



SANJANA XEROX AND TYPING CENTER



SHREE GANARAYA
ESTATE CONSULTANT

PROPRIETOR

SANJAY DALAL

+91 9820221277

sanjaydalal47@gmail.com

Name: _____

Address: _____

Contact No.: _____

Document Type: _____

Document No.: _____

Date: _____ Time: _____

SERVICES

ONLINE REGISTRATION

STAMP DUTY WORK

AGREEMENT

AFFIDAVIT

ADJUDICATION

COMPUTER TYPING

NOTARY

SHOP NO.3/A-103, KESHAV VASANT CHS, NEAR V. B. PHADKE
NATYAGRUH, PANVEL, DIST - RAIGAD, NAVI MUMBAI, 410206.

Tel. No. 9833519206 // 9975573765

Email: sanjanaxerox@gmail.com Website: www.sanjanaxerox.com

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Original/Duplicate

Friday, October 20, 2023
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Regn.:39M

पावती क्र.: 15842 दिनांक: 20/10/2023

गावाचे नाव: पनवेल
दस्तऐवजाचा अनुक्रमांक: पवल4-14701-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: सुधीर शंकर होलमुबे - -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2040.00
पृष्ठांची संख्या: 102
एकूण: रु. 32040.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
4:36 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4
सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

बाजार मुल्य: रु.5389000 /-
मोबदला रु.7906250/-
भरलेले मुद्रांक शुल्क : रु. 553440/-

- 1) देयकाचा प्रकार: DHC रकम: रु.40/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023147400969 दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023143700907 दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009393397202324E दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:

पुढे दस्तऐवज पुढे मिळाला.

पत्रकाराची सही

लिपीक

सह दुय्यम निबंधक पनवेल ४



CHALLAN
MTR Form Number-6



GRN	MH009393397202324E	BARCODE	[Barcode]			Date	12/10/2023-15:03:28	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)	ABBPH5594A					
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR				Full Name	SUDHIR SHANKAR HOLMUKHE AND OTHERS					
Location	RAIGAD										
Year	2023-2024 One Time				Flat/Block No.	FLAT NO.902,9th FLOOR,A-WING,GEETANJALI					
Account Head Details				Amount In Rs.	Premises/Building	BEAUTY TOWER CHS LTD,					
0030046401	Stamp Duty			553440.00	Road/Street	FINAL PLOT NO. 264, PANVEL					
0030063301	Registration Fee			30000.00	Area/Locality	TAL.PANVEL, DIST.RAIGAD					
					Town/City/District						
					PIN	4	1	0	2	0	6
					Remarks (If Any)	PAN2=AALFJ3567C-SecondPartyName=MS. LMM HOMES					
						पवल-४ १४/१०/२०२३ १/१०२					
					Amount In	Five Lakh Eighty Three Thousand Four Hundred Forty					
Total				5,83,440.00	Words	Rupees Only					
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN	Ref. No.	691033320291021596412408092352				
Cheque/DD No.					Bank Date	RBI Date	12/10/2023-15:04:52				
Name of Bank					Bank-Branch	IDBI BANK					
Name of Branch					Scroll No. , Date	Not Verified with Scroll					



Department ID : Mobile No. : 9800000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023143700907	Date 14/10/2023
Received from MS J M M HOMES, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 14/10/2023
Bank CIN 10004152023101400605	REF No. 2863406596
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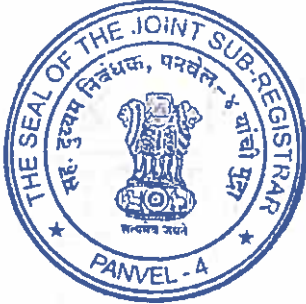
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023147400969	Date 14/10/2023
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Payment Details	
Bank Name IBKL	Date 14/10/2023
Bank CIN 10004152023101400645	REF No. 2863407334
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~~MS J M M HOMES~~
MS J M M HOMES

MS J M M HOMES



1	Project Name	Geetanjali Beauty Tower Co-Operative Housing Society Ltd
2	Residential Premises No	902
3	Floor No	9
4	Wing	A
5	Total area in sq. meters	71.85
6	Location	Geetanjali Beauty Tower Co-Operative Housing Society Ltd Final Plot No. 264.
7	Consideration	79,06,250/-

AGREEMENT FOR SALE

This Agreement is made and entered into at Panvel on this the 20 day of the month of October in the Christian Year 2023.

BETWEEN

M/S. J. M. M. HOMES, a Partnership firm registered under the Indian Partnership Act, 1932, through its Authorized signatory **MR. CHETAN J. MHATRE, Age 48 Years (PAN NO. AMIPM4560F)**, having its registered office address at **Shop No. 01,02 and 03,(hereinafter referred to as the "Premises" for be verity) Pam Ruchi, Plot No. 429, TPS No. 01, Panvel.** Hereinafter referred to as **"THE PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its present and future partners of the said firm and the legal heirs, executors and administrators and assigns of last partners of the said firm)**OF THE FIRST PART;**

AND

1)**MR. SUDHIR SHANKAR HOLMUKHE, Age 47 Years, (PAN NO.- ABBPH5594A)**, residing At **B-602, KRISHNA TOWER CHS PLOT NO. 8/8A, SECTOR-09, KHANDA COLONY, NEW PANVEL (MC) 410206.**
2)**MRS. SUNITA DILIP KADAM, Age 52 Years (PAN NO.- APWPK9402M)** residing At **FLAT NO. 1, SAIRAJ PARK, BHARANI BUILDING, CHANDRAMANI NAGAR, JUNI SANGAVI, PUNE 411027 &**
3)**MRS. SAVITA BHARAT ADSUL, Age 44 Years (PAN NO.- ABYPH4462J)** residing At **B-285,TYPE b BUILDING NO.-24, NILGIRI BUILDING,CENTRAL AREA, IIT BOMBAY, POWAI, MUMBAI 400076.**
Here in after called and referred to as the **"PURCHASER/S"** (which

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S. D. K.
S. B. A. S. U. L.

expression shall, unless it be repugnant to be context or meaning thereof be deemed to mean and include his/ her heirs, executors, administrators and assignees) **OF THE SECOND PART;**

AND

GEETANJALI BEAUTY TOWER CO-OPERATIVE HOUSING SOCIETY LTD,
A Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960, (XXIV of 1961) under the certificate of Registration No **RGD/PWL/HSG/(TC)/2598/2012-2013** dated **09/07/2012** granted by the Assistant Registrar of Co-Operative Society, having its office at Final Plot No. 264, situated at Panvel, Taluka Panvel, District Raigad hereinafter called

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and referred to as the "**OWNER-CONFIRMING PARTY and/or SOCIETY**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and the present and the future office bearers their heirs, executors, administrators and assignees) **OF THE THIRD PART.**



WHEREAS the said Society is registered under the Maharashtra Co-operative Societies Act, 1960 having registration No. **RGD/PWL/HSG/(TC)/2598/2012-2013** dated **09/07/2012**. That inalienable property of **Final Plot No. 264, total admeasuring 3326.48 Square meters** situate lying and being at **Village Panvel**, in Taluka Panvel of District Raigad in the State of Maharashtra and within the jurisdiction of Panvel Municipal Council of Panvel (since 01/10/2016 Panvel City Municipal Corporation) is owned by the Confirming Party/ CHS above referred to. That said property is more particularly described in the **FIRST SCHEDULE** herein under written and herein after referred to as "**Said Plot**" and or "**Said Property**"). **Copy of Property card is annexed as ANNEXURE "A"**.

ANDWHEREAS old building constructed on the said property was in dilapidated condition therefore all the members of the said society in their General Body Meeting decided to demolish the old building and construct a new building on the said property with the help of the recognized Promoter.

ANDWHEREAS in furtherance of their intention to develop the said property the Society had invited offers for redevelopment of the said property. That the Promoter had offered for re-development of the said plot. That in the **Special General Meeting** held in the presence of the Representative of the Assistant Registrar, Co-operative Societies, Panvel, on

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dt. 26/04/2018 the offer of the Promoter being lucrative was accepted by the said Society and work of re-development of the said property was entrusted to the Promoter.

ANDWHEREAS the Owner Society by their application dt. **19/03/2018** had applied to the Assistant Registrar of Co-operative Societies, Panvel for grant of permission for re-development. That the Assistant Registrar of Co-operative Societies, Panvel by its letter dt. **05/05/2018** has granted permission for re-development of the said property here to annex is copy of the said permission.

ANDWHEREAS in furtherance of the acceptance of offer of the Promoter for re-development said Society has entered in to a **Development Agreement** with the Promoter on **dt.22/06/2018** with respect to said property. The said development agreement is registered with **Sub-Registrar Panvel-5** on same day at document bearing **serial No. PWL5-7098/2018**.

ANDWHEREAS in furtherance of the execution and registration of the said development agreement the office bearers of the said Society on **dt. 18/02/2021** have executed a **Power of Attorney** in favour of the Promoter. The said Power of Attorney is registered with **Sub-Registrar Panvel-2** on **Same day** at document bearing **serial no. PWL2-3202/2021**.

AND WHEREAS the Architect by his application No. 3113, dt. **11/02/2021** & Application No. 8409, dt. **04/05/2021** has requested to the **Panvel Municipal Corporation** for grant of building permission and approval of plan. **Panvel Municipal Corporation** by its letter dt. **05/08/2021** bearing **Permission No. PMC/TP/Panvel/264/22-21/16089/1613/2021** has granted commencement Certificate for construction of building having 90 Residential units, 49 shops and 02 offices .

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However subsequently new GDCR was approved by the Government and was applicable to this development. Accordingly revised plans were submitted by the architect and now the PMC has granted revised development permission dt. **03/02/2023** vide permission No **PMC/TP/Panvel/264/22-23/16089/329/2023** and the building is having **102 Residential Unit & 61 Commercial Unit including 12 Office units, Total 163 units u/s 45 of The Maharashtra Raigad & Town Planning Act 1966 (In short "MRTP")**. Copy of revised building permission is annexed as **ANNEXURE "B"**.



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AND WHEREAS on dt. 26th April 2022 the parties have executed a Supplementary Agreement-cum-Correction Deed which is registered with **Sub-Registrar Panvel-4 same day at serial No. PWL4-5380/2022.**

AND WHEREAS the Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed in terms of the development agreement referred herein above. The Promoter herein has right to sell the Premises in the said project of his share as mentioned in the development agreement, to be constructed by the Promoter on the Project land and is fully competent to enter into agreement/s with the Purchaser/s, lessee, mortgagee, of the Premises and to receive the sale price, rent, lease premium, license fees, deposits etc., in respect thereof.

AND WHEREAS the Promoter declares that there is no impediment attached to the Project Land. There is no illegal encroachment on the said property//project land. The Promoter further declares that no permission was required from any authorities concerned, in the absence whereof, the rights of the Promoter would be affected furthermore all required permissions are procured and the Promoter is absolutely entitled to the same. There is no mortgage or lien or charge whatsoever on the Project Land. So also, the Promoter is entitled and enjoined upon to construct the proposed building on Project Land.

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AND WHEREAS the Promoter herein has appointed **M/s. Devise Design**, Ar. AtulMhatre, address : Office No. 302, 3rd Floor, Hermes Atrium, Plot No. 57, Sector 11, CBD Belapur, Navi Mumbai 400614 as their **Architects**(hereinafter referred to as "**the Architect**") and **Mr. Bhauso Bhimrao Desai**, having their address at C.B.D., Belapur as their **Structural Engineers** and accepted the professional supervision of Architects and the Structural Engineers till the completion of the buildings but the Promoter herein have reserved the right to change such Architects and Structural Engineers before the completion of the buildings if Promoter so decide.

AND WHEREAS title of the Promoter to the Project Land has been certified by **Mr. Santosh M. Lad**, Advocate, High Court, having his office at **104, 1st floor, AdityaVihar Co-operative Housing Society, Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad** vide his **CERTIFICATE OF TITLE/SEARCH & TITLE REPORT** dated **01/03/2021. Copy is annexed as ANNEXURE "C"**.

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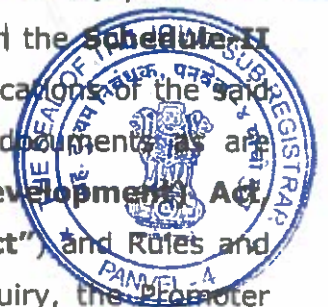
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AND WHEREAS the Promoter has registered the project under the provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 with the MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY at MUMBAI, having **REGISTRATION NO.P52000031325**, dated **15/10/2021** an authenticated **Copy is annexed as ANNEXURE "D"**.

AND WHEREAS the Promoter has, accordingly, commenced the construction of the building wings "A", "B", "C", "D", of "**Geetanjali Beauty Tower Co-Operative Housing Society Ltd**" on the aforesaid property/project land in accordance with the plans sanctioned and the construction permission granted by the **Panvel Municipal Corporation**. The said buildings consists of GROUND FLOOR and 11 (Eleven) UPPER FLOORS, containing **102 Residential Unit & 61 Commercial Unit, including 12 Office Units** in all 163(**One Hundred Sixty Three**)for Residential & Commercial user, having lift facility.The said building is proposed to be constructed in two phases. Phase I consists of G+11 stories having 49 shops, 12 office premises and 102 residential units, for which Panvel Municipal Corporation has already granted construction permission. And Phase II in near future subject to clearances required and by utilizing TDR or premium FSI the promoter proposes to build additional 2 floors making the building of G+13 floors.

AND WHEREAS the Purchaser/s herein has demanded from the Promoter and the Promoter has given inspection to the Purchaser/s, of all the documents of title relating to the said project described in the **Schedule II** hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the **Real Estate (Regulation and Development) Act, 2016** (hereinafter referred to as "**RERA or the said Act**") and Rules and regulations made thereunder. After the Purchaser/s enquiry, the Promoter herein has requested the Purchaser/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Purchaser/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the Purchaser/s has/have given his specific confirmation herein that the responsibility of title of the said land be on the Promoter up and until the conveyance of the said building and the said land thereunder.

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AND WHEREAS the Purchaser/s has read and understood all the contents of the indemnity bonds/ undertakings, etc., given by the Promoter to the **Panvel Municipal Corporation** or any other authority, and terms and conditions mentioned in **Permissions/ Commencement Certificate (if any)** and Purchaser/s agrees that this agreement is subject to the said terms and are also binding on him/her/them.

AND WHEREAS the Purchaser/s is aware of the fact that the Promoter has entered or will enter into similar and /or separate Agreements with several other Purchaser/s, persons and parties in respect of various units of Residential/Shop/Office Premises in the said building/project;

AND WHEREAS relying on the Purchaser/s representations and the assurances and subject to the terms and conditions mentioned in this agreement, the Promoter herein has agreed to sell and the Purchaser/s herein agreed to purchase Residential Premises No. **902**, on the **9TH floor of a wing of the building and 01 allotted car parking**, in the name of "**Geetanjali Beauty Tower Co-Operative Housing Society Ltd**". The said premises are admeasuring carpet area about **71.85 Sq. Meters** with adjoining same level terrace having area about **_ _ Sq. Meters** subject to total area of both areas not more than 3 percent situated on **9th floor** which are more particularly

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described in **Schedule III** and shown delineated and demarcated in red color in **ANNEXURE "E"** annexed hereto for **lump sum consideration of Rs. 79,06,250/- (Rupees Seventy-Nine Lakh Six Thousand Two Hundred And Fifty only)** excluding expenses for stamp duty, registration fees, Goods and Service Tax (**GST**) or any other pass through charges or any other taxes levied which shall be paid by Purchaser/s separately. The sale of the said Premises is on the basis of carpet area only. The Purchaser/s is/are aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately 3%. The Purchaser/s consents for the same and is aware that the consideration being lump sum will not change. The promoter has agreed to provide the amenities in the said Premises which are more particularly described in the **Schedule IV** written hereto. The Purchaser/s agrees not to question or challenge the said consideration the same having been settled on lump sum basis after considering all aspects and other terms of the agreement.

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AND WHEREAS on or before the execution of these presents, the Purchaser/s has / have paid to the Promoter the sum of **Rs. 79,06,250/- (Rupees Seventy-Nine Lakh Six Thousand Two Hundred And Fifty only)** as earnest money deposit or as part payment of sale consideration of the Premises agreed to be sold by the Promoter to the Purchaser/s (the payment and receipt whereof the Promoter do hereby admit and acknowledge), leaving balance amount of **Rs. 35,42,187/- (Rupees Thirty-Five Lakh Forty-Two Thousand One Hundred Eighty-Seven Only)** (being the balance sale price) to be paid by the Purchaser/s to the Promoter in the manner as described in the payment schedule mentioned herein under.

AND WHEREAS in addition to the aforesaid price, the Purchaser/s shall be liable to pay stamp duty, registration fees, Goods and Service Tax (GST) or any other pass through charges the GST, society share charges, maintenance charges, or any other taxes and/or levies which may be levied by concerned authorities for the time in force.

AND WHEREAS in this Agreement the term 'PREMISE/S' shall include the premises, rights hereby agreed to be sold and the term "PURCHASER/S" shall include purchaser or purchasers of Residential/Shop/Office units or rights hereby agreed to be sold and also include the plural, neuter, feminine and masculine genders of the purchaser/s.

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AND WHEREAS under Section 13 (1) of the RERA, the Promoter is required to execute a written Agreement in respect of sale of the said premises with the Purchaser/s, being in fact these presents and this Agreement when lodged for registration under the Registration Act, 1908 with the SUB-REGISTRAR concerned by the Purchaser/s and the Promoter being informed about the same, the Promoter will admit the execution thereof before the SUB-REGISTRAR concerned, through his authorized person.



AND WHEREAS the parties hereto 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 desirous to enter into this Agreement on the terms and conditions agreed between them as hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AS UNDER:

1. **DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE**

The Promoter has made full and true disclosure of the title of the Project Land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Purchaser/s nature of his/her/their right, title and interest and right to construct and sell building/s on the Project Land. The Promoter has also given inspection of all documents to the Purchaser/s. The Purchaser/s has carried out the search and investigated the title by appointing his own Advocate in regards to his title, interest, building plans, NA orders etc. The Purchaser/s having acquainted and satisfied himself/herself/ themselves with all the facts and nature of right of the Promoter and has/have entered into this Agreement. The Purchaser/s herein after shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement.

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NAME OF THE PROJECT AND BUILDING

The name of the building wings "A", "B", "C", "D", of "Geetanjali Beauty Tower Co-Operative Housing Society Ltd"



3. **SANCTIONS**

The Promoter has got sanctioned the layout and building plans and obtained Building Permission/Commencement Certificate of the said project from **Panvel Municipal Corporation**.

4. **ALTERATION AND MODIFICATION OF SANCTIONED BUILDING PLANS**

The PROMOTER shall put up and complete construction of the buildings on the Project Land, bearing Final Plot No. 264, admeasuring 3326.48 Sq. mtrs, situate at Panvel, Tal. Panvel, Dist. Raigad, within the limits of the Panvel Municipal Corporation, more particularly described in the **SCHEDULE I** hereunder written, in accordance with the plans sanctioned and the construction permission

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granted by the then **Panvel Municipal Corporation**, which have been seen and approved by the PURCHASER/S with such variations and modifications as the PROMOTER may consider necessary or as may be required by any concerned authorities.

PROVIDED that the PROMOTER shall have to obtain prior consent in writing of the PURCHASER/S in respect of variations or modifications which may adversely affect the **Premise/s** PURCHASER/S, except any alteration or addition required by any Government authorities or due to change in law.

The said building shall be known as "**Geetanjali Beauty Tower Co-Operative Housing Society Ltd**" consisting of in **GROUND FLOOR AND 11 (Eleven) UPPER FLOORS** containing **102 residential unit & 61 Commercial Unit**, including **12 Office units** in all **163 (One Hundred Sixty Three)** within **G+11 structure** under **Phase I** and two stories proposed to be constructed by use of **TDR or premium FSI** and if permitted by the **Panvel Municipal corporation** under **Phase II** at a future date.

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5. CONSIDERATION

(a) Relying on the Purchaser/s representations and the assurances, the Promoter herein has agreed to sell and the Purchaser/s herein agreed to purchase Residential **Premise/s No. 902**, on the **9th Floor** **Wing** in the Building known as "**Geetanjali Beauty Tower Co-Operative Housing Society Ltd**". The said premise is measuring carpet area about **71.85 sq. mtrs.** along with **ATTACHED TERRACE** admeasuring _____ sq. ft. = _____ sq. metres. as shown in the floor plan thereof hereto annexed (hereinafter referred to as "**the said PREMISE/S**" and more specifically described in the **SCHEDULE - II** hereunder written) for the lumpsum consideration of **Rs. 79,06,250/- (Rupees Seventy-Nine Lakh Six Thousand Two Hundred And Fifty only)** to be paid to the PROMOTER by the PURCHASER/S for the sale/allotment of the said **PREMISE/S** as agreed herein. The consideration to be paid by the PURCHASER/S to the PROMOTER in respect of the said **PREMISE/S**, shall be the consideration as has been mutually agreed upon by the parties hereto and the same shall be paid by the PURCHASER/S to the PROMOTER as per schedule of payment mentioned hereunder. The sale of the said Premise/s is/are on the basis of the carpet area only. The Purchaser/s



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is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately THREE percent (3%). The Purchaser/s consents for the same and is aware that the consideration being lump sum will not change.

(b) The PROMOTER shall not be obliged to accept or accede to any request from the PURCHASERS for making any changes in the amenities to be provided by the PROMOTER.

(c) The nature, extent and description of the common areas and facilities are more specifically described hereunder in **SCHEDULE V** and the Promoter has agreed to provide specifications in the said **Premises** which are more particularly described in the **SCHEDULE IV** hereto.

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6. PAYMENT INSTALLMENTS



In consideration thereof, the Purchaser/s paid and/or agreed to pay the Promoter, the consideration of the said Residential Premise/s is Rs. 79,06,250/- (Rupees Seventy-Nine Lakh Six Thousand Two Hundred And Fifty only), in addition to the above amount the Purchaser has to pay Goods and Service Tax amounting Rs.5% , the Promoter accepted and/or agreed to accept the said amount from the Purchaser as under being the lumpsum price of the said Premises in the following manner:-

Stages	% of Consideration	Amount(in Rs.)
On Booking of Flat	10%	
On Agreement/Registration	10%	
On Initiation of Plinth	25%	
On Initiation of 1 st Slab	3%	
On Initiation of 2 nd Slab	3%	
On Initiation of 3 rd Slab	3%	

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On Initiation of 4 th Slab	3%	
On Initiation of 5 th Slab	3%	
On Initiation of 6 th Slab	3%	
On Initiation of 7 th Slab	3%	
On Initiation of 8 th Slab	3%	
On Initiation of 9 th Slab	3%	
On Initiation of 10 th Slab	3%	
On Initiation of Terrace Slab	5%	
On Initiation of Brickwork (Internal and external)	5%	
On Initiation Electric Concealed Work	5%	
On Initiation of Internal and External Plaster	3%	
On Initiation of Internal and External Paint Work	2%	
On Possession of Flat	5%	
Total	100%	

पवल - ४
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B. The PURCHASER/S shall make the payment of the aforementioned amount of consideration by DEMAND DRAFT/PAY ORDER/LOCAL ACCOUNT PAYEE CHEQUES/N.E.F.T./R.T.G.S. drawn payable in favour of M/S. J. M. M. HOMESA/C No. 50200062950104. H.D.F.C Bank, and IFSC code HDFC0002715.



C. The total price is escalation-free, save and except escalations/ increases, due to increase 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 undertake and agree that while raising a demand on the PURCHASER/S for increase in development charges, cost or levies imposed by the competent authorities, etc., the PROMOTER shall enclose the said notification/order/rule/ regulation published/ issued

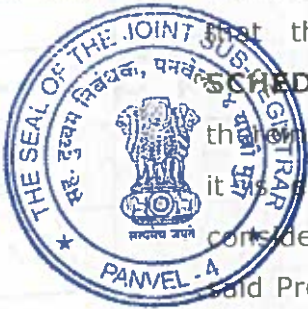
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in that behalf to that effect along with the demand letter being issued to the PURCHASER/S, which shall only be applicable on subsequent payments. If at any time, after execution of this agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation / notification / order / judgment / executive power etc. levies any tax / duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund / betterment tax / transfer tax / turnover tax / works contract tax / et cetera and put in force or shall be in force prospectively or retrospectively, in respect of the said Premise/s or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be

पवल - ४
१४००९/२०२३
१५/१०२

borne and paid (and if the same is paid by the Promoter then reimbursed) by the Purchaser. The Purchaser hereby indemnifies the Promoter from all such levies, cost and consequences.

D. The PURCHASER/S has/have been specifically informed of the fact that the said Premise/s is more specifically described in the **SCHEDULE III** hereunder written with the carpet area as mentioned therein, subject to the variation cap of (3%) three per cent. However, it is expressly clarified that no adjustment will be made to the consideration if the difference between the actual carpet area of the said Premises and the carpet area as mentioned herein is lesser than or equal to 3%.



E. For the purpose of calculation of "carpet area" under clause 2(k) of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016, means all walls constructed or provided on the external face of a Premises shall be regarded as "external walls";

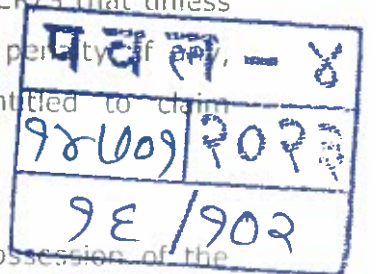
F. All walls or independent columns constructed or provided within Premises shall be regarded as "internal partition walls". The dimensions mentioned in the plans are unfinished dimensions. It is specifically agreed, understood, affirmed and confirmed by the PURCHASER/S that the carpet area of the said Premise/s is taken as the total area measured between wall to wall, including internal plaster thickness and shall include all rooms, kitchen, balconies, toilets, area below the doors and vertical columns inside the

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Premises. The PURCHASER/S is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately three percent. The PURCHASER/S hereby gives his consent for the same and is aware that the consideration being lump sum, the same will not change.

G. The total price above excludes Taxes (consisting of tax paid or payable by the PROMOTER by way of VALUED ADDED TAX, SERVICE TAX, GST, and Cess 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 the possession of the said Premises. Therefore, the PURCHASER/S has to pay on or before execution of this AGREEMENT, the STAMP DUTY, REGISTRATION FEE, SALES TAX/VAT, WORKS CONTRACT TAX, SERVICE TAX/G.S.T. and also L.B.T. the event of any other liability in respect of this AGREEMENT and/or the said Premise/s arise in future; the PURCHASER/S shall pay the same with interest/penalty, if any, within Seven Days of the demand in that behalf being made by the PROMOTER. It is specifically agreed by the PURCHASER/S that unless and until the payment of the aforesaid taxes with penalty if any, is/are made; the PURCHASER/S shall not be entitled to claim possession of the said Premise/s.



H. The PURCHASER/S shall on or before delivery of possession of the said Premises, keep deposited with the PROMOTER, the amounts :-

- i. Rs. ____ - ____ for deposit towards Water, other utility and service connection charges; and
- ii. Rs. ____ - ____ for deposits of electrical receiving Station provided in the LAYOUT;



I. The PURCHASER/S authorizes the PROMOTER to adjust/ appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the PROMOTER may in their sole discretion deem fit and the PURCHASER/S undertakes not to object/demand/ direct the PROMOTER to adjust the payments in any manner.

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J. 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 **Panvel Municipal Corporation** at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said Premise/s to the PURCHASER/S, obtain from the **Panvel Municipal Corporation** the OCCUPANCY and/or COMPLETION CERTIFICATES in respect of the said buildings and the said Premises.

K. Time is the essence for the PROMOTER as well as the PURCHASER/S. The PROMOTER shall abide by the time schedule for completing the project and handing over the Premises to the PURCHASER/S and the common areas to the organization of the purchasers of premises in the said building/s after receiving the OCCUPANCY CERTIFICATE or the COMPLETION CERTIFICATE or both, as the case may be. Similarly, the PURCHASER/S shall make timely payments of the installments and other dues payable by him/her/them and meeting other obligations under the AGREEMENT, subject to the simultaneous completion of construction by the PROMOTER as provided in clause (a), (h), (i) etc., hereinabove.

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If the PROMOTER fails to abide by the time schedule for completing the project and handing over the Premise/s to the PURCHASER/S, the PROMOTER agrees to pay to the PURCHASER/S who/they does/do not withdraw from the project, interest as specified in the RULES, on all the amounts paid by the PURCHASER/S, for every month of delay, till the handing over of the possession of the Premise/s UNIT. The PURCHASER/S agrees to pay to the PROMOTER, interest as specified in the RULES, on the delayed payment which become due and payable by the PURCHASER/S to the PROMOTER under the terms of this AGREEMENT from the date the said amount is payable by the PURCHASER/S to the PROMOTER.

(Note :- Rate of interest payable by the Promoter and the Allottee (Purchaser) :- The rate of interest payable by the Promoter to the Allottees (Purchasers) or by the Allottees (Purchasers) to the Promoter, as the case may be, shall be the State Bank of India highest Marginal cost of Lending Rate plus two per cent. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use, it would be replaced by such

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benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public)

7. TAXES AND OTHER LEVIES

If at any time, after execution of this agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi-judicial authority by way of any Statute / rule / regulation / notification / order / judgment / executive power etc. levies any tax / duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund / betterment tax / sales tax / transfer tax / turnover tax / works contract tax / service tax, VAT, penalties etcetera and put in force or shall be in force prospectively or retrospectively, in respect of the said **Premise/s** or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Promoter then reimbursed) by the Purchaser/s. The Purchaser/s hereby indemnifies the Promoter from all such levies, cost and consequences.

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8. TDS

Provided that any deduction of an amount made by the Purchaser/s on account of Tax Deducted at Source (TDS) as may be required to prevail law while making any payment to the Promoter under this Agreement shall be acknowledged / credited by the Promoter upon purchaser/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site.



Provided further that at the time of handing over the possession of the Premises/unit, if any such certificate is not produced, the Purchaser/s shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall have refunded by the Promoter on the Purchaser/s producing such certificate within 4 months of the possession. Provided further that in case the purchaser/s fails to produce such certificate within the stipulated period of the 4 months, the Promoter shall be

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entitled to appropriate the said Deposit against the receivable from the Purchaser/s.

9. TERMINATION OF AGREEMENT

Without prejudice to the right of the PROMOTER to charge interest in terms of sub-clause 6 above, on the PURCHASER/S committing default in payment on due date of any amount due and payable by the PURCHASER/S to the PROMOTER under the terms of this AGREEMENT (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and on the PURCHASER/S/ committing three consecutive defaults of payment of installments, the PROMOTER shall at his own option, may terminate this AGREEMENT.

PROVIDED that, the PROMOTER shall give notice of 15 days in writing to the PURCHASER/S, by REGISTERED POST AD at the address provided by the PURCHASER/S and mail at the e-mail address provided by the PURCHASER/S, of his intention to terminate this AGREEMENT and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the AGREEMENT. If the PURCHASER/S fail/s to rectify the breach or breaches mentioned by the PROMOTER within the period of the notice, at the expiry of such notice period, the agreement shall stand terminated without any further written or and notice to the Purchasers.

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PROVIDED FURTHER that upon termination of this AGREEMENT as aforesaid the PROMOTER shall refund to the PURCHASER/S the installments of sale price of the said Premise/s which may till then have been paid by the PURCHASER to the PROMOTER after deducting 10 % from such amount subject to minimum of Rs 5 lacs (as and by way of liquidated damages) without any interest thereon and upon termination of this AGREEMENT and refund of aforesaid amount shall be given by cheque /draft/pay order at the time of execution and registration of Cancellation deed of this agreement or (by posting the CHEQUE to the PURCHASER on the address mentioned in **CLAUSE 45** hereunder written by COURIER/ **REGD. POST A.D.**), the PROMOTER shall be at liberty to dispose of and sell the said Premise/s to such person or party and at such price and on such terms and conditions as the PROMOTER may in their absolute discretion think fit and the

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PURCHASER/S shall have no right in the said Premise/s. The PURCHASER/S agree/s that the refund amount will be paid within a period of thirty days of the termination provided the purchaser attends to execution of cancellation deed and presents himself for registration of the same. . If the cheque is not deposited by the Purchasers the Promoter shall have no liability for the same.

However, the rights given under this CLAUSE to the PROMOTER, shall be without prejudice to any other rights, remedies and claims whatsoever available to the PROMOTER against the PURCHASER/S under this AGREEMENT and/or otherwise. The PURCHASER/S agree/s that it shall not be the responsibility of the PROMOTER to refund any and all monies paid as statutory charges, including the STAMP DUTY, REGISTRATION FEE and all incidental charges, M.S.E.D.C.L./WATER CONNECTION DEPOSITS or any other deposits or payments made to the concerned authorities. The PURCHASER/S shall not claim any damages or losses on account of any service charges or interest payments payable to bank or financial institution. The PURCHASER/S shall comply with the necessary writings or documents which shall release his interest in the said Premise/s and return the original/photo copies of the agreement, receipts, allotment letter and other documents issued by the PROMOTE forth with. Even if the Purchasers fails to return all such documents upon termination the Purchaser shall not have any right or the Premises.

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10. COVENANT TO SALE

The said Premise/s is agreed to be sold, subject to:-

- a) Any scheme or reservation affecting the **Project Land** or any part or parts thereof made or to be made by any Authority concerned including the terms, stipulations and conditions contained in the Agreement/s relating to the **Project Land**.
- b) Its present use as **Premise/s** or other permissible uses.
- c) Any relevant and necessary covenants as may be stipulated by the Promoter for the more beneficial and optimum use and enjoyment of the **Project Land** (i.e. the said property together with the building thereon) in general and for the benefit of any or any part thereof including the absolute use and utilization as herein stated as to



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construct and sale for the benefit of any enhanced FSI/FAR or to absorb, consume the TDR rights acquired on any portion/s of the **Project Land**.

- d) All rights of water, drainage, water course, light and other easements and/or quasi easements and rights of adjoining land Owner/s (if any) affecting the same and to any liability to repair or contribute to the repair of roads, pathways, passages, sewers, drains, gutters, fences and other like matters. The Promoter shall not be required to show the creation of or define or apportion any burden, hereof.
- e) All the terms and conditions ensuring the benefit of the said person/s as contained in the Agreement/s made between them and / or the Promoter, that is the said Order/s of layout and / or sub-division relating to the Project Land, Order of conversion, any other orders relating to the Project Land and all terms and conditions stipulated by

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the Promoter in respect of the common areas and facilities and amenities to be provided for the benefits of occupants. For the general purpose and for all purposes of and incidental thereto, and/or for the more beneficial and optimum use and enjoyment of the various portions of the **Project Land** and/or any part/s thereof; the Promoter shall in such manner as may be desired by the Promoter, be entitled to grant upon or in respects of any portion/s of the **Project Land**, all rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, water supply, telephone connections and/or installations and other services in the Project Land and/or any part/s thereof right of use and **enjoyment** of all amenities and facilities provided and/or agreed to be provided in the Project Land and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Promoter. However the maintenance and upkeep costs of such shall be apportioned to the interested parties and the parties enjoying the benefits of such privileges and easements.

- f) It is hereby recorded that the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested unto each and therefore the Purchaser/s shall have no right or remedy to defer or deny any obligation or by reduction in the consideration hereunder for any reasons whatsoever.

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- g) The Purchaser/s shall not do or permit to be done any act or thing that may render void or voidable any insurance of the Project Land/building/s or any part thereof, whereby any increased premium shall become payable or levied in respect of the insurance and if done it shall be the Purchaser/s sole responsibility to correct such act or thing and shall solely be liable to pay such losses, damages etc.
- h) Any natural calamity or manmade occurrences which could not have been envisaged while designing the building for which the building is not designed, any act that is detrimental to the building as a whole.
- i) The Promoter shall have a first charge and lien on the said **Premise/s** in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement.
- j) Provided that the Promoter does not in any way affect or prejudice the right/s hereby granted in favour of the Purchaser/s in respect of the said **Premise/s**, the Promoter shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in the said entire land or under this agreement or in the said building/s.
- k) It is hereby made clear that the furniture layout, colour scheme, specifications, amenities and facilities, elevation treatment, trees, garden, lawns, etc. shown in the pamphlets, brochures, literature, films, hoardings, websites, and other promotional media are shown only for the sake of advertisement and the same are not binding on the Promoter to provide unless specifically mentioned and included in this agreement and subject to his right/s and discretion to make changes in the same. The balconies as shown in the sanctioned plan may be enclosed at the promoter's discretion.
- l) The Promoter shall be entitled to allot by way of lease or portion of the **Project Land** to any Government / Semi Government / Local authority / MSEDCL or to any private party or partner etc. for operational services such as electricity, water, drainage, roads, access to telephone, dish antenna, cable T.V. etc. The Purchaser/s shall not be entitled to raise any objection or grievance about the same.
- m) The Promoter has not undertaken any responsibility nor has agreed anything with the Purchaser/s orally or otherwise and there is no implied Agreement or covenant on the part of the Promoter other than the terms and conditions expressly provided under this Agreement.

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11. RESTRICTIONS ON PURCHASER/S

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The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that the Purchase of the said **Premise/s** shall be subject to all the following conditions :-

- a. The access to the individual **Premise/s** shall be as per the sanctioned plan and/or revised plan from time to time.
- b. Construction of a loft and other civil changes done internally shall be at the risk and cost of the Purchaser/s who shall not damage the basic R.C.C. structure.
- c. The Construction of chimneys, hanging telephone and telex wires, electric connection, fax, tele-printer, computer devices which requires external wiring cables, lines, dish antennas will not be permitted except in the form prescribed by the Promoter and his/her Architect in writing.
- d. The installation of any grills or any doors and safety doors shall only be as per the form prescribed by Promoter's Architect.

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The **Premise/s** shall be solely utilized for the purpose of permitted by law and sanctioning authority only.

The car parking area shall not be enclosed from sides under any circumstances.



12. INSPECTION OF PREMISES DURING CONSTRUCTION PERIOD:

If Purchaser wishes to make a site visit before possession, prior written permission from the Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to Purchaser or to any of his family members or friends.

13. USE OF FSI/TDR

The PROMOTER hereby declares that the Floor Space Index available as on the date in respect of the **Project Land is 3326.48 Sq. Meters** only and the PROMOTER has availed and utilized extra FSI of i.e. sq. meters by paying a premium and proposes to avail and utilized TDR of Sq. Meters. Thus, the total FSI (Built up) utilized by the PROMOTER presently is Sq. Meters in the said

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building and when promoter utilizes the FSI against TDR utilized FSI will be -----. The PROMOTER has disclosed the as proposed to be utilized by him on the Project Land in the said building and the PURCHASER/S has/have agreed to purchase the said Premise/s based on the proposed construction and sale of Premise/s to be carried out by the PROMOTER by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the PROMOTER.

14. SPECIFICATIONS

The specifications of the **Premise/s** and the fixtures, fittings and the amenities to be provided by the Promoter to the said **Premise/s** or to the said building are described in the **Schedule IV** annexed hereto, and the Purchaser/s shall not be entitled to any extras. The Purchaser/s also agrees not to make any demand to change the plans annexed herewith. The Promoter shall not refund any amount for deleting any items of specifications and/or amenities on request of the Purchaser/s.

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15. DELIVERY OF POSSESSION

The PROMOTER shall give possession of the Premises to the PURCHASER/S on or before **DECEMBER** day of **TWO THOUSAND TWENTY FOUR**. If the PROMOTER fails or neglects to give possession of the Premises to the PURCHASER/S on account of the reasons beyond his control and of his agents by the aforesaid date, then the PROMOTER shall be liable on demand to refund to the PURCHASER/S the amounts already received by him in respect of the Premises with interest at the same rate as is mentioned in **CLAUSE 6** hereinabove 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 possession of the premises on the aforesaid date, if the completion of building in which the premises is to be situated is delayed on account of :-



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- a. Non-availability of steel, cement or other buildings material, water or electricity supply;
- b. War (national or war between other nations or groups), civil commotion, strikes or any act of god or by reason of any national or international happenings or events and the resultant repercussions or its effect directly or indirectly till the date of offer of possession;
- c. Any notice, order, rule, notification and/or delayed permission of the government and/or other public or competent authority or any court of law.
- d. Delay in issue of occupation certificate and/or building completion certificate by the **Panvel Municipal Corporation** or any other authority concerned.
- e. In the event any new permission or any new no objection certificate is required.

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- f. Force majeure circumstances or conditions or other causes beyond the control of or unforeseen by the PROMOTER or his agents;
- g. Any strikes or agitation by the workers, employees or labourers of the PROMOTER or the contractors or sub contractors or suppliers, etc.
- h. Any change in law, notifications and/or regulations levying any onerous condition on the PROMOTER;



PROMOTER required to complying with conditions or additional conditions as may be required by any Statute or Government Body or Authority.

For any reason beyond the control of the PROMOTER as per the provisions of Laws which are for the time being in force. Lockdown, Pandemics etc.,

PROCEDURE FOR TAKING POSSESSION : The PROMOTER, upon obtaining the OCCUPANCY CERTIFICATE from the **Panvel Municipal Corporation** and the payment made by the PURCHASER/S as per the terms of this AGREEMENT, shall offer in writing the possession of the said Premises to the PURCHASER/S in accordance with the terms of this AGREEMENT to be taken within the time provided hereunder from the date of issue of such notice and the PROMOTER shall give possession of the Premises to the PURCHASER/S. The PURCHASER/S agree/s to pay the maintenance charges as determined by the PROMOTER or ASSOCIATION or CO-OPERATIVE SOCIETY of the purchasers of **Premise/s**, as the case may be. The PROMOTER on his behalf shall offer the possession to the PURCHASER/S in writing within

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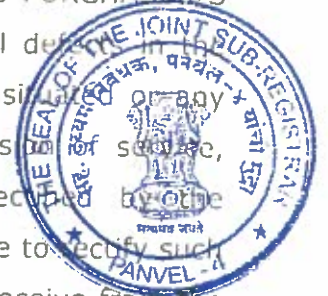
7 (SEVEN) days of receiving the OCCUPANCY CERTIFICATE of the project.

The PURCHASER/S shall take possession of the flat within 15 (FIFTEEN) days of the written notice from the PROMOTER to the PURCHASER/S intimating that the said Premises are ready for use and occupation.

FAILURE OF THE PURCHASER TO TAKE POSSESSION OF THE Premise/s: Upon receiving a written intimation from the PROMOTER as per **clause 15**, the PURCHASER/S shall take possession of the Premises from the PROMOTER by executing the necessary indemnities, undertakings and such other documents as prescribed in this AGREEMENT, and the PROMOTER shall hand over possession of the Premises to the **Premise/s** PURCHASER/S. In case the PURCHASER fails to take possession of the Premises within the time provided in **clause 15**, the PURCHASER/S shall continue to be liable to pay maintenance charges as applicable.

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If within a period of five years from the date of handing over possession of the Premises to the PURCHASER/S, the PURCHASER/S brings to the notice of the PROMOTER any structural defects in the Premise/s or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of services, then, whenever possible such defects shall be rectified by the PROMOTER at his own cost and in case it is not possible to rectify such defects, then the PURCHASER/S shall be entitled to receive from the PROMOTER, compensation for such defects in the manner as provided under the ACT.



16. DEFECT LIABILITY

The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and

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tear and by negligent use of Premises by the Occupants, vagaries of nature etc.

That it shall be the responsibility of the Purchaser to maintain his Premises/unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Premises are regularly filled with white cement/epoxy to prevent water seepage.

Further where the manufacturer's warranty as shown by the Promoter to the Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said Premises/unit/building/ phase, and if the annual maintenance contracts are not done/renewed by the Purchaser/s or the organization the promoter shall not be responsible for any defects occurring due to the same.

That the project as a whole has been conceived designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance /warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Premises and the common project amenities wherever applicable.

That the Purchaser/s has been made aware and the Purchaser expressly agrees that he/she/they are aware that regular wear and tear of the Premises/unit/ building/phase includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree Celcius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure built of the Premises/unit/phase and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

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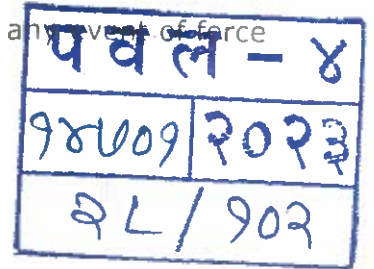


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17. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

It is hereby agreed that subject to the terms of this agreement, the Purchaser/s shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the local authority, State and/or Central government including Environment Dept. etc. at the time of sanctioning of the plans or at the time of granting completion certificate. The Purchaser/s shall not be entitled to claim possession of the said **Premise/s** until the completion certificate is received or full as the case may be in respect of the said **Premise/s** is received from the **Panvel Municipal Corporation** and the Purchaser/s pays all dues, advances, deposits, etc. payable under this agreement in respect of the said **Premise/s** to the Promoter and has signed the possession documents, bonds, receipts, etc. After receipt of the completion certificate from **Panvel Municipal Corporation** the Promoter shall be absolved from or any liability in case any addition and/or alteration to the **Premise/s** by the Purchaser/s, any damage to the building by accident, any tampering with the geometrical sections of the building, lack of maintenance by the Purchaser/s association, any event of force majeure and any act of God.



18. CONVEYANCE

The Owner-Confirming Party is owner of the said property and there is no requirement for execution of Conveyance Deed for the said Property in favour of the Owner-Society.



19. AREA OF PREMISES

Before delivery of possession of the said **Premise/s** the Purchaser/s shall satisfy himself about the correctness of the area of the said **Premise/s** and about the quality of construction work and specifications and amenities provided. After delivery of the possession of the said **Premise/s**, the Purchaser/s shall not be entitled to make any complaint thereof and all the rights regarding the same shall be deemed to have been waived.

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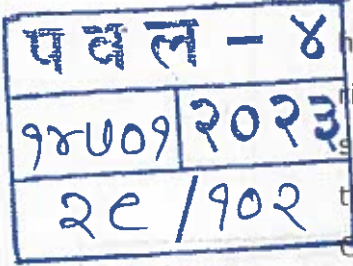
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20. RESTRICTED AREAS AND FACILITIES

It is hereby agreed that the areas mentioned in **Schedule - V** shall be the common areas and facilities and the Promoter shall be entitled to declare all other areas as restricted or reserved areas and facilities and/or alienate and dispose of other areas and facilities in such manner as the Promoter thinks fit

The Purchaser/s shall not raise any objection in the matter of allotment or sale or remaining **Premise/s** etc. in the Project Land on the ground of nuisance, annoyance or inconvenience from any profession, trade or business, etc. that has been or will be permitted by law or by local authority.

The Purchaser/s shall have no claim save and except in respect of the said **Premise/s** hereby agreed to be sold to him/her/them and all common amenities, areas and facilities as described in **Schedule V** herein below will remain the property of Owner Society. Significant risks and rewards of ownership and effective control of **Premise/s** shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with Owner Society.



The Purchaser/s hereby gives his consent and has no objection for the use of the remaining Premises/units wholly or in parts for any other purpose as may be permitted by the Promoter. The Promoter may allow display of advertisement and/or hoarding sites/neon signs, or may allow erection of antennae or towers for cable/satellite television, wireless, mobile, cellular services, on the building and shall solely derive any benefits (including financial) accruing thereon.

21. RESERVATIONS

- All payments agreed to herein and otherwise required to be made by the Purchaser/s otherwise, shall always be the ESSENCE OF THE CONTRACT and failure whereof, shall be a breach of this agreement, committed by the Purchaser/s.
- Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said

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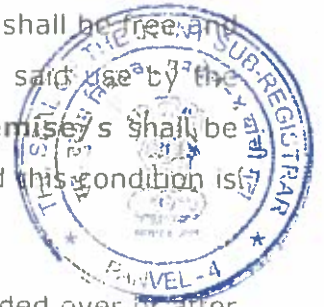
Premises or of the Project Land and the building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said **Premises** hereby agreed to be sold to the Purchaser/s, and allotted areas such as open spaces, parking's, lobbies etc. will remain the property of the Owner Society.

22. SPECIAL COVENANTS

Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said **Premise/s** or the **Project Land** and building/s or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said **Premise/s** hereby agreed to be sold to him/her/them and all common amenities, areas and facilities as described in **Schedule V** herein below will remain the property of the Society. Significant risks and rewards of ownership and effective control of the **Premise/s** shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall emanate with the Promoter.

It is hereby made clear that the Promoter shall be entitled to use the marginal open spaces as an access for any another building, land and allow such access to any other person/s and the Purchaser/s herein or the organization in which he becomes a member and shall be free and beyond any dispute or objections of buyer/s to the said use by the Promoter or its nominee/s or assignee/s and the **Premise/s** shall be conveyed subject to the said right of the Promoter and this condition is also the essence of this agreement.

प व ल - ४
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After the possession of the **Premise/s** building is handed over or after getting the completion certificate of the building by concerned local authority if any work thereafter is required to be carried out by the Govt. or Municipal Corporation or any statutory authority, the same shall be carried out by the Purchaser/s in cooperation with the Purchaser/s of the other **Premise/s** in the said building at their own costs and the Promoter shall not be in any manner liable or responsible for the same.

The Purchaser/s undertake/s that if any Certificate, Order, No Objection, etc. is required to be produced by the Purchaser/s herein

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under any law and rules in force in any time, the same shall be produced by the Purchaser/s herein within the stipulated time.

Provided that the Promoter does not in any way affect or prejudice the right hereby granted in favour of the Purchaser/s in respect of the said **Premise/s**, the Promoter shall be at liberty to sell, assign or otherwise deal with or dispose off their right, title and interest in the said building / entire scheme or under this agreement.

None of the actions, concessions or indulgence shown by the Promoter shall be presumed and/or be treated and/or deemed to have been waived this preferential right or the right of pre-emption or the right of the first refusal of the Promoter, agreed to herein by the parties hereto.

29. REPRESENTATION

प व ल - ४	
१४००१	२०२३
३९ / १०२	

The Purchaser/s has/have hereby irrevocably authorized and empowered the Promoter to prepare the revised layout and building plans of the **Project Land** and to submit the same to the requisite authorities and obtain their sanction and/or to revise the plans and for the said purposes to sign all plans, applications, statements, consents etc. without in any manner making the Purchaser/s liable for any costs affecting his/her/their interest.



The Purchaser/s hereby irrevocably authorizes and empowers the Promoter to represent him/her/them before the concern authorities in all matters regarding the property tax, assessment and re-assessment and the decisions taken by the Promoter in this regard shall be binding on the Purchaser/s. The Promoter shall represent the Purchaser/s to do all the necessary things in all the departments of the **Panvel Municipal Corporation, Collector, Revenue Department, Other Government, Semi-Government Departments, MSEDCL, MTNL, etc.**, and the same shall stand ratified and confirmed by the Purchaser/s herein. If for any reason the Promoter requires Purchaser/s personal representation in the form of signature then the Purchaser/s shall sign the same and shall not withhold the same for any reason whatsoever.

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24. MAINTAINENCE

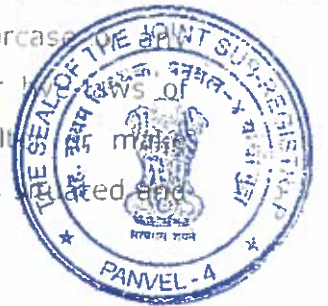
Within 15 days after notice in writing is given by the PROMOTER to the PURCHASER/S that the **Premise/s** is ready for use and occupation, the PURCHASER/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the **Premise/s**) of outgoings in respect of the **Project Land** and the building, namely, local taxes, 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 building and same shall be paid to the Owner Society by the Purchaser/s.

25. CONDITIONS FOR MAINTAINENCE

The Purchaser/s for himself/herself/themselves with intention to bring all persons into whosoever hands doth hereby covenant with the Promoter for the said **Premise/s** and also for the building/s in which the said **Premise/s** is situated as follows;

पवल - ४	
१४००९	२०२३
३२/१०२	

- A. To maintain **Premise/s** at Purchaser/s own cost in good repair and condition from the date of possession and shall not do or suffer to be done anything in or to the building/s, staircase or passage which may be against the rules regulations or of the concerned local or any other authority or change / alteration in addition in or to the building/s in which the **Premise/s** is situated or the **Premise/s** itself or any part thereof.
- B. Not to store in the **Premise/s** building/s / surrounding area any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building/s or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of building/s, including entrances of building/s and in case any damage is caused to the building/s or the **Premise/s** on account of negligence or default of the Purchaser/s shall solely be liable for the consequences of such breach.



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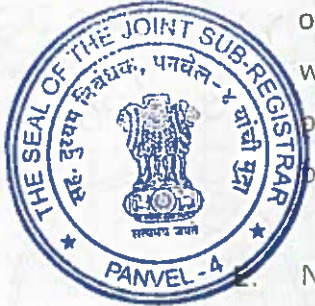
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C. To carry at his/her/their own cost all internal repairs to the said **Premise/s** and maintain the **Premise/s** in the same condition, state and order in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the building or the **Premise/s** violating any rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

D. Not to demolish or cause to be demolished the **Premise/s** or any part thereof, nor at any time make or cause to be made any addition to or alteration of whatsoever nature in or to the elevation and outside colour scheme of the building and shall keep the sewers, drains, pipes in the **Premise/s** and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building shall not chisel or any other manner damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the **Premise/s** or construct additional walls or structures in the **Premise/s** without the prior written permission of the **Promoter or Owners/ Society** as the case may be.

प व ल - ४
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९३/१०२



Not to change the position of the sliding windows or MS Grills provided by the PROMOTER in the **Premise/s**, by purchasers and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof and not to keep flower pots on the parapet walls of window or in the grills.

F. Not to make any changes in elevation such as enclosures in terraces, dry balconies, addition of grills etc. and installations of dish antenna's without the permission of the Promoter.

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, building/s and/or **Premise/s** is situated or any part thereof or whereby any increased premium shall become payable in respect of insurance.

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- H. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said **Premise/s** in the compound or any portion of the Project Land and the building in which the **Premise/s** is situated.
- I. Pay to the Promoter within seven days from demand by the Promoter as **development charges** as his/her/their share of security deposit and expenses demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the accommodation is situated.
- J. To bear local taxes, NA taxes, water charges, insurance and such other levies, if any, from the date of completion certificate in respect of the said **Premise/s** and also any additional increased taxes, insurance etc. which are imposed by the concerned local authority and/or the Government and/or other public authority on account of permitted change of user of the said **Premise/s** by the Purchaser/s.
- K. The Purchaser/s shall not let, sub-let, transfer, assign or part with his/her/their interest or benefit occurring from this Agreement or part with the possession of the **Premise/s** until all the dues payable by the Purchaser/s to the Promoter under the terms and conditions stated herein are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has intimated the Promoter/ Owner Society and obtained prior written permission from the Promoter/ Owner Society and paid necessary registration charges to the Promoter/ Owner Society, etc.
- L. The Purchaser/s shall observe and perform all the rules and regulations and bye-laws which the **Owners / Society** may adopt and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the **Premise/s** therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the **Owners / Society**

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regarding the occupation and use of the **Premise/s** in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

M. The Purchaser/s shall permit the Promoter and their surveyors and agents, workmen and others, at all reasonable times, to enter into and upon the Project Land and building/s or any part thereof to view and examine the state and condition thereof. The Promoter shall have such right to enter into and upon the Project Land/building/**Premise/s** even after the Purchaser/s is put into possession of the said **Premise/s** during the statutory defect liability period.

N. The Purchaser/s is hereby prohibited from altering, obstructing the external and internal structure of the building constructed as per the sanctioned plan.

प व ल - ४
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३५/१०२

It is specifically understood that the matters related to service providers such as security services, managerial services & other service appointed by the Promoter for the **Owners / Society** is entirely the responsibility & liability of the **Owner / Society**. The Owner/ Society has to handle all the financial and other matters with such service providers and the Promoter shall not be financially liable towards the **Owner / Society** and/ or the service providers.



The areas described in the **SCHEDULE V** hereto state common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other Purchaser/s. The Purchaser/s shall have no exclusive claim whatsoever in the same including all lobbies, staircases, lifts, which will always remain the property of the **Owner/ Society** and the same shall be for the common use for of all Purchaser/s.

Q. Nothing contained in THESE PRESENTS shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or upon the **Project Land** or the said building/s to be constructed thereon or in any part thereof.

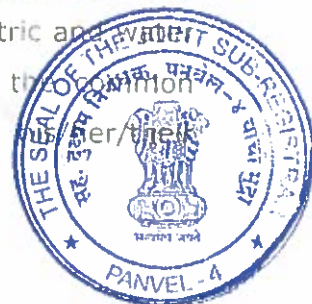
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R. As the Promoter will be applying to the concerned authorities for giving separate water connections for buildings and electricity meters and connections for the said **Premise/s** of the Purchaser/s, if there is delay in obtaining the water and electricity connections from the concerned department then in that case the Promoter may provide electrical connections / water supply /power supply/ generator supply through any other temporary arrangements because of which if there is any improper / in sufficient/ irregular supply of water / electricity the Promoter shall not be held responsible for the same and the Purchaser/s hereby consents for any temporary arrangement that may be made in the said interim period. The Purchaser/s shall pay for the proportionate charges as demanded, determined and decided by the promoter and service tax (if applicable) thereon. Until receipt of this amount from the Purchaser/s, the Promoter shall be entitled to temporarily deduct any dues of such proportion or entire charges payable by the Purchaser/s for the above from the outgoings/ maintenance charges for which the Purchaser/s hereby gives his/her/their consent. The Promoter is entitled to demand charges for such temporary arrangement in advance, for 12 months, before giving possession of the said **Premise/s**.

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S. Till a separate electric meter or a water meter is installed by the MSEDCL / **Panvel Municipal Corporation** and any other authority, the Purchaser/s herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of **Premise/s**.



26. REPRESENTATIONS AND WARRANTIES BY THE PROMOTER:

i. The PROMOTER has clear and marketable title with respect to the property/project land, as declared in the title report annexed to this AGREEMENT and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the property/project land for the implementation of the Project;

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 2. A signature that appears to be "S. M. Karan".
 3. A signature that appears to be "S. B. Adsw".
 4. A signature that appears to be "S. M. Karan" with a checkmark.

- ii. 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;
- iii. There are no encumbrances upon the project land or the Project, except those disclosed in the title report;
- iv. There are no litigations pending before any Court of Law with respect to the property/project land or Project, except those, if any, disclosed in the title report;
- v. All approvals, licences and permits issued by the competent authorities with respect to the Project, the said property/project land and the said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licences and permits to be issued by the competent authorities with respect to the Project, the said property/project land and the said building 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, the said property/project land and the said building and common areas;

पवल - ४
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- vi. 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 PURCHASER/S created herein, may be prejudicially be affected;
- vii. 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 Premises which will, in any manner, affect the rights of the PURCHASER/S under this AGREEMENT;
- viii. The PROMOTER confirms that the PROMOTER is not restricted in any manner whatsoever from selling the said Premises to the PURCHASER in the manner contemplated in this AGREEMENT;
- ix. This warranty is applicable only if after occupying the Premise/s the Purchaser maintains the Premise/s in the same condition as it was handed over to him/her/them by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or

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damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association, this warranty shall stand lapsed. Further, in the following cases where the Purchaser (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Purchaser and/or its tenants, Licensee etc., load heavy luggage in the lift (iii) Damage any portion of the neighbor's Premise/s or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoter shall not be invocable.

- x. 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 completion of the project;
- xi. 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 of the Project Land) has been received or served upon the PROMOTER in respect of the said property/project land and/or the Project, except those, if any, disclosed in the title report.

27. The PURCHASER/S hereby agree/s that:-

- i. The PURCHASER/S confirm/s that the PROMOTER has given full and complete inspection and the PURCHASER/S declare/s to have taken complete inspection of all the documents of title relating to the Project Land including the deeds and documents mentioned hereinabove, the sanctioned plans, designs and specifications and of such other documents as are specified under the law for the time being in force.
- ii. The PURCHASER/S confirm/s that he/she/they has/have apprised himself/herself/ themselves of the building plans and working drawings and has/ have no grievance with regard to the position, size, location, etc. of columns, beams, walls, windows, doors, offsets or any other structural or masonry members.
- iii. It is expressly agreed that the said Premise/s shall contain specifications, fixtures, fittings and amenities as set out in the **LIST OF AMENITIES & SPECIFICATIONS** hereto annexed and the

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PURCHASER/S confirm/s that the PROMOTER shall not be liable to provide any other specifications, fixtures and amenities in the said Premise/s.

iv. The PURCHASER/S shall use the said Premise/s for legal permitted purpose only and for no other purpose. The PURCHASER/S shall not use the said Premise/s for purpose other than for which it is agreed to purchase, which may or is likely to cause nuisance or annoyance to the occupiers of the neighboring premises or for any illegal or immoral purpose.

v. In case the PURCHASER/S desire/s to sell/transfer his/her/their Premise/s or the benefits under this AGREEMENT in favour of any person and if the PURCHASER/S request/s the PROMOTER to give his consent to such sale/transfer of the Premise/s and/or interest therein, in such event the PURCHASER/S shall pay to the PROMOTER such sum as the PROMOTER in his absolute discretion determine, as and by way of transfer charges and/or administration costs, charges and expenses in regard to such sale/transfer. However, such sale/transfer will be permitted only if the PURCHASER/S has/ have paid the entire amount of consideration of the Premise/s and all other dues payable by him/her/them.

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vi. The PURCHASER/S agree/s that after taking possession of the said Premises, the PURCHASER/S shall have no claim against the PROMOTER as regards the quality, quantity of building materials used for construction of the said FLAT or of the said building in which the said Premises is located or the nature of construction or location or the design or specifications of the said Premises or of the said building.



PROVIDED always that the PROMOTER shall not be held responsible or called to pay compensation or damages in respect of any damage caused to the said Premise/s or to the said building in which the said Premise/s is situated by the natural calamity or by act of GOD or use of the said Premise/s and/or the said building or normal wear and tear or for the reasons beyond control of the PROMOTER.

28. The PURCHASER/S further hereby agree/s, declare/s and confirm/s that:-

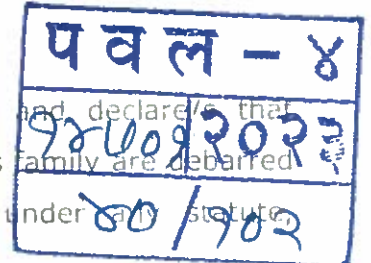
(i) The PURCHASER/S has/have verified the documents and ensured that the PROMOTER has absolute, clear and marketable title to the Project

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Land and the rights, title and interest of the PROMOTER to construct the building. The PURCHASER/S is/are acquainted with all the facts and rights of the PROMOTER pertaining the Project Land and has thereby entered into this AGREEMENT. The PURCHASER/S henceforth shall not be entitled to challenge or question the title and/or the right/authority of the PROMOTER in respect of the Project Land.

- (ii) The PURCHASER/S is/are hereby prohibited from raising any objection in the matter of allotment of the Premises on the ground of Religion /Caste / Creed or nuisance / annoyance / inconvenience for any profession/trade nuisance, etc. that has been or will be permitted by law or by local authority.
- (iii) Any delay tolerated or indulgence shown or omission on the part of the PROMOTER in enforcing the terms of this AGREEMENT or any forbearance or giving of time to the PURCHASER/S by the PROMOTER shall not be construed as the waiver on the part of the PROMOTER of any breach or non-compliance, nor shall the terms and conditions of this AGREEMENT by the PURCHASER/S, nor shall the same in any manner prejudice the rights of the PROMOTER.
- (iv) The PROMOTER has not undertaken any responsibility nor has he agreed anything with the PURCHASER/S orally or otherwise and there is no implied agreement or covenant on the part of the PROMOTER other than the terms and conditions expressly provided under this AGREEMENT.
- (v) The PURCHASER/S herein represent/s, assures and declares that neither the PURCHASER/S nor the members of his family are debarred or disentitled to acquire the said Premise/s under any statute, notification, rule for the time being in force.
- (vi) The PURCHASER/S herein is/are aware of the fact that the PROMOTER herein has entered or will enter into similar or separate agreements with several other person/s and the PURCHASER/S has/have no objection and has/have given his/her/their irrevocable consent for the same.
- (vii) The PURCHASER/S may obtain finance from any bank/financial institution or any other source for payment of the sale price of the Premise/s, but the PURCHASER/S'S obligation to make payment thereof pursuant to this AGREEMENT, shall not be contingent on the



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PURCHASER/S'S ability or competency to obtain such finance and the PURCHASER/S shall be bound by the terms of this AGREEMENT. Upon execution and registration of the AGREEMENT FOR SALE in respect of the Premise/s, the original AGREEMENT FOR SALE shall be received by the PROMOTER on behalf of the PURCHASER/S from the registration office directly and shall be deposited with the concerned lending institution to create equitable mortgage against the Premise/s in accordance with the terms of grant of the loan.

29. Till the possession of the said Premise/s handed over by the PROMOTER to the PURCHASER/S, the PURCHASER/S shall not transfer the rights in the said Premise/s to the third party without the prior permission of the PROMOTER. In the event of unfortunate demise of the PURCHASER/S during the currency of this AGREEMENT, the PROMOTER shall substitute the legal heir/s only upon the receipt of the heirship certificate granted by a competent court.

30. The PURCHASER/S shall be bound to sign, execute and deliver all documents, deeds, writings, forms and papers and to do all other things, as the PROMOTER may require him to do from time to time in this behalf for safeguarding the interest of the Project Land and the building thereon and of the persons acquiring the other Premises and effectively carrying out the provisions of this AGREEMENT.

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Nothing contained in this AGREEMENT is intended to be, nor shall be construed as a grant, demise or assignment in law of the said Premise/s, unless the entire consideration along with all taxes, duties and charges as agreed upon are paid by the to the PROMOTER and unless this AGREEMENT is duly stamped under the MAHARASHTRA STAMP ACT, 1958, and registered under the REGISTRATION ACT, 1908. The PURCHASER/S shall have no claim save and except in respect of the said Premise/s hereby agreed to be sold to him/her/them and all open space, parking spaces, lobbies, common passages, staircases, terraces, etc. will remain the property of the PROMOTER/SOCIETY as per development agreement.

(ii) The PURCHASER/S shall be bound to abide the BYE-LAWS of the OWNER/SOCIETY already formed and registered.



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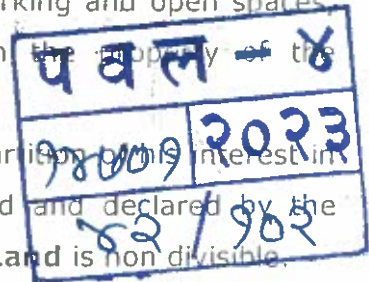
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18.11.2023

32. Formation of Society/Apartment:

The Owner Society is already formed under the provisions of The Maharashtra Co-operative Societies Act and owner of the said property upon which the building is constructed or in other words the Owner Society is causing re development of the said property through the Promoter as per the terms and conditions of the re development agreement therefore there is no requirement of formation of any Society and or Apartment and or any type of new organization. Present members of society and now beneficiaries of alternative accommodation shall continue to be member of said society and shall abide by the rules of society.

33. The PURCHASER/S shall have no claim save and except in respect of the particular Premises, common areas and facilities and limited common areas and facilities hereby agreed to be provided, and all other areas including stilt parking and/open parking and open spaces, lobbies, staircase, terraces, etc., will remain the property of the Owner/Society

34. The PURCHASER/S shall at no time demand partition of his interest in the said Premise/s. It is being hereby agreed and declared by the PURCHASER/S that his interest in the **Project Land** is non divisible.



35. The PROMOTER shall in respect of any amount remaining unpaid to the PURCHASER/S under the terms and conditions of this AGREEMENT shall have a first lien and charge on the said Premises agreed to be purchased by the PURCHASER/S.



36. The PURCHASER/S shall not decorate the exterior of the said Premises otherwise than in the manner agreed to with the PROMOTER under this AGREEMENT.

37. It is specifically agreed that the said building shall always be known as "Geetanjali Beauty Tower Co-Operative Housing Society Ltd" and the name of the CO-OPERATIVE SOCIETY shall not be changed.

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38. UNSOLD FLATS IN SAID PROJECT:

The PROMOTER shall have absolute authority and control as regards the unsold Premise/s and the disposal thereof. Promoter shall be inducted as a member of said society for unsold Premise/s and his transferee shall become member of the Owner/Society.

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

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

39. It is also understood and agreed by and between the parties hereto that the terrace space in front of or to the rear side or adjacent to the terrace Premises, if any, in the said building shall belong exclusively to the respective purchasers of the terrace Premises and such terrace space is intended for the exclusive use of the respective terrace Purchaser/s. The said terrace shall not be enclosed or covered by the terrace flat purchasers till the permission in writing is obtained from the **Panvel Municipal Corporation** or other concerned local authority and the PROMOTER herein.

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The PURCHASER/S confirms that he/she/they shall not object or dispute for putting up by the PROMOTER construction of the balance FSI and/or TDR on the said building/s on the ground of nuisance, annoyance or any other ground or reason and the PROMOTER shall be entitled to put up such construction and complete the same as he may desire in his absolute discretion without any interference or objection or dispute by the PURCHASER/S.

41. The PROMOTER shall, if necessary, become member of the Owner Society in respect of the unsold units. If the PROMOTER transfer assign and dispose of the unsold Premises/units at any time to any prospective purchaser/s, such transferee/s and/or the purchaser/s thereof shall become the member of the Owner Society in respect of such unsold units. The PURCHASER/S herein and the Owner Society will not have any objection to admit such transferee/s as member/s

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of Owner Society and shall not charge any premium or transfer charges thereof.

42. This AGREEMENT shall always be subject under the prevailing act and the rules made there under or any other law for the time being in force.

43. **WAIVER**

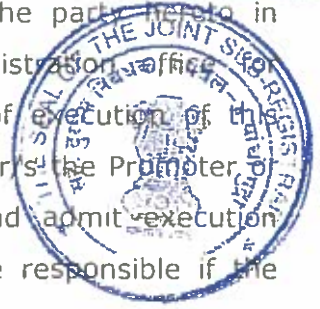
Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms of this Agreement, or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions, by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoter.

44. **REGISTRATION**

The Purchaser/s shall present this Agreement duly stamped at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

The original of this agreement is given to the Purchaser/s. The Purchaser/s shall present this agreement as well as any other deeds, documents etc. which are to be executed by the party hereto in pursuance of this present, at the proper registration office for registration within four months from the date of execution of this agreement and on intimation thereof by Purchaser/s the Promoter or his authorized agent will attend such office and admit execution thereof the Promoter or his agents shall not be responsible if the Purchaser/s fails to register the agreement as mentioned above.

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45. **SERVICE OF NOTICES**

All notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly

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served if sent to the Purchaser/s and the Promoter, by Registered Post A.D. at his/her address specified below :-

Address of Promoter:-

Having Address: Shop No. 01,02 and 03,(hereinafter referred to as the "Premises" for beverity) Pam Ruchi, Plot No. 429, TPS No. 01, Panvel.

E-mail -

Jmmhomes2015@gmail.com

Address of Purchaser:-

B-602, Krishna Tower CHS, Plot No. 8/8A, Sector-09, Khanda Colony, New Panvel (W) 410206.

E-mail

supr2120@gmail.com

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Address of Owner /Confirming Party :-

Having address : Final Plot No. 264, Panvel 410 206, Dist gad

AND upon handing over of the possession of the said Premise/s to the Purchaser under this agreement, all the notices on the Purchaser shall be served at the address of Purchaser/s handed over to the Purchaser/s under this agreement.

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser 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 Purchasers.

46. STAMP DUTY AND REGISTRATION FEES

The consideration of the said agreement between the Promoter and the Purchaser/s herein is as per the prevailing market rate in the subject locality. This agreement is executed by the parties hereto

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under **REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016**, and the stamp duty for this transaction is payable as per the Maharashtra Stamp Act, 1958, Schedule-1, Article 25 (d) the Purchaser/s herein has paid **stamp duty** for **Rs. 7%/-** and shall pay appropriate registration fees and expenses. If any additional stamp duty or other charges are required to be paid same shall be paid by the Purchaser/s.

The Purchaser/s herein has/have agreed to purchase the said **Premises** as on investor as laid down in **Article 5** of the Maharashtra Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the agreement against the duty payable to the agreement by the Purchaser/s herein to the subsequent Purchaser/s as per provision of the said clause **Article 5**.

47. BINDING EFFECT:

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

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The Purchaser/s declares hereby that he/she/they has/have read and fully understood and agreed to the contents of this agreement and thereafter the same has been executed by the Purchaser/s.



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Signature 1
Signature 2
Signature 3

SCHEDULE - I

ALL that piece of bearingly and being at Panvel till 30/09/2016 within the municipal Limits of Panvel Municipal Council (since 01/10/2016 Panvel Municipal Corporation), and Sub-Registrar Panvel, Panvel Sub-Division & Taluka Panvel, in the District & Division of Raigad :-

Final Plot No.	Area Sq. Mtrs
264	3326.48

Bounded as under :-

- On or towards North : 18 M. TPS Road
On or towards East : 18 M. TPS road
On or towards West : FP no 263
On or towards South : FP no 269/2

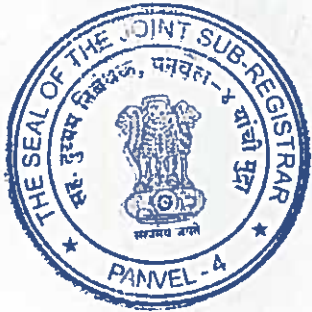
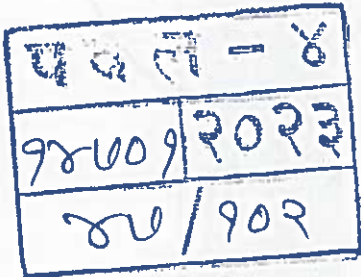
(Herein referred to as the "Project Land")



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INSPECTION



SCHEDULE-II

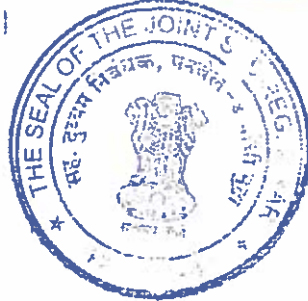
(Said Scheme)

All that piece and parcel of scheme styled as "Geetanjali Beauty Tower Co-Operative Housing Society Ltd" having as of now Ground + 11 floors with 102 Residential Units & 61 Commercial Units, including 12 Office units in all 163 (One Hundred Sixty Three). Two stories proposed to be constructed by use of TDR or premium FSI and if permitted by the Panvel Municipal corporation under Phase II at a future date allocated against freehold right in respect of Schedule-I property from and out of sanctioned plan/ layout of buildings upon land bearing Final Plot No. 264, admeasuring 3326.48 Sq. meters, Village Panvel, TalukaPanvel, Dist-Raigad i.e. Schedule-I property.

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SCHEDULE - III

Description of premises to be purchased by Purchaser/s)

ALL THAT PREMISES, being **Premise/s No. A-902** admeasuring **71.85 sq. meters** of carpet area situated on the **9th FLOOR** , in the building to be known as "**Geetanjali Beauty Tower Co-Operative Housing Society Ltd**" being constructed on the property referred to in the **SCHEDULE I** above written, as shown in the **FLOOR PLAN** here to annexed.

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SCHEDULE - IV
LIST OF AMENITIES

SPECIFICATIONS APPLICABLE TO THE ACCOMMODATIONS
PROVISIONS AND AMENITIES FOR FLAT / DWELLING UNITS

Note :-

1. The aforesaid specifications are general and will be provided in the accommodation as per the discretion of the Promoter.
2. Any additional specification or work will be charged extra. No rebate will be given for cancellation or omission of any item.

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SCHEDULE - V

COMMON AREAS AND FACILITIES

(a) COMMON AREAS

1. The land under the buildings
2. The footings, RCC structures and main walls of the buildings
3. Staircase columns and lift as with lift room in the building/s
4. Common sewerage/drainage, water, electrical lines, power backup
5. Common ground water storage tank and overhead tank
6. Electrical meters, wiring connected to common lights, lifts, pumps.
7. Top terrace

(b) LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common area and facilities as mentioned in the agreement.
3. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

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IN WITNESS WHERE OF the parties hereto have here unto set and subscribed their respective hands and seals on the day, month and the years herein above written.

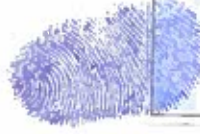
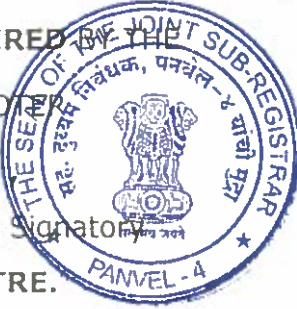
SIGNED AND DELIVERED BY THE

WITHIN NAMED PROMOTER

M/S. J. M. M. HOMES

Through Its Authorized Signatory

MR. CHETAN J. MHATRE.



PROMOTER

CJMhatre

In the presence of:

1. N D Bhopi

Name : [Signature]

2. L. K. Churnary

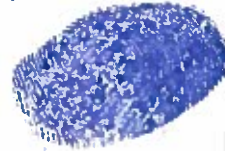
Name : [Signature]

SIGNED AND DELIVERED BY THE

WITHIN NAMED PURCHASER/S

1) MR. SUDHIR SHANKAR HOLMUKHE

[Signature]



2) MRS. SUNITA DILIP KADAM

[Signature]



3) MRS. SAVITA BHARAT ADSUL

[Signature]



PURCHASER/S

In the presence of:

1. N D Bhopi

Name : ~~_____~~

2. _____

Name : _____

SIGNED AND DELIVERED BY THE

WITHIN NAMED OWNER / CONFIRMING PARTY

Geetanjali Beauty Tower Co-Operative Housing Society Ltd,

Through POA Holder

M/S. J.M.M. HOMES

Through its Authorized Signatory

MR. KIRAN NARAYAN MANORE



CONFIRMING PARTY



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In presence of:

1. N D Bhopi

Name : _____

2. L. K. Chelam

Name : _____

DECLARATION

The Purchaser/s declare/s that he/she/they has/have read the agreement/got translated the same and fully understood the contents of the agreement and there after same have been executed by all the parties and Purchaser/s has/have received the stamped copy of this Agreement.

RECEIPT

RECEIVED of and from the within named PURCHASER/S, the sum of **Rs. 43,64,063/- (Rupees Forty-Three lakh Sixty-Four Thousand Sixty-Three Only)** towards part payment / full and final payment of Residential / Shop / Commercial Premises **No. A-902**, on the **9th Floor** in the building named as "**Geetanjali Beauty Tower Co-Operative Housing Society Ltd**", being constructed on the project land more particularly mentioned herein above in Schedule I, and as shown in the **FLOOR PLAN** thereof here to annexed as under.

(a) Rs. 54,000/-

Paid by Ref. ID No. 547571679284

Dt.,13/12/2022

(b) Rs. 3,10,063/-

Paid by Cheque No. 289602

Dt.,13/02/2023.IDBI Bank, Branch New Panvel

(c) Rs. 40,00,000/-

Paid by Cheque No. 000004

Dt.,18/08/2023.HDFC Bank, Branch Khanda Colony, New Panvel.

Rs. 43,64,063/-

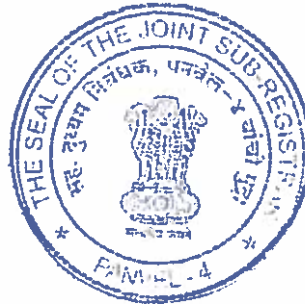
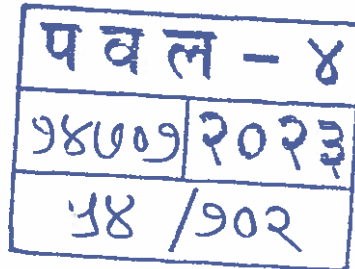
Total



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FOR M/S. J. M. M. HOMES
AUTHORISED PERSON
PROMOTER

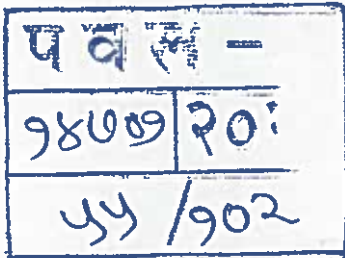


LIST OF SCHEDULES

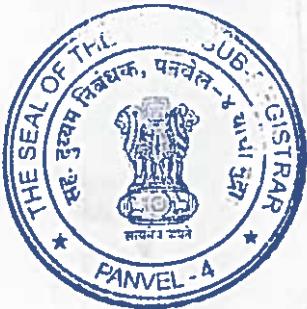
- Schedule I** - Description of the Project Land
Schedule II - Description of the Said Scheme
Schedule III - Description of the Unit/ Apartment
Schedule IV - Description of the Specifications and Amenities
Schedule V - Description of the Common Areas & Facilities,

LIST OF ANNEXURES

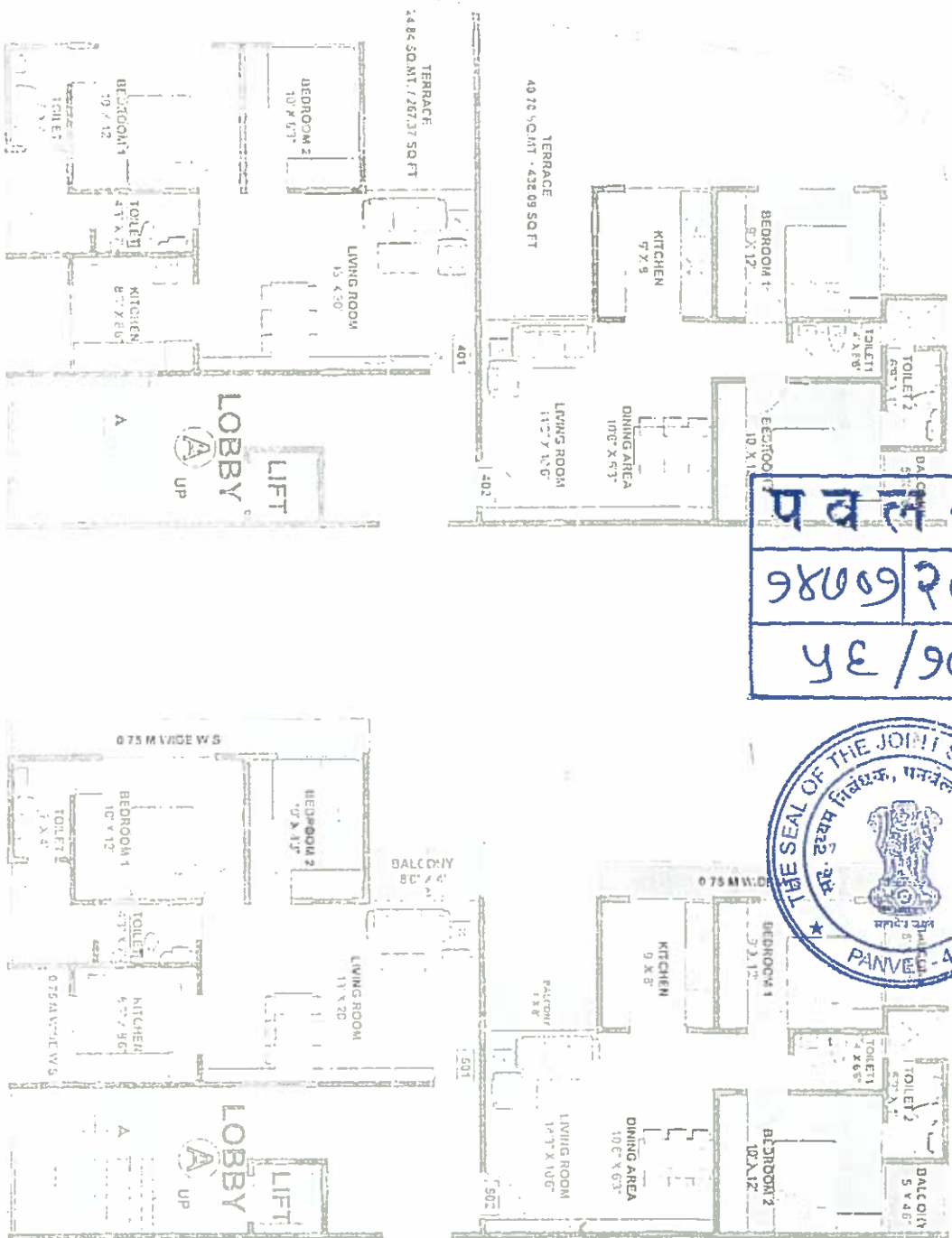
- ANNEXURE - A** = Property Card, Pertaining to the Project Land
ANNEXURE - B = Copy of Building permission/Commencement certificate
ANNEXURE - B1 = Copy of Plan
ANNEXURE - C = **CERTIFICATE OF TITLE** dated **01/03/2022** issued by Mr. Santosh Manohar Lad, Advocate High Court,
ANNEXURE - D = Copy Authenticated copy of the Registration Certification of the Project granted by the Real Estate Regulatory Authority)
ANNEXURE - E = **FLOOR PLAN** of the premises hereby agreed to be sold,



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WING A - FOURTH FLOOR PLAN / 5TH TO 10TH FLOOR PLAN
 REDEVELOPMENT OF GEETANJALI BEAUTY TOWER C.H.S. AT PANVEL



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[Handwritten signatures and initials]
 A-902

Flat No.
 A-902

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 C. J. K.

[Handwritten signature]

ARCHITECT
 DEVISE DESIGN

X - FIELD
EYOR 1711
1711





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 :
P52000031325

Project: *Geetanjali Beauty Tower CHSL Plot Bearing / CTS / Survey / Final Plot No.: Final Plot No - 264 at Panvel, Panvel, Raigarh, 410206;*

1. J M M Homes 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.

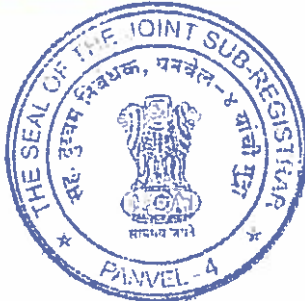
- The Registration shall be valid for a period commencing from 15/10/2021 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and 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: 15-02-2023 15:58:35

Dated: 15/02/2023
Place: Mumbai

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





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 50298984556

[महाराष्ट्र जमीन मसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



गाव/पेठ : पनवेल-TPO१		तालुका/न.भू.का. : उभ अधीक्षक भूमि अभिलेख, पनवेल			जिल्हा : रायगड
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
अंतिम मूर्खड क्र. एम स्कीम ०१ २६४	प व ल - ४ १४००९/२०२२		३४४५.००		

सुविधाधिकार :	१९६३/६४ टी.पी.स्कीम नं.१ पनवेल प्रो।
हक्काचा मूळ धारक :	५८५/१०२
वर्ष :	[श्री. इस्मायलजी अबदुल अल्ली बोहरी]
पट्टेदार :	
इतर मार :	
इतर नोटे :	



दिनांक	खंड क्रमांक	चिनिन धारक(या), पट्टेदार(प) किंवा मार (इ)	साक्षात्कन
13/09/1971	01/01/1900		सही- 13/09/1971 वि.जि.नि.भू.अ.व.कु
15/08/1982	SI	१ फिरोज साबर हुसेन २ रुबायसाई साबर हुसेन	सही- 30/08/1982 न.भू.अ. प
14/03/1988		[बुटी मिल्डर्स मुबई पनवेल]	सही- 11/05/1988 न.भू.अ.
30/06/2015			फेरफार क्र. १६१३ प्रमाणे सही- 30/06/2015 उ.अ.भू.अ.पनवेल
02/03/2020			फेरफार क्र. २२३१ प्रमाणे सही- 02/03/2020 उ.अ.भू.अ.पनवेल
09/06/2020		गितांजली बुटी टॉवर को.ऑप.प्रो सो लि	फेरफार क्र. २२३५ प्रमाणे सही- 09/06/2020 उ.अ.भू.अ.पनवेल

दि मिळकत पत्रिका (दिनांक 16/02/2022 09:02:30 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 16/01/2023 10:01:28 AM

धैर्यता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 240210002361633 हा क्रमांक घापरावा.



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/264/22-21/16089/९९३ /2021

Date : ०५ /०८ /2021

To,

M/s. Geetanjali Beauty Tower Co. Op. Hsg. Soc. Ltd., Panvel,
Through P.O.A.H. M/s. J. M. M. Homes.
Final Plot No.- 264, At. Panvel,
Tal. Panvel, Dist. Raigad.

SUB :- Development Permission for Residential cum Commercial Building on Final Plot No.- 264, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no.3113, Dt. 11/02/2021 & 8409, Dt. 04/05/2021.
2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/060218/311737, Dated 14/08/2018
3) Amended Provisional Fire NOC issued by PMC Fire officer vide letter No. PMC/Fire/2021/Ref. No.32/1388/2021, Dated 03/05/2021.

Sir,

Please refer to your application for Development permission for Residential cum Commercial Building on Final Plot No.- 264, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

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

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

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

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

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

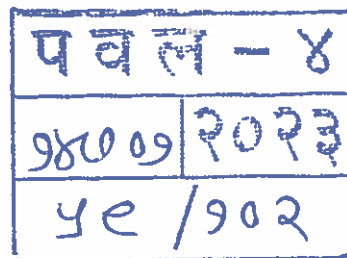
Thanking you,

मा. अधिष्ठाता यांचे मंजूरी नुसार



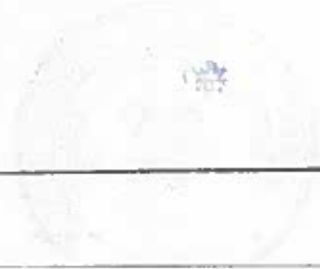
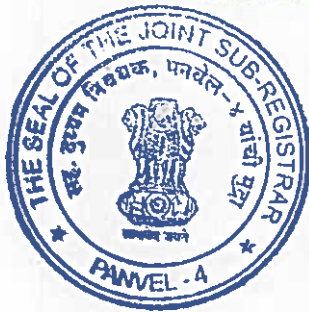

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. Devise Design,
Ar. Atul Mhatre,
Office No. 302, 3rd Floor,
Hermes Atrium, Plot No. 57,
Sector 11, CBD Belapur,
Navi Mumbai 400614.



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

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PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/264/22-21/16089/9693 /2021

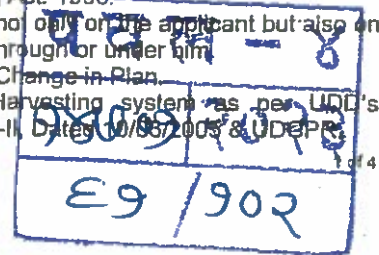
Date : 09 / 06 / 2021

COMMENCEMENT CERTIFICATE

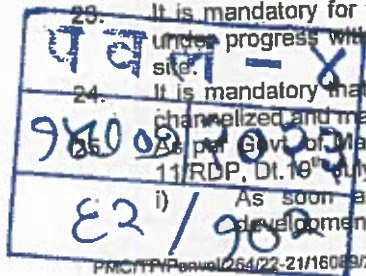
Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV of 1966) to, M/s. Geetanjali Beauty Tower Co. Op. Hsg. Soc. Ltd., Panvel Through P.O.A.H. M/s. J. M. M. Homes. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 13 Upper Floors) on Final Plot No.- 264, At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 3445.00 Sq.mt., Residential Built Up Area = 6607.81 sq.mt., Commercial Built Up Area = 3069.4 sq.mt., Total Built Up Area = 9667.21 sq.mt.)

(No. of Residential Unit – 90 Nos., Commercial Unit – 50 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. 1966.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The applicant shall install the Rain Water Harvesting system as per UDC's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/06/2005 & UDCPR.

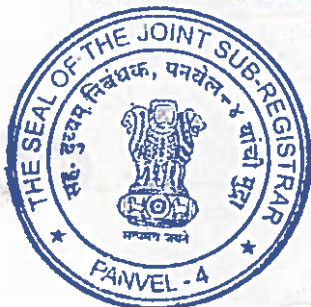


- a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per 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. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
9. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
10. The applicant 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.
11. The applicant shall provide Grey Water Recycling Plant and solid waste management system.
12. The applicant shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
13. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
14. No work should be started unless the existing structures area to be demolished with utmost care.
15. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
16. 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.
17. 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.
18. F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
19. The applicant 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.
20. 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.
21. The applicant shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
22. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
23. 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.
24. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
25. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19th 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



PMC/TP/Period/254/22-21/16089/2021

2 of 4



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

- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) 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.
26. As per the notification dtd. 14th 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.
27. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Parvel Municipal Corporation.
28. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
29. 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 :-
1. 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.
 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 3. 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.
 4. 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.
30. 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.
31. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

PMC/TP/Parvel/264/22-21/16089/2021

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32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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)
38. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
39. 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.
40. The applicant is required to construct the discharge line at his own cost.
41. The applicant has proposed three level stack parking system has to strictly follow the conditions mentioned therein and fully responsible for any litigation arriving out of hardship to user in case of failure of Mechanized system / nuisance due to mechanical system etc.

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.

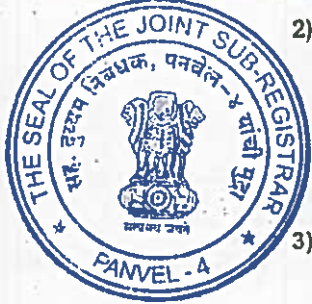
सा. अधिकारी यांचे मंजूरी नुसार

(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

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E8/902	

1) M/s. Geetanjali Beauty Tower Co. Op. Hsg. Soc. Ltd., Panvel,
through P.O.A.H. M/s. J. M. M. Homes.
Final Plot No.- 264, At. Panvel,
Tal. Panvel, Dist. Raigad.



- 2) Architect,
M/s. Devise Design,
Ar. Atul Mhatre,
Office No. 302, 3rd Floor,
Hermes Atrium, Plot No. 57,
Sector 11, CBD Belapur,
Navi Mumbai 400614.
- 3) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

PMC/TP/Panvel/284/22-21/16089/2021



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/264/22-23/16089/ 399 /2023

Date : 03/02/2023

To,

M/s. Geetanjali Beauty Tower Co. Op. Hsg. Soc. Ltd., Panvel,
Through P.O.A.H. M/s. J. M. M. Homes.
Final Plot No.- 264, At. Panvel,
Tal. Panvel, Dist. Raigad.

SUB :- Amended Development Permission for Residential cum Commercial Building on Final Plot No.- 264, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

- REF :-** 1) Your Architect's application no. 9409, Dated 19/04/2022.
2) Commencement Certificate issued by this office vide letter no. PMC/TP/Panvel/264/22-21/16089/1613/2021, Dated 05/08/2021.
3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/060218/311737, Dated 14/08/2018.
4) Amended Provisional Fire NOC issued by PMC Fire Officer vide letter no. PMC/Fire/2121/Ref. no.976/3293, Dated 28/11/2022.

Sir,

Please refer to your application for Amended Development Permission for Residential cum Commercial Building on Final Plot No.- 264, At.- Panvel, 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.

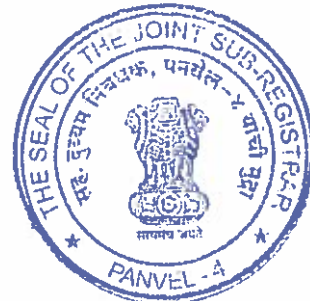
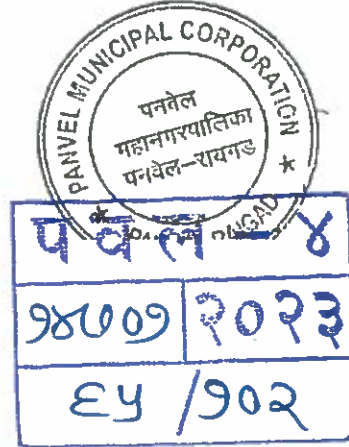
It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these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

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Deputy Director of Town Planning (I.C.)
Panvel Municipal Corporation

C.C.TO:- 1) M/s. Devise Design,
Ar. Atul Mhatre,
Office No. 302, 3rd Floor,
Hermes Atrium, Plot No. 57,
Sector 11, CBD Belapur,
Navi Mumbai 400614.





PANVEL MUNICIPAL CORPORATION

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E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Panvel/264/22-23/16089/ 329 /2023

Date : 03/02/2023

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. Geetanjali Beauty Tower Co. Op. Hsg. Soc. Ltd., Panvel Through P.O.A.H. M/s. J. M. M. Homes. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 11 Upper Floors) on Final Plot No.- 264, At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 3445.00 Sq.mt., Residential Built Up Area = 7153.85 sq.mt., Commercial Built Up Area = 3256.70 sq.mt., Total Built Up Area = 10410.55 sq.mt.)

(No. of Residential Unit – 102 Nos., No. of Commercial Unit – 61 Nos.,
No. of Total Unit – 163 Nos.)

This Amended Commencement Certificate is issued to condition according to clause no. 2.2.44 of UDCPR- 2020 owner / applicant shall require to pay the balance amount prior to applying for OC.

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

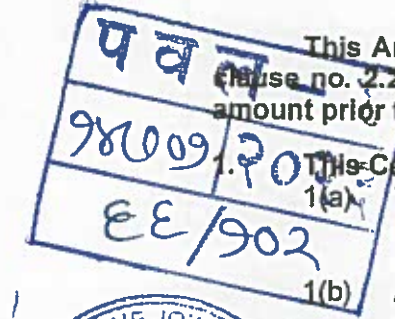
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation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

The applicant shall:-

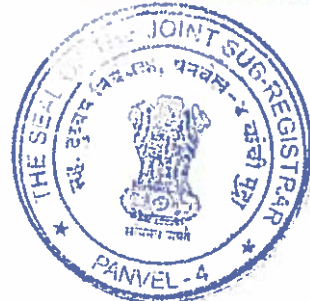
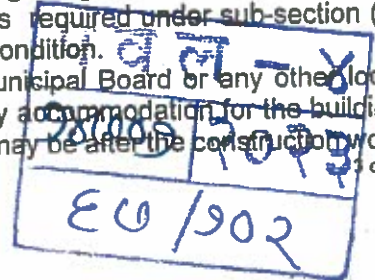
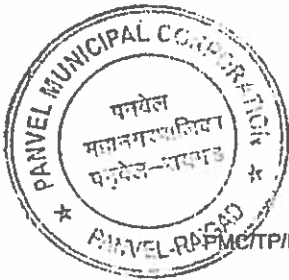
- 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Permit authorized officers of the Corporation to enter the building 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.

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.

1 of 4



26. 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.
27. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
28. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19thJuly, 1994 for all buildings following additional conditions shall apply.
- 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 :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permissions or re-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.
29. As per the notification dtd. 14th 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.
30. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
31. 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.
32. 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, 1966.
- 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.

33. 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.
34. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
35. 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.
36. 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.

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.

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.

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.

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)

You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)

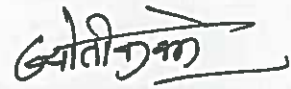
The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.

43. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
44. The owner / Developer is required to construct the discharge line at his own cost.
45. The owner / Developer should set up electrical vehicle charging point in the said plot.
46. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
47. The applicant has proposed three level stack parking system has to strictly follow the conditions mentioned therein and fully responsible for any litigation arriving out of hardship to user in case of failure of Mechanized system / nuisance due to mechanical system etc.

48. This set of Plans supersedes earlier approved plans vide letter dt. 05/08/2021.

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.

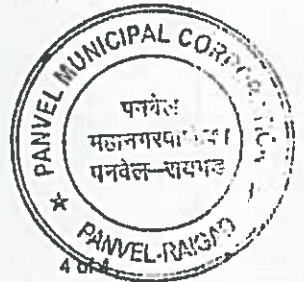
मा. आयुक्त युधि मंजूरी नुसार



Deputy Director of Town Planning (I.C.)
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Geetanjali Beauty Tower Co.Op. Hsg. Soc. Ltd., Panvel,
Through P.O.A.H. M/s. J. M. M. Homes.
Final Plot No.- 264, At. Panvel, Tal. Panvel, Dist. Raigad.
 - 2) Architect,
M/s. Devise Design, Ar. Atul Mhatre,
Office No. 302, 3rd Floor, Hermes Atrium, Plot No. 57,
Sector 11, CBD Belapur, Navi Mumbai 400614.
 - 3) Ward Officer, Prabhag Samati 'A, B, C, D', PMC, Panvel.

PMC/TP/Panvel/264/22-23/16089/2023





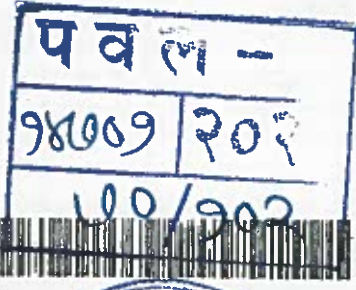
**SCHEDULE
RAIN WATER HARVESTING**

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.
- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made. The structures constructed under this provision shall not be counted towards FSI computation.

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22/06/2018

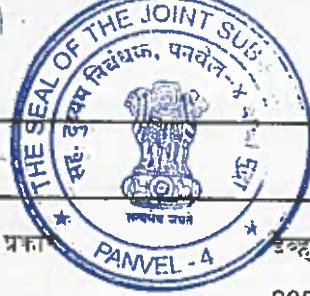
मूची क्र.2

दुय्यम निबंधक : गह दू.नि.पनवेल 5

दम्न क्रमांक : 7098/2018

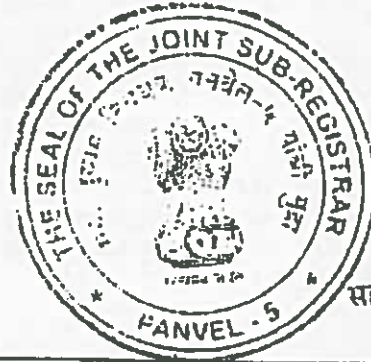
नोंदणी :

Regn.63m



गावाच नाव : पनवेल

- (1) विलेखाचा प्रकाश इच्छलपमेंट अग्रीमेंट
- (2) मोवदना 90505060
- (3) वाजारभाव(भाडेपट्ट्याच्या बाबत निपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 25469050.88
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (अनग्याम) 1) पालिकेचे नाव: गयगड इनर वर्णन :, इनर भाहिनी, फायनल प्लॉट नं 264, क्षेत्रफळ 3326.48 चौ.मीटर, मौजे पनवेल, ता. पनवेल, जि. रायगड ((Final Plot Number : 264 ;))
- (5) क्षेत्रफळ 1) 3326.48 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- 1): नाव:- गिनांजली व्युटी टॉवर को-ऑप. हौ. मो. नि. तर्फे ऑथोरिटी मिसेटरी श्री. देवेंद्र जेठालाल पॉपट - - वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फायनल प्लॉट नं. 264, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड, पिन कोड:- 410206 पॅन नं:- ADVPP1449C
- 2): नाव:- गिनांजली व्युटी टॉवर को-ऑप. हौ. मो. नि. तर्फे ऑथोरिटी मिसेटरी श्री. विक्रम नागायण कोते - - वय:-56; पत्ता:-, -, -, फायनल प्लॉट नं. 264, पनवेल, ता. पनवेल, जि. रायगड, पनवेल, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:- 410206 पॅन नं:- ACPPK0096B
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:- मे. जे. एम. एम. हॉम्स तर्फे भागीदार श्री. जनार्दन मोरू म्हात्रे - - वय:-63; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 56/57/58, महाराष्ट्र, मार्केट यार्ड, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड, पिन कोड:- 410206 पॅन नं:- AALFJ3567C
- 2): नाव:- मे. जे. एम. एम. हॉम्स तर्फे भागीदार श्री. किरण नागायण मनोरे - - वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 56/57/58, महाराष्ट्र, मार्केट यार्ड, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायगड, पिन कोड:- 410206 पॅन नं:- AALFJ3567C
- (9) दस्तऐवज करून दिल्याचा दिनांक 22/06/2018
- (10) दम्न नोंदणी केल्याचा दिनांक 22/06/2018
- (11) अनुक्रमांक, खंड व पृष्ठ 7098/2018
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क 4586500
- (13) वाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) श्रेण



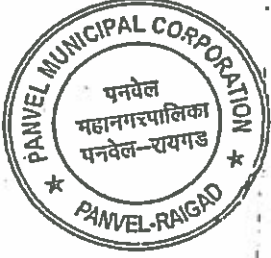
सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

DESCRIPTION OF PROPOSAL & PROPERTY :

01 / 09

GEETANJALI BEAUTY TOWER C.H.S. RESIDENTIAL CUM COMMERCIAL REDEVELOPMENT PROJECT AT FINAL PLOT NO.- 264, PANVEL, TALUKA - PANVEL, DISTRICT - RAIGAD.

STAMPS OF APPROVAL OF PLANS :

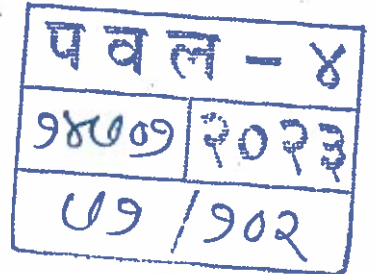


पनवेल महानगरपालिका
मौजे- पनवेल सेक्टर-
वेधील अंतिम भू.क./न.भू.क./प्लॅन/क.गट/क्र.नं.
भू.क्र. २६४ मध्ये निवोजित सुधारित/
फेरबदल करणेला/याकडे व दाखल केले नसलेला या
कार्याला/आ.क्र./संख्या/मदति: १६०६
ज.प. ३१९/२०२३ दिना: ०३/०५/२०२३
मधील अटी, शर्तीस अधिन राहून नैकाशांस लाल रंगाने
दुरुस्त केल्यानुसार मंजूर.

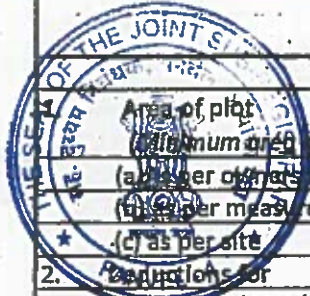
मा. आयुक्त यांचे मंजूरी नुसार

(Signature)

उप संचालक, नगररचना (ज.क)
पनवेल महानगरपालिका



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PROFORMA - I : AREA STATEMENT

Area of plot (Minimum area of a, b, c to be considered)					3445.00 SQ.MT
(a) as per owner's plan document (7/12, CTS extract)					3445.00
(b) as per measurement sheet					3445.00
(c) as per site					3445.00
2. Reductions for					
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening					0.00
(b) Any D.P. Reservation area					
(Total a+b)					0.00
3. Balance area of plot (1-2)					3445.00 SQ.MT
4. Amenity Space (if applicable)					
(a) Required -					
(b) Adjustment of 2(b); if any -					
(c) Balance Proposed -					
5. Net Plot Area (3-4 (c))					3326.48 SQ.MT
6. Recreational Open space (if applicable)					
(a) Required -					
(b) Proposed -					
7. Internal Road area					
8. Platable area (if applicable)					
9. Built up area with reference to Basic F.S.I. as per front road width. (Sr. No. 5xbasic FSI)					1.1 (3659.13 SQ.MT)
10. Addition of FSI on payment of premium					
(a) Maximum permissible premium FSI - based on road width / TOD Zone.					0.5 (1663.24 SQ.MT)
(b) Proposed FSI on payment of premium.					0.488 (1623.36 SQ.MT)
11. In-situ FSI / TDR loading					
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any					
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)],					
(c) TDR area					
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))					
12. Additional FSI area under Chapter No. 7 (Incentive F.S.I for redevelopment of old dilapidated buildings UDCPR provision 7.6.1					0.3 (997.94 SQ.MT)
13. Total entitlement of FSI in the proposal					
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.					1.88 (6280.43 SQ.MT)
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.					
	NBU	Ratio	Ancillary Area	Total NBU	
Commercial	1809.28	80%	1447.42	3256.70	
Residential	4471.15	60%	2682.69	7153.85	
Total	6280.43		4130.12	10410.55	60% & 80% (4130.12 SQ.MT.)
	BASIC FSI	PREMIUM FSI	REDEVELOPMENT INCENTIVE	TDR	TOTAL
FSI	1.1	0.488	0.30		1.888
PROPOSED BUA IN SQ.MT	3659.13	1623.36	997.94		6280.43
(c) Total entitlement (a+b)					3.13 (10410.55 SQ.MT)
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)					3.42
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)					
(a) Existing Built-up Area.					
(b) Proposed Built-up Area (as per 'P-line')					10410.55
(c) Total (a+b)					
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)					3.130
17. Area for Inclusive Housing, if any					
(a) Required (20% of Sr.No.5)					
(b) Proposed					

CERTIFICATE OF AREA

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Tuesday May 30, 2023
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नो. 6. 1374
Regn. 23M

प्रा. क्र. 7721 दि. 30/05/2023

साधारण वसुल : पवलेल
वसुलपत्राचा नमुना नं. पत्रांक-7190-2023
वसुलपत्राचा क्रमांक : पुणे/वसुलपत्रांक
कारर कार्यालयाचे वसुल. वेळापत्रकानुसार...
गोटीची रकम ₹. 100.00
वसुलपत्राची रकम ₹. 400.00
मुद्राची रक्कम : 20
एकूण : ₹. 500.00

जवळचा वसुल भरून घ्यावा. दि. 30/05/2023
5:59 PM सा. वेळापत्रकानुसार.

Joint S.D. Registrar, Pavnell 4
राह. पुणे/वसुलपत्रांक -
पत्रांक क्र. 8

कारर क्रमांक : 51
वेळापत्रक क्र. 500

1) वेळापत्रक क्रमांक : DHG 144 नं. 400A.
गोटी/वसुलपत्राची नोंद क्रमांक. 30/05/2023 दि. 30/05/2023
वेळापत्रक क्र. 20

2) वेळापत्रक क्रमांक : eChellan नं. 100.
गोटी/वसुलपत्राची नोंद क्रमांक. 30/05/2023 दि. 30/05/2023
वेळापत्रक क्र. 20

पुणे इन्फोमेशन कारर मिळावे
पुणे इन्फोमेशन कारर मिळावे
पुणे इन्फोमेशन कारर मिळावे

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 3005202312108 Date 30/05/2023

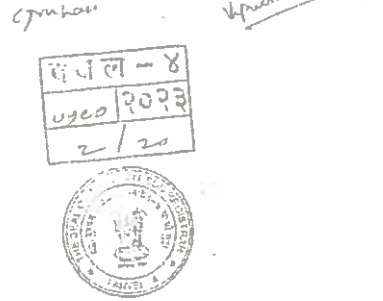
Received from VIFUL VJAY MHATRE, A/c No. 3800900000, an amount of Rs 400/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Pavnell 4 of the District Raigad.

Payment Details

Bank Name IBKL Date 30/05/2023

Bank C/N 10004152033053011081 REF No. 2837364192

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



CHALLAN
MTR Form Number-5

CIN A4000666023242 BARCODE 8 021 0000 0000 0000 01 02 01 Date 30/05/2023 15:45:30 Form ID 480

Department Inspector General of Registration Payer Details

Stamp Duty TAX ID / TAN (if Any)

Type of Payment Registration Fee PAN No. (if Applicable) 690645629

Office Name PHELA_PAVNELL NO 4 SUB REGISTRAR Full Name VIFUL VJAY MHATRE

Location RAIGAD

Year 2023-24 One Time Fee/Block No. PAVNELL

Account Head Details Amount In Ru. Previous/Billing Recd/Billed PAVNELL

03324401 Stamp Duty 400.00 Recd/Refer TAL PAVNELL DIST RAIGAD

063061331 Registration Fee 100.00 Area/Locality TAL PAVNELL DIST RAIGAD

PRN 4182068

Remarks (if Any)
FANC-AMPHASAP-SecondPartyName=CHETAN JAMHARJAN
MHATRE-

Amount In Ru Hundred Rupees Only
Total 500.00

Payment Details
Cheque/DD Details FOR USE IN RECEIVING BANK

Bank C/N Ref No. 631030327050010915 2818836198

Bank Name IBKL Date 30/05/2023

Bank Branch JOM BANK

Account No. Date Not Validated with Bank

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3005202312108 Receipt Date 30/05/2023

Received from VIFUL VJAY MHATRE, Mobile number 8500000000, an amount of Rs 400/- towards Document Handling Charges for the Document to be registered on Document No. 7190 dated 30/05/2023 at the Sub Registrar office Joint S.R. Pavnell 4 of the District Raigad.

DEFACED
₹ 400
DEFACED

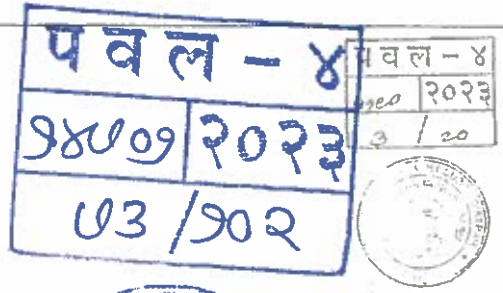
Payment Details

Bank Name IBKL Payment Date 30/05/2023

Bank C/N 10004152033053011081 REF No. 2837364192

Debit No 30052023121080 Debit Date 30/05/2023

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



Pavnell

Vijay Mahatre

GENERAL POWER OF ATTORNEY

(FOR ADMISSION PURPOSE ONLY)

TO ALL TO WHOM THESE PRESENTS SHALL COME,

DATED 31 DAY OF MAY OF THE YEAR 2023

पत्र - ४
७९०९ २०२३
४/२०

I, MR. CHETAN JANARDAN MHATRE Adult, aged 49 years, HAVING AADHAR NO. 3353 7319 8371 & HAVING PAN NO. AMIPM45608 Adult Indian Inhabitant Residing At - PLOT NO.21, MIDDLE CLASS CO-OP. HSG. SOCIETY LTD, PANVEL, TAL-PANVEL, DIST-RAIGAD 410206. - SEND GREETINGS:

WHEREAS I own & purchasing various movable and immovable properties in various parts of India and I am personally unable to attend due to my day to day affairs and for reasons of convenience it is necessary for me that I would appoint an attorney and confer upon him/her the powers hereinafter stated which is executed by me and on behalf of me.

NOW KNOW BY THESE PRESENTS I the said MR. CHETAN JANARDAN MHATRE do hereby nominate, constitute and appoint, (MY BROTHER) MR. VIPUL VIJAY MHATRE, (HAVING PAN NO. BWHPM5667H) and (AADHAR NO. 7863 3034 8305) Aged 29 Years an adult, Indian Inhabitant residing at, PLOT NO. 8, MIDDLE CLASS CO-OP. HSG. SOCIETY LTD, NEAR LITTLE ANGEL SCHOOL, PANVEL, TA-PANVEL, DIST-RAIGAD 410206, as My true and lawful Attorney for me in the name and on behalf of myself and/or me said Attorney and in any of my said capacities and in the name and on behalf of any partnership firm, association of persons, trustee, beneficiary or businesses in which I am now or may in future in any manner become interested to do exercise, execute and perform all or any of the following deeds and things, namely:

1. COMMERCIAL :-

1.1 TO BUY:- receive, hold, gift, release, pledge, hypothecate, give on hire or otherwise deal with any goods, articles, things or movable & immovable property.

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2. PROPERTY :- 2.1. TO ACQUIRE :- To buy, To take on lease, to take charge or mortgage on and to acquire in any manner and to mortgage, gift, settle, change, lease, leave and license, sale deed, agreements, rectification, correction and grant tenancy, Society, Society Maintenance, or any work relating to society and/or in any manner and/or on any terms deal with any immovable or real property or properties or any interest therein.

2.2 TO MANAGE AND MAINTAIN :- To hold, defend possession, manage and maintain movable or immovable properties herein and other immovable properties acquired by me hereafter.

2.3 TO RECEIVE RENTS, ETC. :- To demand, recover and receive rents / license fees, maintenance charges, electricity charges, corporation taxes and all other sums of moneys receivable in respect of my properties and to make all just and reasonable allowance therein in respect of rates, taxes, repairs and other outgoings and to take all necessary steps whether by action, distress or otherwise to recover any property or sums of money in arrears.

2.4. TO PAY OUTGOINGS :- To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of my properties or any part thereof and to insure any buildings thereon against loss or damage by fire and other risks as be deemed necessary and/or desirable and to pay all premium for such insurances.

2.5. TO SERVE NOTICE ON TENANTS :- To sign and give any notice to any occupier of any property belonging to jointly held by me to quit or to repair or to abate any nuisance or to remedy any breach of covenant or for any other purpose whatsoever.

2.6. TO GET UTILITIES :- To apply for and obtain electricity, gas, water, sewerage and/or connections of any utilities and/or to make alterations and/or close down and/or has disconnected the same in my properties.

2.7 TO VIEW THE CONDITION OF ANY PROPERTY :- To enter upon any of my property or any part of it as often as be desired to view the state of repair thereof and to require any occupier as a result of such view to remedy any want of repair or abate any nuisance.

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2.8. TO ENFORCE COVENANTS :- To enforce any covenant in any lease, leave and license or tenancy agreement or any other document affecting any of our property and if any right to re-enter arises in any right under such covenants or under notice to quit, then to exercise such rights against others.

2.9. TO DEAL WITH TRESPASSERS :- To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on any of my property and to take appropriate steps whether by action or otherwise and to abate all nuisances.

2.10. TO ACT IN PROCEEDINGS UNDER RENT CONTROL LEGISLATION :- To appear and represent in any proceedings for fixation of fair rent and/or for any other purpose or purposes before any court, Rent Controller or other authority in connection with any matter relating to and/or arising out of any of my property.

2.11. TO OBTAIN ANY CERTIFICATE :- To apply for and obtain such certificate and other permissions and clearances including certificates and/or permission under any law relating to ceiling on urban land, or other law relating to land and/or buildings both urban and rural or under the Income-tax Act or any other law as may be required for execution and/or registration of any conveyance or other document and/or any rights in any land, building or other property belonging to me or acquired by me hereafter.

2.12. TO FILE DECLARATIONS :- To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with holding, possessing, acquiring, partitioning or otherwise dealing with any of my property before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds and things required there under.

3. BANKER/BANKING :-

3.1. DRAWING AND NEGOTIATIONS OF CHEQUES :- To draw, sign, negotiate and/or endorse cheques, payment orders, drafts, dividend warrants and/or any other instruments and to execute, enter into, acknowledge, do and

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execute all such deeds, instruments, contracts, agreements, acts, deeds and licenses shall be requisite or deemed fit and proper for or in relation to all or any of the purposes, matters or things herein contained or others with any bank or banks.

3.2. TO DEAL WITH BILLS OF EXCHANGE :- For all or any of the banking purposes to draw, accept, endorse, discount or otherwise deal with any bills of exchange, bills of lading, mates' receipts, delivery orders, promissory notes or other mercantile instruments relating to moneys, goods, properties or otherwise.

4. MONEYS :-

4.1. TO REALISE LOANS OR BORROW MONEY :- To realize loans and/or borrow money or moneys from time to time from any bank, institution, or any person or persons, organization whatsoever against the security or properties both movable and immovable belonging to me or any of my firm or firms of business or businesses in which I am now or may hereafter become interested and to execute, sign and register mortgage, charges and/or give other security or securities by any other deed or deeds on such terms and conditions as my said attorney or his/her substitute or substitutes may think fit and proper.

5. REPRESENTATIONS :-

5.1. TO REPRESENT BEFORE BANK OR BANKS, INSURANCE COMPANIES, ETC :- To represent me or any of my firm or firms or business in any of the bank

or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, Urban land ceiling, post offices, sales tax offices,

income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.

5.2. TO PREPARE, SIGN AND FILE TAX RETURNS :- To prepare, sign, execute and/or file any of my and/or any of my firm or firms or business or businesses in my personal capacity or as trustee or beneficiary of any trust,

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पत्र - ५
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sales tax returns, income-tax returns, wealth-tax returns, gift tax returns or any other returns under the Income-tax Act, 1961, Wealth-tax Act, 1957, Gift-tax Act, 1958, GST TAX and/or any other law for the time being in force or other returns, statements, papers, documents in connection with the aforesaid Acts, to sign and/or submit returns, statements of accounts, balance sheets, declaration forms, to receive refund orders or vouchers from any of the aforesaid authorities, to apply for and to sign and submit to necessary authorities and to represent me or any of the firm or firms or business or businesses, trusts, proprietary concerns in which I am now or may hereafter be interested as proprietor, partner, trustee or beneficiary *अधिकारी*

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5.3. APPEAR BEFORE ASSESSING OFFICER, ETC. :- To appear before any Assessing Officer, Deputy Commissioner and/or Assistant Commissioner, and/or Commissioner and/or Central Board of Direct Taxes and/or tribunal and/or any other authority or authorities in connection with any matter or matters and to represent me or my proprietary concerns, firm or firms, business or businesses, trusts in which I am trustee or beneficiary and to produce, explain accounts, documents and papers as may be necessary and to pay taxes and other amounts to such authorities and in any other authority by virtue of these presents and to sign, execute and deliver all other papers, documents and deeds in connection therewith.

5.4. TO APPEAR BEFORE REGISTRAR, MAGISTRATE, NOTARY PUBLIC, ETC. :- To appear before any Registrar of Assurances, Metropolitan Magistrate, Notary Public and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by me personally or as partner of any firm or firms or business or businesses.

6. EXECUTION AND REGISTRATION OF DOCUMENTS :-

6.1. TO ADMIT AND EXECUTE DOCUMENTS :- To admit and execute all deeds, documents, agreements and other instruments necessary or proper for acquiring any stock, shares, annuities, debentures, obligations and other securities held by me or to be acquired by me hereafter.

6.2. TO ADMIT EXECUTION AND REGISTER DEEDS :- To admit, execution of leases, grants, rectification deeds, correction deeds, release deeds, assurances, applications, declarations, trust deeds and other documents as may in any way be required to be so done for or in connection with any movable or immovable property belonging to us or to be acquired by us hereafter or of any part thereof or any interest therein including those held by me as owner, lessor, lessee, partner, mortgagor, tenant, trustee or otherwise be interested for the time being including those connected with the management and development of any business and also in connection with the purchase, lease and disposition or construction or sanction of plan or obtaining of clearances or permits from the Government or for any other purpose whatsoever

7. LEGAL PROCEEDINGS :-

7.1. TO COMPOUND THE DEBTS AND TO SUBMIT CLAIMS TO ARBITRATION :- To compound with or make allowances to any person for or in respect of any debt or demand whatsoever which now is or shall or may at any time hereafter become due or payable to me and to take or receive any composition or dividend thereof or thereupon and give receipts, releases or other discharges for the whole of the same debts, sums or demands or to settle, compromise or submit to arbitration every such debt or demand and every other claim, right, matter and thing due to or concerning me and for

that purpose in my name to enter into, make, sign, execute such agreements as are necessary in like cases, execute such agreements for arbitration or other deeds or instruments as are necessary in like cases and to allow time for the payment of any such debt or demand (with or without security) upon such terms as the attorney may think fit.

7.2. TO CONDUCT AND DEFEND LEGAL PROCEEDINGS :- To commence, prosecute, enforce, defend, answer or oppose all notices, suits, and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which I am now or may hereafter be interested or concerned and also if thought fit with such consent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court, civil, or criminal, or revenue including the Rent Controller, City Civil and Small Causes Courts.

अधिकारी

अधिकारी

7.3. TO APPOINT ADVOCATES, ETC. :- To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings, in the matters relating to my properties, business, firm, trusts, companies or organizations, in which I am interested or become interested hereafter in my name or in the name of my said attorney as may think fit and proper and to sign vakalatnamas, warrant of attorney in favour, of any solicitor, advocate, pleader or counsel engaged by them.

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7.4. TO SIGN PLAINTS AND OTHER PAPERS :- To sign, declare and/or affirm any plaints written statements, petitions, consent petition, affidavits, memorandum of appeal or any other document of paper in my name in any proceeding or in any way connected therewith.

7.5. TO DEPOSIT AND RECEIVE DOCUMENTS FROM COURT. :- To deposit and receive documents and moneys in and from any court or courts and/or any other person or authority in our name and give valid receipts and discharges therefore, however if the General Power of Attorney Holder misuses the General Power of Attorney for his/her own purpose shall be liable for his/her own offence under Criminal Procedure Code and civil procedure code or any other law.

B. RECEIPTS AND DISCHARGES :-

B.1. RECEIVING MONIES AND GOODS :- To demand, collect, sue for, recover and receive of and from all and every person or persons, body or bodies, public or corporate, court or authority including government and/or local bodies whomsoever concerned or chargeable therewith all or every sum or sums of money including rent, documents, securities, goods, effects, dues, duties, interests, rents, profits, income, purchase consideration, dividends, compensation and/or any other money or moneys which shall belong or be or become payable to me or to any of my firm or firms, business or businesses or companies in which I am interested.

B.2. TO COLLECT DEBTS :- To demand, collect, sue for, recover and receive in my name, from all and every person, body, public or municipal or corporate or firm or company whosoever's and whatsoever all sums of money, debts, dues, goods, wares, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times

hereafter shall or may become due or owing or payable to or recoverable including those from or by the bank by virtue of any hypothecations, bonds, mortgages, pledges, agreements or other securities whatsoever or upon or by virtue of any bills of exchange, promissory notes, cheques, bills of lading or other mercantile or negotiable instruments whatever or otherwise.

B.3. TO GIVE RECEIPTS :- To receive and give effectual receipts and discharges in my name for all monies, securities for monies, debts, goods, chattels and personal estate which are or may become due, owing, payable or by any right, title, way or means howsoever from any person or persons or corporation or other body or authority.

B.4. TO RECEIVE DEBTS, GIFTS, LEGACIES, ETC. :- To receive and give good and valid receipts and discharges in my name for share of assets of any business or for the purchase money of any share therein or of any part of such share and all such other monies as may be payable to me in any manner whatsoever.

9. And generally my said attorney will have the power to do all such acts, deeds and things on my behalf as I would have lawfully done, if personally present.

पवल - ४
AND I do hereby by my heirs, executors and administrators of acts done and legal representatives fully and completely ratify and by attorney
9800/2022
अधिकारी/902



IN WITNESS WHEREOF, I MR. CHETAN JANARDAN MHATRE, HAVE
HEREUNTO SET MY HAND THIS 28th DAY OF MAY, OF THE YEAR 2023.

SIGNED AND DELIVERED BY
the within named BY THE PRINCIPAL

पवेल - ४
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MR. CHETAN JANARDAN MHATRE

SIGNED AND DELIVERED BY
the within named BY THE ATTORNEY

Vipul Mhatre



MR. VIPUL VIJAY MHATRE

WITNESSES:

- 1. L. K. Chaturvedi
- 2. A. N. Surate

पवेल - ४
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पवेल - ४
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१२/२०



४ - पवेल
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७६/१०२

भारत सरकार
GOVT. OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
7863 3034 8305
आयकर - सामान्य माणसाचा अधिकार

पवेल - ४
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१२/२०



आयकर विभाग
INCOME TAX DEPARTMENT
7863 3034 8305
आयकर - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
VIPUL VIJAY MHATRE
VIJAY MORU MHATRE
08-0511094
0WHFPA566TH

भारत सरकार
GOVT. OF INDIA



Vipul Mhatre

पवेल - ४
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१२/२०



भारत सरकार
GOVT. OF INDIA

3353 7319 8371
- सामान्य माणसाचा अधिकार

3353 7319 8371

C. J. Mhatre

आयकर विभाग
INCOME TAX DEPARTMENT
CHETAN J MHATRE
JANARDAN MORU MHATRE
01/06/1974
AUMHFA566TH

भारत सरकार
GOVT. OF INDIA



रजम नोंवणार पत्र-२

दस्तावेज क्र. ७१२०
दिनांक ७/१०/२०२३

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रजम नोंवणार पत्र क्र. 718072023
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 2. रजम नोंवणार पत्र क्र. 718072023

प्राप्तकर्ता पत्रा
 1. रजम नोंवणार पत्र क्र. 718072023
 2. रजम नोंवणार पत्र क्र. 718072023

प्रमाणित
 1. रजम नोंवणार पत्र क्र. 718072023
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प्रमाणित
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प्राप्तकर्ता पत्रा
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Payment Details

Sl	Purchaser	Type	Verification no/Vendor	GRNA no/series	Amount	Used At	Debit Number	Debit Date
1	VIPUL VILAY KHATRE	eChallan	00103327223053018916	144002605580202324E	500.00	SD	0001406133202324	30/05/2023
2		DHC		3005202312103	100	PF	30052023121060	30/05/2023
3	VIPUL VILAY KHATRE	eChallan		1440026055580202324E	100	PF	0001406133202324	30/05/2023

ISO Stamp Duty [RF Regulation Fee] [CHC: Document Handling Charges]

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रजम नोंवणार पत्र क्र. 718072023

रजम नोंवणार पत्र क्र. 718072023

मी / आम्ही मूळ मखत्यार पत्र वाचले आहे आणि त्याची सत्यता पडताळून घेतलेली आहे.

रजम नोंवणार पत्र क्र. 718072023
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रजम नोंवणार पत्र क्र. 718072023

रजम नोंवणार पत्र क्र. 718072023

:: घोषणापत्र ::

मे. दुय्यम निबंधक पनवेल यांचे समोर

श्री. विपुल विजय म्हात्रे रा. पनवेल याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल ...या... या कार्यालयात करारनामा या शिर्षकाच्या दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री. चेतन जनार्दन म्हात्रे यांनी दिनांक ३०/०५/२०२३ रोजी मला कुलमुखत्यार पत्राच्या आधारे मी दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र रद्द केलेले नाही अथवा कुलमुखत्यार लिहून देणार व्यक्तपैकी कोणीही मयत व रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णपणे सक्षम आहे. मी असे जाहीर करतो की, सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला पूर्ण जाणीव आहे.

Kulmhatre

कुलमुखत्यारपत्र धारकाचे नाव व सही

मी/आम्ही मूळ अखत्यार पत्र वाचले आहे आणि त्याची सत्यता पडताळून घेतलेली आहे.

प व ल - ४	
१४००९	२०२३
०६/१०२	

सही *[Signature]*

सही *[Signature]*



[Signature]

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8905	1100
1100	1100



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 12/20/21

पावली

Original Registration
 नॉटरी प्रो. - 119
 Regn - 1511

चलान नं. 1022 दिनांक 18/12/2021

पत्रांचे उदा. पत्रांचे
 द्यावेः 1. पत्रांचे उदा. पत्रांचे
 2. पत्रांचे उदा. पत्रांचे
 3. पत्रांचे उदा. पत्रांचे

मोदनेची ३ 100.00
 टाईम (मोदनेचीची) ३ 600.00
 पत्रांचे उदा. पत्रांचे ३

एकूण ३ 700.00

अजयराव मूल दत्ता, अजयराव दि. 18/12/2021

10/26/2021

मोदनेचीची ३ 1.1
 मोदनेचीची ३ 1.1
 मोदनेचीची ३ 1.1

सह उद्योग निदेशक वर्ग-२
 (पत्रांचे-२)

1. निदेशक वर्ग-२, पत्रांचे उदा. पत्रांचे
 2. निदेशक वर्ग-२, पत्रांचे उदा. पत्रांचे
 3. निदेशक वर्ग-२, पत्रांचे उदा. पत्रांचे

Department of Stamp & Registration, Maharashtra	
Receipt of Document Heading Charges	
Form No. 1822/2021	Date 18/12/2021
Received from ---, Mobile number 0000000000, an amount of Rs.500/- towards Document Heading Charges for the Document to be registered (SARITA) in the Sub Registrar Office Jait S.R. Panvel 3 of the District Raigan.	
Payment Details	
Bank Name: SBI	Date: 18/12/2021
Bank Code: 00001100700010000	REF No.: 00001100700010000
This is computer generated receipt, hence no signature is required.	

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पवल-२
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वि. नं. २/३०

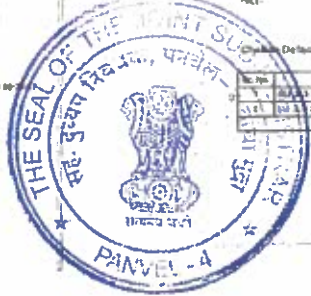
CHALLAN MTR Form Number-0

FORM NO. 1822/2021	BARCODE	Date 18/12/2021	Form ID 489
Department: Inspector General of Registration	Fayer Details		
Slump Duty	TAX ID / Tax (if Any)		
Type of Payment: Registration Fee	PAN No. of Applicant: पवल-२		
Office Name: PAVEL & JOINT SUB REGISTRAR	Full Name: पवल-२		
Location: RAIGAD	Flat No. २/३०		
Year: 2020-2021 One Time	Flat/Block No. २/३०		
Amount Head Details	Amount in Rs.	Particulars/Building	Remarks (if Any)
003046401 Stamp Duty	500.00	Stamp Duty	
003046401 Registration Fee	200.00	Registration Fee	
Total	700.00		
Payment Details: CIB BANK	FOR USE OF RECEIVING BANK		
Check/CD No.	Bank Code	Ref. No.	7500.00
Name of Bank	Bank Date	Ref. Date	980092
Name of Branch	Branch	Code	CO/1902

CHALLAN MTR Form Number-0

FORM NO. 1822/2021	BARCODE	Date 18/12/2021	Form ID 489
Department: Inspector General of Registration	Fayer Details		
Slump Duty	TAX ID / Tax (if Any)		
Type of Payment: Registration Fee	PAN No. of Applicant: पवल-२		
Office Name: PAVEL & JOINT SUB REGISTRAR	Full Name: पवल-२		
Location: RAIGAD	Flat No. २/३०		
Year: 2020-2021 One Time	Flat/Block No. २/३०		
Amount Head Details	Amount in Rs.	Particulars/Building	Remarks (if Any)
003046401 Stamp Duty	500.00	Stamp Duty	
003046401 Registration Fee	200.00	Registration Fee	
Total	700.00		
Payment Details: CIB BANK	FOR USE OF RECEIVING BANK		
Check/CD No.	Bank Code	Ref. No.	7500.00
Name of Bank	Bank Date	Ref. Date	980092
Name of Branch	Branch	Code	CO/1902

पवल
 ७८००९२
 CO/1902



वि. नं. २/३०

वि. नं. २/३०

Power of Attorney

(Irrevocable)

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE GEETANJALI BEAUTY TOWER CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL, a Society registered under the provision of the Maharashtra Co-operative Societies Act, 1960 bearing Registration no. RGD/ PWL/ HSG / (TC) / 2598 / 2012-2013 DATED 09/07/2012, having Society Office at FINAL PLOT NO. 264, PANVEL, TAL PANVEL, DIST RAIGAD, through its authorized representatives MR. DEVENDRA JETHALAL POPAT, Hon. Chairman and MR. VIKAS NARAYAN KOTE, Hon., Secretary, send greetings -

प व ल - ४
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WHEREAS

- 1) We are the owner of an immovable property consisting of a plot of land which is more particularly described in the Schedule hereunder written.
- 2) We propose to develop the said property by constructing thereon a new building with flats, shops and other premises therein and intended to transfer the same on ownership basis, so that ultimately after the property is fully developed we will transfer the property to a Cooperative Housing Society to be formed by the Purchasers of flats and other premises therein.
- 3) We are unable to attend to all the matters necessary to develop and carry on such re-development work due to our other occupations.

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Document Handling Charge Inspector General of Registration & District	
Receipt of Document Handling Charges	
PRN 1802202112014	Receipt Date 21/02/2021
Received from ---, Mobile number 0000000000, an amount of INR.600/- towards Document Handling Charges for the Document to be registered on Document No. 3202 dated 19/02/2021 at the Sub Registrar office Joint S.F. Panvel 2 of the District Raigad.	
DEFICED ₹ 100 DEFICED	
Payment Details	
Bank Name: SBIL	Payment Date: 11/02/2021
Bank CIN: 10004152021021810466	REF No.: 2168700932
Debit No: 18022021120140	Debit Date: 11/02/2021
This is computer generated receipt, hence no signature is required.	

प व ल - ४
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प व ल - ४
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८९/९०२



4) We, therefore, propose to appoint Mr. KIRAN NARAYAN MANORE, age 52 years who is the partner of the partnership firm of M/S. J. M. M. HOMES for the development of GEETANJALI BEAUTY TOWER CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL and who has agreed to carry on the work of development on the terms of an Agreement dt 22/06/2018 entered into with the said firm, as our attorneys or agents with full power to develop the said property as hereafter stated on our behalf and in our name and which the said attorneys have agreed to. The said development agreement is duly stamped with stamp duty of Rs. 45,86,500/- and registration fees of Rs. 31,460/- is paid and same is registered with the Sub-Registrar Panvel- 5, vide document bearing serial No. PWLS-7098/2018 and same is the principal document out of the various documents to be executed by us for development of the said property. As the principal document is duly stamped a per the provisions of the Bombay Stamp Act and this power of attorney is one of the document to be executed in series for development of the said property necessary stamp duty of Rs.100/- is affixed to this deed.

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NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that we GEETANJALI BEAUTY TOWER CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL, through its authorized representatives MR. DEVENDRA JETHALAL POPAT, Hon. Chairman and MR. VIKAS NARAYAN KOTE, Hon., Secretary, hereby appoint and

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constitute the said Mr. KIRAN NARAYAN MANORE age 52 years who is the partner of the partnership firm of M/S. J. M. M. HOMES for re-development of GEETANJALI BEAUTY TOWER CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL to be our true and lawful attorneys with full authority and power to do and execute all acts, deeds and things mentioned in us and on our behalf and in our name viz

- 1) To apply to the Competent Authority for grant of permission to develop the said property by demolishing the existing structure if any and constructing a new building in its place and for that purpose to sign all applications and other papers and information as required and to do all acts and things necessary for the purpose of obtaining permission.
- 2) To appoint an architect and to get the plans of the proposed building sanctioned by the Municipal Corporation of Panvel And other authorities concerned in respect of the new building proposed to be constructed thereon, so as to exhaust the full F.S.I. which is available on the said property under the present development rules, are also approved by us. To apply for revision or amendment in approved plan and building permission as per rules.
- 3) To make necessary applications and sign all papers, to appear before the Municipal Authorities, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and

दि. १५/०२/२१

पवल-१
२०२१/०२/११

for other amenities as are generally required for a building.

- 10) To obtain occupation and completion certificate from the Municipal Corporation after the building is completed in all respects.
- 11) To sell the flats and other premises of the building to the intending purchasers and to enter into agreements in the prescribed form under the Ownership Flats Act, or any other act applicable otherwise with such modifications as may be necessary.
- 12) To get a cooperative housing society of the flat purchasers in the said new building registered under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all purchasers of flats and other premises and to file the same with the Registrar of Cooperative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
- 13) To engage any advocate or solicitor for the purpose for taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees.
- 14) To pay all the municipal and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Co-operative Housing Society.

दि. १५/०२/२१

पवल-१
२०२१/०२/११

things as may be necessary for getting the plans of the proposed building sanctioned by the Municipal and other authorities.

पवल-१
२०२१/०२/११



- 4) To apply for and obtain building permission and Completion Certificate for construction of the building from the Municipal Authorities and for that purpose to sign applications and other papers, to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.
- 5) To represent before the Deputy Superintendent of Land Records or its higher authorities regarding proposed correction of area of plot or any other purpose and to the needful.
- 6) To construct a building on the said plot as per the sanctioned plans and according to specifications and other requirements of the Municipal Corporation and for that purpose to employ contractors, architects, structural engineers, surveyors and other professionals as may be required in the construction of the building.
- 7) To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreements.
- 8) Only as a licensee to enter upon the said property for the purpose of carrying on the construction work as aforesaid.
- 9) To apply for and obtain permission for water supply, electricity supply, laying down drainage and

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पवल-१
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पवल-१
२०२१/०२/११

- 15) It is specifically agreed that the powers with regard to predevelopment activities are exercisable by the attorney.

- 16) To do generally all other acts and things as are necessary or seem to be required to be done for the development of the said property by constructing a building on flat ownership basis in all respects.

पवल-१
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- 17) We agree to ratify all acts and things lawfully done by the said attorneys by exercise of the powers contained in this deed.

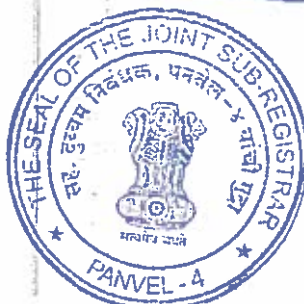
IN WITNESS WHEREOF we, have put our hand this the 15th day of February 2021.

THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground bearing Final Plot No. 267 admeasuring 3326.48 square meters situated at Panvel, Taluka Panvel, within the limits of Panvel Municipal Corporation and within the registration Sub-Registrar Panvel

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(herein before referred to as the "Said Property")

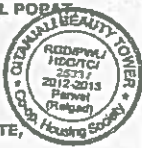


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Common Seal of GEETANJALI BEAUTY TOWER CO-OPERATIVE HOUSING SOCIETY LTD., PANVEL represented by

MR. DEVENDRA JETHALAL POBAY
Hon. Chairman



MR. VIKAS NARAYAN KOTE,
Hon., Secretary,

In presence of

1. V. Narayan

2. M. S.

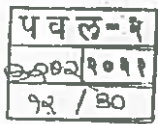
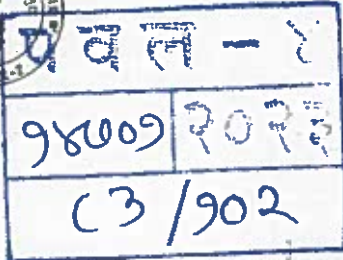
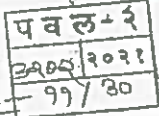
SIGNED, SEALED AND DELIVERED BY

M/S. J. M. M. HOMES
through its Authorized Partner
Mr. KIRAN NARAYAN MANORE,

In presence of

1. V. Narayan

2. M. S.



5297299
Friday, June 22, 2018
1:42 PM

पवली
Dudhgaon
Post No. 394
Panvel
22/06/2018

पवली नगर, पवली
पंचवटी नगर, पवली-408009-2018
पंचवटी नगर, पवली-408009-2018
पवली नगर, पवली-408009-2018

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प व ल - ४
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 ८५/१०२



प व ल - २
 २०२१
 ११/१०



For J. E. M. HONES

प व ल - २
 २०/१०
 २०/१०



प व ल - २
 २०/१०
 २०/१०



For J. E. M. HONES

PERMANENT ACCOUNT NUMBER
 AHNIPMS22AF
 KIRAN HARAYAN AMMORE
 PANVEL-2
 2282 2021
 23/80



PERMANENT ACCOUNT NUMBER
 ACCPP08968
 VLAS HARAYAN KOTE
 PANVEL-2
 2282 2021
 23/80

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प व ल - ४
 98009 2023
 CE/902



:: घाषणापत्र ::

मे. दुय्यम निबंधक पनवेल' यांचे समोर

मी किरण नारायण मनोरे, राहणार— फायनल प्लॉट नं.२६४, पनवेल, ता. पनवेल, जि. रायगड—४१०२०६ याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल...४...या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

मे. गितांजली ब्युटी टॉवर को.ऑप.हौ.सोसायटी लि.,पत्ता — फायनल प्लॉट नं.२६४, पनवेल, ता. पनवेल, जि. रायगड.४१०२०६ यांनी दिनांक 18/2/2021 रोजी मला कुलमुखत्यार पत्राच्या आधारे मी दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र रद्द केलेले नाही अथवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत व रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यात मी पुर्णपणे सक्षम आहे. मी असे जाहीर करतो की, सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला पुर्ण जाणीव आहे

दिनांक — 20 / 10 / 2023

कि. शिंदे

कुलमुखत्यारपत्र धारकाचे नाव व सही

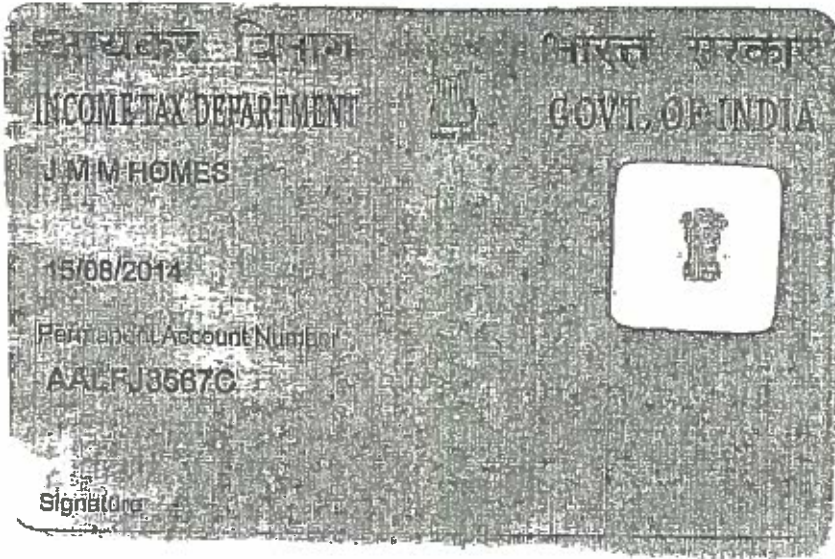
मी / आम्ही मूळ अखत्यार पत्र वाचले आहे आणि त्याची सत्यता पडताळून घेतलेली आहे.

सही.....


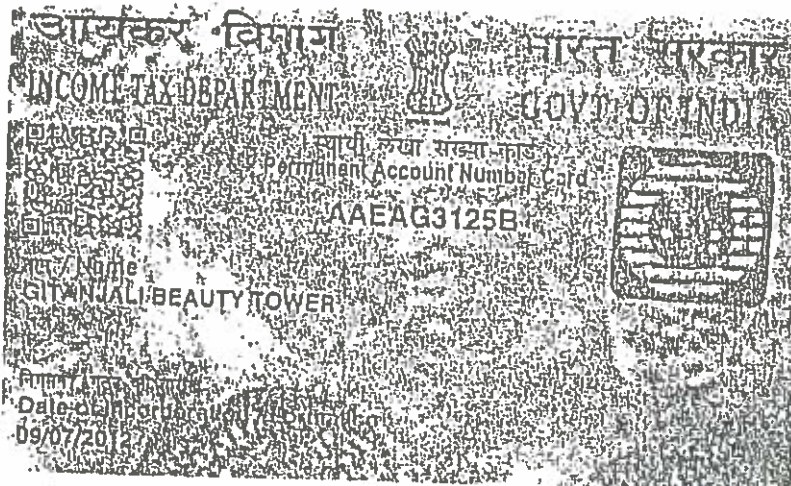
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सही.....





आयकर विभाग
INCOME TAX DEPARTMENT
VIPUL VIJAY MHATRE
VIJAY MORU MHATRE
06/05/1994
BWHPM5667H
Vipul Mhatre

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHHPM5924F



नाम / NAME
KIRAN NARAYAN MANORE

पिता का नाम / FATHER'S NAME
NARAYAN SITARAM MANORE

जन्म तिथि / DATE OF BIRTH
19-11-1961

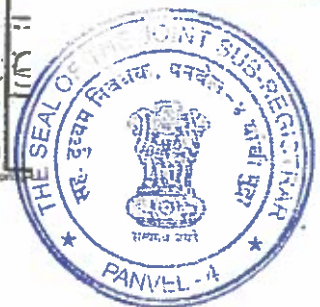
हस्ताक्षर / SIGNATURE



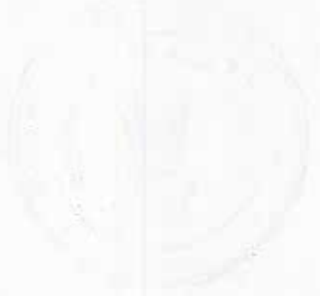
अनवरत अधिकारी (कंप्यूटर ऑपरेशन)
Commissioner of Income-tax (Computer Operation)

RRS/anna

प व ल - ४
98009 2023
ce/902



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUDHIR SHANKAR HOLMUKHE

SHANKAR HOLMUKHE

21/03/1976
 Permanent Account Number
ABBPH5594A


 Signature



08122010



भारत सरकार
Government of India



सुधीर शंकर होलमुखे
 Sudhir Shankar Holmukhe
 जन्म तिथि / DOB : 21/03/1976
 पुरुष / Male



4279 2615 1188

मेरा आधार, मेरी पहचान

To
 सुधीर शंकर होलमुखे
 Sudhir Shankar Holmukhe
 B-602, Krishna Tower CHS, Plot No-8/8A, Sector-09
 Khanda Colony
 New Panvel West
 Raigarh
 Maharashtra 410206
 8097525096

110165549
 13/12/2011

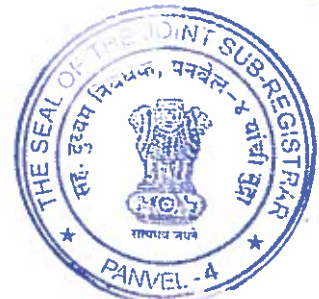

 ME101655492FH



प व ल - ४
१४०७/२०२३
२०/१०२

आपका आधार क्रमांक / Your Aadhaar No.

4279 2615 1188



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNITA DILIP KADAM
SHANKAR HOLMUKHE

05/06/1971

Permanent Account Number
APWRK9102M



प व ल
98009
29/902



भारत सरकार
GOVERNMENT OF INDIA



सुनिता दिलीप कदम
Sunita Dilip Kadam
जन्म तारीख/DOB: 05/06/1971
महिला/ FEMALE
Mobile No: 9960012267

9568 1583 5657
VID : 9118 3139 7243 7446

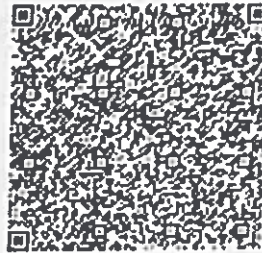
माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O दिलीप कदम, फ्लॉट नं. १ ए, सिराज पार्क महाराणी
बिल्डिंग, चंद्रमणी नगर, जुनी सांगवी, पुणे, पुणे,
महाराष्ट्र - 411027

Address :
W/O Dilip Kadam, FLAT NO. 1 A, SAIRAJ PARK
MAHARANI BUILDING, CHANDRAMANI NAGAR, JUNI
SANGAVI, Pune, Pune,
Maharashtra - 411027



9568 1583 5657
VID : 9118 3139 7243 7446



1927



help@uidai.gov.in



www.uidai.gov.in

PO Box No 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
SAVITA BHARAT ADSUL
SHANKAR HOLMUKHE
29/09/1979
 Permanent Account Number
ABYPH4462J

 Signature

भारत सरकार
GOVT. OF INDIA





27020010

भारत सरकार
Government of India




सविता भारत आडसुल
 Savita Bharat Adsul
 जन्म तारीख/DOB: 29/09/1979
 महिला/ FEMALE





Issue Date: 14/10/2011

7019 0860 4835
VID : 9123 7698 9163 8357

माझे आधार, माझी ओळख

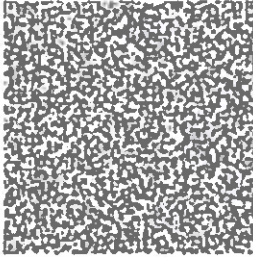
Savita Bharat Adsul

भारतीय इडेंटिफिकेशन ऑथॉरिटी ऑफ इंडिया
Unique Identification Authority of India

पत्ता:
 C/O भारत गोपीचंद आडसुल, B - 285, TYPE-B, BLDG
 NO.24, NILGIRI BUILDING,, CENTRAL AREA,
 IIT BOMBAY, POWAI, Mumbai, Mumbai
 Suburban,
 Maharashtra - 400076

Address:
 C/O Bharat Gopichand Adsul, B - 285, TYPE-
 B, BLDG NO.24, NILGIRI BUILDING,,
 CENTRAL AREA, IIT BOMBAY, POWAI,
 Mumbai, Mumbai Suburban,
 Maharashtra - 400076



7019 0860 4835
VID : 9123 7698 9163 8357

1947 | help@uidai.gov.in | www.uidai.gov.in

प व ल - ४
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANE RAKESH DATTATRAYA
DATTATRAYA DHONDU MANE

भारत
सरकार

07/04/1974

Permanent Account Number
APNPM5878E

Mane
Signature



पवल - ४
१४०९ २०२३
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आयकर विभाग
INCOME TAX DEPARTMENT

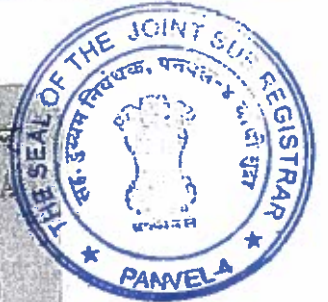
भारत सरकार
GOVT. OF INDIA

BHOPI NIVRUTTI DHARMA
DHARMA BABURAV BHOPI
23/02/1990



Permanent Account Number
AWGPB1012K

Bhopi
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

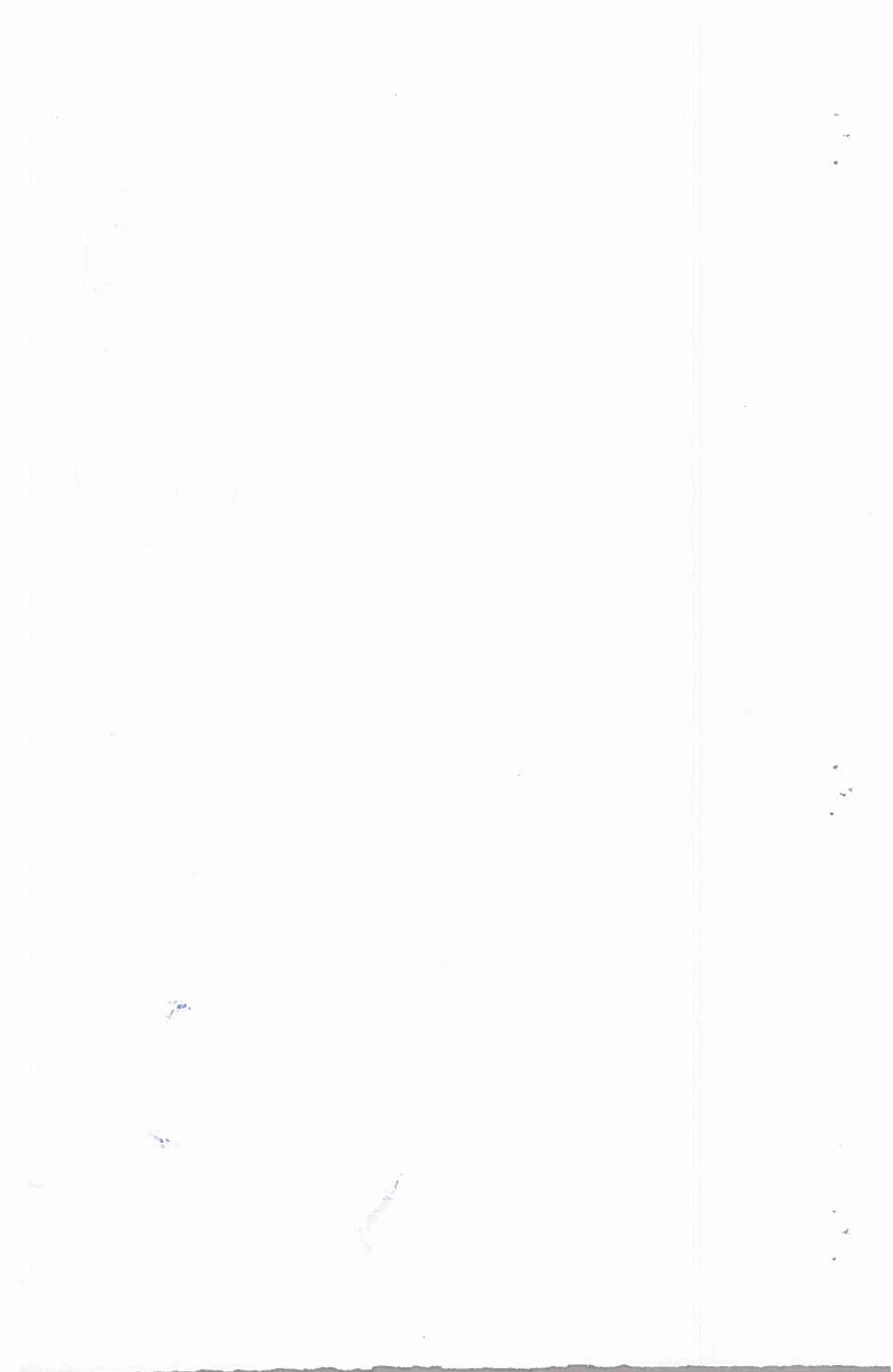
LAXMAN KALURAM CHAUDHARY
KALURAM MAHADU CHAUDHARY



08/08/1988

Permanent Account Number
ANJPC4640A

Laxman
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
PARSHURAM A SAWANT
A-18A RAMA SAWANT

भारत सरकार
GOVT. OF INDIA

01/06/1990

CWZP



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AZYPB7971L



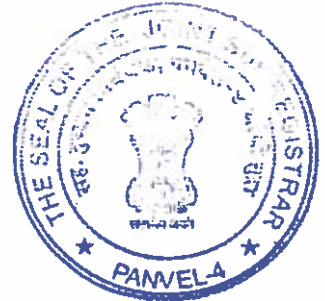
नाम / Name
KISHOR NAMDEV BHAGAT

पिता का नाम / Father's Name
NAMDEV RAGHUNATH BHAGAT

जन्म की तारीख /
Date of Birth
03/04/1990

हस्ताक्षर / Signature

प व ल - ४	
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२४ / १०२	



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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

20 October 2023 01:14:08 PM

Valuation ID 202310204318

पन्ना 1

मूल्यांकनाचे वर्ष 2023
 जिल्हा रायगड
 मूल्य विभाग तालुका पनवेल
 उप मूल्य विभाग 1/4. विश्रामपूर ते उरण रोड - नाका, ठाणा - नाका रोड ते पिर करीमजली रीत्यापर्यंत न.पा. कार्यालय ते तालुका पोलीस स्टेशन.
 पायो-बीअर सोसायटी ते अमरनाथ ते लोखंडी पाडा वरील भिळक ती
 क्षेत्राचे नाव A Class Palka सारहे नंबर /न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	गोजमापनाचे एकक
खुली जमीन निवासी सदनिका	71800	78200	71800	चौ. मीटर
21400 62400				

बांधीव क्षेत्राची माहिती	भिळकतीचा तापर-	भिळकतीचे तय -	गजला -	भिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)- 79.035 चौ मीटर	भिळकतीचे तय -	0 TO 2वर्षे	5th to 10th Floor	बांधकामाचा दर-	Rs. 25000
बांधकामाचे वर्गीकरण- 1-आर सी सी	गजला -				
उद्भवान सुविधा - आहे					

Sale Type - First Sale

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

गजला निहाय घट/वाढ

= 105 / 100 Apply to Rate= Rs.65520

धरानुसार भिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * धरानुसार टक्केवारी) / खुल्या जमिनीचा दर

= ((65520 - 21400) * (100 / 100)) / 21400

= Rs.65520/-

A) मुख्य भिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * भिळकतीचे क्षेत्र

= 65520 * 79.035

= Rs.5178473.2/-

B) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य

13.5 चौ मीटर

= 13.5 * (62400 * 25/100)

= Rs.210600/-

Applicable Rules

= 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य

= मुख्य भिळकतीचे मूल्य + तळघराचे मूल्य + गेडॉनार्डन गजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली वालकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खालच्या जागेचे मूल्य + बंदिस्त वालकनी + स्वयंचलित वाहनतळ

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

= 5178373.2 + 0 + 0 + 0 + 210600 + 0 + 0 + 0 + 0 + 0

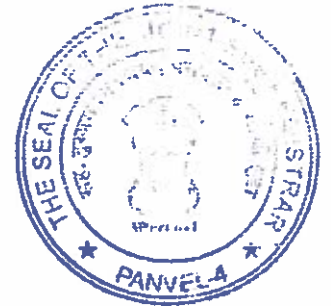
= Rs.5388973/-

= ₹ त्रेपन्न लाख अठ्ठ्याऐशी हजार नऊ शें त्र्याहत्तर /-

Name

Print

प व ल - ४
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 २५ / १०२



पत्रिका - ४
१४००९२०२३
२३/३२



528/14701

शुक्रवार, 20 ऑक्टोबर 2023 4:27 म.नं.

दस्त गोषवारा भाग-1

पवल4 201902

दस्त क्रमांक: 14701/2023

दस्त क्रमांक: पवल4 /14701/2023

बाजार मूल्य: रु. 53,89,000/-

मोवदला: रु. 79,06,250/-

भरलेले मुद्रांक शुल्क: रु.5,53,440/-

दु. नि. सह. दु. नि. पवल4 यांचे कार्यालयात

अ. क्र. 14701 वर दि.20-10-2023

गेजी 4:14 म.नं. वा. हजर केला.

पावती:15842

पावती दिनांक: 20/10/2023

सादरकरणाराचे नाव: सुधीर शंकर होलमुखे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2040.00


पृष्ठांची संख्या: 102

एकुण: 32040.00

दस्त हजर करणाऱ्याची सही:



Joint Sub Registrar Panvel 4



Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 20 / 10 / 2023 04 : 14 : 49 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 20 / 10 / 2023 04 : 16 : 12 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तातीलसंपूर्ण प्रजकूर, निष्ठादकव्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता कायदेशीर बाबींसाठी दस्त निष्ठादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

SDK

पत्रिका - ४	
१४७०९	२०२३
९८/१०२	



दस्त गोषवारा भाग-2

पवल4







ee1902

दस्त क्रमांक:14701/2023

20/10/2023 4 24:23 PM

दस्त क्रमांक :पवल4/14701/2023





दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुधीर शंकर होलमुखे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी-602, कृष्णा टॉवर सीएचएस, प्लॉट नं. 8/8 ए, सेक्टर नं. 19, खांदा कॉलनी, नवीन पनवेल(पश्चिम), ता. पनवेल, जि. रायगड., महाराष्ट्र, राईगाड्:(ं:). पॅन नंबर:ABBPH5594A	लिहून घेणार वय :-47 स्वाक्षरी:-		
2	नाव:सुनिता दिलीप कदम - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं. 1, सिराज पार्क, महाराणी विल्डिंग, चंद्रमणी नगर, जुनी सांगवी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:APWPK9402M	लिहून घेणार वय :-52 स्वाक्षरी:-		
3	नाव:सविता भारत आडसुळ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी-285, टाइप वी, विल्डिंग नं. 24, निलगिरी विल्डिंग, सेंट्रल एरिया, आयआयटी बोम्बे, पवई, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABYPH4462J	लिहून घेणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

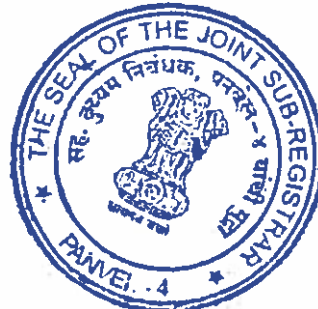
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:लक्ष्मण काळूराम चौधरी - - वय:35 पत्ता:संजना झेरॉक्स पनवेल,ता. पनवेल,जि. रायगड पिन कोड:410206		
2	नाव:निवृत्ती धर्मा भोपी - - वय:33 पत्ता:संजना झेरॉक्स पनवेल,ता. पनवेल,जि. रायगड पिन कोड:410206		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मान्यता देणार- गितांजली ब्युटी टॉवर को. ऑप. हौसिंग सोसायटी लि.,तर्फे कु. सु. म्हणून मे. जे.एम.एम.होम्स तर्फे ऑर्थोराईज सिनेटरी किरण नारायण मनोरे :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फायनल प्लॉट नं. 264,पनवेल,ता. पनवेल,जि. रायगड , महाराष्ट्र, राईगाड्:(ं:). AAEAG3125B
2	मे. जे.एम.एम.होम्स तर्फे भागीदार चेतन जनार्दन म्हात्रे यांचे वतीने क.ज. देणार अखत्यारी म्हणून विपुल विजय म्हात्रे :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप न.1,2 व 3,पाम रुची,प्लॉट नं.429,टीपीएस नं.1,पनवेल,ता. पनवेल,जि. रायगड, महाराष्ट्र, राईगाड्:(ं:). AALFJ3567C

Joint Sub Registrar Panvel 4



1919



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUDHIR SHANKAR HOLMUKHE AND OTHERS	eChallan	69103332023101215964	MH009393397202324E	553440.00	SD	0005154064202324	20/10/2023
2		DHC		1023147400969	40	RF	1023147400969D	20/10/2023
3		DHC		1023143700907	2000	RF	1023143700907D	20/10/2023
4	SUDHIR SHANKAR HOLMUKHE AND OTHERS	eChallan		MH009393397202324E	30000	RF	0005154064202324	20/10/2023

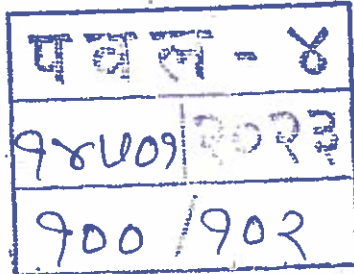
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14701 /2023

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दस्त गोपवारा भाग-2

पवेल 4/09/202

दस्त क्रमांक:14701/2023

31/10/2023 1 33:16 PM

दस्त क्रमांक :पवेल4/14701/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मान्यता देणार- गितांजली व्युटी टॉवर को. ऑप. हौसिंग सोसायटी लि.,तर्फे कु. सु. म्हणून मे. जे.एम.एम.होम्स तर्फे आर्थोराईज मिश्रेटरी किरण नारायण मनोरे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फायनल प्लॉट नं. 264,पनवेल,ता. पनवेल,जि. रायगड, महाराष्ट्र, राईगार:(०). पॅन नंबर:AAEAG3125B	मान्यता देणार वय :-61 स्वाक्षरी:- 18-10-23		
2	नाव:मे. जे.एम.एम.होम्स तर्फे भागीदार चेतन जनार्दन म्हात्रे यांचे वतीने क.ज. देणार अखत्यारी म्हणून विपुल विजय म्हात्रे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.1,2 व 3,पाम रुची प्लॉट नं.429,टीपीएम नं.1,पनवेल,ता. पनवेल,जि. रायगड, महाराष्ट्र, राईगार:(०). पॅन नंबर:AALFJ3567C	लिहून देणार वय :-28 स्वाक्षरी:- Kpudmhatre		

धर्मील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 10 / 2023 01 : 31 : 48 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांनी ओळख पटवितात

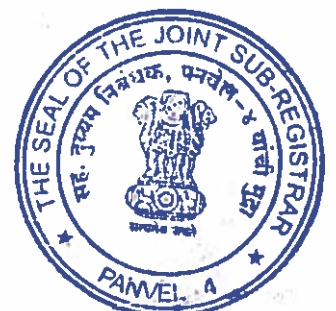
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:लक्ष्मण काळूराम चौधरी - - वय:35 पत्ता:संजना झेरॉक्स पनवेल,ता. पनवेल,जि. रायगड पिन कोड:410206		
2	नाव:परशुराम आंबा सावंत - - वय:43 पत्ता:संजना झेरॉक्स पनवेल,ता. पनवेल,जि. रायगड पिन कोड:410206		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	सुधीर शंकर होलमुखे - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी-602, कृष्णा टॉवर सीएचएस, प्लॉट नं. 8/8 ए, सेक्टर नं. 19, खांदा कॉलनी, नधीम पनवेल(पश्चिम), ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार:(०). ABBPH5594A
2	मुनिता दिलीप कदम - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मदनिका नं. 1, मिराज पार्क, महाराणी विल्डिंग, चंद्रमणी नगर, जुनी सांगवी, पुणे, महाराष्ट्र. APWPK9402M
3	सविता भारत आडसुळ - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी-285, टाडप वी, विल्डिंग नं. 24, निलगिरी विल्डिंग, सेंट्रल एरिया, आयआयटी थांम्ये, पवई, मुंबई, महाराष्ट्र, मुम्बई. ABYPH4462J

शिक्का क्र.4 ची वेळ:31 / 10 / 2023 01 : 32 : 56 PM

Joint Sub Registrar Panvel 4



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUDHIR SHANKAR HOLMUKHE AND OTHERS	eChallan	69103332023101215964	MH009393397202324E	553440.00	SD	0005154064202324	20/10/2023
2		DHC		1023147400969	40	RF	1023147400969D	20/10/2023
3		DHC		1023143700907	2000	RF	1023143700907D	20/10/2023
4	SUDHIR SHANKAR HOLMUKHE AND OTHERS	eChallan		MH009393397202324E	30000	RF	0005154064202324	20/10/2023

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

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प व ल - ४
 १४७०९ २०२३
 १०२/१०२

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पुस्तक क्र १

दस्त क्र १४७०९ वर नोंदला.

सह दुय्यम निबंधक वर २, पनवेल क्र.४
 दि.३१ माहे १० सन २०२३

प्रमाणित करणेत येते की, या
 दस्तामध्ये १०२ पृष्ठे आहेत.

सह दुय्यम निबंधक वर २,
 पनवेल - ४



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

31/10/2023

दस्त क्रमांक : 14701/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	7906250
(3) बाजारभाव(भाडेपट्ट्याच्या वायतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	5389000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :- इतर माहिती: विभाग क्र.1/4 दर रु.62400/-प्रति चौ. मी.मदनिका नंबर 902,नववा मजला,गुविंग,गितांजली व्युटी टॉवर को. ऑप. हौसिंग सोसायटी लि.,फायनल प्लॉट नंबर 264,पनवेल,तालुका पनवेल,जिल्हा रायगड,क्षेत्र 71.85 चौरस मीटर कारपेट व 1 कार पार्किंग.((Final Plot Number : 264 ;))
(5) क्षेत्रफळ	1) 71.85 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. जे.एम.एम.होम्म तर्फे भागीदार चेतन जनार्दन म्हात्रे यांचे वतीने क.ज. देणार अखत्यारी म्हणून विपुल विजय म्हात्रे - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शांप न.1,2 व 3,पाम रुची,प्लॉट नं.429,टीपीएस नं.1,पनवेल,ता. पनवेल,जि. रायगड, महाराष्ट्र, राईगार्:(ं:). पिन कोड:-410206 पॅन नं:-AALFJ3567C 2): नाव:-मान्यता देणार- गितांजली व्युटी टॉवर को. ऑप. हौसिंग सोसायटी लि.,तर्फे कु. मु. म्हणून मे. जे.एम.एम.होम्म तर्फे ऑथोराईज सिग्रेटरी किरण नारायण मनोरे - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फायनल प्लॉट नं. 264,पनवेल,ता. पनवेल,जि. रायगड, महाराष्ट्र, राईगार्:(ं:). पिन कोड:-410206 पॅन नं:-AAEAG3125B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधीर शंकर होलमुखे - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी-602, कृष्णा टॉवर सीएचएस, प्लॉट नं. 8/8 ए, सेक्टर नं. 19, खांदा कॉलनी, नवीन पनवेल(पश्चिम), ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार्:(ं:). पिन कोड:-410206 पॅन नं:-ABBPH5594A 2): नाव:-मुनिता दिलीप कदम - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मदनिका नं. 1, मिरात्र पार्क, महाराणी विल्डिंग, चंद्रमणी नगर, जुनी सांगवी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-APWPK9402M 3): नाव:-सविता भारत आडमुळ - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वी-285, टाइप वी, विल्डिंग नं. 24, निलगिरी विल्डिंग, मेट्रोल एरिया, आयआयटी वॉम्बे, पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-ABYPH4462J
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	31/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	14701/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	553440
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तासोबतची सूची क्रमांक 11

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

मुल्यांकनामाठी 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	SUDHIR SHANKAR HOLMUKHE AND OTHERS	eChallan	69103332023101215964	MH009393397202324E	553440.00	SD	0005154064202324	20/10/2023
2		DHC		1023147400969	40	RF	1023147400969D	20/10/2023
3		DHC		1023143700907	2000	RF	1023143700907D	20/10/2023
4	SUDHIR SHANKAR HOLMUKHE AND OTHERS	eChallan		MH009393397202324E	30000	RF	0005154064202324	20/10/2023

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

