

2
22/6/24

528/11740
Friday, June 28, 2024
7:34 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 12680 दिनांक: 28/06/2024

गावाचे नाव: वहाळ
दस्तऐवजाचा अनुक्रमांक: पवल4-11740-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: प्रियंका कुमारी - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 120

रु. 30000.00
रु. 2400.00

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:53 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मुल्य: रु. 3938072.985 /-
मोबदला रु. 9500000/-
भरलेले मुद्रांक शुल्क: रु. 570000/-

सह दुय्यम निर्बंधक वर्ग २
पनवेल क्र. ४

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624288119803 दिनांक: 28/06/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624285819764 दिनांक: 28/06/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004330924202425E दिनांक: 28/06/2024
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाले

प्रियंका
कुमारी

लिपीक

सह दुय्यम निर्बंधक पनवेल



सूची क्र.2

दुय्यम निबंधक : सह द.नि.पनवेल 4

02/07/2024

दस्त क्रमांक : 11740/2024

नोंदणी :

Regn:63m

गावाचे नाव : वसोळ

(1) विलेखाबा प्रकार	करारनामा	
(2) मोबदला	9500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	3938072.985	
(4) मू-भापन, पोटहिसा व बरकमांक(असल्यास)		1) पालिकेचे नाव:रायगड इतर वर्णन , इतर माहिती: सदनिका क्र.1001, दहाबा मजला,ए विंग,डेल्टा पलासिओ,प्लॉट क्र.9 सेक्टर 26,पुणक नोड,बहाळ,ता.पनवेल,जि.रायगड, क्षेत्र 57.429 चौ.मी.कारपेट + 01 कवर्ड कार पार्किंग स्पेस क्र.33 दुसऱ्या बेसमेंट लेवलवर क्षेत्र 134.550 चौ.फूट((Plot Number : 9 ; SECTOR NUMBER : 26 ;))
(5) क्षेत्रफळ	1) 57.429 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश प्रतिसादिते नाव व पत्ता.		1): नाव:-श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत बाबुभाई गाजीपरा यांचे कु.मु. म्हणून राहुन राजेंद्र भालेकर - बयः-32; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: सी-३०३, डेल्टा टॉवर, प्लॉट क्र.०१, सेक्टर ८, जलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-ADQFS2196C
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-प्रियंका कुमारी - - बयः-30; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: सदनिका क्र.२१०, बी विंग, द भॉनिंग अपार्टमेंट, धामोटे, नेरळ ईस्ट,कर्जत, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410101 पॅन नं:-FEIIPK4361C 2): नाव:-कुमार गौरव - बयः-32; पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: सदनिका क्र.२१०, बी विंग, द भॉनिंग अपार्टमेंट, धामोटे, नेरळ ईस्ट,कर्जत, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410101 पॅन नं:-BIZPG3894C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	02/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11740/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	570000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



दस्तावेजातची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN
MTR Form Number-6



GRN	MH004330924202425E	BARCODE	Date		28/06/2024-09:05:52	Form ID	25.1
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)	Pav - 8				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No. (if Applicable)	PRTYANKA KUMARI K RAVI 99680 10088				
Location	RAIGAD	Full Name	PRTYANKA KUMARI K RAVI				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 1001 10TH FLOOR A WING DELTA				
Account Head Details		Premises/Building	PALACIO				
0030046401	Stamp Duty	Road/Street	PLOT NO 28, SHIPKONDIE				
0030063301	Registration Fee	Area/Locality	PANVEL RAIGAD				
Total		Town/City/District	PANVEL RAIGAD				
Amount In Rs.		PIN	410206				
6,00,000.00		Remarks (if Any)	SecondPartyName=SHREENATHJI ENTERPRISES-				
Amount In		Six Lakh Rupees Only					
Words		FOR USE IN RECEIVING BANK					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	691033332024062811558 2876096216			
Name of Bank		Bank Date	RBI Date	28/06/2024-09:06:29 Not Verified with RBI			
Name of Branch		Bank-Branch	IDBI BANK				
Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 91000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चक्र चलन फंडात गुजरात निवाणुका कार्यालयात नोंदणी करवावयाची दस्तावेजांची लागू आहे. नोंदणी न करवावयाची दस्तावेजांची चक्र चलन लागू नाही.

[Signature]

Priyanka K Ravi

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Navi Mumbai on this 28th day of

June, 2024

BETWEEN

M/S. SHREENATHJI ENTERPRISES, a partnership firm incorporated

of Indian Partnership Act, 1932 having place of business at 1302, V Times Square, Plot No 200

पवना - ४	पवना - ४
पवना - ४	पवना - ४

03, Sector 15, CBD Belapur, Navi - Mumbai, Thane - 400615 [PAN: ADDQF52196C], hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor) of the **ONE PART**;

AND



MRS. PRITYANKA KUMARI adult aged 30 years Indian Inhabitant, (PAN NO. FETPK4361C), (AADHAAR NO. 9367 5495 9513) &

MR. KUMAR GAURAV adult aged 32 years Indian Inhabitant, (PAN NO. BIZPG3894G), (AADHAAR NO. 5205 7964 0984) having their address at FLAT NO.210, G WING, THE MORNING APARTMENT, NERAL, DHAMOTE, NERAL

EAST, KARJAT, RAIGAD, MAHARASHTRA- 410101, hereinafter referred to as "**the AlLOTtee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivor/s of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**:

The Promoter and the AlLOTtee, as the context may require, are hereinafter individually referred to as the "**Party**" and collectively as the "**Parties**".
Reference to the singular includes a reference to the plural and vice versa and reference to any gender includes a reference to all other genders.

Prityanka Kumari

Prityanka Kumari

पत्र - ४

WHEREAS:

A. City Industrial and Development Corporation of Maharashtra Limited ("the Corporation") for the New Town Development Authority for the area designated as

99/68/2024

the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra

(the "State Government") in exercise of its powers under Sub-Section (1) and (3-

A) of Section 143 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra

Act No. XXVII of 1966) (the "MRTP Act, 1966").

B. The Corporation, as per Section 126 (a) & (b) of the MRTP Act, 1966 acquired lands for the development of the Nerul Uran Railway Project and Navi Mumbai Project.



C. The Corporation, as a part of the development of Navi Mumbai, has decided to establish a New Town ("Navi Mumbai") (Allotment of plots to Railway line Project Affected Persons for Nerul Uran Railway Project/Mumbai Trans Harbour Link Project/Navi Mumbai Project and purposes allied thereto) with the approval of the State and Central Government (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto).

D. The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (the "LARR Act, 2013") came into force with effect from 01.01.2014 replacing the Land Acquisition Act, 1894. Although the land for the Project was notified under the Land Acquisition Act, 1894, awards under Section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. Therefore, as per Section 24 of LARR Act, 2013, the determination of compensation for such lands shall have to be in conformity with the LARR Act, 2013.

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

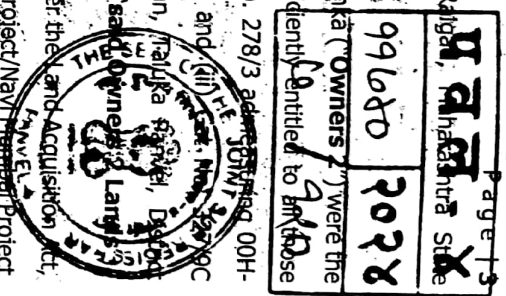
F. Mr. Abhijeet Pandurang Patil, Mr. Kishor Kisan Karavle and Mrs. Shubhangi Mahendra Gharat ("Owners 1") were the owners of and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of agricultural land bearing (i) Gat No. 278/2 admeasuring 00H-81R-00P, (ii) Gat No. 279/5 admeasuring 00H-14R-40P, (iii) Gat No. 279/7 admeasuring 00H-27R-70P, (iv) Gat No. 279/8 admeasuring 00H-31R-50P, (v) Gat No. 279/9 admeasuring 00H-24R-00P, (vi) Gat No. 327/6/C admeasuring 00H-15R-00P, (vii) Gat No. 327/10/C admeasuring 00H-19R-00P, all



Rajendra Kumar

situate at Village Ghavhan, Taluka Panvel, District Raigad, Maharashtra State (hereinafter referred to as the "said Owners 1 Lands").

G. Mr. Vinod Banwarial Singhania and Mr. Ravi Vasudeo Goenka ("Owners 2") were the owners of and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of agricultural land bearing (i) Gat No. 278/3 admeasuring 00H-52R-00P, (ii) Gat No. 278/4 admeasuring 00H-52R-00P and (iii) Gat No. 278/5 admeasuring 00H-19R-00P, all situate at Village Gavhan, Taluka Panvel, District Raigad, Maharashtra State (hereinafter referred to as the "said Owners 2 Lands") were the owners of and possessed of and otherwise well and sufficiently entitled to all those



H. The said Owners 1 Lands were notified for acquisition under the Land Acquisition Act, 1954 for Nerul-Uran railway Project/Mumbai Trans Harbour link Project/Navi Mumbai Project and purposes allied thereto. As per the Government Resolution of Urban Development Department bearing No.CID-1812/CR-274/UD-10 dated 1st March 2014, Corporation is obligated to allot a developed plot to the land owner concerned if he has opted for the compensation in form of developed plot in lieu of monetary compensation for the acquisition of concerned owner's lands. Accordingly consent award was passed in favour of the Owners 1 and subsequent to that in lieu of acquisition the said Owners 1 Lands, the Owners 1 entitled to a developed plot admeasuring about 3,342.7 square meters or thereabouts as compensation under 22.5% scheme.

I. The said Owners 2 Lands were notified for acquisition under the Land Acquisition Act, for Nerul-Uran Railway Project/Mumbai Trans Harbour link Project/Navi Mumbai Project and purposes allied thereto. As per the Government Resolution of Urban Development Department bearing No.CID-1812/CR-274/UD-10 dated 1st March 2014, Corporation is obligated to allot a developed plot to the land owner concerned if he has opted for the compensation in form of developed plot in lieu of monetary compensation for the acquisition of concerned owner's lands. Accordingly, consent award was passed in favour of the Owners 2 and subsequent to that in lieu of acquisition the said Owners 2 Lands, the Owners 2 entitled to a developed plot admeasuring near about 1,937.30 square meters or thereabouts as compensation under 22.5% scheme.

J. The following two litigations being Special Civil Suit No. 332 of 2017 and Special Civil Suit No. 330 of 2017 in respect of the said Owners 1 Lands were filed by the predecessor in title of the said Owners 1 Lands in Civil Court, Panvel.

K. **Special Civil Suit No. 330/2017 :-**

- (i) Sarawati Baburao Deshmukh (2) Balaram Narayan Deshmukh deceased through his legal heirs (2/1) Nailini Balaram Deshmukh (2/2) Rajesh Balaram Deshmukh (2/3) Archana Ajay Mane (3) Gitabai Trimbak Deshmukh (4) Yashwant Trimbak Deshmukh (5) Jaywant Trimbak Deshmukh (6) Kamalakar



Rajesh Kumar
S

(ii) Copy of Commencement Certificate dated 29th June, 2022 bearing Ref. No. CIDCO/SP-18036/TPO (NM & K) /2022/9524 marked and annexed as **ANNEXURE "B"** hereto.

Copy of Commencement Certificate dated 03rd May, 2024 bearing Ref. No. CIDCO/SP-18036/TPO (NM & K) /2022/12130 is annexed and marked as **ANNEXURE "D"** hereto

(iv) Typical Floor Plan is marked and annexed hereto as **ANNEXURE "D"** hereto;

The Promoter has supplied to the Allottee copies of all above recited documents as mentioned in Rule 4 of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction etc.) Rules, 1964, and under the RERA Act and the Maharashtra RERA Rules as designated to the Allottee;

CC. Copy of the Legal Title Report by Mr. Shrikant M. Kherkar, Advocate certifying the title of the Promoter is marked and annexed as **ANNEXURE "E"** hereto (the "said Legal Title Report");

DD. The Allottee has visited and inspected the site of construction i.e. the Project Land. The Promoter has made full disclosures in respect of the development to be carried out in respect to the Project and the Allottee has, prior to execution of this Agreement, made inquiries and is satisfied with (i) the title of the Promoter to the Project Land is marketable; (ii) the rights and entitlement of the Promoter to undertake development of the Project Land and sell units/flats to any person; (iii) Commencement certificate and approved plans obtained for the development of the Project;

EE. While sanctioning the plans for the Project, the CIDCO has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the Project and upon due observance and performance of which only the occupation and the completion certificate in respect of the Project shall be granted by the concerned local authority;

FF. The Allottee hereby expressly confirms that he has agreed to enter into this Agreement with full knowledge, implication, effect, etc. of various terms and conditions contained in the Agreements, plans, documents, orders, layout scheme/project including the rights and entitlements available to and reserved by the Promoter contained in these presents;

GG. The Allottee being fully satisfied in respect of the title of Promoter to construct the Project on the Project Land, has approached the Promoter for purchase of flat bearing No. **1001** having RERA carpet area admeasuring **57.429** square meters on the **10th** floor of "**A**" Wing of the Project known as "**Delta Palacio**" and more particularly described in the **SECOND SCHEDULE** hereunder written and marked in black



Rajyankar
Kumar

hatched lines on the floor plan marked and annexed as **ANNEXURE "D"** hereto (hereinafter referred to as the "**said Flat**") being constructed on the Project and on the terms and conditions as set out in this Agreement;

"RERA Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balconies or verandah area and exclusive open terrace area, but includes the area expressed by internal partition walls of the apartment."

HH. The Mortgagee has vide its No Objection Certificate dated 20/07/2024 granted its permission for sale of the said Flat in favour of the Allottee, subject to the terms and conditions recorded in the NOC. A copy of NOC is marked and annexed as **ANNEXURE "F"** hereto.

II. Under Section 13 of the RERA, the Promoter is required to execute a written Agreement for Sale of the Flat with the Allottee, being in fact these presents and also to register this Agreement under the Registration Act, 1908;

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

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

1. The Recitals, Annexures and Schedule in and to this Agreement form an integral part of the operative part of this Agreement as if the same are set out herein verbatim and in the interpretation of this Agreement and in all matters relating to the development of the Project and the Project Land, this Agreement shall be read and construed in its entirety.
2. The Promoter is well and sufficiently entitled to develop the Project Land and accordingly is constructing one (1) residential cum commercial building comprising 2 (two) wings i.e. Wing "A" and Wing "B" to be known as "**Delta Palacio**" comprising of 2 Basements + Ground floor + 1st to 13th upper floors in accordance with the approvals and sanctions granted by the CIDCO/competent authorities (hereinafter referred to as "**the Project**") on the Project Land by utilizing the entire FSI including premium FSI and other benefits by whatever name called available in respect of the Project Land in accordance with the plans, designs and specifications approved by the CIDCO and other local authorities from time to time and which have been seen and approved by the Allottee with only such variations and modifications as the Promoter may consider necessary, without materially/adversely affecting the said Flat and/or if



Poojanka Kumari

required by any Government Authorities, or due to change in law, or any change as contemplated by any disclosures already made to the Allottee. The Promoter shall make such minor additions and alterations as may be required by the Allottee.

contemplated by any disclosures already made to the Allottee. The Promoter shall make such minor additions and alterations as may be required by the Allottee.

AT the Promoter shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining consent of concerned affected person/s in the building/floor as the case may be. It is clarified that the consent of those allottee/s who are not affected by the modifications, variations, additions or alterations proposed and/or contemplated by the Promoter as aforesaid shall not be required.



3.

3.1

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell unto the Allottee, Flat No. **1001** having RERA carpet area admeasuring **57.429** square meters on the **10th** floor of "**A Wing**" (hereinafter referred to as "**the Flat**") of the Project known as "**Delta Palacio**" ("**the Project**") being constructed on the Project Land and more particularly described in the **SECOND SCHEDULE** hereunder written, for the Consideration and on the terms and conditions herein contained with right to use **01** covered car parking space in the stilt of the Project. The nature, extent, description and specification of the common/limited common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written. The total lumpsum Consideration as mentioned in this Agreement is inclusive of the proportionate price of the common areas, amenities and facilities appurtenant to the said Flat.

The Promoter hereby agrees to allot and the Allottee hereby agrees to exclusively use the **01** covered car parking space at **02nd Basement** level parking bearing No. **33** admeasuring **134.550** Sq.ft. having **16'5"** ft. length, **8'2"** ft. breadth, **9'4"** ft. vertical clearance.

3.2

The specifications to be provided by the Promoter in the building and the said Flat are specified in **FOURTH SCHEDULE** hereunder written. The Allottee is satisfied about the specifications agreed to be provided by the Promoter and hereby undertake that the Allottee shall not raise any objection in respect thereof hereafter. The Promoter shall endeavour to provide the amenities and facilities of the same specifications as herein stated. However, in the event amenities of the said specifications are not available in the market wherefrom other materials are procured, the Promoter shall provide amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes and the Allottee has consented to the same. The Allottee is aware that the Promoter is not the manufacturer of the amenities which are to be provided as mentioned in **FOURTH SCHEDULE**. The



Handwritten signature and name 'Ravi Kanta Sharma'.

Promoter does not warrant or guarantee the use, performance or otherwise of these amenities.

Handwritten note: "Handwritten note: The open parking spaces in respect of the Common Organization will be allotted to the respective allottees as per the terms of its bye-laws."



3.3 The Allottee hereby agrees and confirms that the open parking spaces in respect of the Project will be handed over by the Promoter directly to the Common Organization to be formed by the flat purchasers of the Project and the Common Organization will allot the parking spaces to the respective allottees as per the terms of its bye-laws. It is clarified that till the handover of the open parking spaces in respect of the Project by the Promoter to the Common Organization, the Allottee and the other flat purchasers in the Project shall as per their mutual decision, be entitled to park his vehicle at any place earmarked for parking of vehicles as per the sanctioned parking plans, without the Promoter being answerable, responsible and/or liable for the same.

4. **CONSIDERATION:**

4.1 The Allottee hereby agrees to pay to the Promoter the total lumpsum Consideration of **Rs.95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY)** ("the Sale Consideration") in the manner set out in the Payment Plan described in **FIFTH SCHEDULE** hereunder written.

The Allottee shall pay the amounts set out in the Payment Plan described in **FIFTH SCHEDULE** hereunder written on the due dates without fail and without any delay or default, **as the time in respect of the said payments is the essence of the contract.**

The Allottee shall pay each installment of the Sale Consideration to the Promoter after deducting there from applicable TDS (if applicable) as per the provisions of Sections 194-IA of the Income Tax Act, 1961 and shall deposit the said amount to the credit of Central Government and shall issue a TDS Certificate in favour of the Promoter in the prescribed Form No.16B for the same, within 15 (fifteen) working days from the payment thereof. The Allottee shall be liable to pay proportionate GST/TDS or any other taxes, cesses, levies payable at present or in future including interest/penalties with each installment at the applicable rates.

4.2 The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Good and Service Tax and all levies, duties and cesses and/or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Flat and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable / payable now or which may become applicable / payable in future) including Goods and Service Tax and all other applicable indirect and direct taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory



Handwritten signature and name: "Rajwansh Kumar" and "Rajwansh Kumar" with a signature.

deleted in so far as they are reasonably inconsistent with the purpose of the Agreement and to the extent necessary to conform to the RERA or the RERA Rules and regulations made thereunder or the applicable laws, as the case may be, and the provisions of this Agreement shall remain valid and enforceable at the time of the execution of this Agreement.

प व म
99680
16-17
88
2020

whenever in this Agreement it is stipulated that the Allottee has to make an payment in common with other allottees in the Project, the same shall be proportionate to the carpet area of the said Flat to the total carpet area of all the other flats in the Project.



18.18 In this Agreement subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMININE and vice versa.

18.19 Any delay tolerated or indulgence shown by the Parties in enforcing the terms of this Agreement or any forbearance or giving of time to each other shall not be construed as a waiver on their part of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of Parties.

18.20 The Allottee shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and intimate to the Promoter the serial number under which the same is lodged for registration and thereafter the Promoter shall within the time limit prescribed by the Registration Act, 1908 attend such office and attend the execution thereof.

19. MISCELLANEOUS:

19.1 All letters, notices, circulars, receipts issued by the Promoter as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Allottee and shall discharge the Promoter completely and effectually of its obligations if sent to the Allottee under Certificate of Posting or registered Post Acknowledgement Due or via email at the following address (or at any other address as may have been subsequently notified by the Allottee as and by way of change of address) :

NAME: MRS. PRIYANKA KUMARI & MR. KUMAR GAURAV

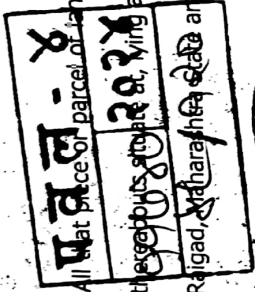
ADDRESS: FLAT NO.210, G WING, THE MORNING APARTMENT, NERAL DHAMOTE, NERAL EAST, KARJAT, RAIGAD, MAHARASHTRA 410101.



Priyanka Kumari

THE FIRST SCHEDULE ABOVE REFERRED TO:

(the said Plot/Project Land)



All that piece or parcel of land known as Plot No.9 admeasuring 5,280.00 square meters the said plot being at Pushpak Node, Taluka Panvel, District Raigad, Maharashtra state and bounded as follows:



- On or towards the North : By Plot No. 10 and 12;
- On or towards the South : By Plot No. 7, 8 and 8A;
- On or towards the East : By 24 Mtr. Road; and
- On or towards the West : By Plot No. 9A.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(the said Flat)

ALL THAT residential flat bearing No. 1001 having RERA carpet area admeasuring 574 square meters on the 10th floor of "A" Wing along with right to exclusive use of 01 cover car parking space in stilt of the Project known as "Delta Palacio" being constructed on Project Land more particularly described in the First Schedule hereinabove written.

Exclusive use of 01 covered car parking space at 02nd Basement level Park bearing No. 33 admeasuring 134.550 sq.ft. having 16'5" ft. length, 8'2" breadth, 9'4" ft. vertical clearance.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Nature, extent and description of common areas and facilities in the Project)

- i. Society Office;
- i. Lifts;
- ii. Kids Play Area.
- iii. Adequate Parking Space
- iv. Swimming Pool
- v. Gymnasium and clubhouse



Handwritten signature: Rajyanka Kulkarni

Handwritten signature: [Signature]

THE FOURTH SCHEDULE ABOVE REFERRED TO:*(Specifications of the Flat)***➤ THE SPECIFICATION****KITCHEN**

- Granite Kitchen Platform with service Platform
- Branded Stainless Steel Sink
- Glazed wall tiles up to beam level

FLOORING

- Vitrified flooring in all rooms
- Anti Skid tiles in all terrace flooring

TOILETS

- Designer bathroom with branded sanitary ware
- Concealed plumbing with premium quality CP fitting
- Spartex / glazed tiles in flooring & glazed wall tiles upto beam height
- Decorative bathroom doors
- Louverd Glass Window in anodized Aluminum frame.

WALLS & PAINT

- Internal walls with Putty finish
- Quality paints of premium on interior walls
- External walls painted with good quality acrylic paints.

ELECTRIFICATION

- Concealed copper wiring with adequate points
- Concealed copper wiring with modular switches
- 1Phase for 2BHK Flats & 3 Phase for 3BHK and Shops electricity connection to every flat with circuit breaker ELCB



[Signature]

Rajyankto
Kumar

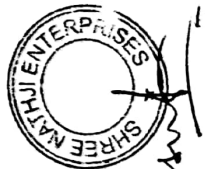
[Signature]

पत्र - ४
११०४०२०२४
११/१००



**THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Payment Plan)**

Sr.No.	Particulars of Work	Percentage
1	Particulars of Work	
2	Earnest Money paid before this presents	10%
3	30 days from the Execution of this presents	20%
4	Completion of Basement 1st Slab Work	5%
5	Completion of Basement 2nd Slab Work	5%
6	On Completion of 1 st Slab	4%
7	On Completion of 2 nd Slab	2%
8	On Completion of 3 rd Slab	2%
9	On Completion of 4 th Slab	2%
10	On Completion of 5 th Slab	2%
11	On Completion of 6 th Slab	2%
12	On Completion of 7 th Slab	2%
13	On Completion of 8 th Slab	2%
14	On Completion of 9 th Slab	2%
15	On Completion of 10 th Slab	2%
16	On Completion of 11 th Slab	2%
17	On Completion of 12 th Slab	2%
18	On Completion of 13 th Slab	2%
19	On Completion of 14 th Slab	2%
20	On Completion of Brick Work of said flat	10%
21	On Completion of Plaster Work of said flat	5%
22	On Completion of Flooring Work of said Flat	5%
23	On Completion of Plumbing & Electric Work of said flat	5%
	At the time of Possession	5%
	Total	100%



Rajyanka
Kumar

[Signature]

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED

by the within named **PROMOTER**

M/S. SHREENATHJI ENTERPRISES

through its Partner

MR. PRASHANT BABUBHAI GAJIPARA

in the presence of ...

- 1. _____
- 2. _____



SIGNED AND DELIVERED

by the within named

शुद्धता - ४
०९६०४० २०२४
५९ / ९२०

MRS. PRIYANKA KUMARI



in the presence of ...

- 1. _____
- 2. _____



Priyanka Kumari



Kumar



13/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 16860/2019

नोदणी:

Regn: 63m

प व ल - ४
०१७०४० २०२४
५३/१२०

पत्राचे नाम : रहिगिळ

(1) विलेखाचा प्रकार करारनामा

(2) भोबदला 60

(3) बाजारभाव (भाडेपट्ट्याच्या 54120000

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) मू.मापन, भोवडिसा व परकमांक (असल्यास)

(5) क्षेत्रफळ 1) 5280 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असोत तेव्हा.

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हजुमनामा किंवा आदेश असल्यास, प्रतियोगिचे नाव व पत्ता.

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं. 09, सेक्टर नं. 8, वहाळ, ता. पनवेल, जि. रायगड, क्षेत्र. 5280 चौ.मी. (सकरचा वस्तू हा नियमविरुद्ध आहे) (Plot Number : 09 ; SECTOR NUMBER : 26 ;)

1) 5280 चौ.मीटर

1): नाव:- किशोर किसन कवले - - वय:-40; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- संनिका कं.105, पश्चिमा मजला, सुखारणम सोसायटी, विभागी नाळा, पनवेल, रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AMQP4927N
2): नाव:-शुभांगी महेंद्र बरत - - वय:-44; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- संनिका कं.301/2, सुखारणम सोसायटी, विभागी नाळा, पनवेल, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AGLPG2811N
3): नाव:-अभिजित पांडुरंग पाटील - - वय:-37; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- घर कं.112, मुकाम व पोस्ट आपटे, राखुणा पनवेल, विल्हा रायगड, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410207 पॅन नं:-ALRPP3980A
4): नाव:-रवी वासुदेव गोंयका - - वय:-57; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- 211, श्री गॅब परडी अपार्टमेंट, ए.के.मार्ग, मुंबई, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AACP2667D
5): नाव:-विनोद मनवारीलाल सिघानिया - - वय:-62; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव रा.सकरावा मजला, श्रीचर्चन सोसायटी, 95वी, बाबुसाई देसाई रोड, डाटा गाडन, मुंबई, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-AIBPS6880K
6): नाव:-मायवा देणार - सिडकी लि - - वय:-40; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- सिडकी मजला, महिवा मजला, निवीडी क्लोअर, नवी मुंबई, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACGC3303K

(8) दस्तावेज करून देणा-या पत्रकारांचे व किंवा दिवाणी न्यायालयाचा हजुमनामा किंवा आदेश असल्यास, प्रतियोगिचे नाव व पत्ता

1): नाव:-नेसर्त श्रीनाथजी इंटरनॅशनल प्रॉपर्टी डेव्हलपर्स प्रा. लि. - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- म्हणून अजानी दर्शन चंद्रुसाई - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ऑफिस नं 303, डेल्टा टॉवर, प्लॉट नं 01, सेक्टर 8, उलवे ता पनवेल जि रायगड, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADQFS2196C
2): नाव:-नेसर्त श्रीनाथजी इंटरनॅशनल प्रॉपर्टी डेव्हलपर्स प्रा. लि. - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- म्हणून अजानी दर्शन चंद्रुसाई - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ऑफिस नं 303, डेल्टा टॉवर, प्लॉट नं 01, सेक्टर 8, उलवे ता पनवेल जि रायगड, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADQFS2196C
3): नाव:-नेसर्त श्रीनाथजी इंटरनॅशनल प्रॉपर्टी डेव्हलपर्स प्रा. लि. - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- म्हणून अजानी दर्शन चंद्रुसाई - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ऑफिस नं 303, डेल्टा टॉवर, प्लॉट नं 01, सेक्टर 8, उलवे ता पनवेल जि रायगड, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADQFS2196C
4): नाव:-नेसर्त श्रीनाथजी इंटरनॅशनल प्रॉपर्टी डेव्हलपर्स प्रा. लि. - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- म्हणून अजानी दर्शन चंद्रुसाई - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ऑफिस नं 303, डेल्टा टॉवर, प्लॉट नं 01, सेक्टर 8, उलवे ता पनवेल जि रायगड, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADQFS2196C
5): नाव:-नेसर्त श्रीनाथजी इंटरनॅशनल प्रॉपर्टी डेव्हलपर्स प्रा. लि. - - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- म्हणून अजानी दर्शन चंद्रुसाई - वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ऑफिस नं 303, डेल्टा टॉवर, प्लॉट नं 01, सेक्टर 8, उलवे ता पनवेल जि रायगड, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ADQFS2196C

(8) दस्तावेज करून देण्याचा दिनांक 24/12/2019

(10) दस्त नोंदणी केल्याचा दिनांक 13/01/2020

ANNEXURE - B-1

Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/9524

Date : 29/6/2022

To,
M/s Shreenathji Enterprises Thro:Its Partners
Mr.N...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES

Sub : Payment of New development charges for Mixed Building on Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.

द व न - ४
6910/2022/9524
29/6/2022
Plot No. 9, Sector 26 at
५४/१२०

Ref :
Your Proposal No. CIDCO/BP-18036/TPO(NM & K)/2022 dated 02 February, 2022

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

- (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 1976)
- 1) Name of Assessee : M/s Shreenathji Enterprises Thro:Its Partners Mr.Nitin B Galipera HUF
Galipera Mr.Nitin B Galipera HUF Mr. Babubhai V Patil
Galipera Mr.Nitin B Galipera HUF Mr. Babubhai V Patil
Galipera Mr.Nitin B Galipera HUF Mr. Babubhai V Patil
 - 2) Location : Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.
 - 3) Plot Use : Resl Commercial
 - 4) Plot Area : 5279.89
 - 5) Permissible FSI : 1.1
 - 6) Rates as per ASR : 0



Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Other:8975.796 * 16	143613
Total Assessed Charges				143613

7) Date of Assessment : 13 June, 2022

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2021/1356	07/31/2021	143613	CIDCO/BP/2021/1356	2/8/2021	Net Banking
2	CIDCO/BP/2022/1347	06/13/2022 3:28:18 PM	5116999	CIDCO/BP/2022/1347	16/6/2022	Net Banking

Unique Code No. 2022 04 021 02 3291 02 is for this New Development Permission for Mixed Building on Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.

Thanking You

Yours faithfully,

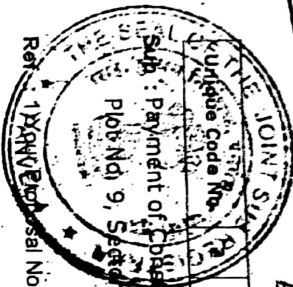
Document certified by BHUSHAN RAMCHANDRA
RAMCHANDRA ASSOCIATE PLANNER
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

पू व १ - ४
 Reference No. CIDCO/BP-18036/TPO(NM & K)/2022/9524
 09/08/2022
 M/s. Shreegathi Enterprises Throitis Partners
 Mr. Nitin B. Gajipara

Date : 29/6/2022

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9524



Sup. Payment of Labour Construction & Other Workers Welfare Cess charges for Mixed Building on Plot No. 9, Sector 26 at Pushpak, Navi Mumbai.

0	2	2	0	4	0	2	1	0	2	3	2	9	1	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Ret. (1) CIDCO Proposal No. CIDCO/BP-18036/TPO(NM & K)/2022 dated 02 February, 2022

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1980)

- 1) Name of Assessee : M/s Shreenathi Enterprises Throitis Partners Mr. Nitin B Gajipara
 Mr. Prashant B Gajipara Mr. Nitin B Gajipara HUF Mr. Babubhai V. Mr. B. V. Patel HUF
- 2) Location : Plot No. 9, Sector 26 at Pushpak, Navi Mumbai.
- 3) Plot Use : Resi. Commercial
- 4) Plot Area : 5279.89
- 5) Permissible FSI : 1.1
- 6) GROSS BUA FOR ASSESSEMENT : 9852.48 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 5112748

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	No
1	20220402102329102	13/6/2022	5112748	20220402102329102	15/6/2022	Net Ba

Thanking You

Yours faithfully,

Document certified by BHUSHAN RAMCHANDRAUDHARI
 Name : BHUSHAN RAMCHANDRAUDHARI
 Designation : Associate Planner
 Organization : CIDCO LTD

ASSOCIATE PLANNER (I)
 Page 2 of 9



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

पं. नं. - ४	२०२४
CIDCO, Pashupak	
५६/१२०	

Sub : Development Permission for Mixed Building on Plot No. 9, Mumbai.

Ref :

Dear Sir / Madam,



With reference to your application for Development Permission for Mixed Building on Plot No. 9, Sector - 26 at Pashupak, Navi Mumbai. The Development Permission is granted for the purpose of constructing Mixed Building on the plot mentioned above. The Commencement Certificate is granted for the purpose of commencing the construction of the Building Permit is granted under Section 45 of the said Act is enclosed herewith. The following conditions mentioned therein with following conditions:

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

Thanking You

Yours faithfully,

Signature: 
 Name : BHALSOM BHALCHANDRA PATIL
 Designation : Executive Director
 Position : Director
 Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)



BP-18036/TPO(NM & K)/2022/9524 Date : 29/6/2022

COMPLETION CERTIFICATE

09/07/20

Permitted is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s M/s Shreenathi Enterprises The

Partners: **Mr. B Gajipara Mr. Prashant B Gajipara Mr. Nitin B Gajipara**

Mr. B. V. Patel HUF, Office C-303, Delta Tower, Plot No.01, Sector 26, Node Pushpak . As per the approved

and subject to the following conditions for the development work of the proposed **2nd** and **6th** Floor + **6** Floor Net Builtup Area **10517.1** Sq m.

Details	Rasi.	Comm.	Other
BULKY (IN Nos.)	9634.26	882.8	0.00
UNIT (in Nos.)	108	16	0

A. This Commencement Certificate is valid up to plinth level only. The further order will be after the plinth is inspected and plinth Completion Certificate is issued.

B. Applicant Should Construct Hutments for labors at site.

C. Applicant should provide drinking water and toilet facility for labors at site.

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

- 1(a) The development work in respect of which permission is granted under this certificate carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through or Misrepresentation and the applicant and/or any person deriving title under him, in an event shall be deemed to have carried out the development work in contravention

Thanking You

Yours faithfully,

Document of title, BHUSHAN RAMCHANDRA RAMCHANDRA
 Name : **BHUSHAN RAMCHANDRA**
 Designer or Associate Planner
 Organizer : CIDCO LTD

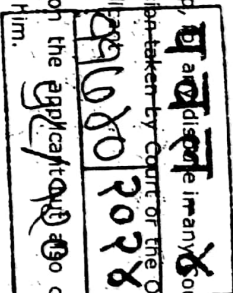
ASSOCIATE PLANNER

Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/9524

Date : 29/6/2022

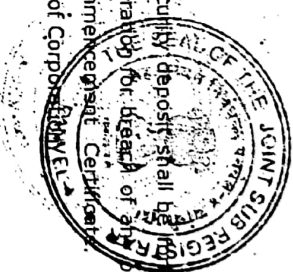
Department, Gov from time to time, for labors working on site.

9. This approval shall not be considered as a proof of owner-ship. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
10. 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.



11. A certified copy of the approved plan shall be exhibited on site.

12. The amount of **Rs 1,05,598.00/-** deposited with CIDCO as security deposit shall be held either in whole or in part at the absolute discretion of the Corporation for discharge of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.



13. Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

14. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

15. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 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 Board' on the conspicuous place on site indicating following details :-

Thanking You

Yours faithfully,

Document certified by BHUSHAN RAMCHANDRA
CHAUDHARI, Associate Planner, CIDCO
Name : **BHUSHAN CHAUDHARI**
RAMCHANDRA CHAUDHARI
Designated as Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

ANNEXURE - B2

द व र - ४
 Date : 3/4/2024
 ०१७०० / २०२४
 ६३ / १२०

Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/12130
 To, M/s Shreenathji Enterprises Thro.its Partners
 Mr.N...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO.2024/11

Sub : Payment of Amended development charges for Mixed Building on Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.

Ref : Your Proposal No. CIDCO/BP-18036/TPO(NM & K)/2022 dated 13 March, 2023

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT, 1988)
 1) Name of Assessee : M/s Shreenathji Enterprises Thro.its Partners Mr.Niln B Galjpara Mr.Praashant B Galjpara Mr.Niln B Galjpara HUF Mr.Babubhai V Patel Mr.B.V.Patel HUF
 Galjpara , Navi Mumbai.

- 2) Location : Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.
- 3) Plot Use : Resl_Commercial
- 4) Plot Area : 5280.37
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 17500

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	8975.8 *5	BuilKUP area *5	44879
Total Assessed Charges				

7) Date of Assessment : 25 April, 2024

8) Payment Details						
Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/1089	03/15/2023	44879	CIDCO/BP/2023/1089	15/3/2023	Net Banking
2	CIDCO/BP/2024/1444	04/25/2024 3:13:57 PM	3936155	CIDCO/BP/2024/1444	25/4/2024	Net Banking

Unique Code No. 2024 04 021 02 4736 02 is for this Amended Development Permission for Mixed Building on Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.

Yours faithfully,
 Thanking You

Signature
 valid



ANNEXURE - B2

द्वारा - ४
Reference No: ११०४०
११०४०/१२०
M/s Shreenathji Enterprises Thro.its Partners
MFLN

Reference No: 18036/TPO(NM & K)/2022/12130 Date : 3/5/2024

Unique Code No.	2	4	0	4	0	2	1	0	2	4	7	3	6	0
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sum: Payment of Construction & Other Workers Welfare Cess charges for Mixed Building at Pushpak , Navi Mumbai.

Ref : 1) Your Proposal No. CIDCO/BP-18036/TPO(NM & K)/2022 dated 13 March, 2023

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 19)

- 1) Name of Assessee : M/s Shreenathji Enterprises Thro.its Partners Mr.Nitin B Galipara Mr.Prashant B Galipara Mr.Nitin B Galipara HUF Mr.Babubhai V Mr.B.V.Patel HUF
- 2) Location : Plot No. 9, Sector 26 at Pushpak , Navi Mumbai.
- 3) Plot Use : Resl Commercial
- 4) Plot Area : 5280.37
- 5) Permissible FSI : 2
- 6) GROSS BUA FOR ASSESSMENT : 20418.16 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 3902975

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	No
1	20240402102473602	25/4/2024	3902975	20240402102473602	25/4/2024	Net Ba

Thanking You
Yours faithfully,



Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/12130

द व न - ४	
११७४०	२०२४
Date: 05/28/2020	



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE



To,

Sub : Development Permission for **Mixed** Building on Plot No. 9, Sector **26** at **Pushpak**, Navi Mumbai.

Ref :
Dear Sir / Madam,

With reference to your application for Development Permission for **Mixed** Building on Plot No. 9, Sector **26** at **Pushpak**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

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

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

द्वय - ४

Reference No. 80928/2022/TPO(NM & K)/2022/12130

Date : 3/5/2024

**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. 17 of 1966 to M/s M/s Shreenathji Enterprises Through Partners M.Nith B Gajipara Mr.Prashant B Gajipara Mr.Nitin B Gajipara Mr.Babubhai V Patil Mr.B.S.Patel HUF, Office C-303,Delta Tower,Plot No.01,Sec 04 Ulwe Nav Mumbai for Plot No. 9, Sector 26, Node Pushpak. As per the approved Mixed and subject to the following conditions for the development work of the proposed Mixed

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	20209.85	1006.59	0
UNIT (in Nos.)	225	16	0

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

1. This Certificate is liable to be revoked by the Corporation if :-
- 1(a) The development work in respect of which permission is granted under this certificate carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through

Thanking You
Yours faithfully,



पु व न - ४
 ०९१०४० २०२४
 Date 09/15/2024

Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/12130

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 under section - 43 or 45 of the Maharashtra Regional and Town Planning Act, 1961.

2. The applicant shall :-

- (a) Give Intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plan. The stipulation that the plinth and column position as per approval plan shall be certified by a structural engineer.



It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement, certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) 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.
- 3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.
- 4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
- 5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
- 6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the

Thanking You
 Yours faithfully,

Signature
 valid



ASSOCIATE PLANNER (BP)

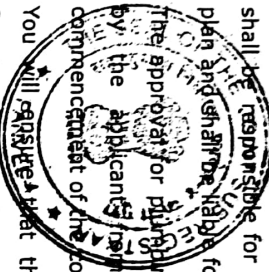
पत्रांक - ४	
Reference No.	११०४०
design in compliance with BIS code including earthquake stability.	
६८१२०	

Reference No. 18036/TPO(NM & K)/2022/12130

Date : 3/5/20

design in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDC shall be responsible for correctness of the FSI calculations and dimensions mentioned in the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for planning services i.e. drainage and water supply shall be separate by the applicant from the concerned nodal Executive Engineer, CIDCO prior commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road construction period.



10. The Developers / Builders shall take all precautionary measures for prevention breeding during the construction period if the project. If required, you can approach CIDCO, for orientation program and pest control at project site to avoid E
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Department, GOM from time to time, for labors working on site.

12. This approval shall not be considered as a proof of ownership, for any dispute in law. In case of any suit pending in any court of law, the decision taken by Court or passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs.1,05,598.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

You shall ensure Executive Engineer M C E R for the power requirement in
Thanking You

Yours faithfully,

Signature

Valid



ASSOCIATE PLANNER

प व न - ४	
०१७४०	२०२४
Date : 3/5/2024	
Requirements / location of	

Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/12130

Date : 3/5/2024

16 You shall approach Executive Engineer, M.S.E.B. for the power transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/18036/2022/12130 Dated 19th July, 1994 for all buildings following additional conditions shall

i) As soon as the development permission for new construction obtained by the Owners/Developer, he shall install a 'Display Board' at 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 permission 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.
- 18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature

valid



ASSOCIATE PLANNER (BP)

1777 CT - 8
 Reference No: 2023/87
 110000/Line 6000
 100 / 2020

100000/TP01(NN & M)/2023/11130

Date: 8/8/20

20. The approved charters over opening for protection from sun and rain and reflectivity for ~~approved~~ approved purpose shall not be used for any habitable purpose.

21. The project proponent shall ensure that the metal sheets around construction sites, or ~~approved~~ approved, shall ensure that dust from the construction sites shall not be spread

22. ~~Approved~~ Approved: The site entered on construction sites, ensure that regular and earth ~~approved~~ approved is done on the project proponent.

23. The ~~approved~~ approved shall also ensure that storage piles at the construction site are covered and cleared in terms of the guidelines issued by the State Government and E

24. The project proponent shall ensure that no construction debris is carried or transport of the construction site. It shall also be ensured that all construction material being to construction site including the ready mix concrete is transported to the construction covered trucks or mixer plants.

25. The applicant shall ensure that the maximum permissible top elevation in meters above sea level (MSL) shall not exceed the value mentioned in the AAI NOG submit approval.

Additional conditions:

1. Separate tanks for potable & flushing water of adequate capacity with separate connection shall be provided for ~~approved~~ approved.
2. The terms and conditions mentioned in Provisional File NOG issued vide letter ref. no. CHN/DIR/REG/2023/E-288348 dated 10/05/2023 shall be binding on you.
3. All the conditions mentioned in NOG for additional FSI issued by Estate Department of CIDCO vide CHN/DIR/REG/2023/E-181445 dated 08/03/2023 shall be binding on the on you and shall be ~~approved~~ approved.
4. All the conditions mentioned in Environment clearance issued by the State Environment Impact Assessment (SEIA), Maharashtra vide File No. SIA/MT/INFR/24/43880/2023 dated 02/02/2024 on the on you and shall be ~~approved~~ approved.
5. You shall obtain the Consent to Establish from MP/CR and shall submit copy of the same to this office seeking Occupancy Certificate since the project is having built-up area up to 20,000 sqm and wastes 2 sqm.
6. The entire commencement certificate issued along with accompanying drawings by CIDCO vide ref

Thanking You

Yours faithfully,

Signature
 Valid


ASSOCIATE PLANNER (P)

ANNEXURE - C.



पत्र - ४

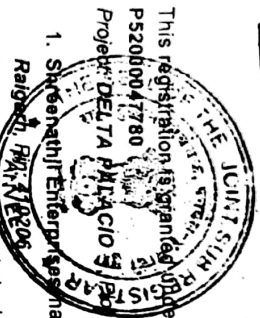
०९७४०/२०२४
Maharashtra

०२/२२०

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 P52000047780

Project: DELTA PLACIO 3 Bearing / CTS / Survey / Final Plot No.: 09 at Mahaj, Parvel, Raigarh, 410206;

1. Shreenathji Enterprises having its registered office / principal place of business at Tehsil: Parvel, Dist: Raigarh, MH, 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 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, Rules of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amount realised by the promoter in a separate account 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amount to be realised hereinafter by promoter for the real estate project from the allottee 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 the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 28/11/2022 and ending with 31/07/2027 and 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. Vaqar Armanand Prabhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 28-11-2022 11:01:55

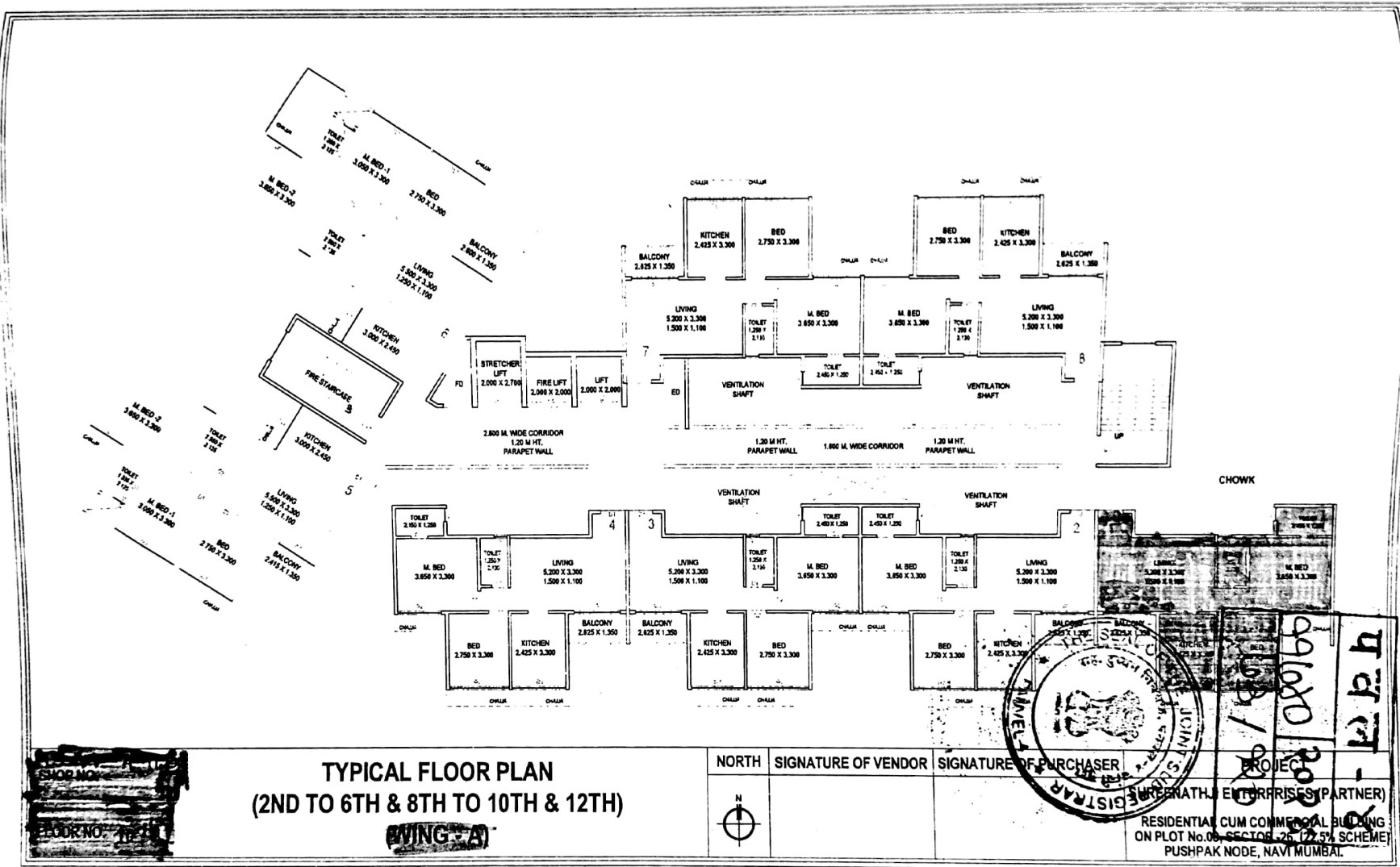
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 28/11/2022
Place: Mumbai



*Pushpak
Kumar*

[Signature]




ANNEXURE - 1

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

राष्ट्रीय सेवा संख्या कार्ड
 Permanent Account Number Card
FETPKA261C

नाम/Name: **प्रायंकु कुमारी**
 पति का नाम/Father's Name: **हार्दिकचन्द्रा यदव**
HARISHCHANDRA YADAV


जन्म की तारीख/Date of Birth: **21/02/1994**
 हस्ताक्षर/Signature: **Prayanka Kumari**



11042017
 091620/2028
 990/990



Prayanka Kumari


भारत सरकार
Government of India

भारतीय तिरिण्ड अकेड शक्तिकरण
Unique Identification Authority of India
 शीट नं./Enrollment No.: 0000/00801/68807


To
 किरण कुमारी
PRAYANKA KUMARI
 FLAT NO. 210, G WING, THE MORNING APARTMENT, NERAL,
 DHAMOTE, NERAL EAST, KADJAT, RAIGHAD,
 NERAL,
 VTC Dharmote,
 PO: Neral,
 District: Raighad,
 State: Maharashtra,
 PIN Code: 410101,
 Mobile: 8825230595



आपका जिवित कार्ड / Your Aadhaar No. :
9367 5495 9513
 VID : 9124 1028 8255 4910
 जाति: भारतीय, जाति: ओडिया

भारत सरकार
 Government of India

शीट नं./Enrollment No.:
PRAYANKA KUMARI
 Flat No. 210/2, G Wing,
 The Morning Apartment,
 Neral,
 Dhamote, Neral East,
 Kadjat, Raighad,
 Neral,
 VTC Dharmote,
 PO: Neral,
 District: Raighad,
 State: Maharashtra,
 PIN Code: 410101,
 Mobile: 8825230595



धारक को अंतर्गत रूप से यह सूचना देना आवश्यक है कि
 आधार कार्ड का उपयोग केवल ही भारतीय नागरिकों के लिए है।
 आधार कार्ड का उपयोग केवल ही भारतीय नागरिकों के लिए है।
 आधार कार्ड का उपयोग केवल ही भारतीय नागरिकों के लिए है।
 आधार कार्ड का उपयोग केवल ही भारतीय नागरिकों के लिए है।

जाति: भारतीय, जाति: ओडिया
9367 5495 9513

Prayanka Kumari

आधार विभाग भारत सरकार
MOBI DEPARTMENT GOVT OF INDIA
कुमार गौरव
NAVIN CHANDRA YADAV
01/03/1992
 Permanent Account Number
812PG3894C
Kumar Gaurav
 Signature


प व ल - ४
 ०१७४०/२०२४
 ०११/१४४



भारत गणराज्य
 कुमार गौरव
 Kumar Gaurav
 जन्म तिथि/ DOB: 01/03/1992
 पुरुष / MALE

5205 7964 0984

आधार-मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O, Navin Chandra Yadav, Ward No-10, Vill: Kadirahat, Kadirahat Bazar - 846009
Address: S/O, Navin Chandra Yadav, Ward No-10, Vill: Kadirahat, Kadirahat Bazar - 846009

आत्मतः नवीन चन्द्र यादव,
 बर्द्ध न-10, ग्राम-कादीरहात,
 पोस्ट-कादीरहात, काशीर

चक्र, वरधंगा,
 बिहार - 846009

5205 7964 0984

Aadhaar-Mera Aadhaar, Meri Pahchan

Handwritten signature

DELTA PALACIO


DELTA

PLOT NO. 09, SECTOR NO. 26, PUSHPAK NODE, VAHAL, TAL- PANVEL, DIST - RAIGAD.

FLAT NO. **A-1001**

FLOOR: **10th**

RERA CARPET AREA: **57.429 SQ. MT.**

APPLICANT NAME: - **MRS. PRIYANKA KUMARI & MR. KUMAR GAURAV,**

ADDRESS: **FLAT NO.210, G WING, THE MORNING APARTMENT, NERAL, DHAMOTE,
NERAL EAST, KARJAT, RAIGAD, MAHARASHTRA- 410101.**

PRATICULARS	AMOUNT (RS.)
AGREEMENT VALUE	Rs. 95,00,000/-
GST @5%	Rs. 4,75,000/-
TOTAL AMOUNT	Rs. 99,75,000/-

*STAMP DUTY AND REGISTRATION CHARGES AS APPLICABLE BY GOVERNMENT.

AMOUNT IN WORDS: **(RUPEES NINETY-NINE LAKHS SEVENTY-FIVE THOUSAND ONLY).**

YOURS FAITHFULLY,
FOR, SHREENATHJI ENTERPRISES,



AUTHORISED SIGNATORY.