

Y0336 Kalkar

Office 2746 5210



॥ श्री राम समर्थ ॥

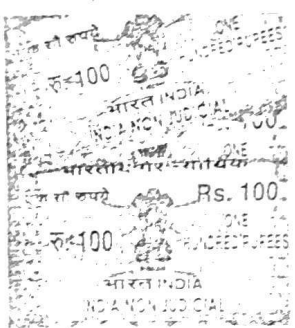


Mob 9820019493
9820431955

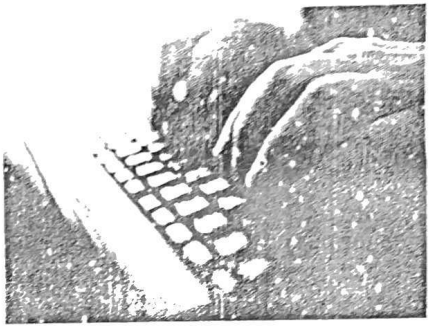
Purchaser Name _____

SHREE SAMARTH KRUPA

XEROX & TYPING WORKS, PANVEL



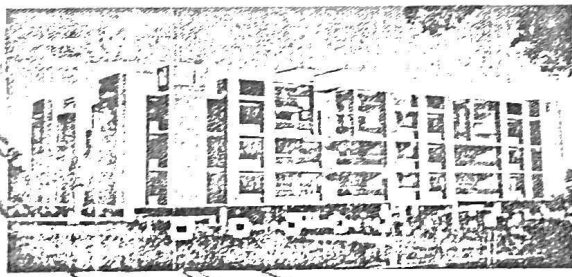
Stamp Vendor



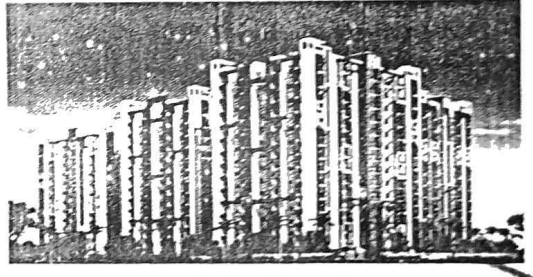
Computer Typing Work



Property Registration Work



Property Consultant



Flat Sale Purchase / Rent

Head Office : Shop No. 7, Aadya Krantiveer Vasudev Balwant Phadke Natygruh Complex
Panvel-410206 Ph- 27465210 Email: shreesamarthkrupa03@gmail.com

Branch 1 : Shop No.2, Ashadeep Apt., Opp. Tahsildar Off., Panvel.

Branch 2 : Shop No. 19, Kanak Sarovar, Near Prant Office,
Panvel-410206. Mob.: 9833436024

Branch 3 : Shop No. 1, Near Register Office,
Uran, Navi Mumbai. Mob.: 9975014038

Prop. Sunil V. Pardeshi

528/9996

पावती

Original/Duplicate

Tuesday, June 04, 2024

नोंदणी क्र. :39म

5:29 PM

Regn.:39M

पावती क्र.: 10802

दिनांक: 04/06/2024

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल4-9996-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रशांत वळीराम म्हात्रे . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:49 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Paval 4

बाजार मुल्य: रु.1725690.2 /-

मोबदला रु.3300000/-

भरलेले मुद्रांक शुल्क : रु. 198000/-

सह दुय्यम निबंधक पनवेल ४

1) देयकाचा प्रकार: DHC रकम: रु.1800/-

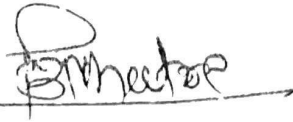
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224026417284 दिनांक: 02/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003020035202425E दिनांक: 04/06/2024

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 9996/2024

नोंदणी :

Regn:63m

04/06/2024

गावाचे नाव : वडघर

| | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3300000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे) | 1725690.2 |
| (4) भू-मापन,पोंढाहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 6,दर 49400/- प्रति चौ.मी.,सदनिका क्र. 301,तिसरा मजला,ओम निर्माण,प्लॉट नं. 100,सेक्टर आर-5,पुष्पक नोड,वडघर,ता. पनवेल,जि. रायगड,क्षेत्र 26.770 चौ.मी. कारपेट एरिया,2.295 चौ.मी. इंतक्लोसेड बाल्कणी एरिया,2.125 चौ.मी. प्रोजेक्टेड बाल्कणी एरिया,1.066 चौ.मी. कवेरेड बाय नॉन-अॅसीबल चच्चा एरिया आणि 0 चौ.मी. टेरेस एरिया मिळकतीचे.((Plot Number : 100 ; SECTOR NUMBER : आर-5 ;)) |
| (5) क्षेत्रफळ | 1) 26.770 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. निर्माण इन्फ्रा तर्फे भागीदार श्री. हरीश देवजी गजोरा . . वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 102, विराज विहार सीएचएस., सेक्टर 2, प्लॉट नं. 101, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AARFN9207H 2): नाव:-मान्यता देणार- श्री. प्रल्हाद केशव पाटील आणि श्री. श्रीधर केशव पाटील यांच्या तर्फे अखत्यारी म्हणून मे. निर्माण इन्फ्रा तर्फे भागीदार श्री. हरीश देवजी गजोरा . वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 102, विराज विहार सीएचएस., सेक्टर 2, प्लॉट नं. 101, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AARFN9207H |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-प्रशांत बळीराम म्हात्रे . . वय:-39; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: आंगणवाडी शाळा जवळ, मु.ओवळे, पो. पारगाव, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-ATCPM8642F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/06/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 04/06/2024 |
| (11) अनुक्रमांक,प्लॉट व पृष्ठ | 9996/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 198000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक क्रमांक २,

पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

| Deface Date |
|-----------------|
| 2425 04 06/2024 |
| 4D 04 06/2024 |
| 2425 04 06 2024 |

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Situation ID 202406039715

03 June 2024,06:18:20 PM

मूल्यांकनाचे वर्ष 2024
जिल्हा रायगड
तालुक्याचे नांव पनवेल
गांवाचे नांव वडघर
क्षेत्राचे नांव Rural

प व ल - ४
२०२४
९/१०

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक
4390 49400 - - -

बांधीव क्षेत्राची माहिती
मिळकतीचे क्षेत्र - 34.933 चौ. मीटर मिळकतीचा वापर - निवासी सदनिका
बांधकामाचे वर्गीकरण - 1-आर सी सी मिळकतीचे वय - 0 TO 2 वर्षे
उद्भवान सुविधा - आहे मजला - 1st To 4th Floor



Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((49400-4390) * (100 / 100)) + 4390)
= Rs.49400/-

मजला निहाण घटवट = 100% of 49400 = Rs.49400/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 49400 * 34.933
= Rs.1725690.2/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गाळीचे मूल्य + वरील गाळीचे मूल्य + धमाराती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझिनार्डन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंपाशित वाहनतळ

= A + B + C + D + E + F + G + H + I + J
= 1725690.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.1725690/-

= ₹ सतरा लाख पंचवीस हजार साहा शे नव्वद /-

Home

Print


सह मुख्य निबंधक वर्ग २
पनवेल क्र. ४



CHALLAN
MTR Form Number-6

पवेल - ४
२०२४
१/१०



| | | | | | | | | | |
|-----------------------------|-----------------------------------|---------------------------|---|-------------------------------|-----------------------|---------|------|---|---|
| GRN | MH000020035202425E | BARCODE | Date | | 04/06/2024-12:05:55 | Form ID | 25.2 | | |
| Department | Inspector General Of Registration | |  | | | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | | | | | | |
| Office Name | PNL3_PANVEL 3 JOINT SUB REGISTRAR | | TAX ID / TAN (If Any) | | | | | | |
| Location | RAIGAD | | PAN No.(If Applicable) | | | | | | |
| Year | 2024-2025 One Time | | Full Name | PRASHANT S MHAIRE PANVEL-4 | | | | | |
| Account Head Details | Amount In Rs. | Flat/Block No. | FLAT NO 301 3RD FLOOR | | | | | | |
| | | Premises/Building | | | | | | | |
| 0030046401 Stamp Duty | 198000.00 | Road/Street | OM NIRMAN | | | | | | |
| 0030063301 Registration Fee | 300.00.00 | Area/Locality | PUSHPAK VADGHAR , PANVEL | | | | | | |
| | | Town/City/District | | | | | | | |
| | | PIN | | 4 | 1 | 0 | 2 | 0 | 6 |
| | | Remarks (If Any) | SecondPartyName=MS NIRMAN INFRA- | | | | | | |
| | | Amount In | Two Lakh Twenty Eight Thousand Rupees Only | | | | | | |
| Total | 2,28,000.00 | Words | | | | | | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332024060412464 | 2872185038 | | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 04/06/2024-12:05:55 | Not Verified with RBI | | | | |
| Name of Bank | | Bank-Branch | IDBI BANK | | | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | | | |

Department ID :

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

Mobile No. : 9819144189

सदर चलान केवल दुय्यम नितंदाक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

(Handwritten Signature)

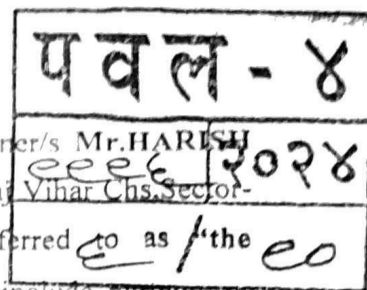
(Handwritten Signature)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 04th
day of Jun 2024;

BETWEEN

M/S. NIRMAN INFRA Pan No. AARFN9207H. Through It's Partner/s Mr. HARIHAR
DEVJI GAJORA, PAN No-AQZPP9957C having office at: 102, Viraj Vihar Chs. Sector-
2, Plot No.101, Koperkhairane, Navi Mumbai-400709 hereinafter referred to as "the
PROMOTER/DEVELOPERS" (Which expression shall mean and include partners or



partner for the time being of the said respective firm, the survivors or survivor of them and
the heirs, executors, and assigns of the last surviving partner or their assigns)
FIRST PART:

AND



1) MR. PRASHANT BALIRAM MHATRE, Age:39 years, Pan No.: ATCPM8642P
residing at s/o Baliram Mhatre, At Owale Post Pargaon, Taluka Panvel, Near Aanganwadi
School, Owale, Pargaon, Raigard, Maharashtra-410206 hereinafter referred to as the
"ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the
context or meaning thereof shall be deem to mean and include her/his/their heirs, executors,
administrators and assigns) OF THE SECOND PART;

WHEREAS:

AND

(1) SHRI. PRALHAD KESHAV PATIL, Age: 42 years, Pan No.: BGMPP4407R and (2)
SHRI. SHRIDHAR KESHAV PATIL Age: 53 years, Pan No.: BKUPP6307E both
residing at 533A, Vaghivali Wada, Post-Pargaon, Taluka-Panvel, District-Raigad, Pincode-
410206 hereinafter referred to as the "THE ORIGINAL LICENSEES/CONFIRMING
PARTY", (which expression shall unless it repugnant to the context or meaning thereof
shall be deem to mean and include her/his/their heirs, executors, administrators and assigns)
OF THE THIRD PART.

(a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED, is a company incorporated under the Companies Act,
1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its
registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021. The
Corporation has been declared as a New Town Development Authority under the
provisions of Sub Section (3A) of Section 113 of the Maharashtra Regional and
Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter
referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the
Government of Maharashtra in the exercise of its powers for the area designated as

पवल - ४
८८८८ २०२४
७ ६०



...own under Sub-Section (1) of Section 113 of the said Act.
...the Corporation, as a part of the development, of Navi Mumbai has
...decided to establish an International Airport namely "Navi Mumbai International"
...with the approval of the State and Central Government.

Except for land(s) already in possession of the Corporation, the
...ate land(s), require for the project, were notified for acquisition
...2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter
...referred to as the "LA ACT, 1894") by the state Government.

(d) The Right to fair Compensation and Transparency in Land
Acquisition Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as
the LARR ACT, 2013) came into force w.e.f. 01.01.2014 replacing the LA Act,
1894. Although the land for the Project was notified under the LA Act, 1894,
awards under section 11 of the LA Act, 1894 have not been declared for certain
lands as on 01.01.2014. The determination of compensation for such lands shall be
in conformity with the LARR Act, 2013.

(e) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the
State Government vide Govt. Resolution Urban Development Department No. CID-
1812/CR-274/UD-10 dated 1st March, 2014 (hereinafter referred to as the "G.R.
dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and
better compensation in the form of development plots to the land owners, whose
lands are to be acquired for the Project. Accordingly, the Corporation is obliged to
allot a plot to the land owner concerned if he has opted for compensation in the
form of developed plot in lieu of Monetary Compensation.

(f) There are some structures erected on the land already acquired and
in possession of the Corporation. These structures are also required to be shifted due
to the project. The State Government Resolution of Urban Development
Department No. CID-1812/CR-274/UD-10 dated 28th May, 2014 (hereinafter
referred to as "G.R. dated 28.05.2014") has taken the decision to grant plots and
other benefits to the concerned structure owners for their resettlement as a Special
Case. In accordance with the Government Resolution Revenue and Forest Dept. No.
RPA-2014/CR-52/R-3 Dated 25th June 2014 (hereinafter referred to as the "G.R.
dated 25.06.2014") the District Rehabilitation officer has authorized to determine
the eligibility of the structure owners, whose structures are situated on the land

possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issues by the Corporation bearing no. "CIDCO/Vya.sa./Aa.Vi.Ta./2014" dated 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), and the case may be.

पवल - ४
२०२४
२०२४



(E)

The land hereinafter mentioned, owned by the licensees was notified for acquisition under the Land Acquisition Act. The landowner has opted for a developed plot in lieu of monetary compensation. This development plot will be allotted by the Corporation, on lease, as per the provisions, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01.03.2014. Accordingly, the DY. Collector (Land Acquisition), Metro Centre No.1 Panvel, who is an officer delegated with the powers under the LA Act, 1894 by the State Government, declared Award under the LA Act, 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

Details of land acquired along with structures standing thereon as per Award

| Village | Taluka & District | Award No. | S. No./ H. No. | Area Acquired (H.A.) | Name of the Awardee |
|---------|-------------------|-----------|----------------|----------------------|---------------------|
| | | | | | |

Relevant details of the Structure(s)

| Award No. | Name of the Structure Owner | Building No. as per survey | Structure No. as per survey | Use of Structure | Area admissible for determining eligibility | Area of the plot to be allotted |
|-----------|-----------------------------|----------------------------|-----------------------------|------------------|---|---------------------------------|
| | | | | | | |

| | | | | | | |
|---------|----------|--|-----------|--------|--------|-----|
| VAW- | SHRI | | Structure | Resid | 105.35 | 320 |
| ICQ-11 | PRASHANT | | no. VV- | - | | |
| 45, VV- | KESHAV | | 45A, VV- | ential | | |
| 45B | SHRI | | | | | |

(h) As per directives and policies of the State Government, referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/804 dated 03/11/2015 a piece and parcel of land bearing Plot No. 100, admeasuring about 320 Sq. Mtrs., Sector R-5, lying, being and situated at Village: VADGHAR, Node: PUSHPAK NAGAR, Tal: PANVEL and Dist: RAIGAD (hereinafter referred to as "the said Plot"), which is written hereinafter and more particularly described in SCHEDULE I for the purpose of constructing a building or building on the terms and conditions hereinafter contained.

Description of Land allotted

| Place/Node | Plot No. | Sector No. | Area in Sq. Meters | Admissible FSI |
|-----------------|----------|------------|--------------------|----------------|
| PUSHPAK VADGHAR | 100 | R-5 | 320 | 1.5 |

(i) The licensee has, before the execution of this Agreement paid to the Corporation on 28/06/2018 a sum of Rs.60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10 Dated 18th August, 2014 and No. CID- 1812/CR-274/UD-10 Dated 06th October, 2015.

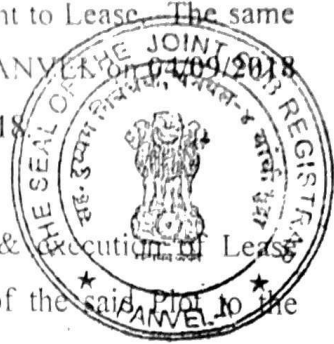
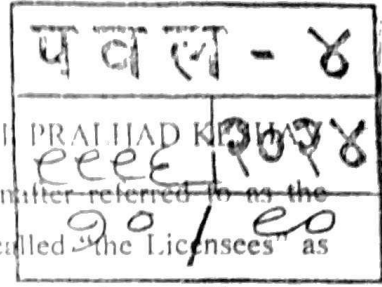
①

An Agreement to Lease dated 28/06/2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF

[Handwritten signature]

[Handwritten signature]

MAHARASHTRA LTD., of the ONE PART and (1) SHRI PRAHAD KISHAV PATHI (2) SHRI SHRIDHAR KISHAV PATHI, (hereinafter referred to as the "the Original Licensee") of the OTHER PART, therein called "the Licensees" as per the terms and conditions mentioned in the said Agreement to Lease. The same is duly registered before the Sub Registrar of Assurance at PANVEL on 04/09/2018 under its Registration Document Serial No. PVL-4/10719/2018.



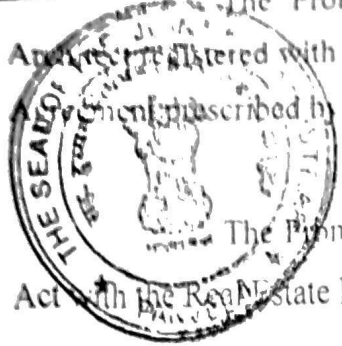
- (k) On payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said Plot to the Original Licensees.
- (l) The said Original Licensees (the Confirming Party) by virtue of the Development Agreement dated 19/04/2023 has sold, transferred and assigned 50% of their development rights, title, interest and benefits of the said Plot of land in favour of the PROMOTER herein and the same is duly registered with the Sub-Registrar of Assurances at PANVEL, vide its Registration Receipt No. 7677 and Registration Document Serial No. PVL-2/6655/2023 on 19/04/2023 (hereinafter referred to as "the said Development Agreement"). The original Licensees also executed a separate Power of Attorney dated 19/04/2023 duly registered in the office of the Sub Registrar of Assurance at PANVEL; vide its Registration Receipt No.7678 and Registration Document Serial No.PVL-2/6656/2023 dated 19/04/2023 in favour of the Promoter/partners of the Promoter firm (hereinafter referred to as "the said Power of Attorney") in pursuance to the said Development Agreement. In pursuance of the above said Development Agreement a Supplementary Agreement was duly registered in the sub-registrar of assurance at Panvel vide registration Receipt no. 7124 and Document no. PVL2-6160-2024 dated: 23/03/2024.
- (m) By virtue of the said Agreement to Lease/Development Agreement and the said Power of Attorney, the Promoter is absolutely seized and possessed of and well and sufficiently entitled to develop the said Land in accordance with the recitals herein above;
- (n) The Vendor/Lessor/Original Owner/Promoter is in possession of the project land;
- (o) The Promoter has proposed to construct on the project land one Building having One Ground Floor + 7 Upper Floors .

| | |
|----|----|
| प | प |
| ११ | ०० |

(p) The Allottee(s)/s is offered an Apartment bearing number 301 on the 11th floor (herein after referred to as the said "Apartment") in the building called "OM NIKHAI" (herein after referred to as the said "Building") being constructed in the said project, by the Promoter;

(q) The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

(r) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MUMBAI on 15.05.2023.



(s) The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

(t) By virtue of the Development Agreement/Supplementary Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

(u) On demand from the Allottee(s)/s , the Promoter has given inspection to the allottee(s)/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. Atul Patel Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

(v) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto .

[Signature]
 [Stamp]

(w) The authenticated copies of the plans of the concerned Local Authority have been annexed hereto.

92/EO
The Layout as approved by

(x) The authenticated copies of the plans of the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project are annexed hereto.



(y) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the allottee(s)/s, as sanctioned and approved by the local authority have been annexed.

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

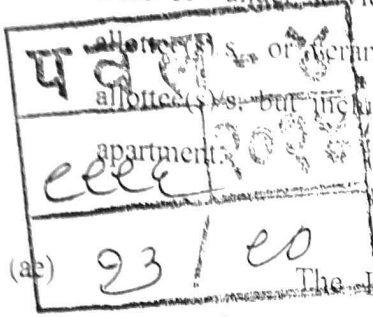
(aa) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance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

(ab) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

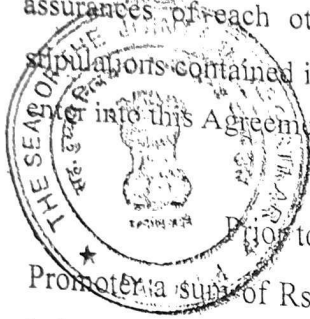
(ac) The allottee(s)/s has applied to the Promoter for allotment of an number 301 on the **THIRD** floor being constructed in the said Project,

(ad) The carpet area of the said Apartment is **26.770 Sq. Mts.** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, area under the enclosed balcony of **2.295 Sq. Mts.**, area under the projected balcony of **2.125 Sq. Mts.**, area covered by non-accessible

chajja of 1.066 Sq. Mts., area under the natural terrace admeasuring to 0 Sq. Mts. areas of under services shafts, to the said Apartment for exclusive use of the allottee(s) or verandah area to the said Apartment for exclusive use of the allotted area but includes the area covered by the internal partition walls of the apartment.



(ae) 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;



(af) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.3,30,000/- (Rupees Three Lakhs Thirty Thousand only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee(s)/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee(s)/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

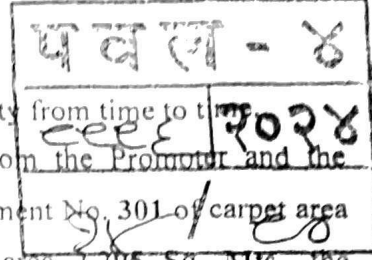
(ag) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra bearing no.P52000050931, authenticated copy is attached in hereto.

(ah) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee(s)/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s)/s hereby agrees to purchase the Said Apartment and the garage/covered parking (if applicable).

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

1. The Promoter shall



- 1(a) (i) The Allottee(s)/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s)/s Apartment No. 301 of carpet area admeasuring 26.770 Sq. Mts., enclosed balcony of area 2.295 Sq. Mts., the projected balcony of area 2.125 Sq. Mts., area covered by non-accessible chajja of 1.066 Sq. Mts., area under the natural terrace admeasuring 1.066 Sq. Mts. on the THIRD floor in the building "OM NIRMAN" (hereinafter referred to as the Apartment") as shown in the Floor plan thereof hereto for the consideration of Rs.33,00,000 /-(Rupees Thirty Three Lakhs Only) including Rs.0/- (Rupees Nil only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. The purchase price of the Apartment as mentioned above, is determined on the basis of above referred carpet area of the apartment which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are included in the carpet area and are considered for determining the purchase price.



ii)

PAYMENT SCHEDULE

| | |
|-----------------|---------------|
| TOTAL AMOUNT | Rs. 33,00,000 |
| AMOUNT RECEIVED | Rs. 3,30,000 |
| BALANCE AMOUNT | Rs. 29,70,000 |

iii)

| Sr. | Particulars | Percent |
|-----|--|-------------|
| 1 | Earnest Money | 10% |
| 2. | On Execution of Agreement | 20% |
| 3. | On Completion of plinth | 15% |
| 4. | On Completion of 2 nd Slab | 06% |
| 5. | On Completion of 4 th Slab | 06% |
| 6. | On Completion of 6 th Slab | 06% |
| 7. | On Completion of 7 th Slab | 06% |
| 8. | On Completion of 8 th Slab | 06% |
| 9. | On Completion of Brick work, Plaster, Door & Window Frames | 05% |
| 10. | On Completion of Sanitary fittings, lift wells, lobbies | 05% |
| 11. | On Completion of External Plaster, External Plumbing, Waterproofing, | 05% |
| 10. | On Completion of Lifts, Plumbing, Electrification, Sliding & Tiling etc. | 05% |
| 11. | On Possession | 05% |
| | Total | 100% |

4.1 above, on the allottee(s) committing default in payment on due date of any amount due and payable by the allottee(s)/s to the Promoter under this Agreement (including his/her proportional share of taxes levied by concerned local authority and other outgoings) and on the allottee(s)/s committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement.

Provided that Promoter shall give notice of fifteen days in writing to the allottee(s)/s by Registered Post AD at the address provided by the allottee(s)/s and mail at the e-mail address provided by the allottee(s)/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the allottee(s)/s 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(s)/s (subject to adjustment and recovery of liquidated damages and or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee(s)/s to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are annexed hereto.
6. The Promoter shall give possession of the Apartment to the allottee(s)/s on or before **31/08/2026**. If the Promoter fails or neglects to give possession of the Apartment to the allottee(s)/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the allottee(s)/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God.
- (ii) any notice, order, rule, notification of the Government and/or other public of competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy

| | |
|---|-----------------------|
| प व ल - ४ | |
| made by the allottee(s)/ | २०२४ |
| of the Apartment to the | |
| allottee(s) s in terms of this Agreement to be taken within | 3 (three) months from |

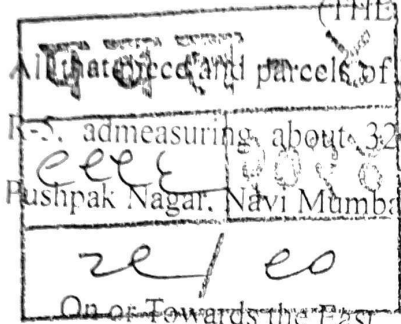
certificates from the competent authority and the payment made by the allottee(s)/ as per the agreement shall offer in writing the possession of the Apartment to the allottee(s) s in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the allottee(s)/s . The Promoter agrees and undertakes to indemnify the allottee(s)/s in case of failure of fulfilment of any of the provisions formalities documentation on part of the Promoter. The allottee(s)/s agree(s) to pay the maintenance charges as determined by the Promoter or association of allottee(s) as the case may be. The Promoter on its behalf shall offer the possession to the allottee(s)/s in writing within 7 days of receiving the occupancy certificate of the Project.



- 7.2 The allottee(s)/s shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.
- 7.3 **Failure of Allottee(s)/s to take Possession of Apartment/:** Upon receiving a written intimation from the Promoter as per clause 7.1, the allottee(s)/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee(s)/s . In case the Allottee fails to take possession within the time provided in clause 7.1 such allottee(s)/s shall continue to be liable to pay maintenance charges as applicable.
- 7.4. The allottee(s)/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the common parking space only for purpose of keeping or parking vehicle.
8. The Allottee along with other allottee(s)/s of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from 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 seven days of the same being forwarded by the Promoter to the allottee(s)/s v, so as to enable the Promoter to register the common organisation of allottee(s)/s . No objection shall be taken by the allottee(s)/s if any, changes or

SCHEDULE - I

(THE SAID PLOT ABOVE REFERRED TO)



All that piece and parcels of lands and grounds comprising and bearing Plot no. 100, Sector: R-5, admeasuring about 320 Sq. Mtrs., lying, being and situated at Village Vadghar, Pushpak Nagar, Navi Mumbai and bounded as under:

- On or Towards the East : 9 M WIDE ROAD
- On or Towards the West : PLOT NO. 101
- On or Towards North : PLOT NO. 99
- On or Towards South : 9 M WIDE ROAD



THE SECOND SCHEDULE

(SAID APARTMENT ABOVE REFERRED TO)

Flat No. 301 on the **THIRD** residential floor of the New Building (counting from ground level) named "OM NIRMAN" which is constructed in or upon the above referred said Plot, which apartment is shown on the floor plan.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS 04 DAY OF Jun 2024 AT PANVEL.

THE COMMON SEAL OF THE WITHIN NAMED "PROMOTER"

M/S. NIRMAN INFRA

PAN NO. AARFN9207H

Through its Partner,

Mr. HARISH DEVJI GAJORA

}

In the presence of

1) Jay Patel

2) Rameshwar N...



SIGNED, SEALED & DELIVERED BY THE

Within named "ALLOTTEE/S"

MR. PRASHANT BALIRAM MEHRE



In the presence of

- 1) Jay Patel *J.P.*
- 2) Ramshree Narwade *R.N.*

| | |
|---------|--|
| पवल - ४ | |
| २०२४ | |
| ३०/०० | |

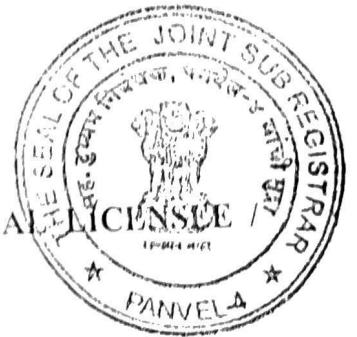
SIGNED & DELIVERED BY THE WITHIN NAMED "ORIGINAL LICENCEE CONFIRMING PARTY"

SHRI. PRALHAD KESHAV PATIL,
SHRI. SHRIDIHAR KESHAV PATIL,

Through its constituted attorney
M/S. NIRMAN INFRA

Through its Partner,

Mr. HARISH DEVJI GAJORA



In the presence of

- 1) Jay Patel *J.P.*
- 2) Ramshree Narwade *R.N.*



**THIRD SCHEDULE
(LIST OF AMENITIES)**

Flooring: 24" x 24" vitrified flooring in all rooms, 12" x 12" flooring in bathroom, W.C.
Kitchen: Granite platform with S.S. sink and dado tiles up to Beam level.
Windows: Granite frame sill in all windows. Aluminium powder coating sliding window.

Electrification: Sufficient electric points of concealed copper wiring (Polycab Brand) With Modular switches. (ISI Marked Brand) Ample light points in parking area. Telephone, Geyser, A/C, Water Purifier, cable point and exhaust point.

Bathroom & W.C.: Glazed tiles in bath & W.C. with modern concepts upto beam level. Sanitary of ISI Marked brand & all Conceal fitting of Reputed brand.

Water Source : Provision of separate overhead and underground drinking water tank With adequate capacity in building.

Lift : Good quality ISI Brand lift.

Terrace : Mr. Fixit Brand water proofing treatment with Chip made work.

RECEIPT

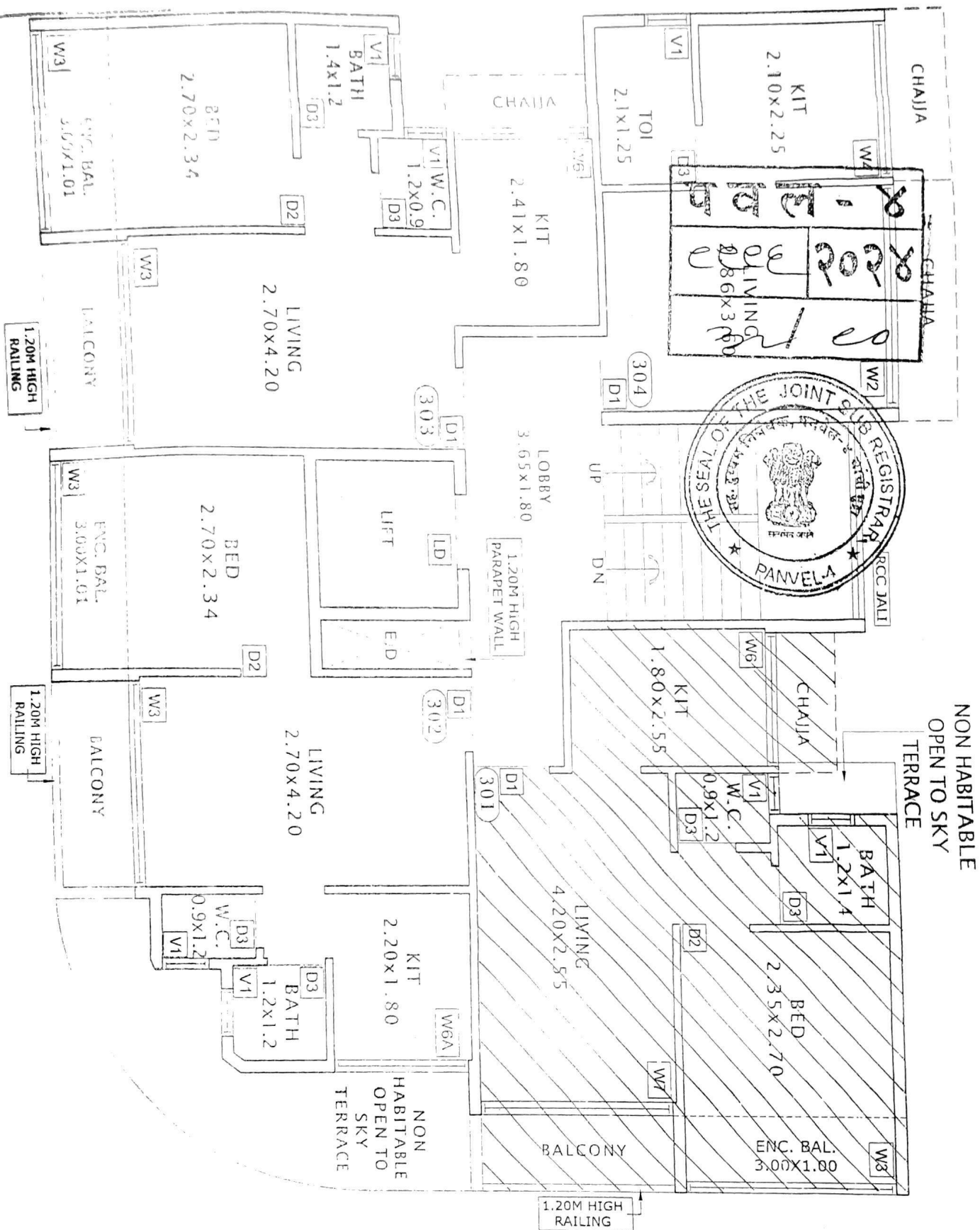
Received an amount of Rs.3,30,000/- (Rupees Three Lakhs Thirty Thousand Only) from Allottee/s towards part payment of total consideration as mentioned above in following manner;

| Date | Amount (Rs.) | Cheque No. | Name of the Bank |
|------------|--------------|------------|---|
| 15.03.2024 | 30,000 /- | 112154 | State Bank Of India, Panvel, Branch. |
| 24.05.2024 | 3,00,000/- | 112156 | State Bank Of India, Panvel, Branch. |

I say received

(M/s. NIRMAN INFRA)

(Through its Partner)



PROPOSED RESIDENTIAL BUILDING
AT PLOT NO.100, SECTOR.R5,PUSHPAK NODE, NAVI MUMBAI

| | | |
|------------|--------------|--------|
| DEVELOPERS | FLAT NO. | 301 |
| | FLOOR | THIRD |
| | CARPET AREA | 32.256 |
| | TERRACE AREA | |

SIGNATURE OF DEVELOPERS

SIGNATURE OF PURCHASER

[Handwritten Signature]

[Handwritten Signature]

Reference No. : CIDCO/BP-17710/TPO(NM & K)/2020/11417

To,
SHRI.PRALHAD KESHAV PATIL AND
SHRI.SHRIDHAR KESHAV...

| | |
|-------------------|------|
| पत्र - ४ | |
| Date : 16/10/2023 | २०२४ |
| ३३/२० | |

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/11

Sub : Payment of Amended development charges for Residential Building on Plot No. 100, Sector R5 at Pushpak, Navi Mumbai.

Ref : Your architect's resubmitted online application dtd. 18.08.2023
Your Proposal No. .CIDCO/BP-17710/TPO(NM & K)/2020 dated 17 August, 2023



ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES*

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : SHRI.PRALHAD KESHAV PATIL AND SHRI.SHRIDHAR KESHAV PATIL
- 2) Location : Plot No. 100, Sector R5 at Pushpak, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 319.86
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

| Sr. No. | Budget Heads | Particulars | | Amount |
|-------------------------------|---------------|-------------|----------------------------|-------------|
| | | Formula | Formula Calculation Values | |
| 1 | Scrutiny Fees | 479.79 * 5 | BuiltUP area * 5 | 2399 |
| Total Assessed Charges | | | | 2399 |

7) Date of Assessment : 03 October, 2023

8) Payment Details

| Sr. No. | Challan Number | Challan Date | Challan Amount | Receipt Number | Receipt Date | Mode |
|---------|--------------------|--------------------------|----------------|-----------------------------|--------------|--------------|
| 1 | CIDCO/BP/2023/3118 | 08/17/2023 | 2399 | 00212/TPO/Account/7609/2023 | 17/8/2023 | Demand Draft |
| 2 | CIDCO/BP/2023/3569 | 10/03/2023 1:02:11 PM | 100 | CIDCO/BP/2023/3569 | 9/10/2023 | Net Banking |

Unique Code No. 2023 04 021 02 4194 02 is for this Amended Development Permission for Residential Building on Plot No. 100, Sector R5 at Pushpak, Navi Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
SHUSHAN RAMC...
CHAUDHARI
Date: 18 Oct 2023 11:07
Organization: CIDCO
DN: cn=Shushan Ramc...
ou=Navimumbai, o=CIDCO

Reference No.: CIDCO/BP-17710/TPO(NM & K)/2020/11417

Date : 16/10/2023

पत्र - ७
SHRI.PRALHAD KESHAV PATIL AND
SHRI.SHRIDHAR KESHAV...
३४/१०

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/11255

| | | | | | | | | | | | | | | | | | |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unique Code No. | 2 | 0 | 2 | 3 | 0 | 4 | 0 | 2 | 1 | 0 | 2 | 4 | 1 | 9 | 4 | 0 | 2 |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 100, Sector R5 at Pushpak, Navi Mumbai.

Ref : Your Proposal No. CIDCO/BP-17710/TPO(NM & K)/2020 dated 17 August, 2023

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- 1) Name of Assessee : SHRI.PRALHAD KESHAV PATIL AND SHRI.SHRIDHAR KESHAV PATIL
- 2) Location : Plot No. 100, Sector R5 at Pushpak, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 319.86
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 1164.02 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 98750

7) Payment Details

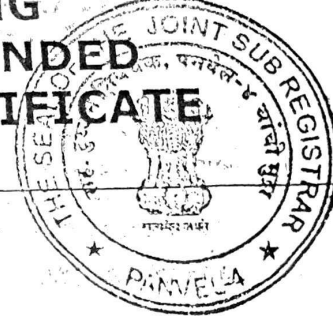
| Sr. No. | Challan Number | Challan Date | Challan Amount | Receipt Number | Receipt Date | Mode |
|---------|-------------------|--------------|----------------|-------------------|--------------|-------------|
| 1 | 20230402102419402 | 3/10/2023 | 98750 | 20230402102419402 | 9/10/2023 | Net Banking |

Reference No. : CIDCO/BP-17710/TPO(NM & K)/2020/11417

| | |
|-------------------|------|
| पु.नं. - ४ | |
| ६६६६ | २०२४ |
| Date : 16/10/2023 | |
| ३५ / ६० | |



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE



To,

Sub : Development Permission for Residential Building on Plot No. 100 , Sector R5 at Pushpak
, Navi Mumbai.

Ref : Your architect's resubmitted online application dtd. 18.08.2023

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. 100, Sector R5 at Pushpak , Navi Mumbai. The Development Permission is hereby granted to construct **Residential** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMC...
DN: cn=BHUSHAN RAMC...

Reference No. : CDECO/BP-17710/TPO(NM & K)/2020/11417

Date : 16/10/2023

पत्र - ४
३६/२०

**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s SHRI.PRAHLAD KESHAV PATIL AND SHRI.SHRIDHAR KESHAV PATIL , HOUSE NO.533B,AT-WAGHIVALIWADA,POST. PARGAON,TAL-PANVEL,DIST-RAIGAD for Plot No. 100 , Sector R5 , Node Pushpak . As per the approved plans and subject to the following conditions for the development work of the proposed Residential in 1Ground Floor + 7Floor: Net Builtup Area 970.5 Sq m .

| Details | Resi. | Comm. | Other |
|----------------|--------|-------|-------|
| BUA (in Sq.M.) | 970.54 | 0 | 0 |
| UNIT (in Nos.) | 23 | 0 | 0 |

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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

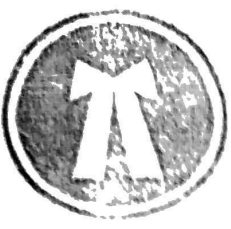
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director 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

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN RAMKANTH
CHAUDHARI
Date: 16 Oct 2023 11:21:07
Organization: P. & O
District: Raigad
Pincode: 415001



Parth Chandet - 8

(BLS LLB)

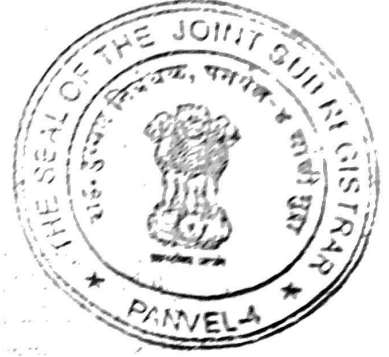
2026

Advocate Bombay High Court

29/00

FORMAT - A

(Circular 28/2021 dated 08/03/2021)



To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 100, area admeasuring about 320 Sq. Mtrs., lying, being and situated at Sector R-5, Village: Vadghar, Node: Pushpak, Taluka- Panvel, District-Raigad - 410206 (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of M/S. NIRMAN INFRA and following documents i.e.: -

- 1) Description of the property.
- 2) Agreement to Lease dated 28/06/2018
- 3) Development Agreement dated 19/04/2023
- 4) Power of Attorney dated 19/04/2023
- 5) Search report for 14 years from 2010 till 2023

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (1) Shri. Pralhad Keshav Patil and (2) Shri. Shridhar Keshav Patil as the Owners and M/S. NIRMAN INFRA as the Developer is clear, marketable and without any encumbrances.





| | |
|---------|------|
| प व ल - | |
| ६६६६ | २०२४ |
| ४६ | ६० |

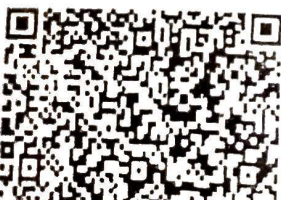
Maharashtra Real Estate Regulatory Authority

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 P52000050931

Project: Om Nirman, Plot Bearing / CTS / Survey / Final Plot No.: Plot No-100, Sector No- R5 at Vadghar (C), Panvel, Raigarh, 410206

1. *Nirman Infra* having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, Pin 410206
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 15/05/2023 and ending with 31/08/2026 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
Mr. Arun Mehta