting the

The block contains handwritten signatures and stamps. On the left, there is a blue ink signature. In the center, there is a purple circular stamp with the text "THE SECTY OF THE JOINT BLDG. AUTHORITY" and "MUMBAI" around the perimeter. To the right of the stamp, there is a handwritten signature in blue ink. Below the stamp, there is a handwritten number "2".





Project Land in favour of the Promoter in accordance with Navi Mumbai Disposal of Land [Amendment] Regulation, 2008;

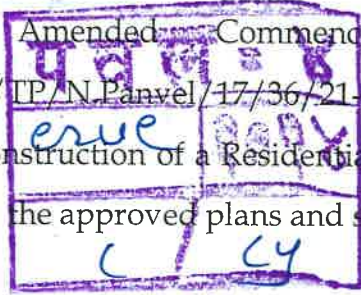
- D. By and under an Agreement to Lease dated the 06<sup>th</sup> February 2023 [hereinafter referred to as the "Agreement to Lease"] executed between CIDCO and the Promoter, the CIDCO as the Lessor agreed to grant unto the Promoter a lease for the Project Land for a term of 60 years by payment of the full premium of Rs. 47,84,61,305.28/- [Rupees Forty Seven Crore Eighty Four Lakhs Sixty One Thousand Three Hundred and Five point Twenty Eight Only] and on the terms and conditions as contained in the Agreement to Lease. The Promoter had accordingly made payment of the abovementioned premium, in full, to CIDCO, the receipt of which was duly acknowledged by CIDCO vide:

Receipt Date	Receipt No	Amount
01-10-2021	EMD	2,00,35,200.00
27-12-2021	TDS	2,00,352.00
26.04.2022	6800006122 / 2022	15,50,20,746.00
29.04.2022	6800006809 / 2022	4,00,00,000.00
30-04-2022	TDS	19,50,208.00
07-05-2022	TDS	3,18,000.00
05.05.2022	6800007690 / 2022	1,50,00,000.00
07.05.2022	6800008208 / 2022	1,68,00,000.11
09-12-2022	TDS	22,91,119.00
09-12-2022	TDS	24,935.00
05.12.2022	6800051022 / 2022	3,68,20,746.00
08.12.2022	6800053907 / 2022	19,00,00,000.11
	<b>TOTAL</b>	<b>47,84,61,306.22</b>

The Agreement to Lease is duly registered with the Sub-Registrar of Assurances at Panvel - 3 bearing Sr. No. PVL3-2142-2023 dated 07<sup>th</sup> February 2023. The Agreement to Lease also granted unto the Promoter the benefit accruing from the Project Land and right to construct building/s on the Project Land as permitted by the concerned local authority;

- E. The Promoter is in possession of and entitled and enjoined upon to construct buildings on the said Project Land in accordance with the recitals hereinabove;
- F. The Promoter shall be developing the Project Land and shall be commencing construction on the Project Land. Upon following the process as prescribed under law, and upon submission of the requisite plans and documents to the Panvel Municipal Corporation [hereinafter referred to as the "PMC"] for its sanction, the PMC has granted permission for the development of the Project Land to the Promoter by issuing a Commencement Certificate bearing Ref. No.

PMC/TP/N.Panvel/17/36/21-23/16693/3014/2023 dated 17<sup>th</sup> October 2023 and the Amended Commencement Certificate bearing Letter No. PMC/TP/N.Panvel/17/36/21-24/16693/825/2024 dated 28/02/2024 towards the construction of a Residential Cum Commercial Building on the Project Land as per the approved plans and subject to the conditions as mentioned therein;



G. The entire project comprising of Residential cum Commercial Building [with presently 2 Wings viz. Wing A and Wing B], the common areas and other facilities on the Project Land shall be known as the Neelkanth Stella [hereinafter referred to as the "Project", and more particularly described under Schedule II hereto]. The Promoter shall also be constructing units by utilizing the entire development potential on the Project Land, including any other or further FSI by way of TDR if available in the future on the Project Land [hereinafter referred to as the "Future Development"]. The Promoter reserves its right to such Future Development on the Project Land and shall make necessary applications for such Future Development to be made a part of the Project upon receipt of requisite permissions from the PMC and/or other concerned local authorities from time to time. The Allottee acknowledges and agrees that the Promoter shall be entitled and be at liberty to carry out such Future Development on the Project in such manner as the Promoter may deem fit and proper and as per its sole discretion. For the sake of brevity and ease, every reference to the word "Project" appearing hereinafter shall be deemed to include the Future Development unless contrary and repugnant to the context thereof;

H. It is hereby clarified that the Future Development and Wing A and Wing B of the Project shall constitute one common project i.e. Neelkanth Stella. As a part of Project, the Promoter intends to construct a Residential cum Commercial Building with 2 wings, being Wing A and Wing B on the Project Land. The Promoter has already acquired the Commencement Certificates [as per Recital F above] for the construction of Wing A and Wing B upon the Project Land and the Promoter is in the process of acquiring the permissions for the purpose of construction of Wing C in the Project Land;

I. The Promoter, as part of the Project, intends to construct the Residential cum Commercial Building with 2 Wings - Wing A and Wing B upon the Project Land having specifications as below, in accordance with the plans, height, designs, as approved by the PMC or other concerned local authorities from time to time;

RERA Project	Basement	Podium	Stilt/Plinth	Upper Floors
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Neelkanth	1	1	1	<p style="text-align: center;"><b>प व ल - ४</b></p> <p>erue 2028</p> <p>e / cy</p>
Stella [2				
wings - Wing A & Wing B]				



- J. The Promoter has registered the Project under the provisions of the Real Estate [Regulation & Development] Act, 2016 [hereinafter referred to as the "Act"] with the Real Estate Regulation Authority at **Mumbai** bearing No. **P52000054706**. A copy of the registration is annexed hereto and marked as **Annexure F**;
- K. The Allottee has applied to the Promoter for allotment of **Flat No. 801** on the **8th Floor** of **A Wing** of the Project being constructed on the Project Land [hereinafter referred to as the said "**Flat/Shop/Office**"];
- L. The Promoter has engaged M/s. Satish Ahuja & Associates, registered with the Council of Architects as their Architects for the Project;
- M. The Promoter has appointed Epicons Consultants Pvt. Ltd., as Structural Engineer for the preparation of the structural design and drawings of the building/s and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/s in the Project.
- N. The Promoter has the sole and exclusive right to sell the flats/shops/offices in the Project to be constructed by the Promoter on the Project Land and to enter into agreement/s with the allottee/s of such flats/shops/offices and to receive the sale consideration in respect thereof;
- O. The Promoter has given inspection to the Allottee of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects M/s. Satish Ahuja & Associates, and of such other documents as are specified under the Act and the Rules and Regulations made thereunder;
- P. The Allottee has, prior to the date hereof, examined a copy of the Registration Certificate, in detail, through his/her/its Advocates and/or Planning and Architectural Consultants. The Allottee has agreed and consented to the development of the Project. The Allottee has also examined all the documents and information uploaded by the Promoter on the RERA website, as required by the

Act, and the Rules and Regulations framed thereunder, and has understood the documents and information in all respects;

Q. The Promoters have represented and disclosed to the Allottee that the construction of the Project, including the said Flat/Shop/Office, is being financed by Aditya Birla Housing Finance Limited [hereinafter referred to as "ABHFL"]. The Allottee acknowledges that the Allottee has been duly informed regarding the same by the Promoter. In light of the facility availed by the Promoter from ABHFL, the said Flat/Shop/Office to be sold to the Allottee is currently mortgaged with ABHFL by virtue of the Mortgage Deed dated - 23-02-2024 (Reg No. PVL3-3626-2024). The Allottee has consented to the Promoter reserving its right to create mortgages/encumbrances on the Project or otherwise as required from time to time, save and except the rights of the Allottee to the said Flat/Shop/Office. The Promoter has obtained the required 'No Objection Certificate' from ABHFL dated \_\_\_\_\_ for executing and entering into this Agreement with the Allottee;

R. The authenticated copies of Certificate of Title issued by Ganesh. R. Kadam, the Advocates of the Promoter and the authenticated copies of Search & Title Report showing the nature of the title of the Promoter to the Project Land on which the flats/shops/offices are constructed or are to be constructed, have been annexed hereto and marked as **Annexure A and B**;

S. The authenticated copies of the plans and specifications of the Flat/Shop/Office agreed to be purchased by the Allottee, as approved by the PMC are annexed hereto as **Annexure D**. The authenticated copies of the plans of the layout as approved by the PMC have been annexed hereto as **Annexure C 1 and C 2**. The authenticated copies of the plans of the layout as proposed by the Promoter and according to which the construction of the building/s and open spaces, including the Future Development are proposed to be provided in the Project on the Project Land have been annexed hereto as **Annexure C 1 and C 2**;

T. The Allottee acknowledges receipt of the brochure for the Project, which has been provided by the Promoter prior to entering into this Agreement, and hereby agrees that the decision to purchase the Flat/Shop/Office in the Project is not based upon any information that may have been provided in respect of the Project prior to the issuance of the brochures, and the Promoter does not take any responsibility for any such information provided prior thereto and the Allottee irrevocably accepts the same;

U. The Promoter has got some of the approvals from the PMC/concerned local authority[s] to the plans, the specifications, elevations, sections and of the

The image shows several handwritten signatures in blue ink. One signature is clearly legible as 'Anilgad'. There are also some circular stamps or marks, one of which contains the number '6'. The signatures are written over a horizontal line.

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building/s and shall obtain the balance approvals, including approval for commencement of construction of the Future Development on the Project Land, from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Project;



V. While sanctioning the plans for the Project, the PMC has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the building, and subject to the due observance and performance of which, the Completion or Occupancy Certificate in respect of the building/s shall be granted by the PMC and/or other concerned local authority;

W. The Promoter has accordingly commenced construction of the Project on the Project Land in accordance with the approved/sanctioned plans;

X. The carpet area of the said Flat is **88.66** square meters meaning the net usable floor area of the said Flat/Shop/Office, excluding the area covered by the external walls, areas under services shafts, but includes the area covered by the internal partition walls of the said Flat/Shop/Office;

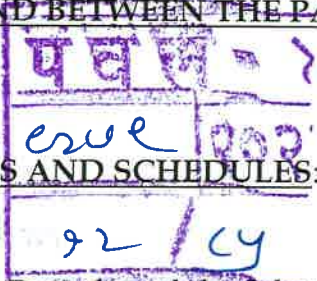
Y. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs.2,00,000/- [Rupees Two Lakhs Only]**, being part payment of the Consideration [defined below] of the said Flat/Shop/Office, agreed to be sold by the Promoter to the Allottee, as advance payment or Application Fee [the payment and receipt whereof the Promoter doth hereby admit and acknowledge] and the Allottee has agreed to pay to the Promoter the balance of the Consideration in the manner hereinafter appearing;

Z. Under section 13 of the Act, the Promoter is required to execute a written Agreement for Sale of said Flat/Shop/Office with the Allottee, being in fact these presents, and also to register said Agreement under the Registration Act, 1908;

AA. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat No. **801** on the **8th Floor** of the **A Wing** of the Project and **1** No. of car parking space/s. 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;



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



1. RECITALS AND SCHEDULES:

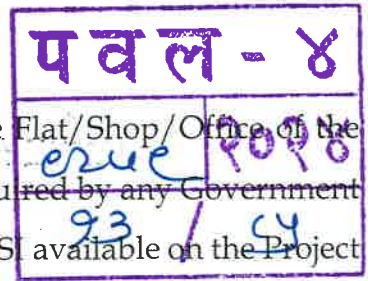
The above Recitals and the Schedules appearing hereunder shall form an integral and operative portion of this Agreement, as if the same are set out and incorporated verbatim herein. The headings given in the operative section of this Agreement are only for convenience and are not intended to be in derogation of the Act.

2. PROJECT:

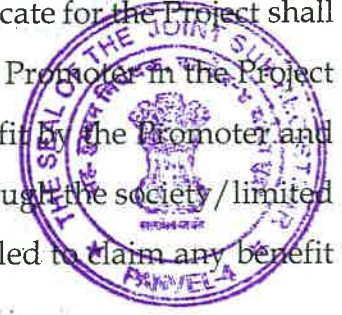
- a. The Promoter shall construct the Project, subject to receipt of requisite approvals, as per the below mentioned table, on the Project Land in accordance with the plans, designs and specifications as approved by PMC/other concerned local authorities, from time to time.

RERA Project	Basement	Podium	Stilt/Plinth	Upper Floors
Neelkanth Stella [2 wings -Wing A & Wing B]	1	1	1	14

- b. The common areas, facilities and amenities in the Project that may be usable by the Allottee are listed in **Annexure E** hereto.
- c. The Allottee hereby acknowledges and agrees that the Promoter shall be entitled to avail and utilize the full development potential of the Project Land and any and all FSI or any further FSI/additional FSI as available or as may become available on the Project Land and/or by way of TDR or in any manner whatsoever as approved and hereby consents to any and all further construction in the Project, including the Future Development on the basis of the approval of such FSI/TDR. The Promoter shall be entitled to amend the construction programme, the building plans and to undertake additional construction in the Project, provided that the Promoter shall obtain prior consent, in writing, from the Allottee for the limited variations



or modifications which may adversely affect the Flat/Shop/Office of the Allottee, except for any alteration or addition required by any Government authorities or due to change in law. Any and all FSI available on the Project Land upto the receipt of the Full Occupation Certificate for the Project shall belong to the Promoter and shall be utilised by the Promoter in the Project or otherwise or in any manner as may be deemed fit by the Promoter and the Allottee, either by himself/herself/itself or through the society/limited company/association of allottees shall not be entitled to claim any benefit of the same in any manner whatsoever.



- d. It is agreed between the Parties that pursuant to the Project being registered and updated with RERA and the proposed layout of the Project, including with the Future Development, being disclosed to the Allottee by way of this Agreement and the representations made to the Authority from time to time, no further consent/s shall be required by the Promoter for the development of the Project, including the Future Development, from the Allottee.

3. SALE OF FLAT/SHOP/OFFICE:

- a. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee the Flat bearing No. 801 admeasuring 88.66 sq. mtrs. of carpet area on the 8th Floor of A Wing in the Project i.e. Neelkanth Stella , which is more particularly described in the **Schedule - III** hereunder written and delineated on the floor plan at **Annexure D**. The total consideration for the Flat is **Rs. 1,20,00,000/- [Rupees One Crore Twenty Lakhs Only]** being the proportionate price of the common areas and facilities appurtenant to the Flat/Shop/Office. The nature, extent and description of the common areas and facilities are more particularly described in the **Annexure E** annexed hereto.
- b. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee 1 No. of car parking space being constructed in the Project. The exact location, size, and identification of such car parking space shall be finalised by the Promoter at the time of grant of possession of the Flat/Shop/Office by the Promoter in accordance with this Agreement.
- c. Thus, the total aggregate consideration amount for the Flat and the car parking space (if allotted) is **Rs.1,20,00,000/- [Rupees One Crore Twenty**

2-

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Lakhs Only] [herein referred to as the "Consideration"]. It is hereby agreed and understood by the Allottee that the Flat/Shop/Office and the car parking space shall be treated as a single indivisible unit for all purposes.

- d. The Consideration above excludes Taxes [consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Goods & Services Tax, cesses, or any other similar taxes] which may be levied, in connection with the construction of and carrying out the Project, payable by the Promoter, upto the date of handing over of possession of the Flat/Shop/Office. It is clarified that all such taxes, levies, duties, cesses [whether applicable/payable now or which may become applicable/payable in future] including GST and all other indirect and direct taxes, duties and impositions applicable or levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Flat/Shop/Office, shall be borne and paid by the Allottee alone, as and when the said amounts become due as per the applicable laws, without any delay whatsoever in this regard, and the Promoter shall not be liable to pay or bear the same or any part thereof.
- e. The Consideration above further excludes any legal charges, stamp duty and registration charges, costs towards formation of the society, additional costs of availing covered parking/EV Parking, Transfer Charges as may be levied by the PMC/CIDCO/other concerned local authorities etc.
- f. The Consideration is exclusive of the statutory deposits paid/payable by the Promoter to authorities for electricity, water and other facilities or any other charges paid/payable by the Promoter to relevant Governmental authorities. The same shall be payable by the Allottee in proportion to the carpet area of the Flat/Shop/Office. In case the said charges are revised/changed due to enhancement in government and statutory dues, taxes, cesses or charges under the applicable laws, due to any amendment/modification thereof, including but not limited to, upward revision of statutory charges, increase of deposits/charges for supply of electricity and water, cost of additional fire safety measures, revision of ground rent, or outgoings of any kind or nature, whether prospectively or retrospectively, the same shall be payable by the Allottee in proportion to

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the carpet area of the Flat/Shop/Office, as and when demanded by the Promoter.

g. The Allottee agrees and undertakes to pay all such taxes [as applicable in present and future] and all other amounts as stated hereinbefore under clause 3[d], 3[e] and 3[f], in respect of the said Flat/Shop/Office. The Allottee hereby indemnifies and shall keep indemnified the Promoter of all claims, expenses, penalty and charges towards the Service Tax, VAT, GST, and/or any other charges/taxes, as may be introduced by the State Government and/or any local bodies along with any and all claims, expenses, charges, penalties towards the legal charges, stamp duty and registration charges, costs towards formation of the society, additional costs of availing covered parking/EV Parking, Transfer Charges, costs and charges as per 3[f], etc. as may be levied by the PMC/CIDCO/other concerned local authorities etc. and the Allottee shall be solely liable to bear and pay the same, as and when called upon to do so by the Promoter.

h. The Consideration is escalation-free, save and except the escalations/increases on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, local bodies/Government from time to time. The Promoter undertakes and agrees that in case of any increase in development charges, costs or levies imposed by the competent authorities, etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, and which shall only be applicable on subsequent payments.

i. The Allottee hereby confirms that, from the date of entering into this Agreement, it shall be the obligation of the Allottee to bear and pay any additional development charges for layout conditions and fulfilment thereof and the same shall be borne and paid by the Allottee along with the other allottees in the Project and the Promoter shall not be responsible or liable to pay the same.

j. The Allottee has paid, on or before execution of this Agreement, a sum of **Rs.2,00,000/- [Rupees Two Lakhs Only]** as advance payment or Application Fee, and hereby agrees to pay to the Promoter, the balance amount of the Consideration of **Rs.1,18,00,000/- [Rupees One Crore**



**Eighteen Lakhs Only**] in the following manner [hereinafter referred to as the "Payment Schedule"]:

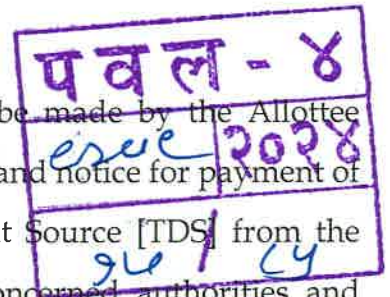
No.	Particulars	Amount Payable
1	On Booking	10%
2	On Execution of Agreement	20%
3	On Completion of Basement Raft	8%
4	On Completion of Plinth	7%
5	On Completion of 1st Slab	3%
6	On Completion of 2nd Slab	3%
7	On Completion of 3rd Slab	3%
8	On Completion of 5th Slab	3%
9	On Completion of 7th Slab	3%
10	On Completion of 9th Slab	3%
11	On Completion of 11th Slab	3%
12	On Completion of 13th Slab	2%
13	On Completion of Terrace Slab	2%
14	On Completion of Masonry, Internal Plaster	5%
15	On Completion of Staircase, Lift Walls, Lobby, waterproofing	5%
16	On Completion of Plumbing, Flooring, Door, Sanitary Ware, External plaster	5%
17	On Completion Lifts, Electrical, Entrance Lobby, Paving, Window	10%
18	On Handing Over Possession of Flat	5%
	Total	100%

k. In the event that the Allottee offers to pay and requests the Promoter to receive payments of the Consideration/instalment of the Consideration prior to the achievement of any milestone as per the Project Schedule in respect of the Flat/Shop/Office, such milestone/s shall be deemed to have been achieved by the Promoter, and the amounts due against the said milestone/s shall be paid immediately by the Allottee to the Promoter without any delay whatsoever in this regard.

l. The Promoter shall issue a demand notice [by post/courier/email to the notified address as recorded in this Agreement] to the Allottee about the stage-wise completion of the Project. The payment of the corresponding

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instalment as per the Payment Schedule shall be made by the Allottee within 15 days of the Promoter issuing such demand notice for payment of the instalment. The Allottee shall deduct Tax at Source [TDS] from the Consideration, pay the deducted tax to the concerned authorities and deliver the relevant document i.e. TDS certificate/Form 16B/Challan, relating to each payment as per the provisions of the Income Tax Act 1961, to the Promoter within 5 days of making such deduction. It is hereby expressly agreed that time for payment of each of the aforesaid instalments of the Consideration as set out herein shall be the essence of the contract. All payments shall be made by way of DD/Cheque/RTGS/ECS/NEFT in the name of the Promoter to the account as stated in the below mentioned table maintained with HDFC Bank.



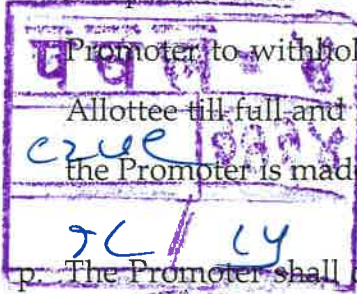
Particulars of the Bank Account	
<b>Account Name</b>	NEELKANTH INFRACON NEELKANTH STELLA MASTER COLLECTION ESCROW A/C
<b>Bank</b>	HDFC Bank Ltd
<b>A/c No</b>	57500001376812
<b>IFSC Code</b>	HDFC0000540
<b>Branch</b>	Vashi Sector 17

- m. The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments at NIL per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Allottee by the Promoter.
- n. The Allottee declares and affirms that in case of joint purchase of the said Flat/Shop/Office [more than one allottees - although collectively referred to as "Allottee" herein], their liabilities and obligations would be joint and several. The failure to pay by any one shall be deemed as failure to pay by both and all Allottee[s] shall be treated as one single person for the purpose of this Agreement and both shall be liable for the consequence jointly as well as severally.
- o. The Promoter, on receipt of the complete amount of the Consideration, and upon fulfillment of the other obligations of the Allottee as set out in this Agreement, the Promoter shall provide the possession of the Flat/Shop/Office to the Allottee after issuance of the Occupancy Certificate

*(Handwritten signatures and initials in blue ink)*



for the Project. However, in case the Allottee fails to deposit the registration charges and all other incidental and legal expenses etc. as demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold the grant of possession of Flat/Shop/Office to the Allottee till full and final settlement of all dues and registration charges to the Promoter is made by the Allottee.



p. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Project is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The Consideration payable for the carpet area of the Flat/Shop/Office shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3[a] of this Agreement.

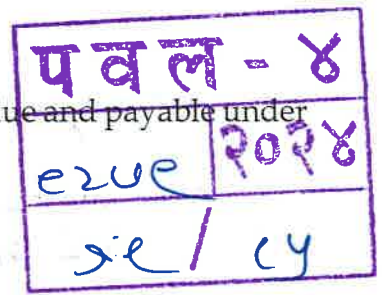
q. It is acknowledged and agreed that the agreed rate above shall be deemed to be the rate arrived at as per the computation below:

*Originally agreed Consideration / Original carpet area of the Flat/Shop/Office*

r. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her/it under any head[s] of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. The amount/s paid by the Allottee to the Promoter shall be appropriated firstly towards taxes payable by him/her/it, then towards interest payable for all outstanding instalments towards the Consideration in respect of the said Flat/Shop/Office, cheque bounce charges [if any], then any administrative expenses, and lastly, towards consideration/outstanding dues in respect of the Agreement.

s. The Allottee acknowledges that the Flat/Shop/Office shall be conveyed to the Allottee free from encumbrances subsequent to receipt of the entire

Consideration amount as well as any other amounts due and payable under this Agreement



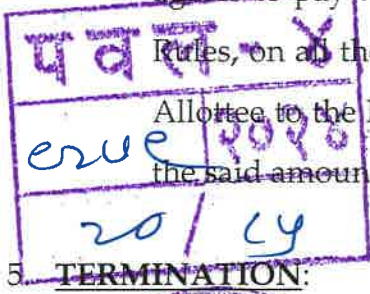
4. OBLIGATIONS OF PARTIES:

- a. The Promoter hereby agrees to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat/Shop/Office to the Allottee, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the Flat/Shop/Office or the Project.
- b. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Project and handing over the Flat/Shop/Office to the Allottee and the common areas to the association of the allottees after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment as per the Payment Schedule and other dues payable by him/her/it and comply with the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter.
- c. The Promoter hereby declares that the Floor Space Index [FSI] available as on date in respect of the Project Land is 13,142.744 sq. mtrs. only. Promoter has planned to utilize further FSI on expectation of increased FSI which may be available in future on modification to Development Control Regulations, or TDR which may be applicable to the said Project. The Promoter has disclosed the minimum FSI of 13,142.744 sq. mtrs. as proposed to be utilized by him on the Project Land in the said Project and Allottee has agreed to purchase the said Flat/Shop/Office based on the proposed construction, excluding the Future Development and sale of flats/shops/offices to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the future FSI if available shall belong to Promoter only.
- d. If the Promoter fails to abide by the time schedule for completing the Project and handing over the Flat/Shop/Office to the Allottee, the Promoter agrees to pay to the Allottee, if he/she/it does not intend to withdraw from the Project, interest as specified in the Rules framed under the Act, on all the amounts paid by the Allottee for every month of delay, till the handing over

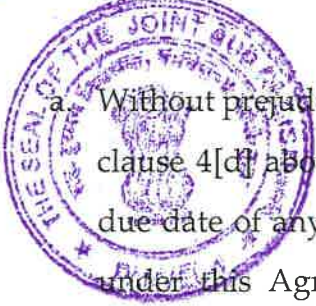


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of the possession of the said Flat/Shop/Office. Similarly, the Allottee agrees to pay to the Promoter, interest at the rate and as specified in the Rules, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter.



5. TERMINATION:



- a. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4[d] above, on the Allottee committing default in payment on the 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] and on the Allottee committing three defaults of payment of instalments, the Promoter shall at his own option, terminate this Agreement:

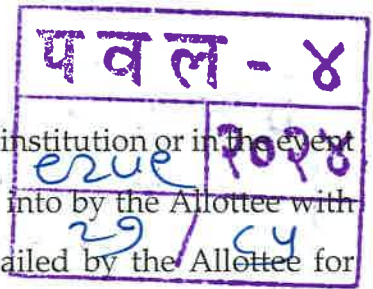
Provided that, the Promoter shall give notice of fifteen days in writing to the Allottee [hereinafter referred to as the "Default Notice"], by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of its intention to terminate this Agreement 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 shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee [subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Promoter] within a period of thirty days of the termination, the instalments of Consideration of the Flat/Shop/Office which may till then have been paid by the Allottee to the Promoter.

- b. In addition to Clause 5[a] hereinabove and without prejudice to the right of Promoter to charge interest in terms of sub clause 4[d] above and all other rights and remedies available to the Promoter, the Promoter shall also be entitled to issue a Default Notice in accordance with Clause 5[a] hereinabove on [i] the Allottee committing a breach of the terms and conditions of this Agreement; or [ii] any default by the Allottee under any

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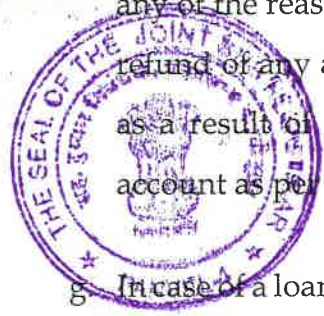


agreement entered into with any bank or financial institution or in the event of the termination of any such agreement entered into by the Allottee with any or financial institution towards any loan availed by the Allottee for making payment of the Consideration for the Flat/Shop/Office. Any failure by the Allottee to act in accordance with the proviso contained in Clause 5[a] above shall entitle the Promoter to terminate this Agreement forthwith by issuance of a written intimation to the Allottee.



- c. Notwithstanding anything to the contrary contained herein, the Allottee acknowledges and agrees that if the Promoter has already had occasion to serve the Allottee with a Default Notice on two previous occasions under this Agreement for any reason whatsoever, in the event of occurrence of any further default under Clauses 5[a] and 5[b], the Promoter shall not be obliged to serve the Allottee with another Default Notice, and shall be entitled to directly terminate this Agreement forthwith by issuance of a written intimation to the Allottee
- d. In respect of the further proviso to Clause 5[a] hereinabove, upon termination of this Agreement, the Promoter shall refund to the Allottee the instalments of the Consideration of the Flat/Shop/Office which may till then have been paid by the Allottee to the Promoter, subject to adjustment and/or recovery of liquidated damages in the form of forfeiture charges of 10% of the Consideration plus brokerage fees [if any], taxes, and all other outgoings and expenses incurred by the Promoter including any amount paid/payable to third parties by the Promoter on behalf of Allottee, stamp duty, legal charges, registration charges, or any other amount which may be payable to the Promoter [being the agreed genuine pre-estimate of the liquidated damages, not by way of a penalty], and further subject to the execution and registration of a Deed of Cancellation.
- e. Upon termination of this Agreement as aforesaid, without prejudice to the other rights and remedies of the Promoter, the Allottee shall be bound to execute and register a Deed of Cancellation in respect of the said Flat/Shop/Office, within a period of 7 [seven] days from the date of a written notice in this regard by the Promoter to the Allottee. In the event the Allottee fails to execute and register such a Deed of Cancellation, the Promoter shall be entitled to obtain necessary orders against the Allottee to compel him/her/it to execute and register such Deed of Cancellation.

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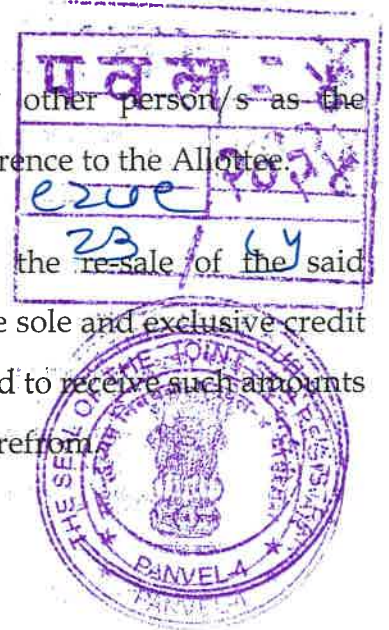
f. The Parties acknowledge and agree that the Allottee has presented a cancelled cheque to the Promoter at the time of execution of this Agreement, a copy of which is annexed hereto marked as **Annexure G** [hereinafter referred to as the "Cancelled Cheque"]. Notwithstanding anything to the contrary contained herein, in the event of termination of this Agreement for any of the reasons contemplated under the Agreement, and in the event of refund of any amounts having to be made to the Allottee by the Promoter as a result of such termination, such refund shall be made to the bank account as per the details provided in the aforesaid Cancelled Cheque.

g. In case of a loan being availed by the Allottee as per the provisions of Clause 17 hereinbelow, the Allottee shall inform the bank/financial institution that has disbursed such loan of such termination and provide the Promoter with the account details provided by the bank/financial institution for initiating the refund as stipulated in the Agreement. In the event of the Allottee failing to provide such information, the Promoter shall intimate the bank/financial institution that has disbursed such loan of such termination and enquire as to the account details for initiating the refund as stipulated in the Agreement. In case the Allottee and/or the bank/financial institution fails to inform the Promoter of such account details within 15 days of the written intimation by the Promoter, the Promoter shall be required to initiate the refund directly to the Allottee as per the account details provided in the aforesaid Cancelled Cheque. Thereafter, the responsibility and liability to reimburse the said amounts to the bank/financial institution from which the Allottee has obtained the loan shall vest solely with the Allottee, and the Promoter shall have no liability whatsoever in this regard.

h. The Allottee acknowledges and agrees that the refund of amounts to the bank/financial institution providing the loan, or to the account details provided in the Cancelled Cheque, shall be deemed to constitute a refund of all amounts due to all Allottees under this Agreement, and the Promoter shall not be liable to make any separate disbursement of amounts to each of the Allottees herein.

i. Upon the Promoter terminating this Agreement, the Allottee shall cease to have any right, title, interest, claim, demand, etc. of any nature whatsoever in the said Flat/Shop/Office and/or the Project or any part thereof and/or against the Promoter and the Promoter shall be entitled to deal with and

dispose-off the said Flat/Shop/Office to any other person/s as the Promoter may deem fit, without any further reference to the Allottee.



- j. All amounts, including benefits arising from the re-sale of the said Flat/Shop/Office to a new allottee shall be to the sole and exclusive credit of the Promoter and the Promoter shall be entitled to receive such amounts and all other advantages and benefits arising therefrom.

#### 6. FIXTURES AND FITTINGS:

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Project and the Flat/Shop/Office as are set out in **Annexure E** hereto. It is clearly understood by the Allottee that the furniture, fixture, fittings, electrical, and electronic gadgets, etc. as are displayed in the sample flat/shop/office, have been placed there for illustrative purposes only and the same are not included in the Consideration of the said Flat/Shop/Office and that only such specifications and amenities as are specified in **Annexure E** of this Agreement, shall be provided by the Promoter in the said Flat/Shop/Office/Project.

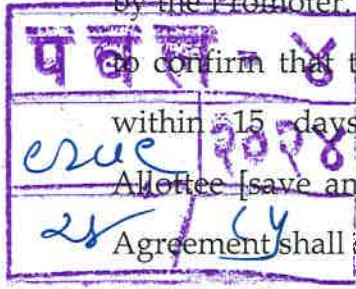
#### 7. POSSESSION:

- a. Provided that all amounts due and payable by the Allottee to the Promoter under this Agreement are first duly paid by the Allottee and subject to Clause 7[b] hereinbelow, the Promoter shall give possession of the Flat/Shop/Office to the Allottee on or before **1st day of December, 2028**. If the Promoter fails or neglects to give possession of the Flat/Shop/Office to the Allottee by the aforesaid date [save and except for reasons as stated below] then the Allottee shall be entitled to either of the following:

- I. To call upon the Promoter by issuing a written notice to the Promoter at the address provided by the Promoter, to pay interest at the same rate as may mentioned in the clause 4[d], on the amounts paid by the Allottee towards the Consideration till date. The interest shall be paid by the Promoter to the Allottee till the date of confirmation by the Promoter that the Flat/Shop/Office is ready to be handed over to the Allottee; or



II. The Allottee shall be entitled to terminate the Agreement by giving a written notice of 15 days to the Promoter at the addressed provided by the Promoter. In the event of any failure on part of the Promoter to confirm that the Flat/Shop/Office is ready to be handed over within 15 days from the receipt of the written notice from the Allottee [save and except for reasons as stated hereinbelow], this Agreement shall stand terminated. The Promoter shall thereafter be liable to refund to the Allottee the amounts already received by him in respect of the Flat/Shop/Office with interest at the same rate as may mentioned in the clause 4[d] hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Upon the termination of this Agreement as stipulated under this sub-clause, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Flat/Shop/Office and/or the car parking space and/or the Project and the Promoter shall be entitled to deal with and/or dispose-off the said Flat/Shop/Office, the Project in the manner that it deems fit and proper.

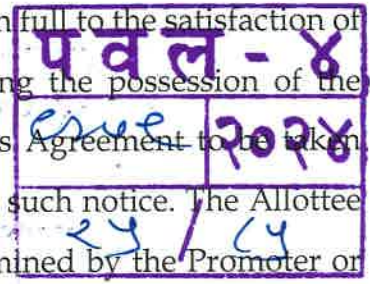


- b. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Office on the aforesaid date, if the completion of Building in which the Flat/Shop/Office is to be situated is delayed on account of reasons beyond his control and of his agents, without the need to pay any compensation whatsoever, on account of:
- I. war, civil commotion, or act of God;
  - II. any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- c. It is hereby agreed and understand that in the event of the Allottee opting for the remedy under Clause 7[a][I] hereinabove, the Allottee shall not subsequently be entitled to the remedy under Clause 7[a][II] till the expiry of the period/tenure for payment of interest as per the aforesaid Clause 7[a][I].

#### 8. PROCEDURE FOR TAKING POSSESSION:

- a. Upon obtaining the Occupancy Certificate from the competent authority for the Project, and upon all the amounts payable by the Allottee to the

Promoter as per this Agreement have been paid in full to the satisfaction of the Promoter, the Promoter shall offer in writing the possession of the Flat/Shop/Office to the Allottee in terms of this Agreement to be taken within 3 [three] months from the date of issue of such notice. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of allottee, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Project.



- b. The Allottee shall take possession of the Flat/Shop/Office within 15 [fifteen] days of the written notice from the Promoter to the Allottee intimating that the said Flat/Shop/Office is ready for use and occupancy.

9. **FAILURE OF ALLOTTEE TO TAKE POSSESSION:**

- a. Upon receiving a written intimation from the Promoter as per clause 8[a], the Allottee shall take possession of the said Flat/Shop/Office from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be required, and the Promoter shall give possession of the Flat/Shop/Office to the Allottee. In case the Allottee fails to take possession of the Flat/Shop/Office within the time provided hereinabove, such Allottee shall continue to be liable to pay maintenance charges as applicable and determined by the Promoter or the association of allottees.
- b. In the event the Allottee fails to take possession of the said Flat/Shop/Office despite having received the written notice and/or further communications from the Promoter in respect thereof, within the period as specified in this Agreement, the Allottee shall be liable to pay to the Promoter demurrage charges at the rate of 5% of Agreement Value of the Flat/Shop/Office and the car parking spaces allotted to the Allottee towards the repair/ renovation/ maintenance/ refurbishment/ restoration/cleaning of the said Flat/Shop/Office, the car parking spaces allotted to the Allottee. The demurrage charges as stated herein shall be payable in addition to the maintenance charges.

10. **DEFECTS:**

If within a period of five years from the date of handing over the Flat/Shop/Office to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat/Shop/Office or the Building in

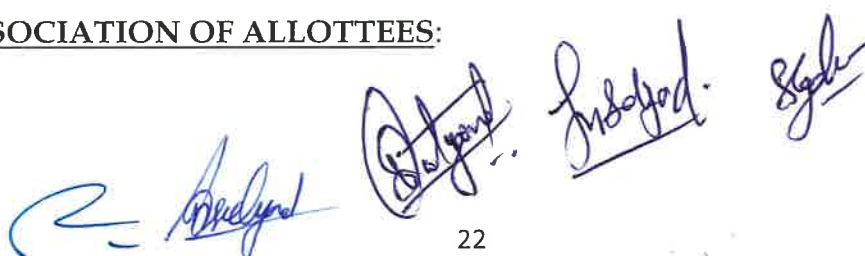
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which the Flat/Shop/Office is situated or any defects in workmanship, quality or provision of service [normal wear and tear and misuse caused by or attributable to the Allottee excluded] and subject to Clause 15 hereunder, and provided the Allottee is not guilty and responsible for such defect, then wherever possible, such defects shall be rectified by the Promoter at his own cost [such costs shall mean and be restricted to the cost of repairs of such defects only and no other costs] within reasonable time of receipt of a written notice from the Allottee and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. The Allottee shall, without any reluctance, give access to the contractors, workers, etc. of the Promoter to the said Flat/Shop/Office, as may be required for rectifying such defects. However, it is specifically agreed that if the Allottee has carried out, by himself/herself/itself or through any external agency or otherwise, any alterations in the Flat/Shop/Office and/or caused any damage to the Flat/Shop/Office due to the negligent use, modifications, acts or omission by himself/herself/itself and/or his/her/its agents, visitors, contractors, etc. including those concerning waterproofing, fittings pipes, fixtures, etc. without the prior consent of the Promoter, then the Promoter shall not be liable for any defect/s whatsoever.

**11. USE OF THE FLAT/SHOP/OFFICE AND PARKING:**

- a. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. The Allottee shall use the Shop/Office or any part thereof or permit the same to be used only for purpose of office/show-room/shop/godown for carrying on any industry or business and he/she/it shall use the parking space only for purpose of keeping or parking Allottee's vehicle.
- b. The Allottee agrees and acknowledges that the Allottee shall not carry out the business of sale of liquor in the form of a Wine Shop or the business of sale of meat in the form of a Meat Shop or Butcher Shop in the Flat/Shop/Office or the Project or any part thereof or permit the same to be used for such impermissible purpose.

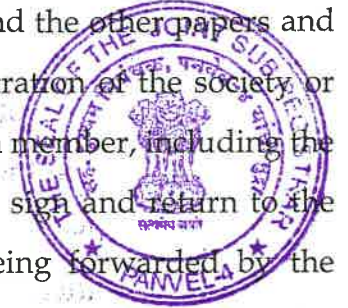
**12. ASSOCIATION OF ALLOTTEES:**





a. The Allottee along with other allottees of flats/shops/offices in the Project shall join in formation and registration of the society or association or a limited company to be known by such name as the Promoter may decide and for this purpose also, from time to time, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society or association or limited company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Promoter within 7 [seven] days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of allottees. 'No Objection' shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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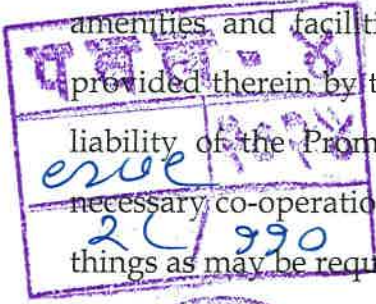


b. Upon receipt of the Full Occupancy Certificate for the Project and within 3 [three] months thereof, the Promoter shall, cause to be transferred to the society or limited company all the right, title and the interest of the Promoter in the said structure of the Building or wing in which the said Flat/Shop/Office is situated as permitted under the Agreement of Lease dated 06<sup>th</sup> February 2023. In the event of any of the flats/shops/offices in the Project are unsold at the time of formation and registration of the society/limited company/association, the Promoter may retain such unsold premises, as the owner thereof, without any liability to the society/limited company/association of the allottees. The Promoter shall be solely entitled to deal with and/or dispose-off such unsold premises in such a manner as it may deem fit and proper. The society/limited company/association of the allottees shall admit, as its members, the allottees of such unsold premises, without any protest.

c. Upon receipt of the Full Occupancy Certificate for the Project and within 3 [three] months thereof, the Promoter shall cause to be transferred to the society/ limited company/ Federation/ Apex body all the right, title and the interest of the Promoter in the Project Land on which the Project with a Building with multiple wings is constructed by executing a lease deed or deed of assignment in favour of the society or limited company to the extent as permitted under the Agreement of Lease dated 06<sup>th</sup> February 2023.

*[Handwritten signatures in blue ink]*

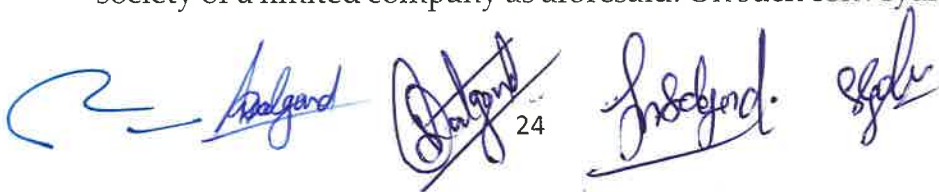
d. Subsequent to the execution of the above conveyance, the Society shall be responsible for the operation and management and/or supervision of the Project, *in toto*, along with the maintenance and management of all amenities and facilities, including the Sewage Treatment Plant, etc. as provided therein by the Promoter, without any further responsibility and liability of the Promoter in this regard, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.



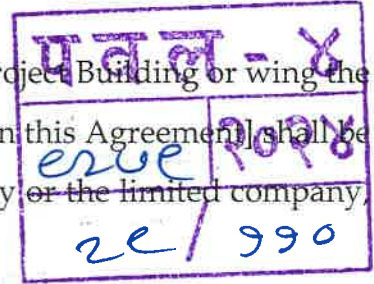
**13. PAYMENTS TOWARDS PROPORTIONATE SHARE BY ALLOTTEE AND OTHER PAYMENTS:**



a. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat/Shop/Office is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share [i.e. in proportion to the carpet area of the Flat/Shop/Office] of outgoings in respect of the Project Land and the Project namely local taxes, property tax, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers, and all other expenses necessary and incidental to the management and maintenance of the Project Land and the Project. Until the society or limited company is formed and the said structure of the Project Building/s or wings is transferred to it, the Allottee shall regularly pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter an interest free provisional contribution of **Rs.6780 /-** along with additional applicable GST and other taxes for approximately 12 months towards the outgoings and the maintenance of the common areas and facilities, including maintenance of the parking area, electricity charges for EV parking, for society operation and maintenance etc. Upon handover of charge of the common areas and facilities, the Allottee shall pay the monthly/quarterly maintenance charges to the society/limited company/association, as applicable at that time. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the Project Building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment



of lease being executed for the structure of the Project Building or wing the  
aforesaid deposits [less deduction provided for in this Agreement] shall be  
paid/handed over by the Promoter to the society or the limited company,  
as the case may be.



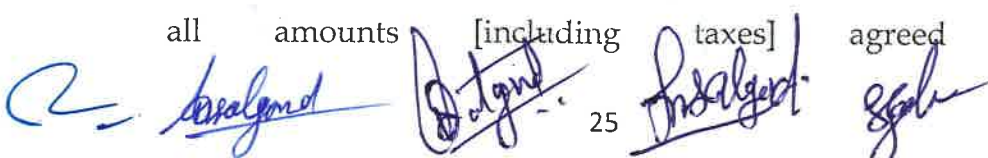
b. The Allottee shall on or before delivery of possession of the said  
Flat/Shop/Office keep deposited with the Promoter, the following  
amounts:



- I. Rs. Nil for share money, application entrance fee of the society or  
limited company/federation/apex body;
- II. Rs. Nil for formation and registration of the society or limited  
company/federation/apex body;
- III. Rs. Nil for proportionate share of taxes and other charges/levies in  
respect of the society or limited company/federation/apex body;
- IV. Rs. Nil for deposit towards water, electricity, drainage, sewerage  
connections and other utility and services connection charges;
- V. Rs. Nil for deposit towards electricity sub-station provided in the  
Project;

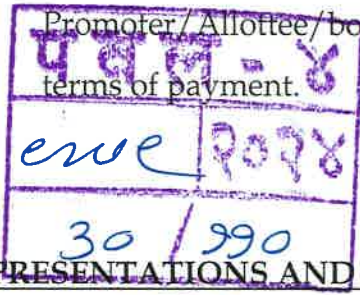
c. At the time of registration of conveyance or lease of the structure of the  
Project Building or wing of the Building, the Allottee shall pay to the  
Promoter, the Allottee's share of stamp duty and registration charges  
payable, by the said society or limited company on such conveyance or  
lease or any document or instrument of transfer in respect of the structure  
of the said Project Building/ wing of the Building. At the time of registration  
of conveyance or lease of the Project Land, the Allottee shall pay to the  
Promoter, the Allottee's share of stamp duty and registration charges  
payable, by the said society or limited company or Apex Body or Federation  
on such conveyance or lease or any document or instrument of transfer in  
respect of the structure of the said Project Land to be executed in favour of  
the society or limited company or Apex Body or Federation. Pursuant to the  
society conveyance, the Society shall be responsible for the operation and  
management and/or supervision of the Project including any common  
areas, facilities and amenities, *in toto*, and the Promoter shall not be  
responsible for the same in any manner whatsoever.

d. In case the transaction being executed by this Agreement between the  
promoter and the Allottee is facilitated by the Registered Real Estate Agent,  
all amounts [including taxes] agreed as payable





remuneration/fees/charges for services /commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ Allottee/ both, as the case may be, in accordance with the agreed terms of payment.

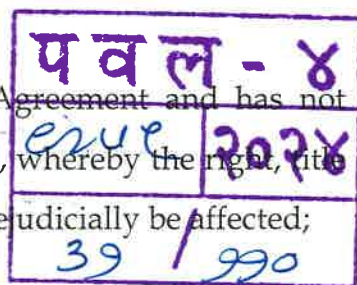


**14. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

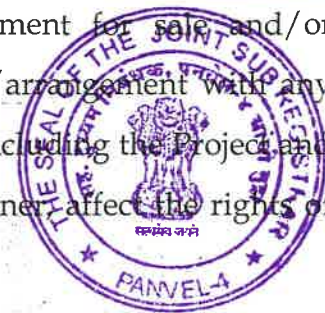
The Promoter hereby represents and warrants to the Allottee as follows:

- a. The Promoter has clear and marketable title with respect to the Project Land as declared in the Title Report and other documents annexed to this Agreement and has the requisite rights to carry out the development upon the said Project Land for the implementation of the Project;
- b. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- c. There are no encumbrances upon the Project Land or the Project except those disclosed in the Title Report, this Agreement, and other documents annexed to this Agreement;
- d. There are no litigations pending before any Court of law with respect to the Project Land or Project except those disclosed in the Title Report and other documents annexed to this Agreement;
- e. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and the Building/wing in the Project are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and Building/wing in the Project shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land, Building/wing and common areas in the Project;





- f. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- g. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Project Land, including the Project and the said Flat/Shop/Office which will, in any manner, affect the rights of Allottee under this Agreement;
- h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Shop/Office to the Allottee in the manner contemplated in this Agreement;
- i. At the time of execution of the conveyance deed of the structure to the association of allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Project to the association of the allottees;
- j. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities, till the formation of the society/limited company/association of allottees as contemplated under this Agreement;
- k. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification [including any notice for acquisition or requisition] has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the Title Report and other documents annexed to this Agreement.



**15. RESPONSIBILITIES OF THE ALLOTTEE:**

The Allottee or himself/themselves with intention to bring all persons into whosever hands the Flat/Shop/Office may come, hereby covenants with the Promoter as follows:

- a. To maintain the Flat/Shop/ Office at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat/Shop/Office is taken and shall not do or suffer to be done anything in

or to the building in which the Flat/Shop/Office is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/Shop/Office is situated and/or the Project and/or the Flat/Shop/Office itself or any part thereof without the consent of the local authorities and the Promoter;

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b. The Allottee agrees and acknowledges that the Allottee shall not carry out the business of sale of liquor in the form of a Wine Shop or the business of sale of meat in the form of a Meat Shop or Butcher Shop in the Flat/Shop/Office or the Project or any part thereof or permit the same to be used for such impermissible purpose;



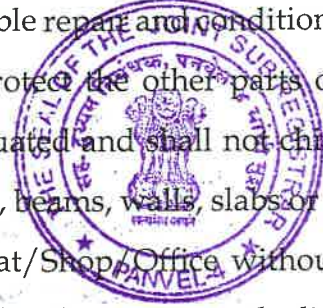
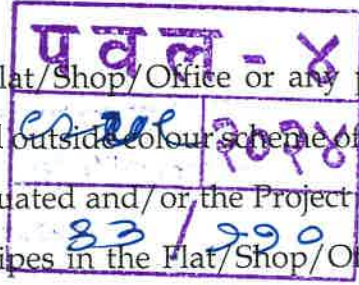
c. Not to store in the Flat/Shop/Office any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop/Office is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Shop/Office is situated and/or the Project, including entrances of the building in which the Flat/Shop/Office is situated and in case any damage is caused to the building in which the Flat/Shop/Office is situated and/or the Project and/or the Flat/Shop/Office on account of negligence or default of the Allottee in this behalf, the Allottee/s shall be liable for the consequences of the breach;

d. To carry out, at his own cost, with the concurrence/consent of the Promoter, all internal repairs to the said Flat/Shop/Office and maintain the Flat/Shop/Office in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat/Shop/Office is situated or the Flat/Shop/Office which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

e. Not to demolish or cause to be demolished the Flat/Shop/Office or any part thereof, nor at any time make or cause to be made any addition or

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[Handwritten signatures and initials]

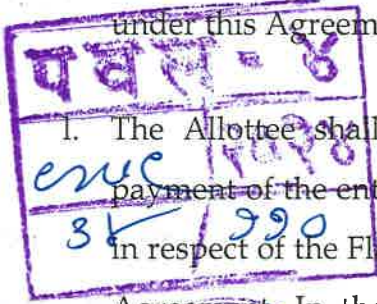
alteration of whatever nature in or to the Flat/Shop/Office or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop/Office is situated and/or the Project and shall keep the portion, sewers, drains and pipes in the Flat/Shop/Office and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop/Office is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/Shop/Office without the prior written permission of the Promoter and/or the society or the limited company;



- f. Not to encroach upon external and/or internal ducts/void areas attached to the Flat/Shop/Office by constructing permanent and/or temporary work by enclosing and/or using it. The duct area is strictly provided for maintenance of service utilities such as plumbing pipes, cables, etc. [for breach of any of the terms mentioned herein, the Allottee shall be solely responsible for all the consequences arising on account of the same];
- g. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Project/Building in which the Flat/Shop/Office is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- h. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop/Office in the compound or any portion of the Project Land, the Project and the building in which the Flat/Shop/Office is situated;
- i. Pay to the Promoter within 15 [fifteen] days of demand by the Promoter, his/her/its share of security deposit demanded by the concerned local authority or Government for providing water, electricity or any other service connection to the Project and the building in which the Flat/Shop/Office is situated;
- j. 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 Flat/Shop/Office by the Allottee for any purposes other than for purpose for which it is sold;



k. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit under this Agreement or part with the possession of the Flat/Shop/Office until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up;



l. The Allottee shall not transfer/sell the said Flat/Shop/Office till the payment of the entire Consideration and other dues and amounts payable in respect of the Flat/Shop/Office to the Promoter in accordance with this Agreement. In the event the Allottee intends to transfer/sell the said Flat/Shop/Office after handover of the possession of the said Flat/Shop/Office but before the formation of the society/limited company/association of allottees, the Allottee shall require the prior written consent of the Promoter and the Allottee shall pay, to the Promoter, assignment/facilitation charges [being genuine pre-determined facilitation and processing charges] calculated at 3 % of the Consideration of the said Flat/Shop/Office or of the on-going sale value or the re-sale value of the Flat/Shop/Office, whichever is higher, without demur and protest;

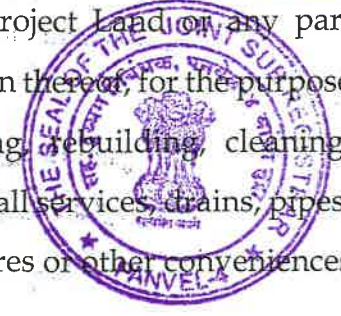
m. The Allottee shall observe and perform all the rules and regulations which the society or the limited company or apex body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and the building and the Flat/Shop/Offices therein and for the observance and performance of the building rules, regulations and by-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation regarding the occupancy and use of the Flat/Shop/Office in the Project and Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

n. Till a conveyance of the structure of the Project building in which Flat/Shop/Office is situated is executed in favour of society/limited company/association of allottees, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project building or any part thereof to view and examine the state and condition thereof;



o. Till a conveyance of the Project Land on which the building in which Flat/Shop/Office is situated is executed in favour of society or limited company or apex body or federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structures or other conveniences belonging to or serving or used for the Project;

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p. The Allottee shall not affix any fixtures or grills or dish antennas on the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Flat/Shop/Office. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills or dish antennas on the exterior of the said Flat/Shop/Office for drying clothes or for any other purpose, or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay a sum of Rs. 50,000/- [per grill per month/fixture] to the Promoter/the society/limited company/association of allottees, as the case may be, from the time of fixing the same till the time of removal of the same.

q. The Allottee shall not install a window air-conditioner within or outside the said Flat/Shop/Office. If the Allottee affixes a window air conditioner, or the outdoor condensing unit outside the said Flat/Shop/Office except at the designated location indicated by the Promoter, the Allottee shall be liable to pay a sum of Rs. 50,000 /- per AC per month to the Promoter/the society/limited company/association of allottees, as the case may be, from the time of fixing the same till the time of removal of the same.

r. The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.

s. The Allottee shall not to do either by itself or through any other person, anything which may or is likely to endanger or damage the Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and/or

*(Handwritten signatures and marks)*

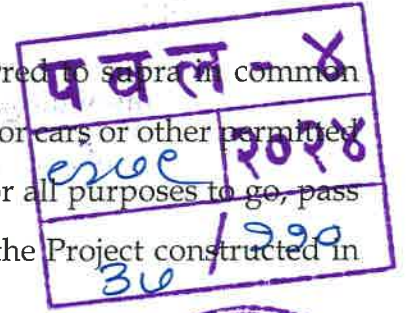
the installations for providing facilities in the Project including any electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate etc. or any common areas, facilities, and amenities. If the Allottee or members of the Allottee family or any servant or guest of the Allottee commits default of this sub-clause then the Allottee shall immediately take remedial action and shall also become liable to pay a sum of Rs. 1,00,000/- to the Promoter/the society/limited company/association of allottees, as the case may be, on each such occasion

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- t. The Allottee declares that the Allottee is not prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained herein.
- u. The Allottee declares that the Allottee has not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be.
- v. The Allottee agrees and acknowledges that the Allottee shall not be entitled to enter into the Project Land or any part of the Project prior to the handing over of possession of the Flat/Shop/Office without obtaining the prior written permission from the Promoter in this regard.
- w. The Allottee agrees and acknowledges that in the event of any default or breach by the Allottee of any of its obligations under this Agreement, resulting in any costs, expenses, losses, damages, suits, actions, claims or proceedings having to be suffered or initiated by the Promoter, the Allottee shall be solely liable to compensate the Promoter for all such costs, expenses, losses or damages that may be suffered by the Promoter in this regard, as well as all legal costs, charges and expenses, including professional costs of the attorney-at-law/advocates of the Promoter, in respect of such suits, actions, claims or proceedings.
- x. The Allottee acknowledges the following rights of other allottees of units/premises in the Project:
- I. Full right and liberty for all persons who own premises in the Project [together with all persons authorized or permitted by such persons] at all times by day or by night and for all purposes to go, pass and repass the staircases and the passage inside and outside the Project;

- II. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night, and for all purposes to go, pass and repass over the land appurtenant to the Project constructed in the Project Land;
- III. Right of passage for the persons referred to supra in common with all other persons and their agents, licensees or workmen to the other parts of the Project at all reasonable times, on notice to where water tanks are situated for the purpose of cleaning, repairing or maintaining the same;
- IV. Right of passage for such persons, their agents or workmen to the other parts of the Project at all reasonable times, on notice to enter, for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cables, pipes and wires causing as little disturbance as possible and making good any damages caused;
- V. The right for the persons referred to supra in common with all other persons, and their agents, licensees or workmen and others, at all reasonable times on notice to enter into and upon other parts of the Project, for the purpose of repairing, maintaining, renewing, altering or rebuilding, giving subjacent or lateral support, shelter or protection to the construction thereof;
- VI. Right to lay cables or wires through common walls or passages for telephones, video or computer installations respecting the equal rights of the other allottees;
- VII. The right to do all or any other acts aforesaid without notice in case of emergency.
- y. The Allottee shall not change the user of the Flat/Shop/Office without the prior written permission of the Promoter or the society/association of allottees/limited company.



16. MISCELLANEOUS:

- a. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on

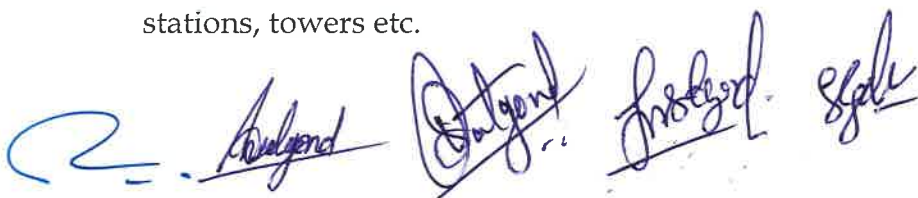
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account of the share capital for the promotion of the co-operative society or association or company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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- b. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise, or assignment in law, of the said flats/shops/offices or of the said Project and Building or any part thereof. The Promoter shall be entitled to use the treated water from the sewage treatment plants around the Project, for the purpose of development undertaken/construction purpose. The Allottee shall have no claim save and except in respect of the Flat/Shop/Office hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, etc. will remain the property of the Promoter until the said structure of the Project or Building is transferred to the society/limited company or other body and until the Project Land is transferred to the society/limited company/Apex Body /Federation as hereinbefore mentioned.
- c. The Promoter shall be entitled to put up hoardings/boards of its brand name including displaying the name of the Promoter in the form of neon signs, MS letters, vinyl and sun boards on the Project and on the façade, terrace, compound wall, or any other part of the Project even after receipt of the Occupancy Certificate for the Project and event after the conveyance of the Project to the society/ limited company/ association of allottees as per this Agreement. The Promoter shall also be entitled to decide the place, select and decide the hoarding/board sites.
- d. The Promoter shall be entitled to designate any spaces/areas in the Project [including on the terrace and basement levels of the Project] for third party service providers, for facilitating provision and maintenance of utility services [such as power, water, drainage and radio and electronic communication] to be availed by the Allottee and other allottees of flats/shops/offices in the Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.





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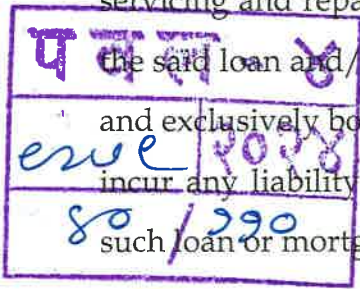
- e. The Allottee, if a Non-Resident, agrees that all remittance for acquisition/transfer of the said Flat/Shop/Office and any refund, etc. shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or any statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law. It shall be the sole responsibility of the Allottee who is a non-resident/foreign national of Indian origin/foreign national/foreign company [herein referred to as a **Non-Resident**] to abide by the same. The Promoter shall not be liable in any manner for non-compliance by such Non-Resident of any laws applicable to non-resident Indians, or PIO's, or foreign nationals who are resident in India, or foreign companies, as the case may be.

17. FINANCING AVAILED BY THE ALLOTTEE:

- a. If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner as detailed in this Agreement [which shall not absolve the Allottee of its responsibilities under this Agreement].
- b. The Allottee may avail loan from a bank/financial institution and mortgage the Flat/Shop/Office by way of security for repayment of the said loan to such bank/financial institution, only with the prior written consent of the Promoter. The Allottee shall also be required to obtain the prior written consent of the Promoter in case of transfer of the said loan at any stage. In the event that the Allottee is required to take out any insurance or comply with any other obligation as per the agreement being entered into by the Allottee with such bank/financial institution, the Allottee shall furnish documentary evidence, to the satisfaction of the Promoter, of having fulfilled such compliances.
- c. The Promoter shall be entitled to refuse permission to the Allottee for availing and/or transferring any such loan and for creation of any such mortgage/charge, in the event the Allottee has defaulted in making payment of the Consideration and/or other amounts payable by the Allottee under this Agreement.



d. All the costs, expenses, fees, charges, and taxes in connection with procuring and availing of the said loan, mortgage of the Flat/Shop/Office, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the Flat/Shop/Office, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation [monetary or otherwise] with respect to such loan or mortgage.



e. The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Consideration and other amounts payable by the Allottee under this Agreement.

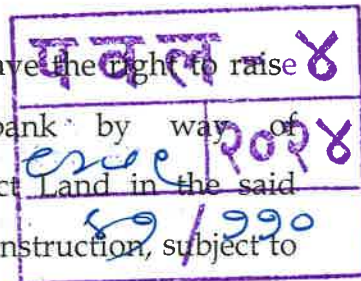


f. Notwithstanding anything to the contrary contained herein, in the event of termination of this Agreement for any of the reasons contemplated under the Agreement, the right of the Promoter to offer the Flat/Shop/Office for sale to another Allottee shall be completely unfettered, and the Promoter shall not be required to obtain any prior NOC or any other consent whatsoever from any bank/financial institution from which the Allottee may have obtained a loan prior to any such sale by the Promoter. At most, the Promoter shall merely be required to inform the said bank/financial institution of such termination of the Agreement. The Allottee shall be solely responsible for ensuring that the said bank/financial institution is fully apprised of these rights of the Promoter.

**18. PROMOTER SHALL BE ENTITLED TO MORTGAGE OR CREATE A CHARGE:**

The Promoter shall be entitled to securitize the Consideration and other amounts payable by the Allottee under this Agreement [or any part thereof], in the manner permissible under the RERA Act, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated. Furthermore, the Allottee hereby

acknowledges and agrees that the Promoter shall have the right to raise finance/loan from any financial institution/bank by way of mortgage/charge of the undivided share of Project Land in the said Flat/Shop/Office at any time during the course of construction, subject to the same being free from any encumbrance at the time of grant of possession of the Flat/Shop/Office to the Allottee in accordance with this Agreement.



19. BINDING EFFECT:

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

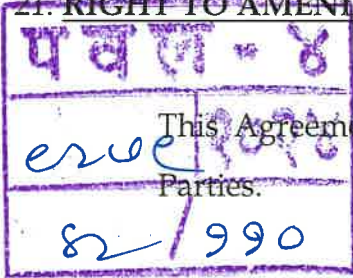
20. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, 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, if any, between the Parties in regard to the said Flat/Shop/Office, as the case may be. The Allottee acknowledges that no verbal communication or commitment whatsoever made by or on behalf of the Promoter shall be binding upon the Promoter. The Allottee understands and agrees that the



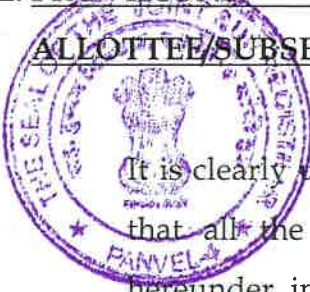
Promoter shall not be bound by any communication or commitment that is not made in writing by its authorized representative indicated hereinabove

**21. RIGHT TO AMEND:**



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

**22. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:**



It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottee/s of the said Flat/Shop/Office in case of a transfer, as the said obligations go along with the Flat/Shop/Office for all intents and purposes.

**23. SEVERABILITY:**

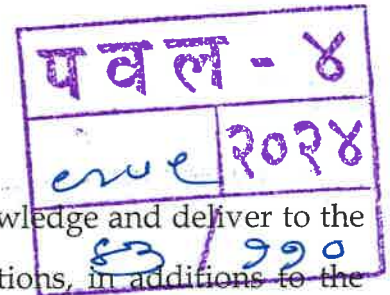
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**24. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottees in Project, the same shall be in proportion to the carpet area of the Flat/Shop/Office to the total carpet area of all the flats/shops/offices in the Project.



25. FURTHER ASSURANCES:



- a. 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.
- b. No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision. Any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions, or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.



26. PLACE OF EXECUTION:

- a. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel.
- b. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. NOTICES:

All notices and communications required to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have

been duly served if sent to the Allottee or the Promoter by Registered Post A.D and/or notified Email ID/Under Certificate of Posting at their respective addresses specified below.

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ALLOTTEE:

Name: 1)Mr. Akshay Ninganna Salgond, 2)Mr.Vishal Ninganna Salgond, 3)Mrs. Sunita Ninganna Salgond & 4) Mr.Ninganna Vithal Salgond

Address: A-304, Indra Aangan Complex, Plot No.2, Fish Market, Sector-09, Khanda Colony, New Panvel West, Raigarh, Maharashtra-410206



PROMOTER:

NEELKANTH INFRACON

F-408, Tower-II, Seawoods Grand Central,  
Plot No. R-1, Sector 40, Nerul Node, Seawoods,  
Navi Mumbai - 400 706

Notified Email ID: [neelsangam@gmail.com](mailto:neelsangam@gmail.com)

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

## 28. JOINT ALLOTTEES:

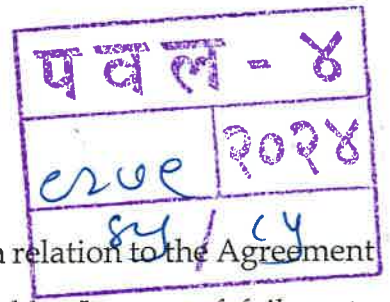
In case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee.

## 29. STAMP DUTY AND REGISTRATION:

The Allottee shall bear all costs and expenses towards the Stamp Duty and Registration Charges and admit execution of this Agreement, for registration with the Sub-Registrar of Assurances and shall execute all other necessary deeds and documents, and do all other acts, deeds, matters and things as may be required, to perfect the sale and transfer of the said Flat/Shop/Office, in the manner as contemplated under this Agreement.

30. DISPUTE RESOLUTION:

Any dispute or differences between the Parties in relation to the Agreement and/or the terms hereof shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Regulatory Authority as per the provisions of the Real Estate [Regulation and Development] Act, 2016, and the Rules and Regulations thereunder.



31. GOVERNING LAW:

The rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Panvel Courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for sale at **Panvel** in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE - I :

SAID PROJECT LAND

To all that piece and parcel of land bearing Plot No. 36, admeasuring 3882.48sq. mtrs., situated at Sector- 17, New Panvel (W), Navi Mumbai within the limits of Panvel Municipal Corporation, and is bounded on or towards -

- On The North By : Plot No. 32  
On The South By : 20.00 M Wide Existing Road  
On The West By : Plot no. 37  
On The East By : Plot No. 35

SCHEDULE - II:

SAID PROJECT

One number of building namely Neelkanth Stella , consisting of commercial units, residential units and other amenities mentioned in Annexure 'E' constructed on the portion of piece and parcel of land bearing Plot No. 36, admeasuring 3882.48sq. mtrs., situated at Sector- 17, New Panvel (W), Navi Mumbai.

SCHEDULE - III

SAID FLAT/SHOP/OFFICE

Flat bearing No. 801 admeasuring 88.66 sq. mtrs. of carpet area with on the **8th Floor** of A Wing in the Project i.e. Neelkanth Stella.



RECEIPT

पवल - ४  
Received a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) in the following  
manner २०२४

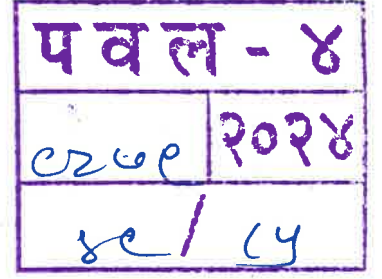
Sl.No	Ch / Date	Ch_Number	Bank Name & Branch	Amount
1	05-Mar-2024	162228	Central Bank of India	200000/-
Total Amount Rs.				<u>200000/-</u>



From Purchaser/s Mr. Akshay Ninganna Salgond, Mr.Vishal Ninganna Salgond, Mrs. Sunita Ninganna Salgond & Mr.Ninganna Vithal Salgond towards part payment of the Sale price of Flat No. 801, on the 8th Floor, of A Wing in Building Neelkanth Stella, constructed on Plot No. 36, admeasuring 3882.48sq. mtrs, situated at Sector- 17, New Panvel West, Navi Mumbai.

I say Received,  
M/S. NEELKANTH INFRACON  
Through its Partner

ANNEXURE A AND B



**GANESH R. KADAM**  
**ADVOCATE HIGH COURT**  
**NOTARY (GOVT. OF INDIA)**

SS4/239, Behind Balaji Salon,  
Xerox Lane, Sector-2, Vashi,  
Navi Mumbai - 400 703.  
Mob. 9821356299  
E-mail:- advgrkadam@yahoo.in



**Format-A**

**Circular No.28/2021**

To,  
Maha RERA  
Mumbai

**LEGAL TITLE REPORT**

**Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot No. 36, admeasuring 3882.48 sq. mtrs., situated at Sector- 17, Panvel (W) Node, hereinafter referred to as the said Land.**

1. I have investigated the title of the said land on the request of M/S. NEELKANTH INFRACON (the "client") and perused the following documents.


1) Description of Property:

All that piece and parcel of land bearing Plot No. 36, admeasuring 3882.48 sq. mtrs., situated at Sector- 17, Panvel (W) Node.

2) The Documents of Allotment of Plot


(1) Allotment Letter bearing Reference Number 146520/1000899/8494 dated 27/12/2021.

(2) Possession Letter (Permission/ License to enter upon the Land) dated 06/02/2023.

  
**GANESH R. KADAM**  
ADVOCATE & NOTARY  
SS4/239, Behind Balaji Salon, Xerox Lane,  
Sector-2, Vashi, Navi Mumbai - 400 703.

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- (3) Mortgage Deed dated 16/03/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-4787-2023 dated 16/03/2023. ( Said Plot is mortgaged for Secondary Security)
- (4) Mortgage Deed dated 19/06/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-11131-2023 dated 19/06/2023. ( Said Plot is mortgaged for Secondary Security)
- (5) Mortgage Deed dated 24/03/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-5357-2023 dated 25/03/2023. ( Said Plot is mortgaged for Secondary Security).
- (6) That M/S. NEELKANTH INFRACON have availed project loan from Aditya Birla Housing Finance Ltd., Goregaon Branch, by again the Mortgage of said Plot.
- (7) Commencement Certificate vide its Ref No. PMC/TP/N.Panvel/17/36/21-23/16693/3014/2023 dated 17/10/2023.
- (8) The PANVEL MUNICIPAL CORPORATION has granted their development permission by issuing Building Permission and Commencement Certificate vide its Ref No. PMC/TP/N.Panvel/17/36/21-23/16693/3014/2023 dated 17/10/2023 and permission granted for commence the construction of Residential Cum Commercial Building under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as per the approved plans and subject to the conditions for development work of the proposed Building mentioned therein.
- (9) Amended Commencement Certificate Ref No. PMC/TP/N.Panvel/17/36/21-24/16693/825/2024 dated 28/02/2024, granted by the Panvel Municipal Corporation.

  
GANESH R. KADAM  
ADVOCATE & NOTARY  
SS4/239, Behind Salaji Salon, Xerox Lane,  
Sector-2, Vashi, Navi Mumbai - 400 703.



पवल - ४	
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3) Search report for 13 year i.e. from 01<sup>st</sup> January, 2011 to 31<sup>st</sup> November, 2023

2/- On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said land, I am of the opinion that the title of the said land is clear and marketable except project loan availed from Aditya Birla Housing Finance Ltd.

### LESSEES OF THE LAND

- i) The Agreement to Lease dated 06/02/2023 has been executed by the CIDCO in favour of M/S. NEELKANTH INFRACON Through its Partners 1) Mr. Hemant G. Gaudani, 2) Mr. Bhavik Hemant Gaudani, 3) Mr. Ramesh Ravajibhai Patel, 4) Mr. Darshit Ramesh Patel, 5) Mr. Sunil Gaudani is the LESSEES in respect of the Land Bearing Plot No. 36, admeasuring 3882.48 sq. mtrs., situated at Sector- 17, Panvel (W) Node. The said Agreement to Lease dated 06/02/2023 has been duly registered in the office of sub Registrar of Assurances Panvel-3 vide Document at Sr. No. PVL3-2142-2023, Receipt No. 2413 dated 07/02/2023
- ii) Not Applicable
- iii) Not Applicable
- iv) Qualifying Comments/remarks/Observations: -
  - i. I have perused the documents submitted to me as mentioned above, I have come to the conclusion that M/S. NEELKANTH INFRACON a Limited Liability Partnership is entitle to develop the said property subject to the compliance of all the terms and conditions stated in the Agreement to Lease dated 06/02/2023 and the Development Permission granted by Panvel

  
GANESH R. KADAM  
ADVOCATE & NOTARY  
SS4/239, Behind Baraji Salan, Xerox La  
Sector-2, Vashi, Navi Mumbai - 400 71

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Municipal Corporation and all the laws as may be applicable. Subject to Mortgaged of said Plot with Aditya Birla Housing Finance Ltd.



Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoters in respect of the said property. Further the Promoters are in physical possession of the said property.

3/- The report reflection the flow of the title of the M/S. NEELKANTH INFRACON on the said land is enclosed herewith as Annexure.

Encl: Annexure

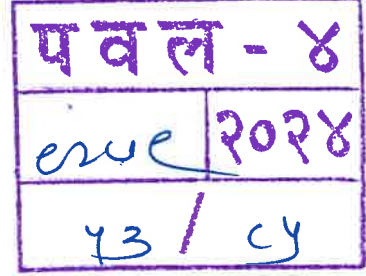
Date: 14/03/2024

Advocate

**GANESH R. KADAM**  
(Stamp)

ADVOCATE & NOTARY

SS4/239, Behind Balaji Salon, Xerox Lane,  
Sector-2, Vashi, Navi Mumbai - 400 703.



**GANESH R. KADAM**  
ADVOCATE HIGH COURT  
NOTARY (GOVT. OF INDIA)

SS4/239, Behind Balaji Salone,  
Xerox Lane, Sector-2, Vashi,  
Navi Mumbai - 400 703.  
Mob. 9821356299  
E-mail: advgrkadam@yahoo.in



**Format-A**

**(Circular No.28/2021)**

**FLOW OF TITLE OF THE SAID LAND**

**Sr. No.**

1. Allotment Letter bearing Reference Number 146520/1000899/8494 dated 27/12/2021 under MM-SCH-17-2020-21 Scheme, CIDCO Tender Plot No. 36, admeasuring 3882.48 sq. mtrs., situated at Sector- 17, Panvel (W) Node.
2. Agreement to Lease registered in the office of Sub- Registrar, Panvel-3 under Document No. PVL3-2142-2023 Receipt No. 2413 dated 08/02/2023.
3. Possession Letter (Permission/ License to enter upon the Land) dated 06/02/2023.
4. Mortgage Deed dated 16/03/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-4787-2023 dated 16/03/2023.
5. Mortgage Deed dated 24/03/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-5357-2023 dated 25/03/2023.
6. Mortgage Deed dated 19/06/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-11131-2023 dated 19/06/2023.

  
**GANESH R. KADAM**  
ADVOCATE & NOTARY

SS4/239, Behind Balaji Salone, Xerox Lane,  
Sector-2, Vashi, Navi Mumbai - 400 703.

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7. Search report for 13 year i.e. from 01<sup>st</sup> January, 2011 to 17<sup>th</sup> November, 2023  
Taken from Sub-Registrar office Panvel-1.

8. Commencement Certificate vide its Ref No. PMC/TP/N.Panvel/17/36/21-  
23/16693/3014/2023 dated 17/10/2023.

9. Amended Commencement Certificate Ref No. PMC/TP/N.Panvel/17/36/21-  
24/16693/825/2024 dated 28/02/2024, granted by the Panvel Municipal  
Corporation.

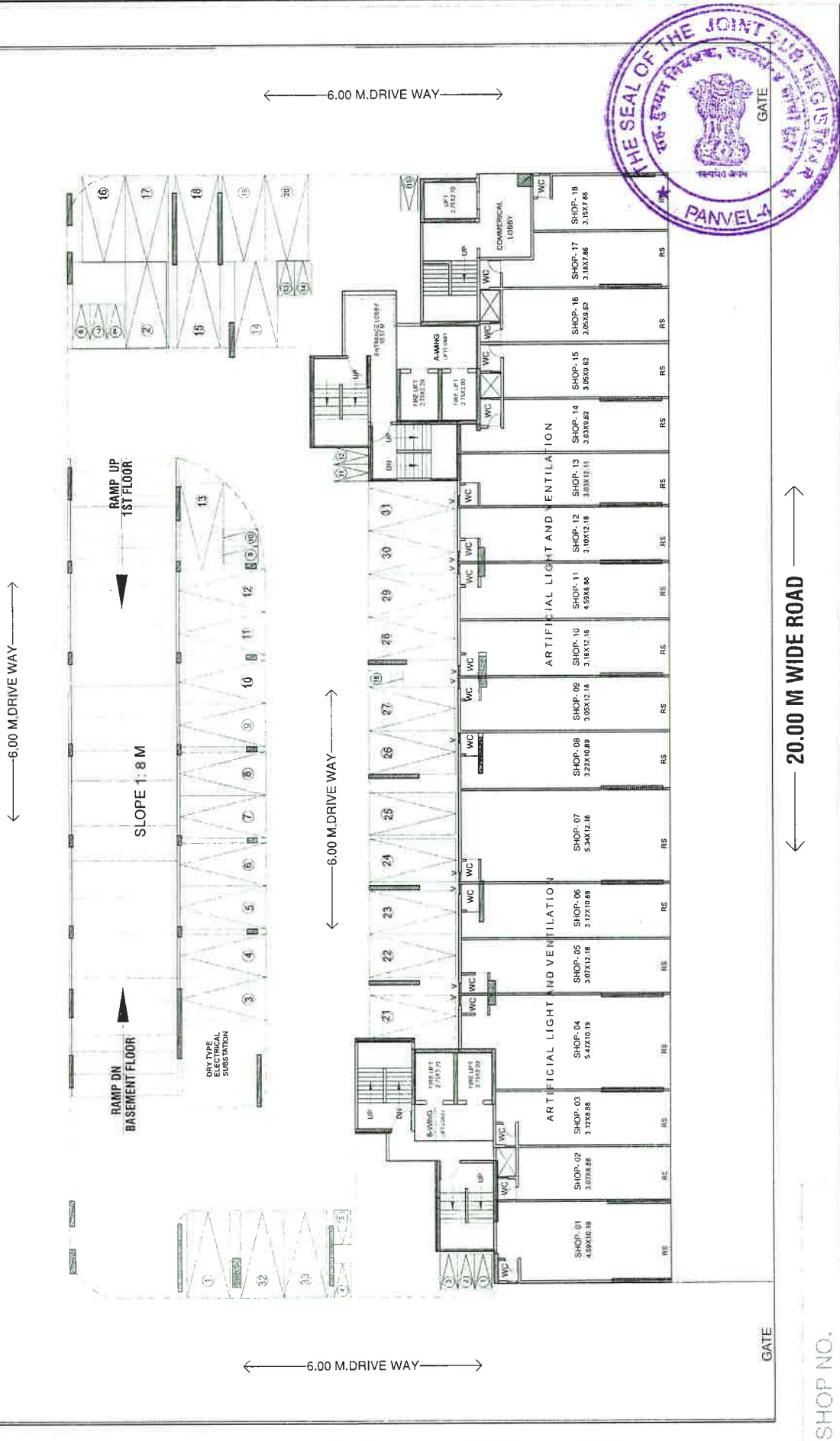
10. Litigations if any N.A.

Date: 14/03/2024

  
GAMECH R. KADAM  
ADVOCATE & NOTARY  
SS4/239, Behind Balaji Seion, Xerox Lane,  
Sector-2, Vasni, Navi Mumbai - 400 703.

ANNEXURE - "C1, C2"

LAYOUT PLAN



पवल - ४  
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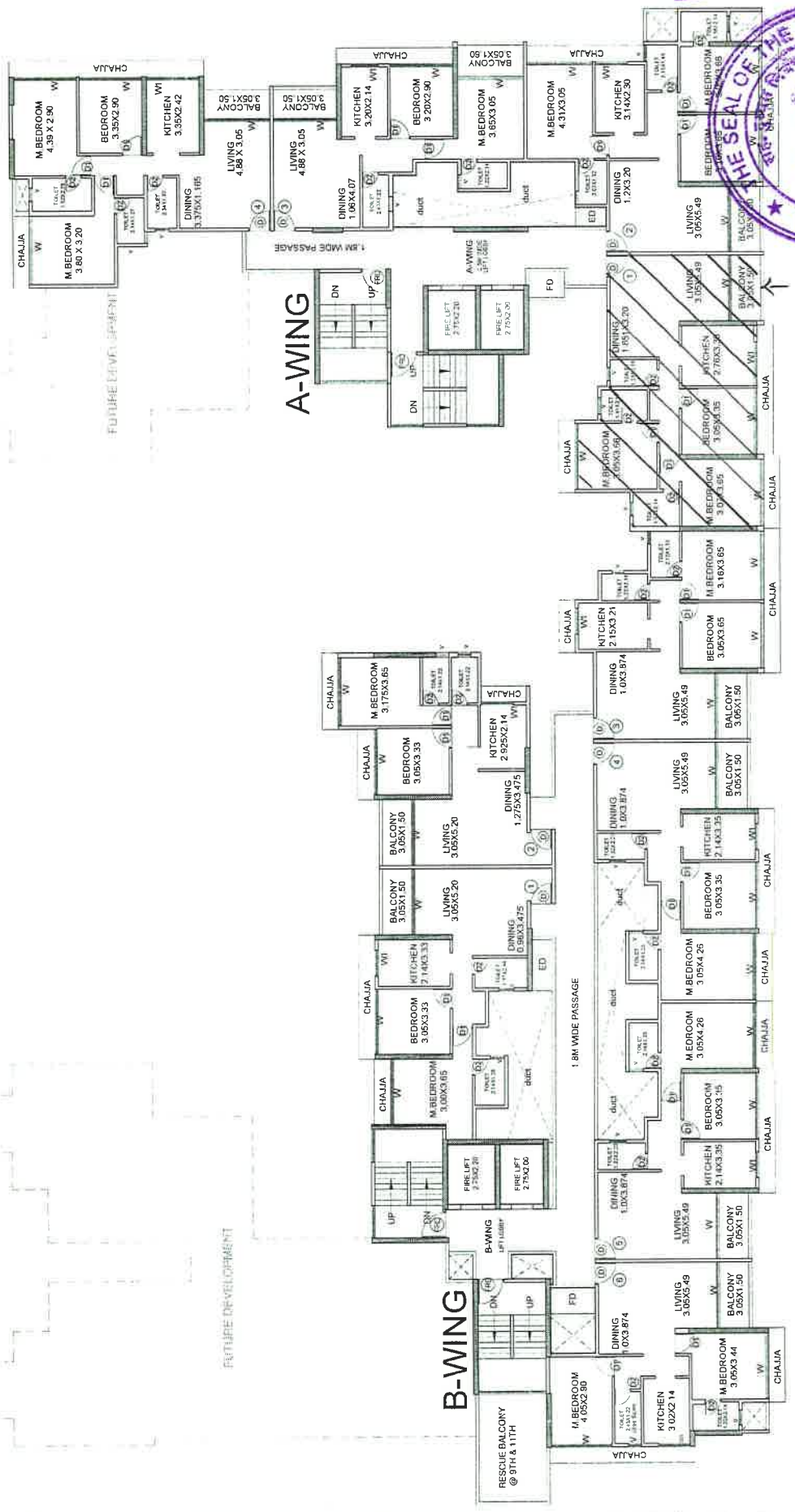


SHOP NO.	SIGNATURE OF PURCHASER	SIGNATURE OF VENDOR	PROJECT
GROUND FLOOR PLAN	<i>[Signature]</i>	<i>[Signature]</i>	M/S. NEELKANTH INFRACON AMMENDED FOR RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO. 36, SECTOR - 17, NEW PANVEL(W), NAVI MUMBAI.





ANNEXURE - "D"



WING	'A'
FLOOR NO.	8 <sup>TH</sup>
FLAT NO.	801

← 20.00 M WIDE ROAD →

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PROJECT  
**M/S. NEELKANTH INFRACON**  
 AMENDED FOR RESIDENTIAL CUM  
 COMMERCIAL BUILDING ON PLOT NO. 36,  
 SECTOR - 17, NEW PANVEL(W), NAVI MUMBAI.

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

TYPICAL FLOOR PLAN  
 3RD, 4TH, 5TH, 6TH,  
 8TH, 9TH, 10TH & 11TH



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ANNEXURE 'E'

**SPECIFICATION AND AMENITIES**  
**FOR THE UNIT & SAID PROJECT**



1. Quality vitrified tiles in all rooms.
2. Acrylic emulsion paint over wall putty for internal walls.
3. High quality weather proof exterior paints.
4. Provision of T.V. and electrical points in living rooms and bedrooms.
5. Concealed copper wiring and fittings.
6. A.C. points in bedrooms.
7. CCTV camera within compound area.
8. Decorative laminated flush doors with wooden frames.
9. Powder coated/anodized aluminum sliding windows with tinted glass.
10. One panel mosquito prevention net.
11. Powder coated aluminum, glass louvered windows in toilets.
12. Wall tiles dado two feet above kitchen platform.
13. Granite/Quartz kitchen platform with stainless steel sink.
14. Provision for water purifier and washing machine.
15. Lintel level tiles dado in toilets.
16. Good quality concealed plumbing fittings and sanitary wares.
17. Electrical points for geyser and exhaust fans.
18. Antiskid flooring in toilets.
19. Kids play area.
20. Play lawn.
21. Jogging/Walking track.
22. Gym.
23. Indoor games.
24. Multipurpose court.







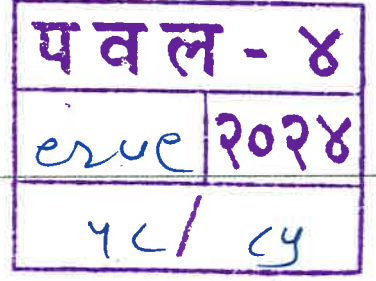
ANNEXURE ' F ' 1



**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 :  
**P52000054706**

Project: **Neelkanth Stella** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No 36, Sector 17 at Khanda Colony, Panvel, Raigarh, 410206;**

1. **Neelkanth Infracon** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400706**.
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 **06/02/2024** and ending with **01/12/2028** 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:06-02-2024 16:45:17

Dated: **06/02/2024**  
Place: **Mumbai**

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



ANNEXURE 'G'

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भारतीय रिज़र्व बैंक ऑफ़ इंडिया  
Central Bank of India

न्यू पनवेल शाखा, न्यू पनवेल  
NEW PANVEL BRANCH, NEW PANVEL - 410206  
IFSC: CBIND283347 36188

प्राप्त करने वाले को या धारक को  
Pay to the order of or Bearer

रुपये Rupees

अंदा की ₹

आउट नं.  
A/c No. 3094931835

NEWPAN

NINGANNA VITHAL SALGOND  
अध्या: एचएचए वगैरह / Please sign above

१६२२०५१ ४०००६६०९५० ०००६६६१ ३१

**CANCELLED**





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# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42



No.PMC/TP/N.Panvel/17/36/21-24/16693/ 8 2 5 /2024

Date: 28/12/2024

To,

**M/s. Neelkanth Infracon**  
Plot No. 36, Sec- 17,  
New Panvel (W).

**SUB :-** Amended Development Permission for Residential cum Commercial Building on Plot No - 36, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad.

- REF:-**
- 1) Your Architect's application no. 31455, Dated.26/12/2023
  - 2) Commencement Certificate granted by this office vide letter no. PMC/TP/N.Panvel/17/36/21-23/16693/3014/2023, Date.17/10/2023.
  - 3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/010422/646479, Dated 20/01/2022.
  - 4) Provisional Fire NOC issued by PMC Fire office vide lettet no. PMC/Fire/ 2021/1385/2023/113,Dated 21/07/2023.
  - 5) Additional FSI NOC issued by CIDCO vide letter no. CIDCO/MTS-III/UDCPR/8000231157/2023/3031, Dated 05/12/2023.

Please refer to your application for Amended Development permission for Residential cum Commercial Building on Plot No. 36, Sec- 17,At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

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

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

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

Thanking you,

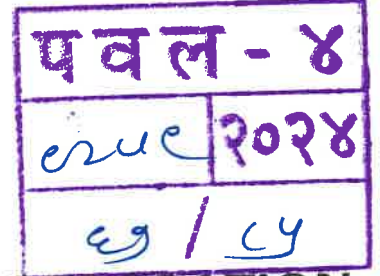
मा. आयुक्त याच मंजूरी नुसार

  
28/12/24  
Deputy Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:-
- 1) **Architect,**  
**Satish V. Ahuja**  
C-2, Ashiana CHS, Plot No.15, Sec- 17,  
Vashi, Navi Mumbai 400 703.
  - 2) **Ward Officer,**  
PrabhagSamati ' A, B, C, D'  
Panvel Municipal Corporation, Panvel.
  - 3) **Asst. Estate Office/ Estate Officer,**  
Estate Department,  
First Floor, CIDCO Bhavan,  
CBD Bepalur, Navi Mumbai- 400 614.







## PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42



No.PMC/TP/N.Panvel/17/36/21-24/16693/ 825 /2024

Date : 28/07/2024

### AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV of 1966) to, **M/s. Neelkanth Infracon** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Basement + Ground + 14 Upper Floor)** on Plot No.- 36, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad. (Plot Area = 3882.480 Sq.mt., Existing Residential cum Commercial Built Up Area= 5819.49 Sq.mt., Proposed Residential cum Commercial Built Up Area= 7111.070 Sq.mt., Total Residential Built Up Area = 11833.420 sq.mt., Total Commercial Built Up Area = 1097.14 sq.mt., Total Built Up Area = 12930.560 sq.mt.)

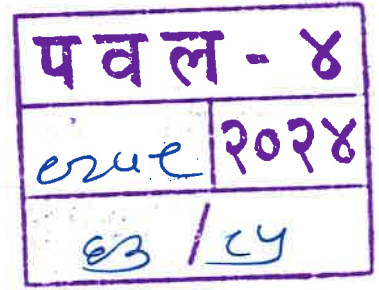
(No. of Residential Unit – 116 No., No. of Commercial Unit – 18 Nos., No of Office 05 Nos., No. of Total Unit 139 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section– 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The applicant shall:-**
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP 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. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.



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6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. The applicant and The Architects shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & The Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter No.PMC/Fire/2021/Ref. NO.1385/2023/113, Dated 21/07/2023. by Chief Fire Officer, Fire Brigade Department, PMC.
10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
11. The Owner/Developer shall obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. No work should be started unless the existing structures area to be demolished with utmost care.
13. 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.
14. 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.
15. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
16. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
17. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
18. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
19. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
20. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
21. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
22. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
  - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a



Display Board' on the conspicuous place on site indicating following details:-

- Survey Number/City survey Number, Plot Number, Sector & Node of Land under reference along with description of its boundaries.
- Name and address of the owner/developer, Architect and Contractor.
- Order Number and date of grant of development permissions or development permission issued by the Planning Authority or any other authority.
- Number of Residential flats/Commercial Units with areas.
- Address where copies of detailed approved plans shall be available for inspection.
- A notice in the form of an advertisement, giving all the detailed mentioned in(i) above, shall be published in two widely circulated newspapers one of which should be in regional language. 2 of 4

23. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

**The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.**

24. 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 onsite as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

25. The Owner / Developer 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.

26. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation :-

- The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
- The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
- As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
- In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

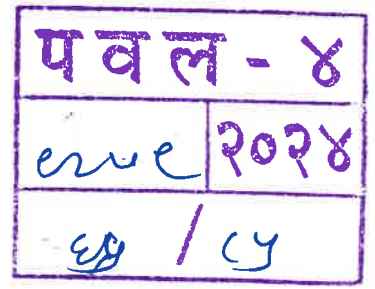
27. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

28. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.



पवल - ४

29. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
30. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996" Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
31. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
32. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
33. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
34. The design of the septic tank will be in accordance with the design of (IS-2470& UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
35. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
36. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
37. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
38. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
39. The Owner/ Developer is required to construct the discharge line at his own cost.
40. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
41. The Owner / Developer shall be responsible for Planting one Indigenous Tree per 100 Sq.mtr Plot area as per UDCPR-2020.(like Neem, Mango, Gulmohar, Peepal, Arjun, Jamun, Beal etc.)
42. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 06/02/2023 and must be applied for O.C. with all concerned NOC.
43. The Amended Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No. **CIDCO/MTS-III/UDCPR/8000231157/2023/3031, Dated 05/12/2023** and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
44. The Owner / Developer shall submit consent letter from Additional members of society before starting construction work as per this Amended Commencement Certificate.
45. **This set of plans supersedes earlier approved plans vide letter dated 16/06/2022.**
46. **The applicant / developer has paid 1<sup>st</sup> Installment as per UDCPR Clause no.2.2.14 (b) and 2<sup>nd</sup> Installment has to be paid before applying for Occupancy Certificate with interest as per UDCPR Clause no 2.2.14 (b) as mentioned below**



**Premium FSI**

AUTHORITY		TOTAL	INITIAL PAYMENT	
			1 <sup>st</sup> Installment 20% (Paid)	2 <sup>nd</sup> Installment the time of O.C 80% @ 8.5% Interest
1		2	3	4
Premium FSI	PMC	1,22,63,800/-	24,52,760/-	98,11,040/- + Interest
	GOV	61,31,900/-	12,26,380/-	49,05,520/- + Interest
		2,45,27,568/-	36,79,140/-	1,47,16,560/- + Interest

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

मा. आयुक्त यांचे मंजूरी नुसार

*(Signature)*  
28/2/2024.  
Deputy Director of Town Planning  
Panvel Municipal Corporation

- C. C.TO:-
- 1) **M/s. Neelkanth Infracon**  
Plot No. 36, Sec- 17,  
New Panvel (W).
  - 2) **Architect,**  
**Satish V. Ahuja**  
C-2, Ashiana CHS, Plot No.15, Sec- 17,  
Vashi, Navi Mumbai 400 703.
  - 3) **Ward Officer,**  
PrabhagSamati ' A, B, C, D'  
Panvel Municipal Corporation, Panvel.
  - 4) **Asst. Estate Office/ Estate Officer,**  
Estate Department,  
First Floor, CIDCO Bhavan,  
CBD Bepalur, Navi Mumbai- 400 614.







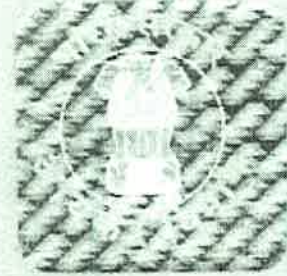
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आयकर विभाग  
INCOME TAX DEPARTMENT  
NEELKANTH INFRACON



भारत सरकार  
GOVT. OF INDIA



01/06/2010

Permanent Account Number

AAHFN8606N

23062010

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Original/Duplicate

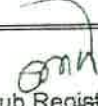
Monday, February 12, 2024  
2:39 PM

नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 3013 दिनांक: 12/02/2024

गावाचे नाव: पनवेल  
दस्तऐवजाचा अनुक्रमांक: पवल3-2714-2024  
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: पूनम गणपत वाकळे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकूण:	रु. 340.00

  
Sub Registrar Panvel 3

बाजार मूल्य: रु. 1/-  
मोबदला रु. 0/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

- 1) देयकाचा प्रकार: DHC रकम: रु. 240/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224126903594 दिनांक: 12/02/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015442820202324E दिनांक: 12/02/2024  
बँकेचे नाव व पत्ता:



2/12/2024





पवल - ४  
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६८/८५



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224126903594	Date 12/02/2024
Received from N, Mobile number 9320381010, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 12/02/2024
Bank CIN 10004152024021203406	REF No. CHP0206366
This is computer generated receipt, hence no signature is required.	

पवल - ३  
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१/१२

*Handwritten signature*  
Bhandari

*Handwritten signature*

*Handwritten signature*  
Bhoomprabha Reddy



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CHALLAN  
 MTR Form Number-6



GRN	MH015412820202324E	BARCODE	[Barcode]		Date	12/02/2024-11:23:01	Form ID	48(f)		
Department	Inspector General of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	RNL3 PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAHFN8606N					
Location	PANVEL-4			Full Name	NEELKANTH INFRACON					
Year	2023-2024 One Time			Flat/Block No.	AS PER					
Account Head Details		Amount in Rs.		Premises/Building						
0030046401 Stamp Duty		500.00		Road/Street	DOCUMENT					
0030043301 Registration Fee		100.00		Area/Locality	PANVEL					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	SecondPartyName=POONAM GANPAT WAKALE AND OTHER-CA=0-Marketval=1					
				Amount In	Six Hundred Rupees Only					
Total			600.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	00040572024021235060	CK000MXKX0					
Cheque/DD No.		Bank Date	RBI Date	12/02/2024-11:24:23	Not Verified with RBI					
Name of Bank		Bank-Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

Department ID : Mobile No. : 9320381010  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चालन केवल दृश्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सादर चालन लागू नाही.

*[Handwritten Signature]*  
*[Handwritten Signature]*

*[Handwritten Signature]*  
*[Handwritten Signature]*





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*Beepajapati* *QJ* *ST*

## SPECIFIC POWER OF ATTORNEY

(Only for Admission)

पवल - ४  
२५/०२/२०२४

TO ALL TO WHOM THESE PRESENTS SHALL COME:

This specific power of attorney is executed on 12<sup>th</sup> day of Feb, 2024.

We, **M/S. NEELKANTH INFRACON**, (PAN NO. AAHFN8606N) a Partnership firm registered under the provisions of the Indian Partnership Act 1932, consisting of partners namely **1) MR. DARSHIT RAMESH PATEL** aged 35 years & **2) MR. BHAVIK HEMANT GAUDANI** aged 39 years, having its office at Plot no. 36, Sector 17, New Panvel (W), Tal. Panvel, Dist. Raigad 410206, "SEND GREETINGS".

### WHEREAS :-

We are SEIZED AND POSSESSED OF the building known as "**NEELKANTH STELLA**", (hereinafter referred to as the said "Building").

AND WHEREAS since it has been decided by us to sell the residential Flats & Commercial Shops, Offices to be constructed in the above mentioned building situated at Plot no. 36, Sector 17, New Panvel (W), Tal. Panvel, Dist. Raigad 410206 and since we are not in a position to attend the day to day activities of registration process, it has been decided to appoint jointly or severally **1. MRS. POONAM GANPAT WAKALE** age 28 years adult, Indian inhabitants, having their address at Shankar Bhoir Compound, Vadavali Road, Ganesh Nagar, Atali, Mohane, Tal. Kalyan, Dist. Thane 401108 & **MRS. BINA PRAJAPATI** age 41 years adult, Indian inhabitants, having their address at Flat no. E-103, Shree Vasand Vihar CHS Ltd, S. no. 45/1, Panvel, Tal. Panvel, Dist. Raigad 410206 to attain the concern Sub-Registrar Assurances at Panvel for registration of Agreement for sale of Flats and Shops, Offices to be constructed in the aforesaid property namely; the building known as "**NEELKANTH STELLA**" to be constructed on Plot no. 36, Sector 17, New Panvel (W), Tal. Panvel, Dist. Raigad 410206, and register all the documents which are executed by, **M/S. NEELKANTH INFRACON** through its Partners **1) MR. DARSHIT RAMESH PATEL & 2) MR. BHAVIK HEMANT GAUDANI** jointly or severally in favour of the prospective purchasers.

### NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT

We, **M/S. NEELKANTH INFRACON** through its Partners **1) MR. DARSHIT RAMESH PATEL 2) MR. BHAVIK HEMANT GAUDANI** jointly or severally do hereby constitute, nominate and appoint the said Attorney **1. MRS. POONAM GANPAT WAKALE & 2. MRS. BINA PRAJAPATI** jointly or severally herein after referred to as the "**said Attorney**", for and on our behalf and in our name to do all or any of the following acts deeds, matters and things viz:-

1. TO APPEAR, and to admit our execution and represent before the Sub. Registrar of Assurances at Panvel as the said Attorney may deem fit.
2. TO MAKE such necessary application to the Sub. Registrar of Assurances at Panvel or any other Higher Authority for the registration of documents on behalf of us.

*QJ* *ST*

*Poonam*  
*Beepajapati*



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 8/9/24

- To Sign and represent on our behalf before the Sub. Registrar of Assurances at Panvel and complete the entire process of registration for the all documents such as agreement for sale, sale deed, rectification deed, cancellation deed, which are already executed by us.
- AND GENERALLY to do all acts, deeds, matters, things necessary for the specifically registration of the said Flat in the said building.
- AND HEREBY undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the registration of document of said building by virtue of these presents.

IN WITNESS WHEREOF WE **M/S. NEELKANTH INFRACON** through its Partners 1) **MR. DARSHIT RAMESH PATEL** 2) **MR. BHAVIK HEMANT GAUDANI** have hereunto set and subscribed my hand at Panvel on this 12<sup>th</sup> the day of Feb 2024.

SIGNED SEALED AND DELIVERED BY THE  
 Within named "EXECUTANT"  
**M/S. NEELKANTH INFRACON**  
 Through its Partners

**MR. DARSHIT RAMESH PATEL**



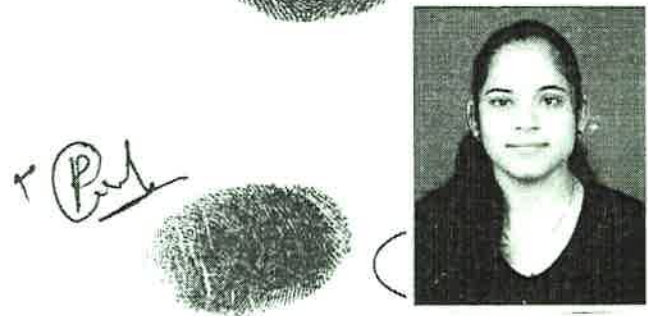
**MR. BHAVIK HEMANT GAUDANI**



WITNESSES:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

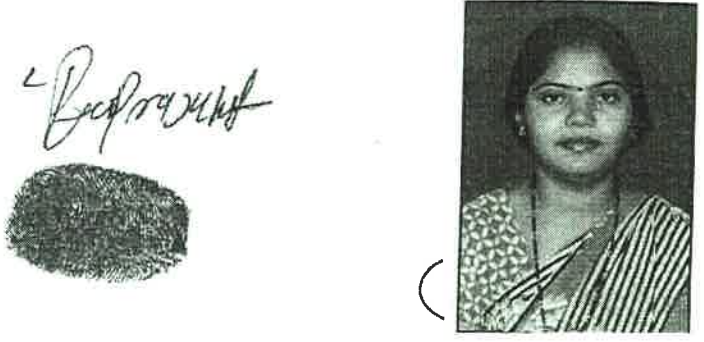
Specimen Signature of the Attorney  
**1. MRS. POONAM GANPAT WAKALE**



**2. MRS. BINA PRAJAPATI**

WITNESSES:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_





Maharashtra Real Estate Regulatory Authority

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

प व ल - ३  
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०२/१२

प व ल - ४  
२०२४  
०२/१२

This registration is granted under section 5 of the Act to the following project under project registration number  
**P52000054706**

Project: **Neelkanth Stella**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No 36, Sector 17 at Khanda Colony, Panvel, Raigarh, 410206;**

1. **Neelkanth Infracon** having its registered office / principal place of business at **Panvel, Raigarh, Thane, Pin 400706.**

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 allottees, 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 **06/02/2024** and ending with **01/12/2028** 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. Vasanti Premanand Prachin  
(Secretary, MahaRERA)  
Date: 06-02-2024 16:45:17

Dated: **06/02/2024**  
Place: **Mumbai**

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





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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 NEELKANTH INFRACON

भारत सरकार  
 GOVT. OF INDIA

01/06/2010  
 Permanent Account Number  
 AAHFN8606N



भारत सरकार  
 Government of India

दशरथ रामेश पुते  
 Darshit Ramesh Pute  
 जन्म तारीख / DOB: 13/01/1989  
 पुरुष / Male

7143 8914 6263

माझे आधार, माझी ओळख

भारत सरकार  
 Government of India

धोख हेमंत गौडन  
 Dhok Hemant Gaudan  
 जन्म तारीख / DOB: 26/11/1984  
 पुरुष / Male

9214 0734 7310

माझे आधार, माझी ओळख

पवल - ३  
 २०१४ २०२४

भारत सरकार  
 Government of India

पूनाम गणपत वाकळे  
 Poonam Ganpat Wakale  
 जन्म तारीख / DOB: 14/05/1995  
 महिला / FEMALE

5764 3484 8900  
 VID: 9185 2790 9627 2139

माझे आधार, माझी ओळख

भारत सरकार  
 Government of India

बिना प्रजापती  
 Bina Prajapati  
 जन्म तारीख / DOB: 23/03/1982  
 महिला / FEMALE

7500 8475 5587  
 VID: 9137 5514 7311 2641

माझे आधार, माझी ओळख



नोंदणी क्रमांक: / Enrolment No.: 1034/90032/06830

To  
 पूनाम गणपत वाकळे  
 Poonam Ganpat Wakale  
 Shankar Bhoir Compound  
 Vadavali Road, Ganesh Nagar  
 Alali  
 Kalyan  
 Mohane  
 Thane Maharashtra - 421102

Address:  
 C/O: Manish Prajapati, Flat No. 10,  
 103 S No. 42/111, Street Varad  
 Vihar CHS, VTC Panvel PO,  
 Panvel, Sub District Panvel,  
 District Raigad, State Maharashtra  
 PIN Code 410206

7500 8475 5587  
 VID: 9137 5514 7311 2641

1947

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 NITIN JAGANATH SALUNKE  
 JAGANATH BABU SALUNKE  
 26/05/1996

भारत सरकार  
 GOVT. OF INDIA

Permanent Account Number  
 GOGPS8153Q

Signature

भारत सरकार  
 Government of India

मनोज्ज महेश इंदोर  
 Manojth Mahadeo Indora  
 जन्म तारीख / DOB: 22/09/1987  
 पुरुष / Male

9547 5822 2906

आधार - सामान्य माणसाचा अधिकार



398/2714

सोमवार, 12 फेब्रुवारी 2024 2:39 म.नं.

दस्त गोषवारा भाग-1

पवल3

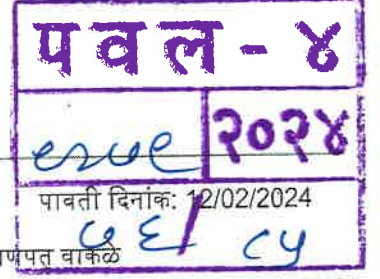
दस्त क्रमांक: 2714/2024

दस्त क्रमांक: पवल3 /2714/2024

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-



दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:3013

अ. क्रं. 2714 वर दि.12-02-2024

सादरकरणाराचे नाव: पूनम गणपत वाकळे

रोजी 2:33 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 12



दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 12 / 02 / 2024 02 : 33 : 15 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 12 / 02 / 2024 02 : 34 : 28 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची सहील

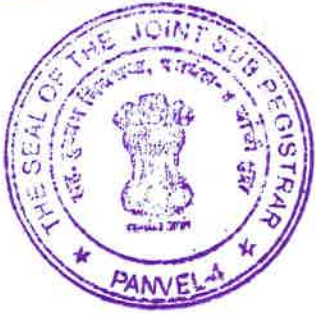
लिहून देणार

लिहून घेणार





प व ल - ४	
एव	२०२४
७७ / ८५	



Ⓚ

प व ल - ३	
२०१४	२०२४
१० / १२	





दस्त गोषवारा भाग-2

पबल3

दस्त क्रमांक:2714/2024

12/02/2024 2 41:27 PM

दस्त क्रमांक :पबल3/2714/2024

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:पूनम गणपत वाकळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शंकर भोईर कंपाऊंड वादव आळी रोड, गणेश नगर, कल्याण ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:-		पबल - 8 12/02/2024
2	नाव:विना प्रजापती -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. इ103, एस नं. 45 /1 /11 श्री वसंत विहार सीएचएस, व्हीटीसी पो. पनवेल, ता. पनवेल जि रायगड, महाराष्ट्र, राईगाड: (००:). पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:-		6/1/24
3	नाव:मे नीलकंठ इंफ्राकॉन तर्फे भारीदार दर्शित रमेश पटेल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 35 सेक्टर नं.17, पनवेल, ता. पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन नंबर:AAHFN8606N	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:-		THE SEAL OF THE JOINT SUB REGISTRAR पबल - 8 12/02/2024
4	नाव:मे नीलकंठ इंफ्राकॉन तर्फे भारीदार भाविक हेमंत गौदानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 35 सेक्टर नं.17, पनवेल, ता. पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन नंबर:AAHFN8606N	कुलमुखत्यार देणार वय :-39 स्वाक्षरी:-		THE SEAL OF THE JOINT SUB REGISTRAR पबल - 8 12/02/2024

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:12 / 02 / 2024 02 : 36 : 28 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव:मंगेश महादेव इंदोरे वय:36 पत्ता:खांदा कॉलनी,पनवेल, रायगड पिन कोड:410206		
2	नाव:नितीन साळुंके -- वय:26 पत्ता:खांदा कॉलनी,पनवेल, रायगड पिन कोड:410206		

शिक्का क्र.4 ची वेळ:12 / 02 / 2024 02 : 37 : 30 PM

Sub-Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEELKANTH INFRACON	eChallan	00040572024021235060	MH015442820202324E	500.00	SD	0008165670202324	12/02/2024
2		DHC		0224126903594	240	RF	0224126903594D	12/02/2024
3	NEELKANTH INFRACON	eChallan		MH015442820202324E	100	RF	0008165670202324	12/02/2024

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

2714 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

प व ल - ४	
erue	२०२४
७८/८५	



प व ल - ३	
20098	२०२४
१२/१२	

प्रमाणित करणेत येते की, सदर दस्तास एकूण १२  
पाने आहेत, पुस्तक क्र. ४  
क्रमांक २००९८ पर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३  
दिनांक १२ माहे ०२ सन २०२४





घोषणापत्र

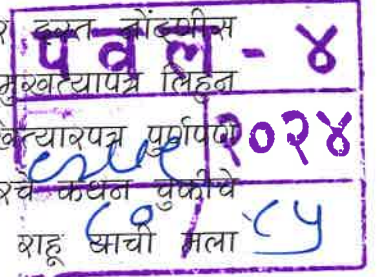
मी ..... पुनम गोविंद वाकडे,

..... या द्वारे घोषित करतो की, दुय्यम निबंधक पनवेल यांचे कार्यालयात कसबनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

दरिद्र रजिस्ट्रेशन

..... यांनी दिनांक ... १२/०५/२४

..... रोजी मला दिलेल्या कुलमुखत्यापत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/ निष्पन्न करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यापत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्दबातल ठरलेला नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णपणे सक्षम आहे. सदरचे कथन पुढील आढळून आल्यास १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू याची मला जाणीव आहे.



*(Handwritten signature)*

(कुलमुखत्यापत्रधारकाचे नाव व सही)



सदरचे कुलमुखत्यापत्र मला वाचले असून त्यांचे सत्यते बाबत माझी खात्री पटली आहे





8 - 19 5 11  
8909




आयकर विभाग  
INCOME TAX DEPARTMENT  
AKSHAY NINGANNA SALGOND

भारत सरकार  
GOVT. OF INDIA

NINGANNA VITHAL SALGOND

20/09/1997  
Permanent Account Number  
GRNPS7536H

*Signature*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
LBAPS8493M

नाम / Name  
VISHAL NINGANNA SALGOND

पिता का नाम / Father's Name  
NINGANNA VITHAL SALGOND

जन्म की तारीख / Date of Birth  
27/05/2000

*Signature*  
Signature




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUNITA NINGANNA SALGOND  
SHRIPATI ATHANI

01/06/1977  
Permanent Account Number  
DAFPS6722B

*Signature*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AONPS5684P

नाम / Name  
NINGANNA VITHAL SALGOND

पिता का नाम / Father's Name  
VITHAL SHIVAYOGI SALGOND

जन्म की तारीख / Date of Birth  
01/06/1967

*Signature*  
Signature




पवल - ४  
erue 2028  
09/24



प व ल - ४  
२०२४  
/







CHALLAN  
MTR Form Number-6



GRN	MH002486745202425E	BARCODE			Date	24/05/2024-13:13:33	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)					
Office Name PNL2_PANVEL 2 JOINT SUB REGISTRAR				Full Name		AKSHAY NINGANNA SALGOND			
Location RAIGAD				Flat/Block No.		FLAT NO 801 8TH FLOOR A WING			
Year 2024-2025 One Time				Premises/Building		NEELKANTH STELLA PLOT NO 36 SECTOR 17			
Account Head Details			Amount In Rs.		Road/Street		NEW PANVEL WEST NAVI MUMBAI		
0030046401 Stamp Duty			840000.00		Area/Locality		TOWN/CITY/DISTRICT		
0030063301 Registration Fee			30000.00		PIN		4 1 0 2 0 6		
Total				8,70,000.00		Remarks (If Any)		SecondPartyName=NILKANTH INFRACON CA-12000000	
870000.00				Amount In		Eight Lakh Seventy Thousand Rupees Only			
DEFACED				Words		FOR USE IN RECEIVING BANK			
Payment Details IDBI BANK				Bank CIN		Ref. No.		6410333202405241701 2870544990	
Cheque-DD Details				Bank Date		RBI Date		24/05/2024 13:15:06 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID : Mobile No. : 9000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-528-9279	0001373479202425	24/05/2024-16:35:58	IGR547	30000.00
2	(IS)-528-9279	0001373479202425	24/05/2024-16:35:58	IGR547	840000.00
Total Defacement Amount					8,70,000.00





528/9279

शुक्रवार, 24 मे 2024 4:36 म.नं.

दस्त गोषवारा भाग-1

पवेल 4

13/04

दस्त क्रमांक: 9279/2024

दस्त क्रमांक: पवेल 4 /9279/2024

वाजार मूल्य: रु. 1,00,04,705/-

मोबदला: रु. 1,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.8,40,000/-

दु. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती:10038

पावती दिनांक: 24/05/2024

अ. क्रं. 9279 वर दि.24-05-2024

सादरकरणाराचे नाव: अक्षय निगण्णा सलगोंड - -

रांजी 4:33 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 Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्रं. 1 24 / 05 / 2024 04 : 33 : 55 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 24 / 05 / 2024 04 : 35 : 31 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तातीलसंपुर्ण मजकूर, निष्पादकव्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील

लिहून देणारे

लिहून घेणारे

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*







दस्त गोषवारा भाग-2

पवल4

दस्त क्रमांक:9279/2024

24/05/2024 4 40:23 PM

दस्त क्रमांक :पवल4/9279/2024  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. नीलकंठ इन्फ्राकॉन तर्फे दर्शित रमेश पटेल तर्फे कु मु म्हणून पूनम गणपत वाकळे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ 408, टॉवर 2, सीवूड्स ग्रँड सेंट्रल, सेक्टर 40, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAHFN8606N	लिहून देणार वय :-29 स्वाक्षरी:-		
2	नाव:अक्षय निंगण्णा सलगोंड -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-३०४, इंद्र आंगण कॉम्प्लेक्स, प्लॉट नं २, फिश मार्केट, सेक्टर ०९, खांदा कॉलनी, न्यू पनवेल वेस्ट, रायगड, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:GRNPS7536H	लिहून घेणार वय :-27 स्वाक्षरी:-		
3	नाव:विशाल निंगण्णा सलगोंड -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-304, इंद्र आंगण कॉम्प्लेक्स, प्लॉट नं.2, फिश मार्केट, सेक्टर 09, खांदा कॉलनी, न्यू पनवेल वेस्ट रायगड, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:LBAPS8493M	लिहून घेणार वय :-24 स्वाक्षरी:-		
4	नाव:सुनिता निंगण्णा सलगोंड -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-304, इंद्र आंगण कॉम्प्लेक्स, प्लॉट नं.2, फिश मार्केट, सेक्टर 09, खांदा कॉलनी, न्यू पनवेल वेस्ट रायगड, .. पॅन नंबर:DAFPS6722B	लिहून घेणार वय :-46 स्वाक्षरी:-		
5	नाव:निंगण्णा विठ्ठल सलगोंड -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-304, इंद्र आंगण कॉम्प्लेक्स, प्लॉट नं.2, फिश मार्केट, सेक्टर 09, खांदा कॉलनी, न्यू पनवेल वेस्ट रायगड, .. पॅन नंबर:AONPS5684P	लिहून घेणार वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:24 / 05 / 2024 04 : 39 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अमित भालेराव -- वय:26 पत्ता:सेक्टर २१, तुर्भे, नवी मुंबई पिन कोड:400705		
2	नाव:नितीन साळुंके -- वय:27 पत्ता:सेक्टर २१, तुर्भे, नवी मुंबई पिन कोड:400705		

शिक्षा क्र.4 ची वेळ:24 / 05 / 2024 04 : 39 : 51 PM

Joint Sub Registrar Panvel 4





## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AKSHAY NINGANNA SALGOND	eChallan	69103332024052414704	MH002486745202425E	840000.00	SD	0001373479202425	24/05/2024
2		DHC		052424341C382	1700	RF	0524243410382D	24/05/2024
3	AKSHAY NINGANNA SALGOND	eChallan		MH002486745202425E	30000	RF	0001373479202425	24/05/2024

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

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पुस्तक क्र. १-  
दस्त क्र. २२०९

सह मुख्य निबंधक, वर्ग-२, पनवेल क्र.४  
दि. २४ माहे ५ सन २०२४

प्रमाणित करणेत घेते की, या  
दस्तावेज ८५ पृष्ठे आहेत.

सह मुख्य निबंधक, वर्ग-२  
पनवेल-४

प व ल - ४	
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