

529/12035
Wednesday, July 24, 2024
4:33 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 13103 दिनांक: 24/07/2024

गावाचे नाव: उलवे
दस्तऐवजाचा अनुक्रमांक: पवल5-12035-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रत्युष बन्शीधर रंजन --

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 920.00
पृष्ठांची संख्या: 46

एकूण: रु. 30920.00

Oncaendee
Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.6029360 /-
मोबदला रु.7500000/-
भरलेले मुद्रांक शुल्क : रु. 450000/-

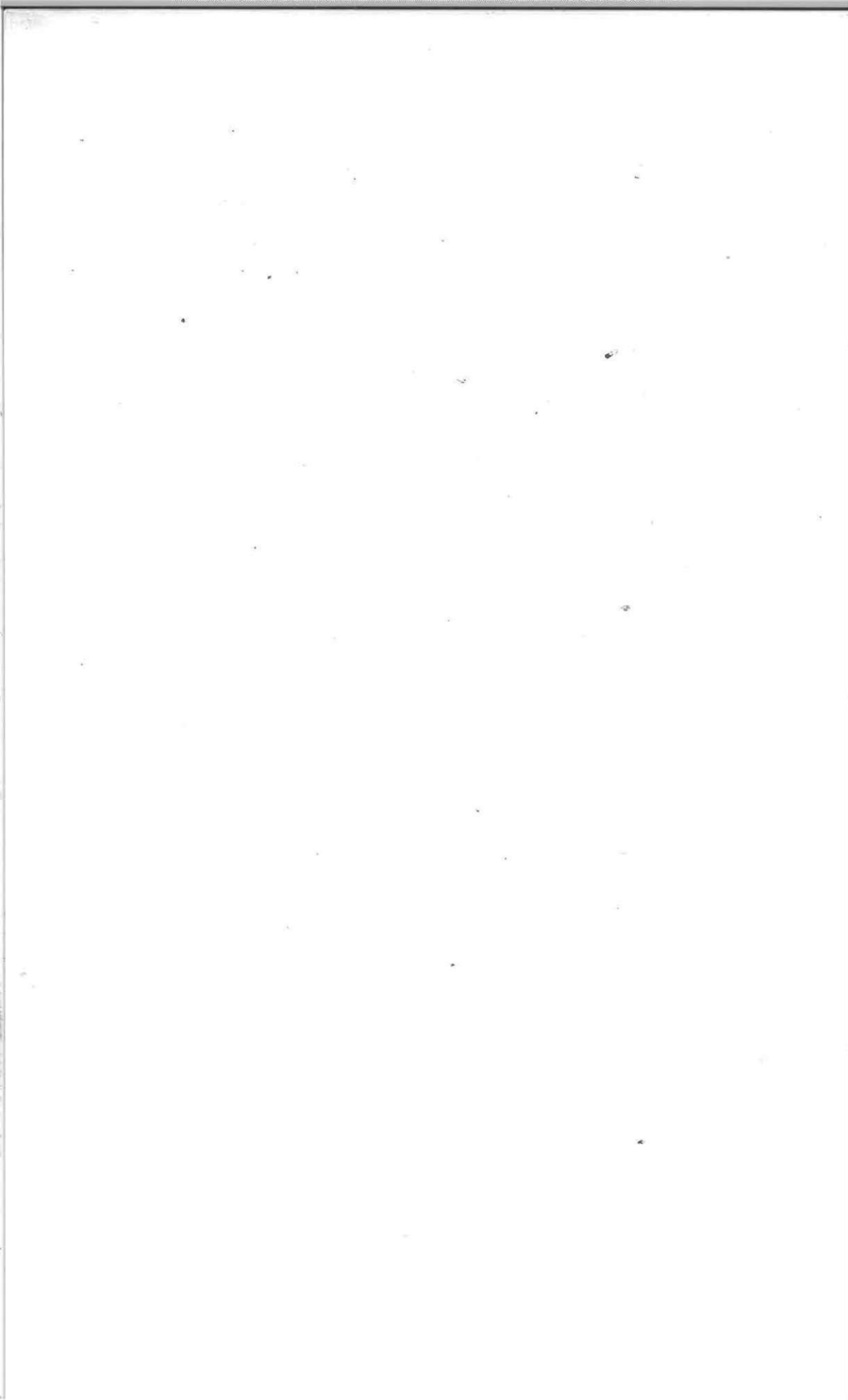
- देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724245304089 दिनांक: 24/07/2024
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005497965202425R दिनांक: 24/07/2024
बँकेचे नाव व पत्ता: Panjab National Bank

नोंदणी फी माफी असल्यास तपशिल :-

- Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Pratyush
पत्रकाराची स्वाक्षरी
मुखदस्तावेज पत्र धिळ्यावा
ज्येष्ठ
सह दुय्यम निबंधक, पनवेल ५.(वर्ग-२)

7/24/2024





25/07/2024

सूची क्र.2

दुय्यम निबंधक : सह द.नि.पनवेल 5

दस्त क्रमांक : 12035/2024

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6029360
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन : इतर माहिती: विभाग क्र 27/1, दर रु. 82,500/- प्रति चौ. मी, सदनिका क्र-501, पाचवा मजला, ताज इंपिरियल, प्लॉट नं-15-ए, सेक्टर नं-10-बी, मोजे-उलवे, ता. पनवेल, जि. रायगड. क्षेत्रफळ -60.700 चौ मी कारपेट + 2.833 चौ मी ग्रीन आकसससीबल छज्जा विल्टअप((Plot Number : 15B ; SECTOR NUMBER : 10B ;))
(5) क्षेत्रफळ	1) 60.700 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:-मै. ए. के. हाय-टेक डेव्हलपर्स एल एल पी तर्फे भागीदार कमरुद्दीन सुभानी पटेल - - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202, युधु कुरेशी सी. एच. एस., 131 कार्टर रोड, बोद्रा प., मुंबई,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-ABSFA9514A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रत्युष बन्शीधर रंजन - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई-304, मारी गोल्ड -2, जवळ -कानकिया स्कूल, वेवली पार्क, मीरा-भायंदर, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AQAPR4418F 2): नाव:-प्रणव बन्शीधर रंजन - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई-304, मारी गोल्ड -2, जवळ -कानकिया स्कूल, वेवली पार्क, मीरा-भायंदर, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CVDPP9756L 3): नाव:-अंकिता श्रीवास्तव - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई-304, मारी गोल्ड -2, जवळ -कानकिया स्कूल, वेवली पार्क, मीरा-भायंदर, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-IZCPS1565M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12035/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

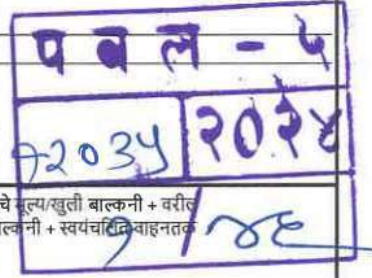
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(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.

Oranbar
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

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मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	
Valuation ID	202407243753
	24 July 2024,01:34:06 PM पवल5
मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
तालुक्याचे नांव :	पनवेल
गांवाचे नांव :	उलवे, गव्हाण, खारकोपर
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग :	27.1
क्षेत्राचे नांव	Influence Area
	सर्व्हे नंबर /न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर	मोजमापनाचे एकक
82500	चौ. मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	69.603 चौ. मीटर
बांधकामाचे वर्गीकरण -	1-आर सी सी
उद्ववाहन सुविधा -	आहे
मिळकतीचा वापर -	निवासी सदनिका
मिळकतीचे वय -	0 TO 2 वर्षे
मजला -	5th to 10th Floor
मिळकतीचा प्रकार -	बांधीव
मूल्यदर/बांधकामाचा दर -	Rs.82500/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) = (82500 * (100 / 100)) = Rs.82500/-
मजला निहाय घट/वाढ	= 1.05 of 82500 = Rs.86625/-
Rules Applicable	3 , 19 , 18
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 86625 * 69.603 = Rs.6029359.875/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6029359.875 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6029360/- = ₹ साठ लाख एकोणतीस हजार तीन शे साठ /-



Home

Print

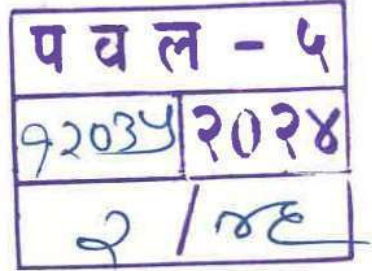


e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name : NERUL (7183)
 Challan Number : MBST20072450219 GRAS GRN : MH005497965202425R
 PaymentDate : 20/07/2024 14:57:30 PM Bank Txn ID : 200724M720119
 District : 1301-RAIGAD Office Name : IGR148-PNL3_PANVEL 3 JOINT SUB REGISTRAR
 Stamp Duty : 0030046401-75
 Amount : 450000.00
 Registration Fees : 0030063301-70
 Amount : 30000.00
Total Amount : 480000.00
 Duty Payer Name : PRATYUSH B RANJAN AND OTHERS TWO Duty Payer ID : PAN-AQAPR4418F
 Duty Payer Mob No : +91-9819630882
 Article Code : B25-Agreement to sale/Transfer/Assignment
 Movability : Immovable Consideration Amount : 7500000.00
 Prop Descr : FLAT NO-501, FIFTH FLOOR, TAJ IMPERIAL, PLOT NO-15A, SECTOR NO-10B, ULWE PANVEL, RAIGAD NAVIMUMBA Maharashtra 410208
 Property Area : 60.70 Sq.Meter
 Other Party Name : A K HITECH DEVELOPERS LLP Other Party ID : PAN-ABSFA9514A

Print Receipt

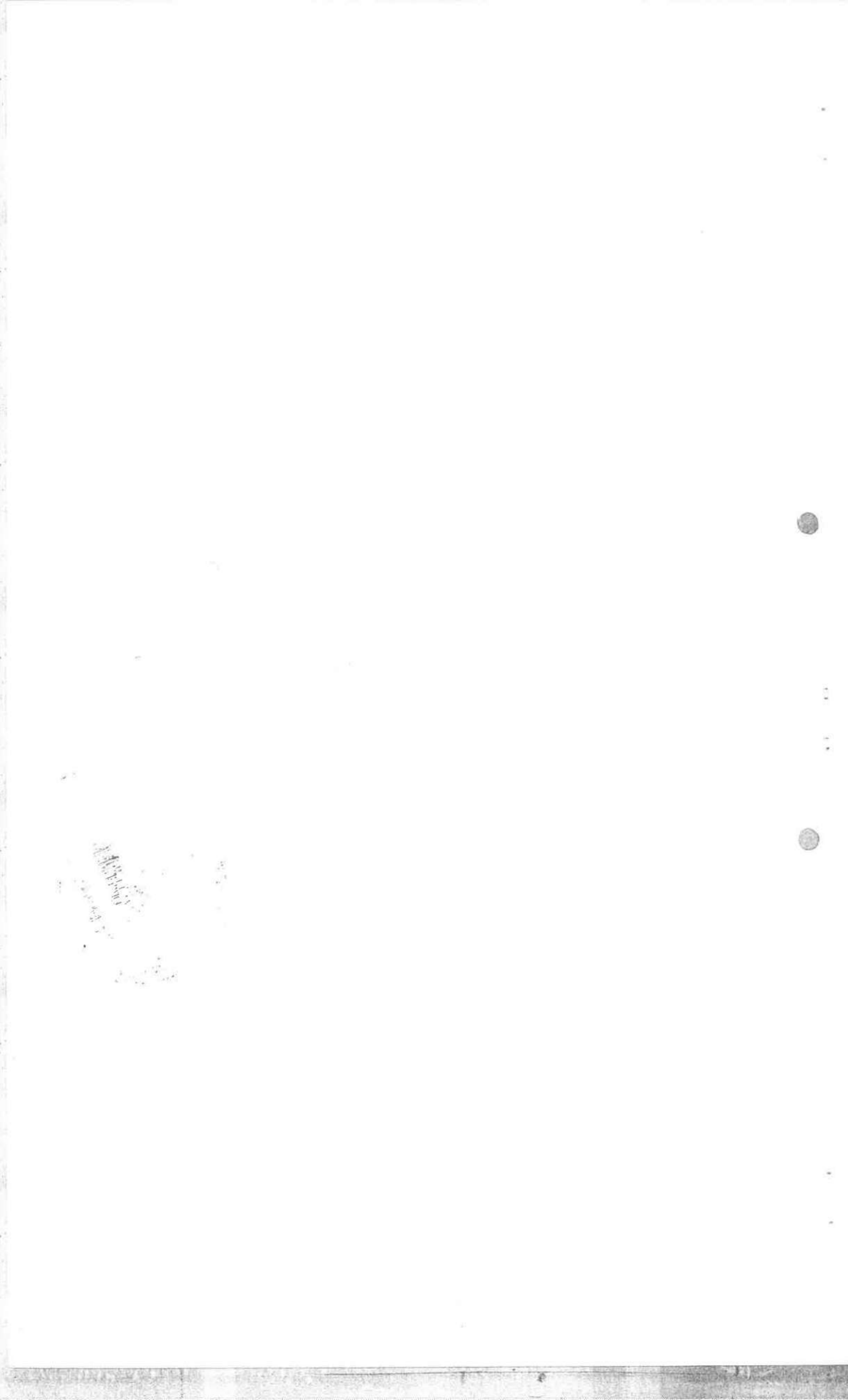
HP



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724245304089	Date 24/07/2024
Received from , Mobile number 9999999999, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 24/07/2024
Bank CIN 10004152024072403852	REF No. 420693620775
This is computer generated receipt, hence no signature is required.	



Ranjan
 Ankita Sivastava
 Pratyush





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724245304089	Receipt Date	24/07/2024
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Received from , Mobile number 9999999999, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 12035 dated 24/07/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

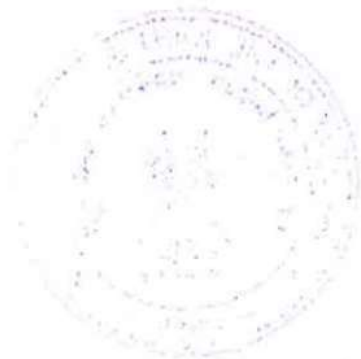
Bank Name	SBIN	Payment Date	24/07/2024
Bank CIN	10004152024072403852	REF No.	420693620775
Deface No	0724245304089D	Deface Date	24/07/2024

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

प व ल - ५
१२०३५२०२४
३ / ०८



R - R D B	
5519	
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Data of Bank Receipt for GRN MH005497965202425R

Bank - PUNJAB NATIONAL BANK

Bank/Branch :
Pmt Txn id : 200724M720119 Simple Receipt
Pmt DtTime : 20/07/2024 14:57:30 Print DtTime :
ChallanIdNo : 03006172024072050219 GRAS GRN : MH005497965202425R
District : 1301 / RAIGAD GRN Date : 20/07/2024 16:13:56
Office Name : IGR148 / PNL3_PANVEL 3 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 4,50,000.00/- (Rs Four Lakh Fifty Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable Consideration : 75,00,000.00/-
Prop Descr : FLAT NO-501,FIFTH FLOOR,TAJ IMPERIAL,PLOT NO-15A , SECTOR NO-10B
: ULWE PANVEL,RAIGAD NAVIMUMBA,Maharashtra
: 410208

Duty Payer : PAN-AQAPR4418F PRATYUSH B RANJAN AND OTHERS TWO
Other Party : PAN-ABSFA9514A A K HITECH DEVELOPERS LLP

Bank Scroll No : 1
Bank Scroll Date : 22/07/2024
RBI Credit Date : 22/07/2024
Mobile Number : 9819630882

Only for verification not to be printed and used



Challan Defaced Details

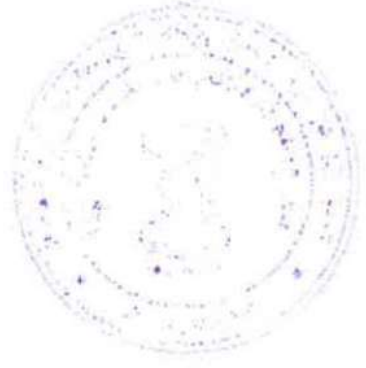
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-12035	0003092121202425	24/07/2024-14:41:55	IGR548	30000.00
2	(IS)-529-12035	0003092121202425	24/07/2024-14:41:55	IGR548	450000.00
Total Defacement Amount					4,80,000.00

पवल - ५
१२०३५२०२४
४ / २६



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AGREEMENT FOR SALE

FLAT NO : 501, FIFTH FLOOR.
BUILDING KNOWN AS : "TAJ IMPERIAL"
ON PLOT NO : 15A
SECTOR NO : 10B
NODE : ULWE

TALUKA: PANVEL, DIST. RAIGAD.

=====

BUILDING CONSISTS : GROUND + 15 FLOORS

=====

CARPET AREA IN SQ.MTRS. : 60.700
NON ACCESSABLE CHAJJA AREA IN SQ.MTRS : 2.833
DECLARED MARKET RATE PER SQ.MTRS. : RS.82,500/-

=====

SALE PRICE : RS.75,00,000/-

=====

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 24th day of JULY, 2024.

BETWEEN

M/S. A. K. HI-TECH DEVELOPERS LLP (PAN NO:ABSFA9514A) through its Partners 1) **MR. FAYAZ AHMAD T. MUJAHID**, 2) **MR. BRIJESH VRAJLAL MAVANI** & 3) **MR. KAMRUDDIN SUBHANI PATEL**, all adults, Indian Inhabitant, having office address at Flat No.202, Youth Qureshi CHS, 131 Carter Road, Opp. Joggers Park, Patel Corner, Bandra (west), Mumbai 400050, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators, assigns) of the **ONE PART**.



AND

MR. PRATYUSH BANSHIDHAR RANJAN (PAN NO: AQAPR4418F) aged 33 Years **AND MR. PRANAV BANSHIDHAR RANJAN (PAN NO:CVDPP9756L)** aged 28 Years **AND MRS. ANKITA SRIVASTAVA, (PAN NO: IZCPS1565M)** aged 32 Years, all are adult/s, Indian/s, Inhabitant/s, at Present residing at : **E-304, MARY GOLD-2, NEAR KANAKIA SCHOOL, BEVERLY PARK, MIRA-BHYANDER, THANE, MAHRASHTRA-401107.**, hereinafter referred to as "**THE PURCHASER/S /ALLOTTEE/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the **OTHER PART**.(hereinafter the Party to One Part and the Party of Other Part are collectively referred to as "**the Parties**").



CONTINUED...2

HP

Pratish Ranjan
Ankita Srivastava

(A) WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "**the Corporation**") and having its registered office at Nirmal 2nd Floor, Nariman Point, Mumbai 400021, the Corporation has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) (hereinafter referred to as "the said ACT") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as site for New Town under Sub- Section (I) of Section 113 of the said Act.

(B) AND WHEREAS the State Government has acquired lands and vested such land in the Corporation for development and disposal and the Corporation has laid down plots in **Ulwe, Taluka-Panvel, District-Raigad**, on one of such piece of land so acquired by the State Government and vested by the State Government in the Corporation for being leased to its intending leases.

(C) AND WHEREAS vide an Agreement to Lease dated **09th October, 2020**, which was made and executed between M/s. City and Industrial Development Corporation of Maharashtra Limited of the One Part as the Corporation/ CIDCO Ltd. and **Smt. Latabai Ramchandra Patil @ Koli** of the Other Part as "the Original Licensee", the said CIDCO Ltd. had agreed to grant lease of all that piece and parcel of land bearing **Plot No.15A**, measuring **996.58 Sq. Mtrs and thereabouts, lying being and situated at Sector-10B, Ulwe Node, Taluka-Panvel, District Raigad, under 12.5% Gaothan Expansion Scheme** and more particularly described in the First Schedule Order under written (hereinafter referred to as "**the said Plot**") to the Original Licensee.

The said Agreement to Lease dated **09/10/2020** was duly registered with the **Sub Registrar of Assurance, Panvel-2**, under document Serial No. **PVL2-8053-2020**, vide Receipt No.9804, dated **13/10/2020**.

(D) AND WHEREAS vide Gift Deed dated **23rd March, 2021**, which was made and executed between **Smt. Latabai Ramchandra Patil @ Koli** of the One Part as "**the Original Licensee/Donor**" and **Shri. Kailash Ramchandra Koli & Shri. Suraj Ramchandra Koli**, of the Second Part as New Licensees/Donees. The said Donor with the consent of said Corporation has transferred or donated all her lease hold right of the said Plot her sons i.e. Donees out of love and affection.

CONTINUED...3

Ankita Srivastava

The said Gift Deed dated 23/03/2021 was duly registered with the Sub Registrar of Assurance, Panvel-4, under document Serial No. PVL4-3944-2021, vide Receipt No.4307, dated 23/03/2021.

(E) AND WHEREAS vide Tripartite Agreement dated 24th August, 2021, which was made and executed between the Corporation of the One Part and **Shri. Kailash Ramchandra Koli & Shri. Suraj Ramchandra Koli**, the New Licensees of the Second Part and **M/S. A. K. HI-TECH DEVELOPERS LLP THROUGH ITS PARTNERS 1) MR. FAYAZ AHMAD T. MUJAHID, 2) MR. BRIJESH VRAJLAL MAVANI & 3) MR. KAMRUDDIN SUBHANI PATEL** of the Third Part as Subsequent New Licensees (the Promoters herein). The said Corporation has granted permission to the Original Licensee to transfer all their leasehold right in the said Plot to and in favour of **M/S. A. K. HI-TECH DEVELOPERS LLP THROUGH ITS PARTNERS 1) MR. FAYAZ AHMAD T. MUJAHID, 2) MR. BRIJESH VRAJLAL MAVANI & 3) MR. KAMRUDDIN SUBHANI PATEL**, the New Licensees/Promoters for a consideration and upon the terms and conditions contained therein.

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The said Tripartite Agreement dated 24/08/2021 was duly registered before the Sub Registrar of Assurance, Panvel-2, under document Serial No. PVL2-11572-2021, vide Receipt No.13445, dated 24/08/2021.



(F) AND WHEREAS pursuant to aforesaid Tripartite Agreement dated 24/08/2021 the Corporation has transferred the said Plot in the name of Promoters herein vide Final Order letter bearing Ref. No. CIDCO/VASAHAT/SATYO/ULWE/____/2021, dated ____-2021.

(G) By virtue of the aforesaid Agreement to Lease, Gift Deed and Tripartite Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said Plot.

(H) AND WHEREAS the Promoters are entitled and enjoined upon to construct building/s on the said Plot Premises in accordance with the recitals hereinabove.

(I) AND WHEREAS the Promoters are in possession of the said Plot Premises.

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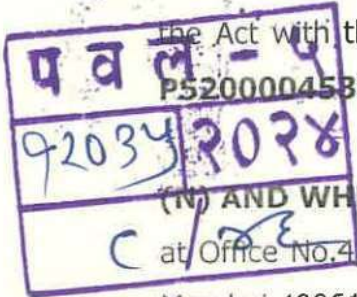
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(J) AND WHEREAS the Promoters have proposed to construct on the said Plot Premises a residential-cum-commercial building/ Flat consisting of Ground plus 6 (Six) upper floors by the name "TAJ IMPERIAL" upon the said Plot Premises.

(K) AND WHEREAS the Allottee/s is/are offered a Flat bearing number 501 on the FIFTH FLOOR, (hereinafter referred to as the said "Flat") of the building called "TAJ IMPERIAL" (herein after referred to as the said "Building") being constructed on the said Plot Premises, by the Promoter.

(L) AND WHEREAS the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects being 'ATUL PATEL ARCHITECT', having his office at 1209, Land Mark, Plot No.26A, Sector-7, Kharghar, Navi Mumbai 410210 and such Agreement is as per the Agreement prescribed by the Council of Architects.

(M) AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing Registration No. P52000045354, authenticated copy is attached in "Annexure-1".



(N) AND WHEREAS the Promoter has appointed "VILAS AGARKAR", having address at Office No.4 Ground Floor, Raheja Arcade, Plot No.61, Sector-11, CBD Belapur, Navi Mumbai 400614 as a structural Engineer for the preparation of the structural design and drawings of the building and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building and the Promoters have also appointed S. M. SHAIKH & CO. as the Chartered Accountant to maintain the accounts for the said Project and issue proportionate Completion Certificate for the work completed by the Promoters for withdrawal of amounts from the separate Bank Account specifically opened for the said Project as per the Real Estate (Regulation and Development) Act, 2016.



(O) AND WHEREAS the Corporation by its Development Permission-cum-Commencement Certificate dated 07/01/2022 bearing Ref. No. CIDCO/BP-17960/TPO(NM&K)/2021/8991 granted its permission to commence the construction on the said Plot Premises for residential purpose subject to the terms and conditions as contained therein. A copy whereof is annexed hereto and marked as "Annexure-2".

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That in the mean while Promoters/Developers have got the **SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE DATED 18/08/2023 bearing Ref. No. CIDCO/BP-17960/TPO(NM&K) / 2021/11094** FROM CIDCO(Corporation), added to the project by increasing the number of floors from 10th Upper Floors to 15th Upper Floors of the building project and now the building project consist of Ground Floor + 15 upper floors on the said land **(the "said project")**

(P) AND WHEREAS by virtue of the Agreement to Lease, Gift Deed and Tripartite Agreement the Promoters have sole and exclusive right to sell the Flat/s in the said building to be constructed by the Promoter on the said Plot Premises and to enter into Agreement/s with the Allottee (s)/purchasers of the Flat/s to receive the sale consideration in respect thereof.

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(Q) AND WHEREAS on demand from the Allottee/ Purchaser/s, the Promoters have given inspection to the Allottee/ Purchaser/s of all the documents of title relating to the said Plot and the plans, designs and specifications prepared by the Promoters Architects **ATUL PATEL ARCHITECT'** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.



(R) AND WHEREAS the authenticated copies of Certificate of Title dated 10/01/2022 issued by Advocate **K. P. SAYED** of the Promoters showing the nature of the title of the Promoters to the said Plot on which the Flat/s are constructed or are to be constructed have been annexed hereto and marked as **"Annexure -3"**.

(S) AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the building and open spaces are proposed to be provided for on the said Plot Premises have been shown to the Allotees/ Purchaser/s and the same is approved by them.

(T) AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allotees, as sanctioned and approved by the local authority have been annexed and marked as **"Annexure-4"**.

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

(V) AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Plot Premises and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building/s shall be granted by the concerned local authority.

(W) AND WHEREAS the Promoters have accordingly commenced or propose to commence construction of the said building in accordance with the said Commencement Certificate and the proposed plans.

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(X) AND WHEREAS the Allottee/Purchaser has applied to the Promoter for allotment of a Flat No. 501, on the FIFTH FLOOR, of the building being constructed on the said Plot/Project.

(Y) AND WHEREAS the carpet area under Rera of the said Flat is **FLAT area is 33.833 Sq. Mtrs. "Carpet Area" square meters including enclosed balcony+ (Built Up Area) NON ACCESSABLE CHAJJA AREA**, and "carpet area" means the net usable floor area of the flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottees/Purchasers or verandah area and exclusive open area appurtenant to the said Flat for exclusive use of the Allottees/Purchasers, but includes the area covered by the internal partition walls of the flat.



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

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(AA) AND WHEREAS, prior to the execution of these presents the Allottees / purchasers has paid to the Promoter a sum of **RS.3,00,000/- (RUPEES THREE LAKH ONLY)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottees/ Purchaser as part payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottees/ purchasers has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

BB) AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee/ Purchasers, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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CC) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/ Purchasers hereby agrees to purchase the said Flat.



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

1) PROJECT:

1.1) The Promoters shall under normal conditions develop the said project in accordance with the plans, designs, specifications finally approved by the competent authority with only such variations as may be required to utilize the total FSI and as approved by the competent authority or the Government.

1.2) If required, the Promoters shall carry out minor modifications as may be deemed fit. The Promoters shall also be entitled to carry out the amendment to the plan resulting in any addition/alteration to the existing floors due to additional FSI being available or otherwise, provided that the said amendment has been intimated to the Allottee / Purchasers in advance at the time of entering into this agreement. In all other cases the Promoter shall seek prior consent of the Allottee/ Purchaser/s, if such addition / alteration is adversely affecting the unit allotted to the Allottee/ Purchaser/s.

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2) DESCRIPTION OF SAID UNIT:

2.1) The Allottees/ Purchasers hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee/ Purchasers **FLAT bearing No.501, FIFTH FLOOR, admeasuring 60.700 Sq. Mtrs. "Carpet Area" square meters including enclosed balcony+ 2.833 Sq. Mtrs (Built Up Area) NON ACCESSABLE CHAJJA AREA,** ("said Flat) (which includes net usable floor area and the area covered by the internal partition walls of the unit).

2.2) The fixtures, fittings and amenities to be provided by the Promoter in the said Flat is hereto appended as '**Annexure-5**'. The Promoters shall not be obliged to accept or accede to any request from the Allottees/ Purchasers for making any changes in the amenities to be provided by the Promoter.

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CONSIDERATION:

It is mutually agreed by and between the parties that consideration for sale of said Flat shall be **RS.75,00,000/- (Agreement Value) (RUPEES SEVENTY FIVE LAKH ONLY)** (the "said consideration"). The said consideration amount excludes society formation charges, documentation charges, the taxes and other statutory payments which are to be paid separately by Allottees/ Purchasers,

The Purchaser has paid on or before execution of this Agreement a sum of **RS.3,00,000/- (RUPEES THREE LAKH ONLY)** (not exceeding 10% of total consideration) as an advance payment or application fees and hereby agreed to pay to the Promoters balance consideration of **RS.72,00,000/- (RUPEES SEVENTY TWO LAKH ONLY)** as per the Payment Schedule mentioned herein below.

3.2) The Allottees/ Purchasers have negotiated the consideration as mentioned hereinabove by offering to pay to the Promoter consideration in the following manner which has been accepted by the Promoter:

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Party Promoter

Ankita Srivastava

Sr. No.	Particulars	Percentage	Amount
1	On Booking	20%	
2	On Agreement		
3	On or before completion of plinth work		
4	On or before completion of 1st Slab		
5	On or before completion of 2nd Slab		
6	On or before completion of 3rd Slab		
7	On or before completion of 4th Slab		
8	On or before completion of 5th Slab		
9	On or before completion of 6th Slab		
10	On or before completion of 7th Slab		
11	On or before completion of Brick works		
12	On or before completion of Internal or external Plaster		
13	On or before completion of flooring & colouring works		
14	On or before completion of electrical & miscellaneous works		
15	On Possession		
	Total	100%	

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3.3) The Allottees/ Purchasers hereby agree to pay the escalation on said consideration on following grounds:

- (a) Any increase on account of development charges payable to the competent authority;
- (b) Any other increase in charges which may be levied or imposed by the competent authority from time to time;
- (c) Additional cost/charges imposed by the competent authorities;
- (d) The Promoters may charge the Allottees/Purchasers separately for any up gradation/ changes specifically requested by the Allottees/ Purchasers in fittings, fixtures and specifications and any other facility;
- (e) Additional/ new taxes that may be levied from time to time.



4) ADDITIONAL CHARGES:

The Allottees/ Purchasers shall, on or before delivery of possession of the said Flat pay to the Promoter further total amount on following account:

- (a) Proportionate share of taxes and other charges/ levies in respect of the society.
- (b) Expenses towards water, electric and other utility and services connection charges **(has been included in this Sale Price.)**
- (c) Expenses of electrical receiving and sub-station provided in layout **(has been included in this Sale Price.)**

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5) MODE OF PAYMENT:

5.1) All payment shall be made by Allottees/ Purchasers by drawing cheque/ DD in the name of "**M/S. A. K. HI-TECH DEVELOPERS LLP**", A/c No..... in _____ Bank, _____ branch payable at Allottees/ Purchasers. The Allottees/ Purchasers shall also pay other statutory dues which may be levied from time to time.

5.2) The Allottees/ Purchasers shall deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to Promoter within seven (07) days of such deduction is made.

Provided that the receipt for the payment made shall be issued by Promoters only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoters or in the account as Promoters subsequently intimated to the Allottee / purchasers and the TDS certificate is received by Promoters from Allottee/ Purchasers.

5.3) The Allottee / Purchasers has made a payment of **RS.3,00,000/- (RUPEES THREE LAKH ONLY)** towards booking of the said unit which has been adjusted against the consideration as mentioned hereinabove.

5.4) Allottee / Purchasers have also paid GST as per prevalent rates and rules and regulations through separate cheque drawn in the name of "**M/S. A. K. HI-TECH DEVELOPERS LLP**" Promoter hereby acknowledges the receipt thereof.

**6) PAYMENT OF STATUTORY DUES AND TAXES:**

6) In addition to the Consideration of said unit as above, the Allottee/Purchasers shall pay to Promoters any statutory taxes (as made applicable from time to time) like MSEDCCL Deposit, water connection charges or any other charges, levy, tax, if any, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottee/ Purchasers at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter, then the Allottee/Purchasers shall make over such payment to Promoters within Ten (10) days of notice of demand from Promoters.

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6.2) The valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee /Purchasers. Further, the Allottee /Purchaser shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty and registration charges. Promoters undertake to make themselves available through authorized representative for purpose of registration at fifteen (15) working day notice from Allottee / Purchasers. The Promoters shall not be liable under any law for any delay, negligence shown by the Allottee / Purchasers in presenting this agreement for registration before the competent authorities. The Allottee/Purchasers indemnifies the Promoters against any claim, action, judgment, cost, expenses and penalties that may arise on Promoters due to inaction or noncompliance of obligation under this Agreement or under any other law.

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6.3) The Allottee / Purchasers indemnify and keep indemnified the Promoters against any payment to be made to the concerned department on account of GST, whether in present or in future.



7) NOTICE OF DEMAND

7. 1) Upon the installments of consideration and other charges becoming due, Promoters shall issue a notice of demand giving at least fifteen (15) working days time from date of notice to Allottee / Purchasers for making the payment. The said notice of demand shall be accompanied by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.

7.2) Notice of demand shall be sent through Registered Post Acknowledgement Due(RPAD)/ Speed post at the address mentioned in notice clause of this agreement and such dispatch shall be treated as sufficient compliance from Promoter. Thereafter Allottee /Purchasers shall be barred from claiming non receipt of the notice of demand.

7.3) Timely payment of all the above installments/amount on their respective due dates and any other sum payable under this agreement by the Allottee /Purchaser is the essence of this contract/Agreement. Constructive and physical possession of the said unit shall be handed over to Allottee /Purchasers by Promoters only upon receipt of all payments mentioned in this agreement.

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8) DEFAULT BY ALLOTTEE / PURCHASERS :

8.1) Following shall deemed to be a default on the part of Allottees/ Purchasers:

- (a) Default in making timely payment of sums due as mentioned in this agreement;
- (b) Creating nuisance on the site resulting in danger/damage to the said project, said land, threat to life;
- (c) Delay in accepting the possession of the said Flat within a period of two (2) months of intimation to take possession by Promoters;
- (d) Refusing/ delay in taking membership of said society.
- (e) Breach of any terms and conditions of this agreement;
- (f) Breach of any law or provisions thereto.
- (g) Obtain forceful occupancy/possession of said Flat before receipt of occupation certificate by competent authority.

8.2) The Allottees/Purchasers shall not be in default if he corrects/remedies such breach within fifteen (15) days of notice from the Promoter to the Allottees/Purchasers as per clause 9.2.

9) TERMINATION OF AGREEMENT:

9.1) On the Allottees/ Purchasers committing default in payment on due date of any amount due and payable by the Allottees/ Purchasers to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Allottee/ Purchasers agrees to pay to the Promoter simple interest at the rate of SBI highest marginal cost + 2% (as prescribed under the RERA Rules) on all the amounts which become due and payable by the Allottee /

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Purchasers to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee / purchasers to the Promoters till date of actual realization of payment. However such entitlement of interest shall not be deemed to be a waiver of Promoters right to terminate this agreement as per the provisions of this Agreement.

9.2) Without prejudice to the right of the Promoters to charge interest in terms of sub clause 9.1 above, on the Allottee / purchasers committing default as per clause 8.1 above and on the Allottee / purchasers committing continuous default even after notice of termination, the Promoters shall at its own discretion, may terminate this Agreement.

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Provided that, Promoters shall give another notice of fifteen (15) days in writing to the Allottee / Purchasers, by registered post AD or Speed Post or Whatsapp/email at the address provided by the Allottee / purchasers of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee / purchasers fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, promoter may terminate this agreement unilaterally.

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9.3) Upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee / purchasers the payments made by them till that date (subject to adjustment of 15% of payments received till that date or Rs. _____/whichever is higher as liquidated damages and service charge) such refund shall be issued on registration of cancellation/ termination deed and expulsion of the allottees/purchasers from the membership of the society as per clause 9.4 which is to be completed within 30 (thirty) days effective from the date of termination letter.



9.4) The Promoters shall also move for expulsion of the Allottee / purchasers from the membership of the society as per by laws of the society, and submit a copy of termination notice to such society. No separate consent of Allottee /Purchasers will be required for such expulsion.

9.5) Upon intimation of termination of this Agreement the Promoters, shall be at liberty to dispose of and sell the unit to such person and at such price as the Promoters may in their absolute discretion think fit.

Provided that in the event of default as above the Allottee / purchasers, shall not raise any objection to termination made by the Promoters and that Promoters are authorized to unilaterally register the cancellation deed with the registrar *suomoto* without any recourse to the Allottee / Purchasers.

9.6) The Promoters are not liable to refund the taxes and other statutory charges collected from the Allottee / purchasers till the date of termination of the agreement.

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9.7) The Promoters may at its own option also approach the authority under RERA for seeking appropriate order for cancellation of this agreement.

10) DECLARATION BY THE PROMOTERS:

Promoters hereby declares as follows:

10.1) Promoters hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Competent Authority and the concerned local authorities at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Allottee / purchasers, apply to the concerned local authority for occupation and completion certificate in respect of the Flat and obtain the said certificate as per the provisions of law.

10.2) The Promoters will not be liable for any delay caused by 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection 'or such other service connections necessary for occupying the said unit. The Allottee / purchasers hereby indemnifies the Promoters from any claims made for delay on the above count.



10.3) That the Promoters would be entitled to put up sign boards, signage's, neon signboards displaying its name in any part of the project like terrace, common area and garden etc. The said board would be maintained by the Promoters at its own cost till the land is conveyed to the association of Allottee / purchasers. The Allottee / purchasers shall not raise any objection to said boards or create any nuisance or hurdle in putting up or maintaining said boards.



That the Promoters are entitled to use different design, brand, shape, size and colour material than that mentioned in the amenities Annexure-5 in the event the supply of promised material is withdrawn by the supplier or for any other reason. The Promoters undertakes and assures that it will use only good and standard quality material and close to the quality of material and of such specification as mentioned in the list of amenities.

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10.5) The net carpet area as per Rera of the said Flat which is proposed to be constructed in the said building is approximate **60.700 sq. mtrs. enclosed balcony**, however the actual carpet area of the may vary up to 3% due to design and construction exigencies and therefore, the Promoters shall confirm the final carpet area of the Flat that has been allotted to the Allottee / purchasers after the construction of the said building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three) percent. In the event of there being difference of more than 3% between the actual carpet area of the said Flat from the carpet area mentioned herein at the time of the offering the possession of the said Flat , then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottee / purchasers agrees to pay the differential amounts, if the area is increased beyond 3% within forty five (45) days of such demand being made by the Promoter. If there is any reduction in the carpet area within the defined limits then Promoters shall refund the excess money (without any interest) paid by Allottee / purchasers within forty-five (45) days from such demand being made by the Allottee / purchasers. If there is any increase in the carpet area of the said unit allotted to Allottee/purchasers, the Promoter shall demand additional amount from the Allottee /purchaser as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee /Purchasers shall pay such additional amounts within a period of forty five (45) days from the date of such demand being made by the Promoters. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said Flat and the carpet area as mentioned herein is less than or equal to 3%. In all situations the adjustment of consideration shall be made before handing over possession of said unit to Allottee/ purchasers.

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10.6) If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said Flat to Allottee / purchasers, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottee/ purchasers shall be entitled to receive from the Promoters, compensation for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the Flat the Allottee / purchasers maintain the Flat in the same condition as it was handed over to them by the Promoters. In case they makes any changes like

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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 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 Allottee / purchasers (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Allottee / purchasers and/or its tenants load heavy luggage in the lift (iii) Damage any portion of the neighbor's unit 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 Promoters shall not be evocable.

11) DECLARATION BY ALLOTTEE / PURCHASERS:

Allottee / purchasers hereby declares as follows:

11.1) The Allottee / purchasers has verified the documents including title search report and is satisfied that the Promoters have absolute, clear, developable and marketable title to the said land so as to enable it to convey the said land to the society.

11.2) The Allottee / purchasers shall not in any case interfere with the development activity undertaken in respect of said project and also more particularly for the said Flat.

11.3) The Allottee / purchasers are eligible and entitled to Purchase the said Flat and

Allottee / purchasers hereby assure, undertake and guarantee that the Allottee / purchasers shall use the said Flat or any part thereof or permit the same to be used for purpose of permitted use. Allottee / purchasers shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities neither provided by the Promoter nor claim any division or subdivision of such common area.

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



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11.5) Allottee / purchasers shall make timely payment of the demand raised by Promoter. In case of default in payment, the Allottee / purchasers shall remedy the default within the period prescribed in this agreement. The Allottee /purchasers shall not object to the cancellation of this agreement if the default continues.

11.6) The Allottee / purchasers shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said Flat to third party during course of construction of said project or before possession of said Flat to Allottee / purchasers whichever is later. Without obtaining the said certificates any document executed by Allottee /purchasers in the name of third party shall be treated as 'void-ab-initio'.

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12) DATE OF POSSESSION AND FORCE MAJEURE:

12.1) Promoter shall give possession of the unit to the Allottee / purchasers on or before **31/12/2026 (as per Rera Certificate)** date subject to receipt and realization of all amounts payable by the Allottee / purchasers under this Agreement and receipt of all approvals from competent authority. After the Allottee / purchaser has fulfilled all their obligations under this Agreement if the Promoter fails or neglects to give possession of the said unit to the Allottee / purchasers on account of reasons other than the reasons prescribed in this agreement, then subject to written demand from the Allottee / purchasers and execution of cancellation deed of allotment of said Flat , the Promoter shall be liable to refund to the Allottee/purchasers the amounts already received by them in respect of the said Flat with simple interest at the rate of SBI highest marginal cost + 2% (as prescribed under the RERA Rules), from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that until the entire amount and interest thereon is refunded to the Allottee./ purchasers by the Promoter, the Allottee / purchasers shall subject to prior encumbrances if any, have a charge on the said unit.



12.2) That the Promoters are entitled to reasonable extension of time for giving possession of Flat on the aforesaid date, if the completion of building in which the unit is to be situated is delayed on account of court / authority staying either in full or in part any part of the construction / development on the said land, non-availability of construction material, war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the said project, or for delay in supply of electricity and/or water by concerned government departments or for any other justifiable reason or circumstances.

HP

Ankita Srinivasa
[Signature]

[Signature]

12.3) The Allottee/ purchasers shall take the possession of the said Flat within two (2) months from the date of receipt of Occupancy Certificate in respect of said project. The Allottee / purchasers must pay all outstanding dues including the taxes and other statutory payment before claiming possession of the said Flat and also become member of the society by executing relevant documents.

12.4) On getting the occupancy certificate, the Promoters may handover possession of the said Flat to the Allottee / purchasers even though electricity and water supply have not commenced by the respective competent authorities. The Allottee / purchasers shall not raise any claim/ demand on the Promoter for the delay in getting the supply of electric and water. On the Promoters offering possession of the said Flat to the Allottee/ purchasers, the Allottee/ purchasers shall bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.

13) RESERVATION FOR PARKING:

13.1) Allottee / purchasers hereby agrees to Purchase from the Promoters and the Promoters hereby agrees sale to the Allottee / purchasers 1 **upper + stage** Car parking, situated at Ground Floor of the said building for the consideration.

13.1) The exact location of the Car Parking space allotted to the Purchaser shall be finalized by the Promoter at the time of handing over the actual physical possession of the said flat. The Purchaser is aware that the Promoters have in the like manner allotted and shall be allocating other car parking space to several Purchasers of the residents flats in the Building and the Purchaser undertakes not to raise any objections in that regard and the rights of the Purchaser to raise any such objections shall deemed to have been waived.

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14) FORMATION OF SOCIETY:



The Promoters will apply for the formation and registration of a Society (the "said Society") within the prescribed time limit under the MAHA RERA. The Allottee / purchasers shall for this purpose from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of said society and for becoming a member, including the by-laws of the said society. These documents duly filled in and signed shall be returned to the Promoters within seven (07) working days of the same being forwarded by the Promoters to the Allottee / purchasers, so as to enable Allottee / purchasers to become a member of the society. Any delays in signing and handing over of documents by the Allottee / purchasers to the Promoters shall not constitute default of the Promoters and the prescribed time period shall stand extended accordingly.

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Ankita Srivastava

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14.2) The Allottee / purchasers shall be expelled from the said society if the Allottee /purchasers defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.

15) CONVEYANCE AND HANDOVER OF THE BUILDING:

15.1) The Promoters will within twelve (12) months from the date of receipt of complete amount of the said consideration and upon receipt of occupancy certificate from competent authority or any other authority execute a conveyance deed and convey a right, title and interest of the said land and building in the name of the society.

15.2) The charges, costs expenses for conveyance of said Plot Premises shall be borne by the Allottee / purchasers in proportion to their gross usable area and that the Allottee/ purchasers shall come forward to accept conveyance of the said Plot Premises in the name of the society formed within two (02) months from the date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the society after Occupancy certificate.

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2039/2028
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16) SOCIETY MAINTENANCE CHARGES:

16.1) Commencing a week after notice in writing is given by the Promoters to the Allottee /.purchasers that the said Flat is ready for use and occupation, respective of the Allottee/ purchasers taking the possession of the said unit, the Allottee/ purchasers will be liable for proportionate share of outgoings in respect of said Plot Premises for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the maintenance of the society. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said unit i.e. gross usable area vis a vis total gross usable area of said project.



16.2) The Allottee / purchasers shall pay to the Promoters at the time of possession, an advance maintenance for twelve (12) months @ Rs.3/- per sq. ft. along with GST, as "common maintenance charges" for the upkeep and maintenance of the said building. The Allottee / purchasers shall draw cheque/ Demand Draft/ Banker's Cheque in the name of Promoter. The amounts so paid by the Allottee / purchasers to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the society as aforesaid.

16.3) After the formation of the society the Allottee / purchasers shall bear and pay monthly maintenance charges directly to the society.

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Ankita Srivastava

[Signature]

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Pranav

17) UNSOLD UNITS IN SAID PROJECT:

17.1) Promoters shall be inducted as a member of said society for unsold units upon conveyance of said Plot Premises to society.

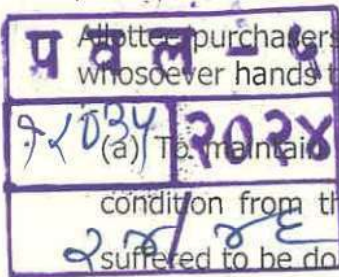
17.2) Promoters shall be entitled to sell the unsold units in said project without any separate permission or consent of society and the members of society. The prospective Allottee / purchasers of such unsold units shall be inducted by the society as members and no objection shall be raised either by existing members or the society.

17.3) Allottee / purchasers or society shall not be entitled to demand any transfer charge and maintenance charges for the transfer of unsold unit by the Promoters to prospective Allottee / purchasers.

17.4) Promoters shall also be entitled to car parking reserved for the unsold units and the society or Allottee / purchasers shall not take claim on such parking.

17.5) Promoters shall be entitled to mortgage the unsold units of the said project with the financial institutions without any separate NOC from society or the members of society.

17.6) Promoters are entitled to all the rights of being a member/s of society i.e. right to attend meeting, right to vote in the meeting etc.

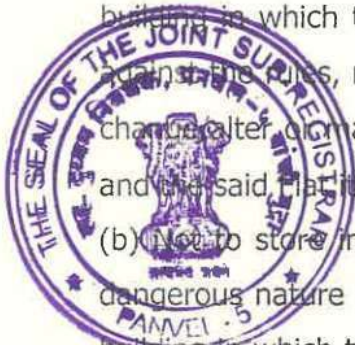
18) POST POSSESSION OBLIGATION OF THE ALLOTTEES/ PURCHASERS:

Allottee/purchaser himself/themselves with intention to bring all persons in to whosever hands the said Flat may come, hereby covenant with the Promoter as follows

(a) To maintain the said Flat at Allottee / purchaser's own cost in good tenable condition from the date of possession of the said Flat is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the

building in which the said unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the said Flat is situated and the said Flat itself or any part thereof.

(b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said unit is situated or storing of goods which is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said unit is situated. In case any damage is caused to the building in which the said unit is situated, on account of negligence or default of the Allottee/ purchasers in this behalf, the Allottee / purchaser shall be liable for the consequences of the breach.



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Ankita Srivastava

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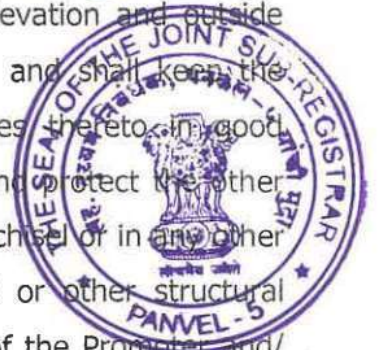
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[Signature]

(c) To carry out at their own cost all internal repairs to the said Flat and maintain the said Flat in the same conditions, state and order in which it was delivered by the Promoter to the Allottee / purchaser and shall not do or suffering to be done anything in or to the building in which the said Flat is situated or the said Flat which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee / purchasers committing any act in contravention of the above provision, the Allottee / purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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(d) Not to demolish or cause to be demolished the said Flat or any part thereof / nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall keep the portion/sewers, drains pipes in the said Flat and appurtenances thereto in good tenantable condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said unit without the prior written permission of the Promoter and/ or the said society, as the case may be.



(e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said Flat is situated.

(g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said unit by the Allottee / purchasers other than specified in this agreement.

(h) Allottee / purchasers shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said Flat unless they obtained a ' No Objection Certificate or No Dues Certificate' letter from Promoter. The Allottee / purchasers shall obtain such permission from said society after the leasehold right of said land is conveyed to the said society.

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Ankita Sainataa
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(i) Allottee / purchasers shall observe and follow all the rules and regulations which the said society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units therein as also observe and follow the building rules, regulations and bye laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottee / purchasers shall also observe and follow all the stipulations and conditions laid down by the said society regarding the occupation and use of the said Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

(j) Till a conveyance of said Plot Premises and all building in the said project is executed the Allottee / purchasers shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof, but only after prior notice.

19) REGISTRATION OF THIS AGREEMENT:

19.1) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat unless all amounts as agreed upon in this agreement is paid by the Allottee / purchasers to the Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908. The Allottee / purchasers shall have no claim save and except in respect of the said Flat hereby agreed to be sold to them. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said Plot Premises and the buildings thereon is conveyed to the said society.

19.2) Allottee / purchasers shall present this Agreement 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.

20) NOTICE:

20.1) All notices to be served on the Allottee / purchasers and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee / purchasers and the Promoter, by Registered Post A.D. or Speed Post or Whatsapp/Email at his/her address specified below :-

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Ankita Sainyastha

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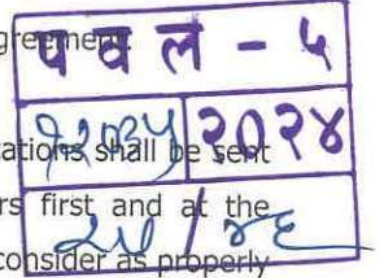
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Allottees/ Purchasers:-

**MR. PRATYUSH BANSHIDHAR RANJAN
AND
MR. PRANAV BANSHIDHAR RANJAN
AND
MRS. ANKITA SRIVASTAVA
E-304, MARY GOLD-2, NEAR KANAKIA SCHOOL,
BEVERLY PARK, MIRA-BHYANDER,
THANE, MAHRASHTRA-401107.**

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

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



21) ALLOTTEE / PURCHASER'S UNDERTAKING:

21.1) The Allottee / purchasers undertake hereby gives his/her/their express consent to the Promoters to raise any loan against the said Plot Premises and/or the said building under construction and to mortgage the same with any bank or bankers or any other financial institutions/s or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the Promoters at their own expenses on or before the formation of the society.



21.2) It is clearly understood and so agreed by the Allottee / Purchasers that all the provisions contained herein and the obligations arising hereunder in respect of said Project shall equally be applicable to and enforceable against any subsequent Allottees/ purchasers of the said Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.

21.3) The Allottee / purchasers undertake hereby that, the name of the Building shall be "TAJ IMPERIAL" and they shall not be entitled change under any cost or circumstances.

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Ankita Srivastava
Pratyush Ranjan

Pranav Ranjan

22) WAIVER NOT A LIMITATION TO ENFORCE:

22.1) The Promoters may, at its sole option and discretion, without prejudice to their rights as set out in this Agreement, waive the breach by the Allottee/ purchasers in delay in making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee / purchasers that exercise of discretion by the Promoter in the case of one Allottee/ purchasers shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee/ purchasers.

22.2) Failure on the part of the Promoters to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

22.3) Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/purchasers by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/ purchasers nor shall the same in any manner prejudice the rights of the Promoters.

**23) BINDING EFFECT:**

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

**24) MATERIAL ADVERSE CHANGE/CONDITIONS:**

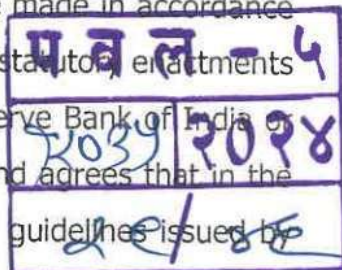
In case of material adverse change in any of the parameters in the said project the parties hereto shall try and amicably modify, alter, settle the matter within themselves.

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Ankita Srivastava

25) COMPLIANCE OF LAWS RELATING TO REMITTANCES:

25.1) The Allottee / purchasers, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee / purchasers understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.



25.2) The Promoters accepts no responsibility in this regard. The Allottee / purchasers shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee / purchasers subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee / purchasers to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee/ purchasers and such third party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee / purchasers only.



26) The Promoter is entitled to take all payments by Demand Draft or through Net Banking or Pay Order or Cheque in favour of "M/S. A. K. Hi-Tech Developers LLP".

27) SEVERABILITY

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

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Ankita Srivastava
 [Signature]

P. Ranjan
 [Signature]

25) COMPLIANCE OF LAWS RELATING TO REMITTANCES:

25.1) The Allottee / purchasers, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee / purchasers understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

25.2) The Promoters accepts no responsibility in this regard. The Allottee / purchasers shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee / purchasers subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee / purchasers to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee/ purchaser and such third party shall not have any right in the application/allotment of the said flat. Applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee / purchasers only.

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27) SEVERABILITY

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Ankita Srivastava

 P. Rajan

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SCHEDULE OF FLAT

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३९/४८	

FLAT NO-501, on the **FIFTH FLOOR** of the building known as "**TAJ IMPERIAL**", admeasuring **60.700 Sq. Mtrs.** "Carpet Area" square meters including enclosed balcony+ **2.833 Sq. Mtrs (Built Up Area)** **NON ACCESSABLE CHAJJA AREA**, lying being and situated at Plot No.15A, Sector 10B, Olive Node, Taluka-Panvel, District Raigad.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY
BY THE WITHINNAMED "**THE PROMOTERS**"
M/S. A. K. HI-TECH DEVELOPERS LLP
through its Authorized Partner
MR. KAMRUDDIN SUBHANI PATEL
(PAN NO:ABSFA9514A)

In the presence of



KP



1) *Banshidhar Srivastava*

2) *Privastava*

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "**THE PURCHASER/S**"

MR. PRATYUSH BANSHIDHAR RANJAN
(PAN NO: AQAPR4418F)

AND

MR. PRANAV BANSHIDHAR RANJAN
(PAN NO:CVDPP9756L)

AND

MRS. ANKITA SRIVASTAVA,
(PAN NO: IZCPS1565M)

In the presence of

Pratyush

Pranav

Ankita Srivastava



1) *Banshidhar Srivastava*

2) *Privastava*



Pranav

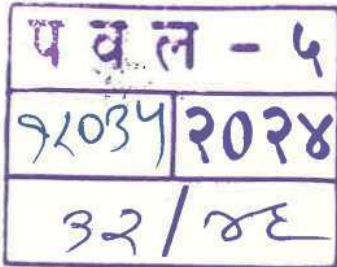
: 28 :
RECEIPT

Received of and from the within named Purchaser/s. **MR. PRATYUSH BANSHIDHAR RANJAN (PAN NO: AQAPR4418F) AND MR. PRANAV BANSHIDHAR RANJAN (PAN NO: CVDPP9756L) AND MRS. ANKITA SRIVASTAVA, (PAN NO: IZCPS1565M)**, a sum of **RS.3,00,000/- (RUPEES THREE LAKH ONLY)**, being the **ADVANCE AND PART** payment in respect of Flat No. **501**, on **FIFTH FLOOR**, in the building known as "**Taj Imperial**" standing on Plot No.15A, Sector-10B, Ulwe Node, Taluka-Panvel, Dist. Raigad, as agreed under this present : This receipt is subject to realization of Cheques and on issuing this receipt all previous provisional receipt shall stand cancelled.

Details of Payment

Sr. No.	Date	Cheque No.	Bank/Branch	Amount
1	13/07/2024	053174	ICICI/MIRA BHAYANDAR	RS.3,00,000/-
2				
Total				RS.3,00,000/-

WE SAY RECEIVED



M/S. A. K. HI-TECH DEVELOPERS LLP
through its Authorized Partner
MR. KAMRUDDIN SUBHANI PATEL
(Promoters)

1) *Kamruddin Srivastava*

2) *Privastava*

To,

M/S.A.K.HI-TECH DEVELOPERS LLP.,THROUGH
ITS PARTNE...**ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2023/10**Sub : Payment of **Amended** development charges for **Residential** Building on Plot No. **15A**,
Sector **10B** at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Your Proposal No. **.CIDCO/BP-17960/TPO(NM & K)/2021** dated **07 January, 2022****ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.****(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : M/S.A.K.HI-TECH DEVELOPERS LLP.,THROUGH ITS PARTNERS.,MR.FAYAZ AHMAD T MUAHID + 2
- 2) Location : Plot No. **15A**, Sector **10B** at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 996.58
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 15990

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	1494.87 *5	BuiltUP area *5	7474
Total Assessed Charges				7474

- 7) Date of Assessment : 27 July, 2023

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/0052	01/07/2022	7474	CIDCO/BP/2022/0052	10/1/2022	Net Banking
2	CIDCO/BP/2023/2885	07/27/2023 7:09:42 PM	711200	CIDCO/BP/2023/2885	31/7/2023	Net Banking

Unique Code No. **2023 04 021 02 4015 02** is for this **Amended** Development Permission for
Residential Building on Plot No. **15A**, Sector **10B** at **Ulwe** **12.5 % Scheme Plot**, Navi
Mumbai.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
Engr. Ashish Kumar
CIDCO/BP
Date: 11 Aug 2023 10:21
CIDCO/BP
PANVEL-5

ASSOCIATE PLANNER (BP)

Page 1 of 8



To,
M/S.A.K.HI-TECH DEVELOPERS LLP.,THROUGH
ITS PARTNE...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2023/10942

Unique Code No.	2	0	2	3	0	4	0	2	1	0	2	4	C	1	5	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for **Residential** Building on Plot No. **15A**, Sector **10B** at **Ulwe** **12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-17960/TPO(NM & K)/2021 dated **07 January, 2022**

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

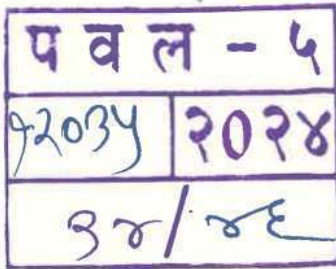
- 1) Name of Assessee : M/S.A.K.HI-TECH DEVELOPERS LLP.,THROUGH ITS PARTNERS.,MR.FAYAZ AHMAD T MUAHID + 2
- 2) Location : Plot No. **15A**, Sector **10B** at **Ulwe** , Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 996.58
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 4186.7 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 631230

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20230402102401502	27/7/2023	631230	20230402102401502	31/7/2023	Net Banking

Thanking You

Yours faithfully,



ASSOCIATE PLANNER (BP)

Page 2 of 8





SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Residential** Building on Plot No. **15A** , Sector **10B** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for **Residential** Building on Plot No. **15A**, Sector **10B** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai. The Development Permission is hereby granted to construct **Residential** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

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

पत्र सं - ५
 १२०३१/२०२४
 १८/०८/२३



Thanking You

Yours faithfully,

Signature valid

Digitally signed by
 Associate Planner
 CIDCO(NM&K)
 Date: 18 Aug 2023
 11:05:10 +05'30'

ASSOCIATE PLANNER (BP)



**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S.A.K.HI-TECH DEVELOPERS LLP., THROUGH ITS PARTNERS., MR.FAYAZ AHMAD T MUAHID + 2 , FLAT NO.202, YOUTH QURESHI CHS, 131 CARTER ROAD, OPP. JOGGERS PARK, BANDRA(W) MUMBAI.** for Plot No. **15A** , Sector **10B** , Node **Ulwe** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential in 12.5 % Scheme Plot 1Ground Floor + 15Floor** Net Builtup Area **3639.9** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	3639.9	0	0
UNIT (in Nos.)	36	0	0

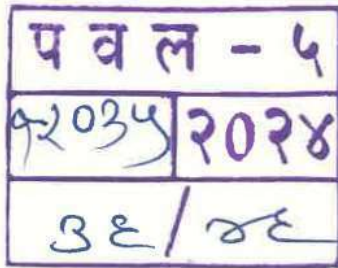
- A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced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

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

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

Thanking You

Yours faithfully,



Signature
Valid



ASSOCIATE PLANNER (BP)

Page 4 of 8



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 :-

- (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 plans. The stability of the plinth and column position as per approval plan shall be certified by the 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 where 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 First 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

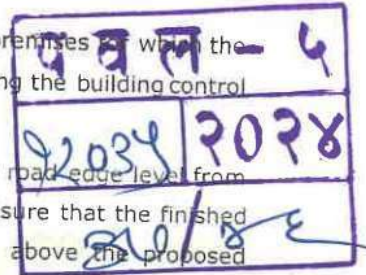
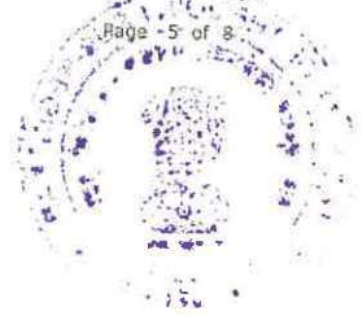
Yours faithfully,

Signature
valid

Digitally signed by
[Signature]
DN: cn=[Name], o=[Organization], ou=[Department], email=[Email], c=[Country]
Date: 18 Aug 2023 10:00:00 +05'30'
[Signature]

ASSOCIATE PLANNER (BP)

Page - 5 of 8



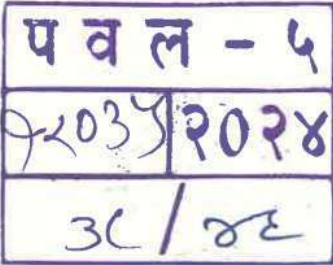
structural design, in compliance with BIS code including earthquake stability.

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the Construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor 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 any Court of law. 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.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of Rs _____/- 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 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.

You shall approach Executive Engineer, M.S.E.B. for the power requirements. Location of

Thanking You

Yours faithfully,



Signature
valid

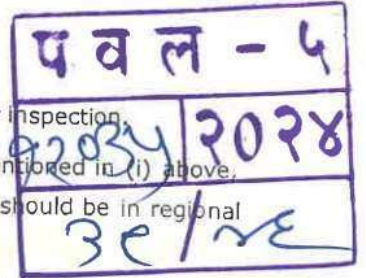


ASSOCIATE PLANNER (BP)

Page 6 of 8



- 16 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
17. 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.
- 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 permission 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.



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 and 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)

Page 7 of 8

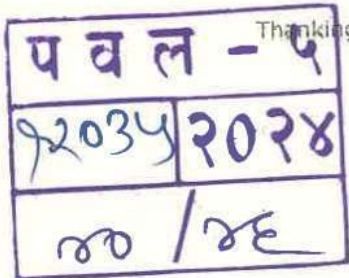


them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

1. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. No. CIDCO/BP-17960/TPO(NM)/2021/8991 Dtd. 07.01.2022 shall stand SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs.
2. All the conditions mentioned in NOC for additional FSI issued by ACLSO office of CIDCO vice No CIDCO/MTS-II/ULwe/682/2023/865/E-206883 Dtd.04.05.2023 shall be binding on the on you and shall be scrupulously followed.
3. This Certificate is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
4. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2023/E-226724 dated 14.07.2023 shall be binding on you.



Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

Page 8 of 8





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 : **P52000045364**

Project: **TAJ IMPERIAL** , Plot Bearing / CTS / Survey / Final Plot No.: **15A at Ulawe, Panvel, Raigarh, 410206;**

1. **A K Hi Tech Developers Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400614.**

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 **12/05/2022** and ending with **31/12/2025** 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.

पुस्तक - 4
2034 2028
MRE



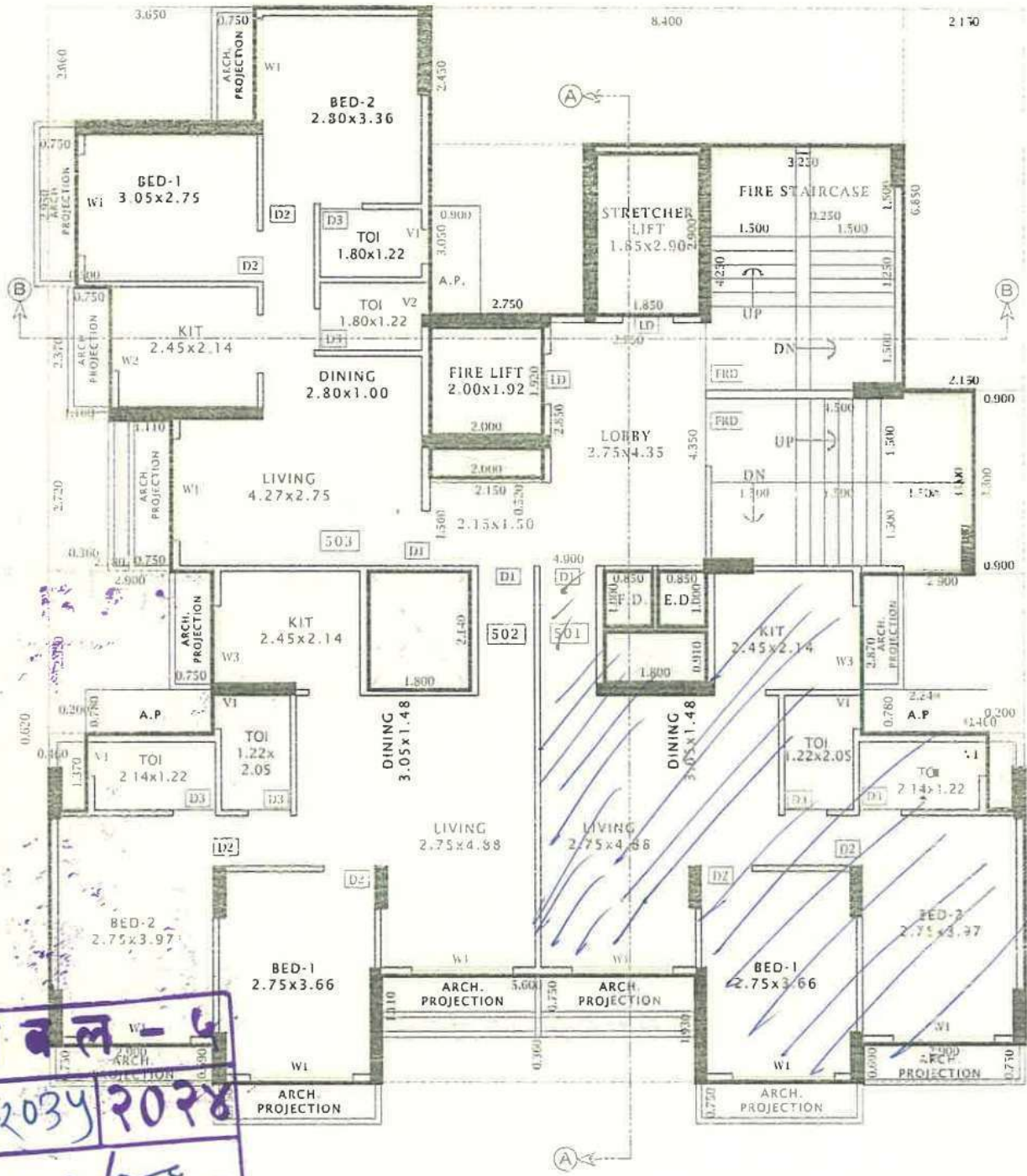
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 12-05-2022 13:04:38

Dated: **12/05/2022**
Place: **Mumbai**

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



Handwritten signature



पबल - ५
 १२०३५/२०२४
 ४२/४६

PROPOSED RESIDENTIAL BUILDING
 AT PLOT NO.15A, SECTOR.10B, ULWE, NAVI MUMBAI.



SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER	
		FLAT NO.	
		FLOOR	FIFTH
		CARPET AREA	
TERRACE AREA			

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUNPS0244B

नाम / Name
BANSHIDHAR SRIVASTAVA

पिता का नाम / Father's Name
KEDARNATH SRIVASTAVA

जन्म की तारीख / Date of Birth
01/01/1964

हस्ताक्षर / Signature

भारत सरकार
Government of India

बंशीधर श्रीवास्तव
Banshidhar Srivastava

जन्म तिथि / DOB : 01/01/1964

पुरुष / Male

6887 3087 4648

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PREETI B SRIVASTAVA
SHEETAL PRASAD SRIVASTAVA

11/07/1966

Permanent Account Number
CCLPS6358A

Signature

भारत सरकार
Government of India

प्रीति श्रीवास्तव
Preeti Srivastava

जन्म तिथि / DOB : 11/07/1966

महिला / Female

3651 8264 5984

आधार - आम आदमी का अधिकार

2028

83/88

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANAV RANJAN
BANSHIDHAR SRIVASTAVA

17/12/1995

Permanent Account Number
CVDPP9756L

Signature

भारत सरकार
Government of India

प्रनव बन्शीधर रंजन
Pranav Banshidhar Ranjan

जन्म तारीख / DOB : 17/12/1995

पुरुष / MALE

9946 8642 1073

VID : 9163 6365 141 9717

माझे आधार, माझे ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATYUSH B RANJAN
BANSHIDHAR SRIVASTAVA

20/09/1990

Permanent Account Number
AQAPR4418F

Signature

भारत सरकार
GOVERNMENT OF INDIA

प्रत्यूष बन्शीधर रंजन
Pratyush Banshidhar Ranjan

जन्म तारीख / DOB : 20/09/1990

पुरुष / MALE

Mobile No : 9892946743

3972 6087 8023

VID : 9100 8895 2634 9705

माझे आधार, माझे ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IZCPS1565M

नाम / Name
ANKITA SRIVASTAVA

पिता का नाम / Father's Name
AJT KUMAR SRIVASTAVA

जन्म की तारीख / Date of Birth
01/07/1991

हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA

अंकिता श्रीवास्तव
Ankita Srivastava

जन्म तिथि / DOB : 01/07/1991

महिला / FEMALE

Mobile No : 9978231825

9734 2873 3079

VID : 9100 7480 5747 6857

माझे आधार, माझे ओळख

प व ल - ५	
१२०३५	२०२४
४२/४६	



529/12035

बुधवार, 24 जुलै 2024 4:33 म.नं.

दस्त गोषवारा भाग-1

पवल5

दस्त क्रमांक: 12035/2024

दस्त क्रमांक: पवल5 /12035/2024

बाजार मूल्य: रु. 60,29,360/-

मोबदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,50,000/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

अ. क्रं. 12035 वर दि.24-07-2024

रोजी 2:40 म.नं. वा. हजर केला.

पावती:13103

पावती दिनांक: 24/07/2024

सादरकरणाराचे नाव: प्रत्युष बन्शीधर रंजन --

नोंदणी फी

रु.
30000.00

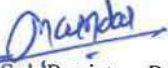
दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण: 30920.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 5



Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 24 / 07 / 2024 02 : 40 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 07 / 2024 02 : 42 : 12 PM ची वेळ: (फी)

व्यक्ती इत्यादि बनावट आढळून आल्यास याची संपुर्ण जबाबदारी निघाटकाची राहिल.





Ankita Srivastava

3000

1000

1000



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दस्त गोषवारा भाग-2

पवेल 5

दस्त क्रमांक: 12035/2024

24/07/2024 4 33:34 PM

दस्त क्रमांक : पवेल 5/12035/2024

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे. ए. के. हाय-टेक डेव्हलपर्स एल एल पी तर्फे भागीदार कमरुद्दीन सुभानी पटेल - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202, युध कुरेशी सी. एच. एस., 131 कांटेर रोड, बांद्रा प., मुंबई,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: ABSFA9514A	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव: प्रत्यूष बन्शीधर रंजन - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई -304, मारी गोल्ड -2, जवळ -कानकिया स्कूल, बेवली पार्क, मीरा-भायंदर, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AQAPR4418F	लिहून घेणार वय :- स्वाक्षरी:-		
3	नाव: प्रणव बन्शीधर रंजन - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई -304, मारी गोल्ड -2, जवळ -कानकिया स्कूल, बेवली पार्क, मीरा-भायंदर, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: CVDPP9756L	लिहून घेणार वय :- स्वाक्षरी:-		
4	नाव: अंकिता श्रीवास्तव - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई -304, मारी गोल्ड -2, जवळ -कानकिया स्कूल, बेवली पार्क, मीरा-भायंदर, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: IZCPS1565M	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 24 / 07 / 2024 02 : 52 : 40 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: बंशीधर श्रीवास्तव - - वय: 64 पत्ता: सिद्धेश्वर नगर कॉलोनी लंका, गाजिपूर, उत्तर प्रदेश पिन कोड: 233001		
2	नाव: प्रीती बी श्रीवास्तव - - वय: 46 पत्ता: सिद्धेश्वर नगर कॉलोनी लंका, गाजिपूर, उत्तर प्रदेश पिन कोड: 400709		

शिकका क्र.4 ची वेळ: 24 / 07 / 2024 02 : 56 : 40 PM

Joint Sub Registrar, Panel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRATYUSH B RANJAN AND OTHERS TWO	eSBTR/Simple Receipt	03006172024072050219	MH005497965202425R	450000.00	SD	0003092121202425	24/07/2024
2		DHC		0724245304089	920	RF	0724245304089D	24/07/2024
3	PRATYUSH B RANJAN AND OTHERS TWO	eSBTR/SimpleReceipt		MH005497965202425R	30000	RF	0003092121202425	24/07/2024

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

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पाने आहेत, पुस्तक क्र. 9
क्रमांक 92038/2024 वर नोंदला.
सह दुय्यम निबंधक वर्ग-२, पनवेल-५.
दिनांक ४ जाने २०२४

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