

353/12727

पावती

Original/Duplicate

Tuesday, June 18, 2024

नोंदणी क्र. :39म

4:34 PM

Regn.:39M

पावती क्र.: 14577 दिनांक: 18/06/2024

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: पवल2-12727-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: देवेंद्र प्रताप सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

John Sr Panvel 2

बाजार मूल्य: रु.3051121.92 /-

मोबदला रु.6197500/-

भरलेले मुद्रांक शुल्क : रु. 372000/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624122019894 दिनांक: 18/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003727652202425E दिनांक: 18/06/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२

मुळ दस्तऐवज परत मिळाला.

पक्षकाराची सही



18/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्न क्रमांक : 12727/2024

नोदणी :


Regn:63m

गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	6197500
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3051121.92
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:पनवेल इतर वर्णन :, इतर माहिती: विभाग क्र. 16/4, दर 54,400 प्रति चौ.मी., युनिट नं. 0602, महावा मजला, "बालाजी इवारा", टीपीएम-1, फायनल प्लॉट नं. 23, मौजे आकुर्ली, ता.पनवेल, जि.रायगड, क्षेत्र 41.14 चौ.मी. कारपेट, इनक्लोज्ड बाल्कनी क्षेत्र 2.34 चौ.मी. आणि ओपन बाल्कनी क्षेत्र 5.09 चौ.मी., एकूण क्षेत्र 48.56 चौ.मी., या मिळकतीचे (Final Plot Number : 23 ;)
(5) क्षेत्रफळ	1) 48.56 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 असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. कोकण सृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर- मिस. अविशी विनयकुमार अग्रवाल तर्फे कु.मु. म्हणून- श्री. संदीप रमेश केणी वय:-36; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: ऑफीस- बिल्डींग नं. 306, दुसरा मजला, मिलेनियम बिझनेस पार्क, सेक्टर नं. 2, कोपर खैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AANFK9943K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र प्रताप सिंह वय:-38; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 570/673, मुन्डावीर मंदिर जवळ, विराट नगर, पो.आलमबाग, बेनती, लखनऊ, उत्तर प्रदेश, उत्तर प्रदेश, लूक्झॉव. पिन कोड:-226005 पॅन नं:-FHDP0847A 2): नाव:-सिमरन सिंह वय:-31; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 570/673, मुन्डावीर मंदिर जवळ, विराट नगर, पो.आलमबाग, बेनती, लखनऊ, उत्तर प्रदेश, उत्तर प्रदेश, लूक्झॉव. पिन कोड:-226005 पॅन नं:-FQUPS3741F
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2024
(10) दस्न नोंदणी केल्याचा दिनांक	18/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12727/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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


 सह दुय्यम निबंधक वर्ग-२
 (पनवेल -२)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202406189174	18 June 2024,05:04:24 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	16/4-रहिवास व इतर तत्सम वापरातील विकसनक्षम जमिनी				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
1250	54400	64400	70700	64400	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	53.416चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.57120/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((57120-1250) * (100 / 100)) + 1250) = Rs.57120/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 57120 * 53.416 = Rs.3051121.92/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गर्चीचे मूल्य(खुली बाल्कनी) + वरील गर्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3051121.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3051122/- = २ तीस लाख एक्कावन्न हजार एक शे बावीस /-			

Home Print

प व ल - २
१२०२५ २०२४
१ / १००

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)





CHALLAN
MTR Form Number-6



GRN	MH003727652202425E	BARCODE	Date		18/06/2024-14:55:34	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)	AANFK9943K			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		Full Name	MS KONKAN SHRUSTI INFRA DEVELOPERS LLP			
Location	RAIGAD		Flat/Block No.	Flat No 602 Balaji Evam			
Year	2024-2025 One Time		Premises/Building	पयल - २			
Account Head Details	Amount In Rs.		Road/Street	Final Plot No 23 TPS-1 Akurji 926269028			
0030046401 Stamp Duty	372000.00		Area/Locality	Panvel 2 / 900			
0030063301 Registration Fee	30000.00		Town/City/District				
			PIN	4 1 0 2 0 6			
			Remarks (If Any)	PAN2=FHDPS0847A~Second Party Name=Mr. Devendra Prasad Singh and Other~			
			Amount In	Four Lakh Two Thousand Rupees Only			
Total	4,02,000.00		Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	69103332024061817020	2874515966	
Name of Bank			Bank Date	RBI Date	18/06/2024-14:56:40	Not Verified with RBI	
Name of Branch			Bank-Branch	IDBI BANK			
			Scroll No. , Date	Not Verified with Scroll			



Department ID :

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

Mobile No. : 8828859813

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Devendra P. Gaudin



CHALLAN
MTR Form Number-6



GRN MH003727652202425E	BARCODE	Date 18/06/2024-14:55:34	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable) AANFK9943K	
Location RAIGAD		Full Name MS KONKAN SHRUSTI INFRA DEVELOPERS LLP	
Year 2024-2025 One Time	Flat/Block No.	Flat No 602 Balaji Evara	
Account Head Details		Amount In Rs.	Premises/Building
0030046401 Stamp Duty		372000.00	Road/Street Final Plot No 29 TPS 1 Akurdi
0030063301 Registration Fee		30000.00	Area/Locality Panvel
			Town/City/District
			PIN 0 6
			Remarks (If Any)
			PAN2=FHDPS0847A--SecondPartyName=Mr Devendra Pratap Singh and Other-
			Amount In Four Lakh Two Thousand Rupees Only
Total		4,02,000.00	Words
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332024061817020 2874515966
Cheque/DD No.		Bank Date	RBI Date 18/06/2024-14:56:40 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID : Mobile No. : 8828859813
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-353-12727	0002038562202425	18/06/2024-16:22:16	IGR147	30000.00

AGREEMENT FOR SALE

U/S13 R/W SECTION 2(C) OF THE REALESTATE REGULATION AND DEVELOPMENT ACT, 2016 AND RULE 10 OF THE MAHARASHTRA REAL ESTATE (REGULATION AND DEVELOPMENT)(REGISTRATION OF REALESTATE PROJECTS, REGISTRATION OF REAL ESTATE AGENTS, RATES OF INTEREST AND DISCLOSURES ON WEBSITE)RULES,2017

This Agreement for Sale is entered into at Panvel, Navi Mumbai, Maharashtra on this day of 18th the month of June, in the Christian Year 2024.

BETWEEN

M/s. KONKAN SHRUSTI INFRA DEVELOPERS LLP, Pan No. **AANFK9943K**, having office at: Building No. 306, 2nd Floor, Millennium Business Park, Sector – 2, Koper khairane, Navi Mumbai Maharashtra – 400705, hereinafter for the sake of brevity referred to as '**the PROMOTER**' (which expression shall, unless it be repugnant to the context or meaning thereof, include its Partners, successors-in-interest, survivor or survivors, and their heirs, executors and administrators, and their assigns), being referred to as the **PARTY OF THE FIRST PART**;

AND

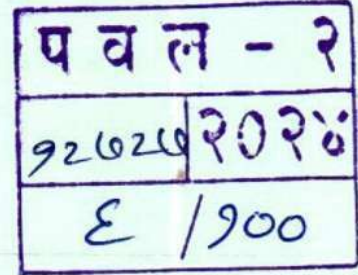
Mr. Devendra Pratap Singh

Age: 38 Years, Occupation: Service

PAN NO. FHDPS0847A

(Aadhar No. 4158 7052 0008)

Email: thegautam.dev@gmail.com



AND

Mrs. Simran Singh

Age: 31 Years, Occupation: Housewife

PAN NO. FQUPS3741F

(Aadhar No. 8983 2324 6549)



Residing At: 570/673, Near Mundavir Mandir Virat Nagar, Alambagh P.O, Alambagh, Benti, Lucknow, Uttar Pradesh-226005.

hereinafter called and referred to as the "**PURCHASER/S / ALLOTTEE/S**" (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) being referred to as the **PARTY OF THE SECONDPART**.

(Party of the One Part and Party of the Second Part are collectively hereinafter referred to as "Parties")

Devendra P. S. Gautam

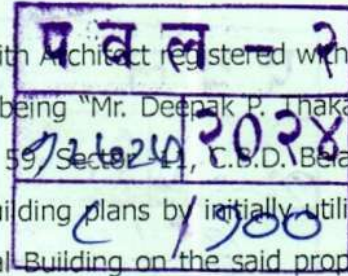
WHEREAS

- A. The SPA –NAINA (CIDCO), has acquired various land parcels under the Town planning Schemes introduced by them time to time. The SPA –NAINA (CIDCO), vide notification dated 21st September 2018, under the Town Planning Scheme -1 have acquired original land holdings owned and possessed by the respective Owners and have allotted them Final Plots.
- B. By virtue of Possession Receipt No. सिडको/मु.भू.व भू.अ.(नैना)/२०२०/०९ dated 26/11/2020, Mr. Vinay Shrivankumar Agrawal and Mr. Vinay Prakash Singh (herein after referred to as the "said Original Owners") were seized and possessed of all that piece and parcel of land bearing under TPS-1, Final Plot no. 23, area admeasuring about 784 sq. mtrs lying, being and situated at village: Akurli, Taluka: Panvel, District: Raigad (hereinafter referred to as the "said plot").
- C. By virtue of Partition Deed dated 29/04/2022, executed between Mr. Vinay Prakash Singh and Mr. Vinay Shrivankumar Agrawal (i.e. the "said Original Owners"). That the said Original Owners decided to divide their property and thus the said plot came to the share of Mr. Vinay Shrivankumar Agrawal and the same was duly registered with the Sub-Registrar of Assurance at Panvel, bearing Registration Document Serial No. PVL-3/7786/2022 dated 29/04/2022 (hereinafter referred to as "the said Partition Deed").
- D. By virtue of Sale Deed dated 21/04/2023, whereby Mr. Vinay Shrivankumar Agrawal being Seller/Party of the First Part sold, transferred and assigned all his rights, title, interest and benefit with respect to the said plot in favour of M/s. Konkan Shrusti Infra Developers LLP through its Partner/Authorized Signatory Mr. Vimal Dilip Shah being Purchaser/Party of the Second Part and the same is duly registered with the sub-registrar of Assurances Panvel, bearing Registration Document Serial No. PVL-2/6949/2023 on 21/04/2023 (hereinafter referred to as the "said Sale Deed").
- E. Vide Commencement Certificate dated 11/08/2023 issued by the SPA NAINA CIDCO bearing reference No. CIDCO/NAINA/PANVEL/AKURLI/BP-00661/CC/2023/0414, the Owners herein have obtained development permission of building plan to be constructed on said property. The Owners are thereby entitled to construct Residential Building on the said property. A copy of the said Commencement Certificate dated 11/08/2023 is appended hereto as "Annexure B".
- F. In the above circumstances, the Promoter are entitled to develop the said property by constructing Residential Building as per the Building plans sanctioned by the concerned Authority.
- G. The Floor Space Index (FSI) allowed on the said property as per the sanctioned Town Planning Scheme -1 and Development Control Regulations of NAINA. The FSI sanctioned to be consumed on the said property, total Built-up area 1113.69 sq. mtrs. (BUA) and the Promoter shall retain the right for additional development on the said property upto

the permissible FSI and ancillary FSI and/or as and when available in future, subject to statutory approval by the NAINA Town Planning authority.

H. And that the Promoter shall be entitled to consume the complete FSI along with the additional FSI available, as permissible, subject to subsequent approvals by the Town Planning Authorities, as applicable.

I. The Promoter has entered into prescribed agreement with Architect registered with the Council of Architect under (License No. CA/92/14485) being "Mr. Deepak P. Thakare", having address at- Shree Nand Dham, A 509, Plot No. 59, Sector - D, C.B.D. Belapur, Navi Mumbai- 400614. The Architect have prepared building plans by initially utilizing permissible FSI, by proposing to construct a Residential Building on the said property (hereinafter referred to as the said Layout).



J. The Promoter has appointed RCC Consultant "Structural Concept Design Drawing" having address at 803, Maithili's Signet, Plot no. 39/4, Sector 30A, Vashi, Navi Mumbai 400703. for the preparation of the structural design and drawings of the buildings.



K. The Promoter has registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration no **P52000053290**. A copy of the certificate of registration is appended hereto as "Annexure- C".

L. The Allottees/Purchasers has demanded from the Promoter and the Promoter has given inspection to the Allottees/Purchasers of all the documents of title like Sale Deed, including copies of the all development permissions and sanctioned plans (also displayed at project site). The "Title Certificate & Search Report" dated **07/09/2023** issued by the Advocate Parth Chande, relating to the said property is appended hereto as "Annexure- D" and of such other documents as are specified under applicable statute and rules and regulations. In addition the Allottees/Purchasers has also perused the 'Architect Certificate' and the drawing certifying the carpet area of various units along with limited common area in respect of each unit. The Allottees/Purchasers has also seen sanctioned layout plan which is to be developed on said property a copy of which is appended as "Annexure-E". And the Allottees/Purchasers have examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. All the above details along with the annexure to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

M. The Allottees/Purchasers applied to the Promoter vide request letter / booking form dated **13-04-2024** for allotment of Unit no. **0602**, on **06th floor**, admeasuring carpet area of **41.14 sq.mtrs**, located in project titled as "BALAJI EVARA"(the "said unit") which is more particularly described in "Second Schedule". A copy of Floor Plan is appended hereto as "Annexure-F" and the said unit is marked separately in the floor plan. In addition, without any further monetary consideration, the Allottee is entitled to Enclosed Balcony Of **2.34 Sq.Mtrs** & Open Balcony of **5.09 Sq. Mtrs** being ancillary

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area (the "additional area"). The aggregate of carpet area and additional area is the "gross usable area" totalling to **48.56 sq. mtrs** available for use by the Allottee.

N. The Allottees/Purchasers has offered **61,97,500/- (Rupees Sixty One Lac Ninety Seven Thousand Five Hundred only)** as consideration for said unit in name of Allottees/Purchasers which the Promoter has accepted upon such terms and conditions as contained in this Agreement. The Payment Schedule is more particularly described in the "THIRD SCHEDULE" Before the execution of these present the Allottees/Purchasers has paid to the Promoter a sum of **Rs. 1,02,950/- (Rupees One Lac Two Thousand**

Nine Hundred Fifty Only) being "booking advance" of the said unit agreed to be sold by the Promoter to the Allottees/Purchasers the receipt whereof the Promoter do hereby admit and acknowledge. The Allottees/Purchasers has agreed to pay to the Promoter balance consideration in the manner and upon the terms and conditions hereinafter appearing. Chart showing amenities in the said project is more particularly described in "FOURTH SCHEDULE".

O. Prior execution of this Agreement, the Allottees/Purchasers has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Unit, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project, and such title being clear and marketable; (ii) the approvals and permissions (including CC) obtained till date and (iii) the Promoter's entitlement to develop and construct the Real Estate Project thereon as mentioned in this Agreement including at Recital mentioned above and applicable law and sell the Unit therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.

P. Both the Parties have now, based on the confirmations and representations made to each other, agreed to execute this Agreement for Sale on the terms and conditions mentioned therein, as required u/s 13 of the Real Estate Regulation And Development Act, 2016 (hereinafter for the sake of brevity referred to as the Said Act, which term shall include the Rules and Regulations as may be framed under the Said Act), and as per applicable laws and regulations. Any terms not defined in the present Agreement for Sale shall have the same meaning as defined in the Said Act.

NOW BY THIS AGREEMENT, WITNESETH AS BELOW, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

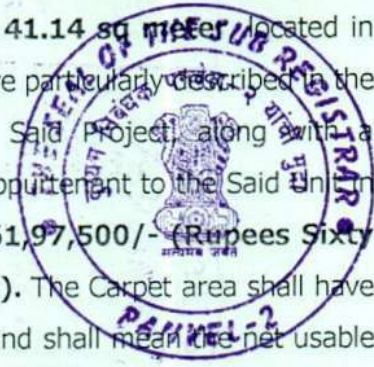
Deven M.S. Gaur
Sd/-

2. The Promoter shall develop the Said Project '**BALAJI EVARA**' and construct a Building consisting of stilt/parking + 6 Upper Floors as per the Building Plans presently sanctioned by SPA NAINA (CIDCO) and other competent authorities, and as per the applicable laws, regulations, and guidelines, with only such variations and modifications as the Promoter may consider necessary or as may be required by the competent Authorities/Government to be made in them or any of them.

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3. CONSIDERATION

- i. The Promoter agree to sell and the Allottees/Purchasers agree to purchase the Said Unit, i.e., Flat No. **0602** on **06th** Floor, having carpet area of **41.14 sq meter** located in project titled as "**BALAJI EVARA**"(the "said unit") as more particularly described in the Second Schedule to this Agreement for Sale, in the Said Project, along with a proportionate share of the common areas and facilities appurtenant to the Said Unit in the Said Project, for a total consideration value of **Rs. 61,97,500/- (Rupees Sixty One Lac Ninety Seven Thousand Five Hundred only)**. The Carpet area shall have the same meaning as presently defined in the Said Act, and shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- ii. The Promoter hereby agrees to allot the Allottees/Purchasers **Nil** covered parking spaces in the layout/Mechanical Stack Parking/ parking tower. However the Allottees/Purchasers will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the said Organization (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Car Parking Organization. In the case of allotment, the allocation of the parking shall be done at the time of possession with identified location and space. A copy of the Layout Plan for the Said Project is annexed with this Agreement as **Annexure 'E'**, and a copy of the Floor Plan for the Said Unit is annexed with this Agreement as '**Annexure 'F'**'. The list of facilities in the Said Project and the list of fixtures, fittings and specifications to be provided in the Said Unit is annexed as **Annexure 'G'**. Provided that the Promoter shall, in the event of non-availability of material or due to improvement in technology, etc., have right to replace the specified fixtures, fittings, and amenities with other similar amenities.
- iii. The Allottees/Purchasers shall be entitled to deduct TDS on the consideration amount paid to the Promoter as per the applicable Income Tax statute, and shall immediately deposit the same with the appropriate Income Tax authorities into the account of the Promoter (PAN details of the Promoter are hereinabove mentioned), and shall provide a valid TDS Certificate to the Promoter within the time period prescribed in the Income Tax statute (i.e. within 45 days of the end of the Quarter in which the TDS is deducted).The Promoter shall not be liable for failure of the Allottees/Purchasers to deduct TDS in any payment. The Purchaser shall also be liable to pay into the account of the Promoter any



Sandeep Singh
Singh

[Signature]

TDS amount deducted by them but not deposited with the Income Tax authorities or for which valid TDS certificate is not issued or which amount is not reflecting to the Credit of the Promoter in their Annual Income Tax Statement (Form26AS).

iv. All payment shall be made by the Allottee by drawing cheque/ DD/ Electronic payments in the name of **पत्र लि - 3** **KONKAN SHRUSTI INFRA DEVELOPERS LLP BALAJI EVARA COLLECTION ACCOUNT**, Account No- '923020020257468 in **AXIS BANK LTD.** branch payable at **NEW PANVEL** or other account as Promoter may intimate subsequently to the Allottee. Allottee shall separately pay other statutory dues which may be levied from time to time

v. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/ is not honored for any reason whatsoever, then the same shall be treated as default under these presents and the Promoter may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only

vi. The Allottee/s agree/s and undertake/s to pay the purchase consideration as per the respective instalment and as & when it shall mature for payment. The payment of concerned instalment is linked with the stage wise completion of the said building. Upon completion of each stage, the Promoter shall issue demand letter to the Allottee/s by RPAD/courier/hand delivery at the address of the Allottee/s mentioned in this agreement as well as by email on Allottee/s's email address, if provided by the Allottee/s. Upon receipt of said demand letter by RPAD/courier/email/hand delivery, whichever is earlier, within 7 (seven) days Allottee/s shall make the payment of respective instalment. In case of failure on the part of Allottee/s in adhering to the time schedule of 7 (seven) days, Promoter shall become entitle to take all such legal steps for breach of contract as contemplated under the provisions of Contract Act and RERA. In case of Allottee/s commit/s any delay in making the said payment then Allottee/s shall become liable to pay interest as specified in MahaRERA Rules on all delayed payments

vii. The above mentioned consideration amount shall **not include:**

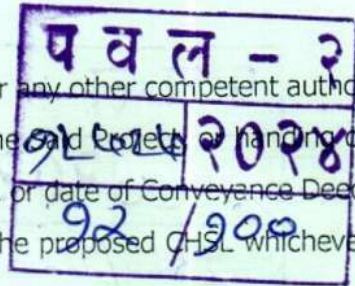
- Stamp Duty, Registration, and Documentation Charges payable to the competent authorities for execution and registration of this Agreement for Sale between the Promoter and the Allottees/Purchasers;
- Goods and Services Tax (GST) or any other taxes or charges levied by the State or Central Government Authorities for the sale transaction or on the consideration amount for the Said Unit. All such taxes and charges shall be payable through a separate cheque to the Promoter and no TDS shall be applicable on them;

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c. Transfer Charges, if any, payable to NAINA CIDCO, or any other competent authority, for sale and / or transfer of the Said Unit by the Allottees/Purchasers, prior to the handing over possession of the Said Unit to the Allottees/Purchasers, or date of Conveyance Deed of the Said Project premises and building/s in favour of the proposed CHSL, whichever is the earliest applicable;

d. Property / Service charges payable to CIDCO/NAINA, or any other competent authority from the date of obtaining Occupancy Certificate for the Said Project or handing over possession of the Said Unit to the Allottees/Purchasers, or date of Conveyance Deed of the Said Project premises and building/s in favour of the proposed CHSL whichever is the earliest applicable;



e. Deposit for proportionate share of Taxes, Maintenance fees and other common charges for day to day maintenance and management of the 'KONKAN SHRUSHTI INFRA DEVELOPERS LLP' premises from the date Occupation Certificate is issued for the Balaji Evara project to the date of handing over of the premises to the proposed CHSL;



f. Grill Charges or other Facility Charges, if any grills or facilities other than those are provided in the Said Unit by the Promoter, after approval from the Allottees/ Purchasers; Charges for any customization or personalization in the finishing of the Said Unit as may be desired by the Allottees/ Purchasers, and as may be permissible by statute; and

g. Proportionate Share of registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, and other common charges incurred in the day-to-day maintenance of the Said Project premises and building/s after receipt of the Occupation Certificate.

h. Deposit towards Development Charges for Water, Electric, and other utility and service connections, and for expenses related to Electrical Receiving Sub-station provided in the Layout for the Said Project;

i. Capital Contribution/ Application/ Entrance Fee, and other expenses for formation and registration of a proposed Co-operative Housing Society Limited (hereinafter for the sake of brevity referred to as the CHSL), which shall mean to include an Apartment Owners or Condominium Association formed under the Maharashtra Ownership of Flats Act, 1963, or any similar body formed by and of the Allottees/ Purchasers of various individual units in the Said Project, including proportionate share of taxes, registration fees, conveyance charges and other levies in respect of conveyance of the Said Project premises and building/s to the CHSL; and

j. Legal costs, charges and expenses, including professional costs of the Attorney-at- Law/ Advocates of the Promoter in connection with formation of the CHSL, and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance/ assignment of the Said Project premises and building/s. The Allottees/ Purchasers shall be liable to pay all these charges, in addition to the consideration amount for the Said Unit, as and when they become payable and are demanded by the Promoter from the Allottees/ Purchasers.

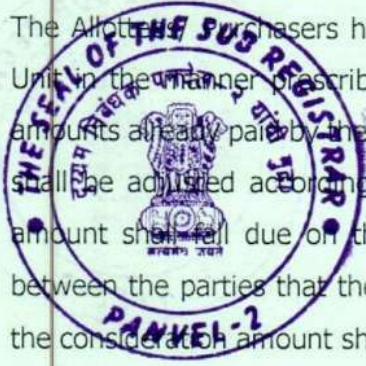
Santhi M.S. Gankar
Santhi

[Signature]

viii. The Consideration amount shall be escalation free, except that the Promoter shall be entitled to increase the consideration amount for the Said Unit, in the event of an increase in the development charges payable to the competent authorities and / or any other increase in charges which may be levied or imposed by the competent authorities or Local Bodies / Government from time to time. The Promoter undertake and agree that while raising a demand on the Allottees/ Purchasers for the increase in development charges, costs, or other levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Allottees/Purchasers.

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ix. The Allottees/Purchasers hereby agree to pay the consideration amount for the Said Unit in the manner prescribed in the Third Schedule to this Agreement for Sale. The amounts already paid by the Allottees/ Purchasers to the Promoter, as mentioned above, shall be adjusted according to the **Third Schedule**, and the balance consideration amount shall fall due on the events specified in the **Third Schedule**. It is agreed between the parties that the time fixed for the payment of the various installments of the consideration amount shall be the essence of this contract.



4. ADDITION AND ALTERATION:-

The Promoter shall confirm the final carpet area that has been allotted to the Allottees after the construction of the 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 **three percent**. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottees within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount as paid by the Allottees. If there is any increase in the carpet area allotted to Allottees, the Promoter shall demand additional amount from the Allottees as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3 of this Agreement."

5. DELAYS & TERMINATION

- i. Without prejudice to the right of Promoter to charge interest in terms of clause 3 above, on the Allottees committing default in payment on due date of any amount due and payable by the Allottees to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottees committing three defaults of payment of installments as per the payment Schedule, the Promoter shall at his own option may terminate this Agreement:
- ii. Provided that, Promoter shall give notice of fifteen days in writing to the Allottees, by Registered Post AD at the address provided by the Allottees and mail at the e-mail address provided by the Allottees herein, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottees fails to rectify the breach or

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bleaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

- iii. Provided, further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottees (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Unit/Flat/Shop/Apartment which may till then have been paid by the Allottees to the Promoter."

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6. The Promoter hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the competent local authorities, at the time sanctioning the Building Plans for the Said Project or at anytime thereafter, and shall before handing over possession of the Said Unit to the Allottees/Purchasers, obtain from the competent local authorities, an Occupation and/or Completion Certificates in respect of the Said Unit.



7. FSI, TDR AND DEVELOPMENT POTENTIAL WITH RESPECT TO THE SAID BUILDING ON THE SAID PROPERTY:

- i. The Promoter hereby declare that the Floor Space Index (FSI) available in respect of the Said Property as per the modified Development Control Regulations or any amendment proposed by the SPA NAINA or ancillary FSI or as and when Unified Development Control and Promotion Regulations (UDCPR) became applicable to the Villages under SPA NAINA. The Promoter presently plan to construct only a proposed Built-up area of 1113.69 sq. m out of the potential Built-up area of the Said Project, as per presently approved Building Plans and available FSI, and retain the right for additional development on the said property up to the permissible FSI as and when became available subject to statutory approval by the Town Planning authorities. The Promoter herein disclose that the total expected FSI for the Said Project or the said property may be higher, based on expectations of increased FSI that may be available through loading of TDR, and/ or FSI available on payment of premiums and/ or FSI available as incentive FSI by implementing various schemes of the competent local authorities, and/ or any increase in FSI on the said property on modification of the Development Control Regulations or the Development Plan applicable to the Said Project. The Allottees/Purchasers have agreed to purchase the Said Unit on the understanding that the increased FSI, if any, in respect of the said property or Said Project, shall belong to the Promoter only, and that the Promoter shall be entitled to utilize the total expected FSI, including any increase in FSI till the Said Project premises and building/s are conveyed in favour of the CHSL, for construction of additional units in the Said Project.
- ii. The Promoter shall make application for revised building permission for upper floors of the project building on any stage before completion of the building and the promoter can obtain revised commencement certificate for such additional floors from SPA NAINA

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CIDCO wherein the Allottees/Purchasers hereby agrees to that and the Allottees/Purchasers will not raise any objection for it. Also the Allottees/ Purchasers confirm that the Promoter is not required to obtain any consent from the Allottees/ Purchasers for the grant of revised Commencement Certificate and to complete the project building according to revised plan.

- iii. The Allottees/ Purchaser herein by signing this Agreement confirm that the Promoter has the right to transfer the Additional FSI available in respect of the said project/ property in the form of TDR to utilize the same on his other properties without any prior consent required from the Purchasers herein.

8. CONSENT BY ALLOTTEES/ PURSCHASER

- i. Even upon delivery of possession of the Said unit to the Allottees/Purchasers herein, the Promoter shall be entitled, without any consent/permission from the Flat Purchaser of organization of unit holders to carryout the balance construction activities upon the Said Property or upon the amalgamated layout of the Said Property and the adjacent property and for that purpose to provide accesses, spaces etc. through the Said Property for the adjacent unit occupants.
- ii. The Purchasers hereby agrees to cooperate and give his consent and as when asked as required to alter, modify, change, cancel any of the plans, drawings, amenities, facilities, etc., all the rendering, maps, designs in the brochures, video presentation, sales and promotion materials are artists' conception and not actual depiction of the buildings, walls, driveways, elevation, landscaping of the project within 7 days from the date of receiving such confirmation letter.

9. It is agreed by the Allottees/Purchasers that the brochure and selling and promotion materials are only for advertisement purpose and is not to be considered as a part of the agreement, the images are indicative in promotion materials and does not reflect the actual construction and final product.

10. POSSESSION DATE, DELAYS AND TERMINATION:

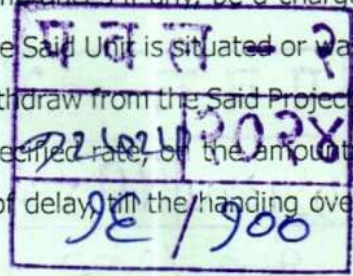
- i. Time shall be of essence in this Agreement for the Promoter as well as for the Allottees/ Purchasers. The Promoter shall abide by the time schedule for completing the Said Project and handing over the Said Unit to the Allottees/Purchasers and the common areas to the CHSL after receiving the Occupation Certificate and / or the Completion Certificate, as the case maybe. Similarly, the Allottees/ Purchasers shall make timely payments of the installment and other dues payable by them and meet the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided the Third Schedule to this Agreement for Sale ('Schedule of Payment').
- ii. If the Promoter fail or neglect to give possession of the Said Unit to the Allottees/Purchasers on or before the date specified for the completion of the Said Project, then the Promoter shall be liable, on demand by the Allottees/ Purchasers to

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withdraw from the Said Project, to refund to the Allottees/ Purchasers the amounts already received by them in respect of the Said Unit, along with simple interest at the specified rate, from the date the Promoter received the amounts till the date the amounts are repaid. Till the entire amounts and interest thereon are refunded by the Promoter to the Allottees/ Purchasers they shall, subject to prior encumbrances if any, be a charge on the Said Property as well as on the buildings in which the Said Unit is situated or was to be situated. If the Allottees/ Purchasers choose not to withdraw from the Said Project, then the Promoter shall be liable to pay interest at the specified rate, on the amounts received from the Allottees/ Purchasers, for every month of delay till the handing over of possession of the Said Unit.



- iii. The Allottees/ Purchasers agree to pay to the Promoter simple interest at the rate prescribed by MahaRera, which is presently 2% above the Marginal Cost of Lending Rate of the State Bank of India, on all delayed payments, which become due and payable to the Promoter under the terms of this Agreement for Sale, from the date the said amounts become payable to the date the said amounts are actually paid by the Allottees/ Purchasers to the Promoter.
- iv. Provided that, without prejudice to the rights of the Promoter to charge interest, as above, on the Allottees/Purchasers committing default in payment on the due date of any amounts due and payable by the Allottees/ Purchasers to the Promoter under this Agreement for Sale (including their proportionate share of taxes levied by the competent authorities and other outgoings) and / or on the Allottees/ Purchasers committing breach of the terms and conditions herein contained, the Promoter shall be entitled at their own option to terminate this Agreement for Sale.
- v. Provided further that the Promoter shall give 15 days' advance notice in writing to the Allottees/Purchasers, through Registered or Speed Post AD, informing the Allottees/Purchasers of their intention to terminate this Agreement for Sale along with the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement for Sale, and if the Allottees/Purchasers fail to rectify the breach or breaches mentioned by the Promoter within the period mentioned in the Notice then the Promoter shall be entitled to terminate this Agreement for Sale forthwith. Provided further that on termination of this Agreement for Sale, the Promoter shall refund to the Allottees/Purchasers all amounts paid by the Allottees/Purchasers to the Promoter under this Agreement for Sale, within a period of 60 days from the termination thereof, after deduction of Earnest Money, and such Taxes, Charges, Fees and other amounts paid in respect of the Said Unit by the Promoter to the competent Authorities, and after deduction of such costs and damages as may have been incurred by the Promoter by the termination of this Agreement for Sale. It is clarified that the Promoter shall not be liable to pay any interest on amounts refunded to the Allottees/ Purchasers, on the termination of this Agreement for Sale due to a default by the Allottees/ Purchasers, and also that the Promoter shall after termination of this Agreement for Sale shall be entitled to otherwise deal with and dispose off the Said Unit as the Promoter may at their absolute discretion think fit.

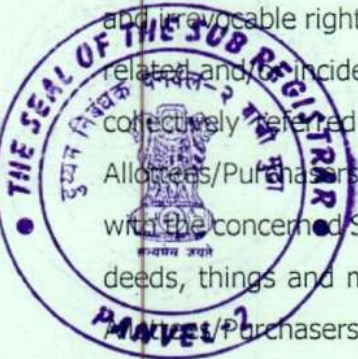


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vi. It is clearly agreed and understood by the Allottees/ Purchasers herein that non availability of a loan from a financial institution shall not be a condition for making any default in the payment of the installment or payment towards the sale price.

vii. It is irrevocably agreed and confirmed by the Allottees/Purchasers that in the event the Allottees/Purchasers fails, refuses and/or neglects to come forward to sign/execute the Deed of Cancellation as referred to in Clause above of this Agreement, and admit execution thereof before the concerned Sub-Registrar of Assurances, within a period of fifteen (15) days from the date the Promoter has called upon the Allottees/Purchasers to do so, then in such an event the Promoter shall be entitled to, and shall have the absolute and irrevocable right and authority, to sign and execute the Deed of Cancellation and all related and/or incidental deeds, documents and writings in respect thereof (hereinafter collectively referred to as the "Cancellation Documents") for and on behalf of the Allottees/Purchasers, and get the same, or such of them as may be required, registered with the concerned Sub-Registrar of Assurances, and to do, execute and perform all acts, deeds, things and matters related and/or incidental thereto, for and on behalf of the Allottees/Purchasers, and for the said purposes, the Allottees/Purchasers hereby irrevocably nominates, constitutes, appoints and authorizes the Promoter, acting through any of its authorized representatives, from time to time, to be the constituted attorney of the Allottees/Purchasers, and in the name, and for and on behalf, of the Allottees/Purchasers, to do, execute and perform the following acts, deeds, things and matters, that is to say:-



- a. to sign and execute the Cancellation Documents for and in respect of the cancellation and termination of this Agreement and any related and incidental documents and writings;
- b. to present and lodge the Cancellation Documents, or such of them as may be required, before / with the concerned Sub-Registrar of Assurances, and admit execution thereof, and to do, execute and perform all necessary acts, deeds, things and matters for getting the same effectively registered, and to collect the originals thereof after the same have been duly registered;
- c. In case the Promoter, has made payment of the stamp duty in respect of this Agreement, to apply for and obtain from the concerned Governmental Authority, including those under the Maharashtra Stamp Act, 1958, refund of the stamp duty paid in respect of this Agreement.
- d. to give and provide proper receipts and discharges for such refund to the concerned Governmental Authority;
- e. for the purposes aforesaid, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute, affirm, submit and file all necessary correspondence, applications, forms, affidavits, declarations, undertakings, indemnities, authorizations, and other documents and writings.

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viii. If the Allottees/ Purchasers seek to terminate this Agreement at any time in the future for no fault of the Promoter, then they shall communicate the same to the Promoter in writing. Prior to the termination of this Agreement for Sale, the Promoter may require the Allottees/ Purchasers to execute and register a Cancellation Deed, which shall be at the costs of the Purchasers alone.

ix. On the termination of this Agreement for Sale as above, the Promoter shall refund to the Purchasers all amounts paid by the Purchasers to the Promoter under this Agreement for Sale, within a period of 30 days from the termination thereof, after deduction of Earnest Money, and such Taxes, Charges, Fees and other amounts paid in respect of the Said Unit by the Promoter to the competent Authorities, and after deduction of such costs and damages as may have been incurred by the Promoter by the termination of this Agreement for Sale. It is clarified that the Promoter shall not be liable to pay any interest on amounts refunded to the Purchasers, on the termination of this Agreement for Sale for no fault of the Promoter, and also that the Promoter shall after termination of this Agreement for Sale shall be entitled to otherwise deal with and dispose-off the Said Unit as the Promoter may at their absolute discretion think fit.

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x. The amounts refunded by the Promoter to the each of the individual Allottees/ Purchasers shall, as far as feasible, be in the same proportion as the payments received by the Promoter from the individual Allottees/ Purchasers, unless any different payment schedule is communicated by the Allottees/ Purchasers to the Promoter in writing.

xi. The Promoter expect to give possession of the Said Unit to the Allottees/ Purchasers on or before the **30th June 2027**, provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Said Unit on the aforesaid date, if the completion of construction of the building in which the Said Unit is to be situated is delayed on account of -

- a) Any force majeure condition including war, civil commotion, or act of God; the expression "force majeure" shall mean a case of flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project,"
- b) any notice, order, rule, notification of the government and/or other public or competent authority/court

11. PROCEDURE FOR TAKING POSSESSION:

i. The Promoter shall, within 15 (fifteen) days of receiving the Occupation Certificate in respect of the Said Unit, issue an Intimation Notice to the Allottees/ Purchasers to take Physical Possession of the Said Unit, after payment of the balance amounts as may be due and payable under this Agreement for Sale, and/ or after execution of such indemnities, undertakings, and/ or documentation as may be required to complete the transaction.

Demande K.S. Gauthan *Sant*

[Signature]

- ii. The Allottees/Purchasers hereby agrees to take the possession of the unit without any Objection and / or claim on any future construction work to be carried out on the said Property and shall not object for the inconvenience caused due to the same.

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The Allottees/ Purchasers shall takeover physical possession of the Said unit within a period of 15 (fifteen) days of the receipt of the Intimation Notice from the Promoter. In case the Allottees/ Purchasers makes delay in payment of balance amount as per the Third Schedule to this Agreement for Sale ('Schedule of Payment'), then the Promoter shall be entitled to take steps as agreed above for delay in payment by the Allottees/ Purchasers. If the Allottees/ Purchasers delays in completing the documentation as specified above, and/ or in taking physical possession of the Said Unit, then the Promoter shall not be responsible for any damages thereto due to the delay in taking possession for any default made by the Allottees/Purchasers. In all cases, the Allottees/ Purchasers shall be liable for payment of Maintenance Charges, as may be payable for maintenance of the said Unit to the Promoter or to the CHSL, as applicable.

- iii. If within a period of five years from the date of inviting/offering/calling for possession of the said unit by the Promoter, the Allottees/Purchasers brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated then, wherever possible, such defects shall be rectified by the Promoter at his own cost, subject to there is no addition and/or alteration done by the Members/Allottees/Purchasers to the building and unit/apartment handed over by the Promoter and the said building and apartment is in as is where is the condition. In case of any defects on account of workmanship, quality or provision of service the Allottees/Purchasers shall point out the same on inspection of the said unit before taking the possession and the Promoter shall rectify it to the possible extent. In case it is not possible to rectify such defects, then the Allottees/Purchasers shall be entitled to receive from the Promoter, compensation for such defect at maximum of 1% of value of this Agreement for Sale. On use of the said unit by the Allottees/Purchasers and on any wear and tear of such finishes, the Promoter shall not be responsible for the same, after inspection and beyond 30 days of calling for the possession, whichever is earlier.

12. INTERIOR WORKS

The Allottees/Purchasers understand and agree to the following with respect to any interior works or modifications that the Allottees/Purchasers may seek to carry out in the Said Unit:

- a) The Allottees/Purchasers shall be permitted / allowed to commence interior working of the Said Unit only after issuance of the Occupancy Certificate / part Occupancy Certificate in respect of the Said Unit and after making all payments as per this Agreement;
- b) All interior works in the Said Unit shall be in accordance with the sanctioned plans for the Said Project, and the Allottees/Purchasers shall not carry out any material alteration in the Said Unit. The Allottees/Purchasers shall provide details of all interior works to the Promoter and obtain the consent in writing, prior to initiating any such interior works. Further the Allottees/Purchasers shall deposit before initiating the Interior work of the

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said unit an amount Rs. 50,000/- as Security Deposit. The amount mentioned herein is tentative and may be revised at the sole discretion of the Promoter.

- c) The Promoter shall be entitled to inspect all interior works carried out by the Allottees/Purchasers. In the event the Promoter determine that the nature of the interior work being executed by the Allottees/Purchasers is harmful to the Said Unit or to the Said Project, including but not limited to structure, facade and / or elevation of the Said Project and the building(s) constructed therein, then the Promoter can direct the Allottees/Purchasers to stop and reverse such interior works and the Allottees/Purchasers shall comply with such directions immediately, without raising any dispute;
- d) The Allottees/Purchasers shall ensure that any debris from the interior works shall be dumped in the area earmarked for the same and will be cleared by the Allottees/Purchasers, on a daily basis, at no cost to the Promoter or the CHSL and without any nuisance or annoyance to the purchasers of individual units in the Said Project. All costs and consequences in this regard will be to the account of the Allottees/Purchasers.
- e) The Allottees/Purchasers shall further ensure that all contractors and workers (whether engaged by the Purchasers directly or indirectly) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soilline or in any other place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in perennial choking and leakage in the Said Unit or any building in the Said Project;
- f) The Allottees/Purchasers shall also ensure that the contractors and workers, do not use the toilets in any other unit in the Said Project, and use only the toilets in the Said Unit or toilets earmarked for this purpose by the Promoter;
- g) The Allottees/Purchasers shall solely be responsible for the health and safety of the workers or contractors, and shall insure against any injury of whatever nature sustained or suffered by any worker, and the same shall be treated and managed at the costs of the Allottees/Purchasers alone, and the Promoter shall not be held responsible for the same. All liabilities and damages arising out of any such injury shall be borne and paid only by the Allottes/Purchasers;
- h) The Allottees/Purchasers shall also be responsible for the behavior of all workers and contractors, and if any of the Allottes/Purchasers workers, contractors, or agents misbehaves or is found to be under the influence of intoxicating substances, then such workers, contractors or agents will be removed forthwith and will not be allowed to re-enter the Said Project premises;
- i) All materials brought into the said Unit for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottees/Purchasers and the Promoter shall not be held responsible for any loss, theft and / or damage to the same;
- j) The Allottees/Purchasers shall ensure that common facilities, passages, walkways and any other common areas are not obstructed or damaged during the course of carrying

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out any interior works in the Said Unit or thereafter, and shall be liable for all costs and consequences of such obstruction and / or damage, if any;

- k) If any damage, of whatsoever nature (not due to a defect in construction as envisaged above), is caused to the Said Unit or to any other unit in the Said Project, due to the holes, drilled to interior and/or exterior walls, chajjas etc. nailed while doing interior work or fixing gills or cause damage to structure, walls in any manner whatsoever by the Allottees/Purchasers, then the Promoter or their Contractors shall not be responsible for the cost of reinstating or repairing the same, and the Purchasers alone shall be responsible for reinstating any damage caused to any other units in the Said Project, and the Promoter responsibility towards the defect Liability in the Said Unit shall stand suspended to the extent of the Said Unit;



The Promoter shall be entitled to adjust any amounts and payments received from the Allottees/Purchasers against any costs or damages caused to the common areas or to other units in the Said Project, as a consequence or due to the interior works carried out by the Allottees/Purchasers in the Said Unit.

- m) The show unit/flat including all furniture, items, electronic goods, amenities etc., if any, are only for representational purposes for depicting lifestyle and illustrating a possible option of the design and layout of the type of construction that can be carried out on the flat/unit. The Promoter are not liable or obligated to provide the flats/unit as per show/sample flat/unit with furniture, items, electronic goods, amenities etc. therein.
- n) The Allottees/Purchasers shall use the Said Unit or any part thereof or permit the same to be used only for the sanctioned residential purpose, e.g. residence as applicable. The Allottees/Purchasers shall use the Parking Space, if any, allotted to them only for purpose of keeping or parking their own vehicle, and not for any other purpose. The Allottees/Purchasers shall not change the usage of the Said Unit under any circumstances, and any such unauthorized change shall render this Agreement null and void, and the Allottees/Purchasers shall cease to have any rights against the Promoter under this Agreement.

13. FORMATION OF THE SOCIETY:

- i. The Promoter shall submit the application for formation of a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a company or any other legal entity, within three months from the date or which 51% the total number of allottees in the building have booked their apartments. The Allottees/Purchasers along with purchasers of other units in the Said Project shall join in forming and registering a Co-operative Housing Society Limited (CHSL) to be known by such name as the Promoter may decide and for this purpose sign and execute the application for registration and/ or membership and other papers and documents necessary for the formation and registration of the CHSL and for becoming a member thereof, including the bye-laws of the proposed CHSL, and shall duly fill in, sign and return to the Promoter, all such application, papers and documents, within 07 (seven) days of the same being forwarded

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by the Promoter to the Allottees/Purchasers, so as to enable the Promoter to register the CHSL. No objection shall be taken by the Purchasers, if any changes or modifications are made in the draft Bye-laws, as may be required by the Registrar of Co-operative Societies, or other competent Authority.

- ii. The Allottees/Purchasers hereby agrees that society will be formed and new members will be added to the society and all amenities are common for all residents in the layout and for additional areas adjoining to the layout and forming a part of the layout at later stage.
- iii. The Promoter shall, within three months from receipt of occupancy Certificate, as aforesaid, cause to be transferred to the CHSL all the right, title and interest of the Promoter in the said property and/ or structure or building in which the said Unit is situated. subject to occupancy certificate being obtained, completion of construction has taken place or 51% possession of Flats are taken by Purchasers and society is registered.
- iv. The name of the Society shall be solely decided by the Promoter.
- v. Provided that, if the Promoter have obtained permission for additional development of the said property, and / or construction of additional units on the said property, in order to consume balance FSI, if any, then the Promoter may delay formation of the CHSL and / or handover of the said property and/ or structure or building to the CHSL, till such development and construction is completed.
- vi. It is agreed between the parties that, the society shall be formed comprising of building getting completed in phase wise manner if any;. One building one Society may also be formed as per wish and requirement. The flats having possession shall have the rights to use the club house and common facilities and amenities as made open for use by the Promoter and the units having possession shall have the rights to use the access to the building constructed and completed. The federation of all the societies shall be formed at the end of the project and at the end of all the phases if any. The conveyance of the complete layout shall be done in favor of the federation/ society at the final completion of the complete project.
- vii. Within 15 days after Intimation Notice in writing is given by the Promoter to the Allottees/Purchasers that the Said Unit is ready for use and occupancy, the Allottees/Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Unit to the combined carpet area of all units in the Said Project) of outgoings in respect of the Said Project Unit and building/s namely local taxes, betterment charges or such other levies by the concerned local authorities and/ or water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Project Unit and building/s. Until the CHSL, as aforesaid, is formed and the Said Project Unit and building/s are transferred to it, the Allottees/Purchasers shall pay to the Promoter such proportionate share of outgoings as may be determined. The amounts so paid by the Allottees/ Purchasers to the Promoter



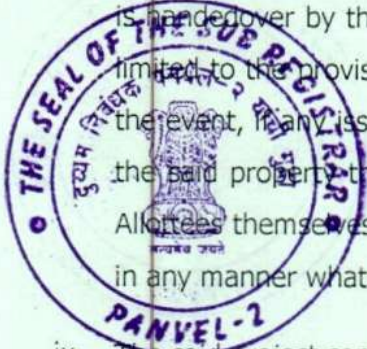
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shall not carry any interest and shall remain with the Promoter until a conveyance/ assignment of the Said Project Unit and building/s is executed in favour of the CHSL, as aforesaid. On such conveyance/ assignment of the Said Project Unit and building/s being executed, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the CHSL. The Allottees/Purchasers undertake to pay such provisional monthly contribution regularly on the 5th day of each month in advance and shall not withhold the same for any reason.



viii. Provided further that the Promoter shall not be responsible for any unauthorized change in the construction of the Said Project after the management of the Said Project premises is handed over by the Promoter to the CHSL. And the Liability of the Promoter shall be limited to the provisions of the infrastructural facilities within the said Property. And in the event, if any issue arises with regard to supply of water or drainage issues outside the said property then the same shall be the responsibility of the Authorities and /or Allottees themselves. The Promoter cannot be held liable and responsible for the same in any manner whatsoever.



- ix. The said project consist of recreation open space if any; is a common part of the bigger layout consisting of other phases if any; proposed to be developed by Promoter in and shall be handed over on completion of all phases to the Apex body or Federation of Society. The Allottees/Purchasers shall be restricted only up to the use of common space till the completion of the total project's all phases if any;
- x. The Allottees/Purchasers hereby agrees that society will be formed and new members will be added to the society and all amenities are common for all residents in the layout and for additional areas adjoining to the layout and forming a part of the layout at later stage.
- xi. The Allottees/Purchasers hereby agrees to take the permission from the Promoter or the Society (in case of Society Registered) and take No Objection Letter while letting out their unit, sub-letting, give on Leave and License or Caretaker basis.
- xii. The Allottees/Purchasers hereby agrees to take the possession of the unit without any Objection and / or claim on any future construction work to be carried out on the same plot and shall not object for the inconvenience caused due to the same.

14. PAYMENT OF MAINTENANCE CHARGES & TAXES

- i. The Allottees / Purchasers as and when demanded by the Promoter shall pay to the Promoter, the Stamp Duty, Z.P. Tax, Registration, Property tax applicable to land and Building, Transfer charges, stamp duty, registration charges applicable to Land, Fees if any payable to the Town Planning, local authority, or by the government, and also such other charges, penalties, escalation, which shall if at any time here in after be imposed by the Town Planning, government or local authority as the case may be hereby payable by the Purchaser.

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- ii. The Allottee shall pay to the Promoter at the time of possession, an advance maintenance for 12 months aggregating to Rs. 32,710/- In Words (**Rupees Thirty Two Thousand Seven Hundred Ten Only**) excluding Service Tax/GST as "common maintenance charges" for the upkeep and maintenance of the said Project building. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the Society as aforesaid. The Promoter shall not be liable for providing any account, details, breakup or receipts of the above-mentioned expenditures. The Allottees/Purchasers hereby agrees that he shall not ask for any account, details, breakup or receipts of the above-mentioned expenditures.

ADDITIONAL PAYMENTS: Payment for

1. Rs. 600/- for share money applications.
2. Rs. 15,000/- for legal charges.
3. Rs. 10,000/- for formation and registration of the Society/ Association

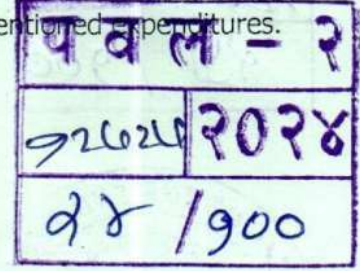
Payable at the time of possession of the said Flat along with GST applicable.

- iii. For the purpose of maintenance, the area shall be Sq.ft. which includes the Carpet area and the internal wall purchased by the purchaser and the balcony area, external wall area, veranda area, exclusive terrace area (if any), the niche area, the architectural feature area, service shafts area, mechanical parking, any projection areas to the flat and the proportionate constructed and not constructed common areas of the buildings and the project and master layout.
- iv. In case the Allottees/Purchasers fails to take possession within the time such Allottees/Purchasers shall continue to be liable to pay maintenance charges as applicable from the date as made applicable commonly to all other Allottees/Purchasers collectively.

15. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represent and warrant to the Allottees/Purchasers as follows:

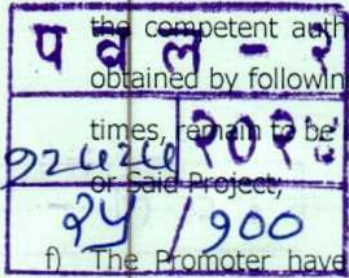
- a) The Promoter have clear and marketable title with respect to the said property; as declared in the Title Report annexed to this Agreement for Sale and have the requisite rights to carry out development upon the said property and also have actual, physical and legal possession of the said property for the implementation of the Said Project;
- b) The Promoter have lawful rights and requisite approvals from the competent Authorities to carry out development of the Said Project and shall obtain requisite approvals from time to time to complete the development of the Said Project;
- c) There are no encumbrances upon the said property or the Said Project, except those disclosed in the Title Report;
- d) There are no litigations pending before any Court of Law with respect to the said property or Said Project, except those disclosed in the title report;



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e) All approvals, licenses and permits issued by the competent authorities with respect to the said property or Said Project are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said property or Said Project shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said property or Said Project;



f) The Promoter have the right to enter into this Agreement for Sale and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers created herein, may prejudicially be affected;



g) The Promoter confirm that the Promoters are not restricted in any manner whatsoever from selling the Said Unit to the Purchasers in the manner contemplated in this Agreement for Sale;

h) At the time of execution of the Conveyance Deed of the Said Project premises and buildings to the CHSL the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Said Project to the CHSL;

i) The Promoter have duly paid and shall continue to pay and discharge undisputed Government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Said Project to the competent authorities;

j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the said property or Said Project, except those disclosed in the title report.

16. COVENANTS OF THE PURCHASERS/ ALLOTTEES

The Allottees/Purchasers for themselves with intention to bring all persons into whose hands the Said Unit may come both hereby covenant with the Promoter as follows:

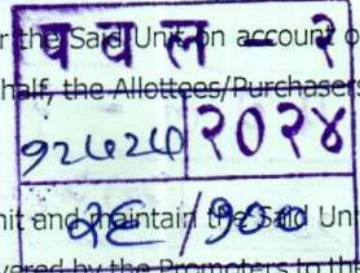
a. To maintain the Said Unit at the Allottees/Purchasers' own cost and in good tenable repair from the date the possession of the Said Unit is taken and shall not do or suffer to be done anything in or to the building in which the Said Unit is situated, its staircase or any passages which may be against the rules, regulations or bye laws of competent local or any other authority or change/ alter or make addition in or to the building in which the Said Unit is situated and the Said Unit itself or any part thereof;

b. Not to store in the Said Unit 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 which goods is objected to by the competent

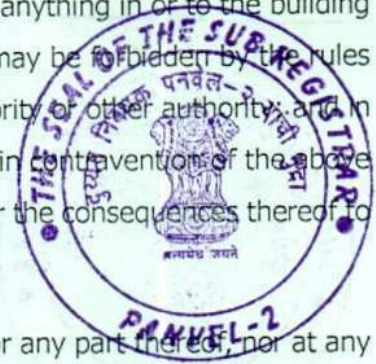
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local or other authority; and shall not carry or cause to be carried heavy packages on upper floors, which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Said Unit is situated, including entrances of the building in which the Said Unit is situated and in case any damage is caused to the building in which the Said Unit is situated or the Said Unit on account of negligence or default of the Allottees/Purchasers in this behalf, the Allottees/Purchasers shall be liable for the consequences of the Breach;



- c. To carry at their own cost all internal repairs to the Said Unit and maintain the Said Unit in the same conditions, state and order in which it was delivered by the Promoters to the Allottees/Purchasers and shall not do or suffer to be done anything in or to the building in which the Said Unit is situated or the Said Unit, which may be forbidden by the rules and regulations and bye laws of the competent local authority or other authority; and in the event of the Allottees/ Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the competent local authority or other authority;
- d. Not to demolish or cause to be demolished the Said Unit 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 Unit or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Said Unit is situated and shall keep the portion, sewers, drains pipes in the Said Unit and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Said Unit is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Said Unit without the prior written permission of the Promoter and/ or the CHSL;
- e. Not to do or permit to be done any Act or thing which may render void or voidable any instance of the said property and the building in which the Said Unit is situated or any part thereof or whereby any increase 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 Unit is situated;
- g. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the competent local authority or Government for giving water, electricity or any other service connection to the building in which the Said Unit is situated;
- h. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the competent local authority and/ or Government and/ or other authority, on account of change of user of the Said Unit by Purchasers viz., user for any purposes other than for the purpose for which it is allotted;

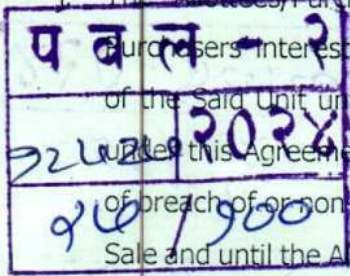


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i. The Allottees/Purchaser/s shall not in any case interfere with the development activity undertaken in respect of said project and also more particularly for the said unit.

j. The Allottees/Purchasers shall not let, sub-let, transfer, assign or part with the Purchasers interest or benefit under this Agreement for Sale, or part with the possession of the Said Unit until all the dues payable by the Allottees/Purchasers to the Promoter under this Agreement are fully paid up and only if the Purchasers have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement for Sale and until the Allottees/Purchasers intimate such transfer in writing to the Promoters;



k. The Allottees/Purchasers shall observe and perform all the rules and regulations, which the CHSL may frame and 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 Project and the units therein and for the observance and performance of the Building Rules, Regulations and Bye Laws for the time being the competent local authority and/ or of the Government and/ or any other authority. The Allottees/Purchasers shall also observe and perform all the stipulations and conditions laid down by the CHSL regarding the occupation and use of the Said Unit and shall pay and contribute regularly and punctually towards the taxes, expenses or other out goings in accordance with the terms of this Agreement for Sale; and



l. Till a conveyance of the said property on which the building in which the Said Unit is situated is executed in favour of CHSL, the Allottees/Purchasers shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property or any part thereof to view and examine the state and condition thereof.

m. In the event of any portion of the said property being required for putting up an Electric Sub-station/ Watchman room/ Generator/ OWC/ STP/ Fire Fighting Room, the Promoter shall be entitled to give such portion to the competent authority for such purpose on such terms and conditions as the Promoters shall think fit.

n. The Allottees/Purchasers shall not utilize, or cause to be utilized by any person(s) acting through them, any part of the common areas of the Said Project, including but limited to any Fire Escape Terraces, Staircases, Open Terraces not exclusively a part of the Said Unit, and Podium spaces, for personal use of the Allottees/Purchaser or for any storage or for any other purpose that may cause obstruction or hinder their common use by purchasers of other units in the Said Project.

o. The Allottee/s and/or the persons to whom said Apartment is transferred or to be transferred hereby agree to sign and execute all papers, documents and to do all other things as the Promoter may require of him/her/it/them to do and execute from time to time for effectively enforcing this agreement and/or for safeguarding the interest of the Promoter and all persons acquiring the remaining Apartments in the said building/s on the said Plot.

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- p. The Promoter shall in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement, shall have a first lien and charge on the said Apartment, agreed to be purchased by the Allottee/s.
- q. The Allottee/s, if is a resident of outside India (NRI) then he/she/they shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made there under or any statutory amendments(s) / modification(s) made thereon 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 provision of FEMA or statutory enactments or amendments thereof and the rules and regulation of the Reserve Bank of India or any other Applicable Law. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for action under the FEMA as amended from time to time. The Promoter accepts no responsibility / liability in this regard. The Allottee/s shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this agreement, it shall be the sole responsibility of the Allottee/s 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/s and such third party shall not have any right in the application / allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee/s only.
- r. That Allottee/s admit and accept the binding effects of all the covenants given hereinabove and the same shall be binding upon and enforceable against Allottee/s. The Allottee/s shall not commit any breach or violation of any of the above mentioned covenants given to the Promoter and understand that the entitlement to the 5 years defect liability clause as stipulated in clause 11 (iii) by the Allottee/s shall be subject to Allottee/s not violating the covenants given by him/her/them vide clause 'a to q' above. Any breach or violation of above covenants shall make Allottee/s liable for action in accordance with law for breach of Contract.
17. The Allottees/Purchasers also agree and covenant that after taking possession of the Said Unit from the Promoter and before conveyance of the Said Project premises to the CHSL, they shall not transfer / assignee the Said Unit to any third person, without the explicit consent in writing of the Promoter. The Allottees/Purchasers shall be liable to pay an amount of 5% of the aggregate consideration amount for the Said Unit to the Promoters, or such amounts as the Promoters may determine at their absolute discretion by way of the transfer and administrative charges, and other costs/expenses, pertaining to the same. The transferee(s) / assignee(s) of the Allottees/Purchasers shall always remain bound and liable by the terms, conditions and covenants herein, and all the

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provisions of this Agreement shall ipso facto apply mutatis mutandis to such transferee(s) /assignee(s).

a. IT IS ALSO UNDERSTOOD AND AGREED BETWEEN THE PARTIES hereto that the terrace space adjacent to the flat, if any, shall belong exclusively to the respective purchaser of the flat/ unit. The Allottees/Purchasers shall not enclose the said terrace flat/ unit unless the permission in writing is obtained from the concerned local authority. The Allottees/Purchasers shall not put any temporary chajjas, sheets, awning that shall change the aesthetic look and elevation of the building then constructed. The Promoter also reserve the rights to allot a part and / or a portion of the top terrace floor level to the individual flat purchasers of the highest floor. This part and / or portion of the terrace allotted with a separate and individual access shall be a sole property of the flat Purchaser of the highest floor and other Purchasers shall not object to the same individually and / or collectively as an association and / or a society formed.

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18. The Allottees/Purchasers hereby agrees that if the possession of the said premises, flat, shop or unit is not taken in the time frame prescribed by the Promoter then the Promoter shall be liable to keep the flat or unit fresh, clean and repaint and shall not hold the Promoter to maintain the flat internally upto the date of possession by the Allottees/Purchasers.

19. Nothing contained in this Agreement for Sale is intended to be nor shall be construed as a grant, demise or assignment in law of the Said Unit or of the said property or building in which the Said Unit is situated or any part thereof. The Allottees/Purchasers shall have no claim, save and except in respect of the Said Unit thereby agreed to be sold to them, and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. shall remain the property of the Promoters, until the Said Project premises and building/s are transferred through conveyance to the CHSL.

20. Notwithstanding anything above, the Allottees/Purchasers agree that the Promoter shall retain complete ownership rights in all unsold Units, if any, in the Said Project, including any units that might not have been constructed but which the Promoter are entitled to construct in the Said Project, in accordance with the FSI available for the said property, and that the Allottees /Purchasers shall never dispute or seek to limit such rights of the Promoter.

21. The Allottees/Purchasers understand and agree that the above rights of the Promoter shall remain applicable even after a CHSL is formed of the various purchasers of individual units in the Said Project and / or after conveyance of the Said Project premises to the CHSL. Without prejudice to the above, the Allottees/Purchasers agree and understand that the Promoter shall retain the following rights in respect of any unsold and / or unconstructed/ partially constructed units in the Said Project:

a. The Promoters and / or their representatives, workers, etc. shall be allowed unrestricted rights by the Allottees/Purchasers / CHSL to access the Said Project premises and to

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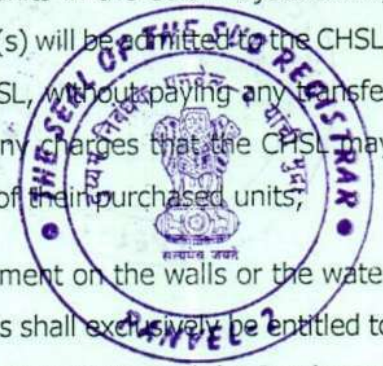
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construct, finish, inspect, and/or maintain the unsold and/or unconstructed / partially constructed units in the Said Project;

- b. The Promoters shall not be liable to pay any charges to the CHSL, in respect of the unsold units, including but not limited to water usage, common electricity usage, contribution towards repair and maintenance funds, expenses on repair and maintenance of lifts and other equipment/machinery, expenses for running the lifts, car parking, non-occupancy charges or any other similar charges. However, the Promoters shall pay the proportionate charges in respect of unsold units, towards Property Tax, Sinking Fund, Insurance Charges, NA Tax and Lease Rent for the said property, as per actual expenses. If the Promoters give any unsold units on lease, then they shall pay all the proportionate charges as paid in respect of other units in the Said Project;

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- c. The Promoters shall retain the right to sell the unsold units in the Said Project to any prospective purchaser(s) and such prospective purchaser(s) will be admitted to the CHSL, and shall enjoy all rights as original members of the CHSL, without paying any transfer premium or any other charges to the CHSL, including any charges that the CHSL may demand in respect of arrears of maintenance in respect of their purchased units;
- d. The Promoters shall also be entitled to display advertisement on the walls or the water tanks or the terrace of the Said Project and the Promoters shall exclusively be entitled to any income that may be derived by display of such advertisements, and the Purchasers hereby undertake that they or the CHSL shall not raise any objections for the same.



22. The Allottees/Purchasers agrees that the name of the Project, Buildings and the Society shall be decided by the Promoter and the Allottees/Purchasers individually or collectively as a society shall not alter or change the name in future. The Allottees/Purchasers agrees that the project shall be known as "".

23. ALLOTTEES/ PURCHASERS REPRESENTATION AND WARRANTIES

The Allottees/Purchaser represents and warrants that:

- a. He/she/it has not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up, as the case may be;
- b. No receiver and/or liquidator and/or official assignee or any person is appointed of the Purchaser/s or all or any of his/her/their assets and/or properties;
- c. None of his/her/their assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- d. No notice is received from the Government in India (either Central, State or Local) and/or from abroad for his involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her
- e. No execution or other similar process is issued and/or levied against him/her/ them and/or against any of his/her/their assets and properties;

Deven & S. Gankh *Sankh*

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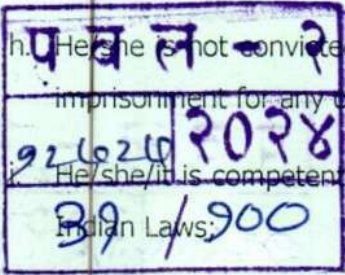
- f. He/she is not of unsound mind and/or is not adjudged to be of unsound mind;
- g. He/she has not compounded payment with his creditors;

h. He/she is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months;

He/she/it is competent to contract and enter into this Agreement as per the prevailing Indian Laws:

24. LOAN AND MORTGAGE:

- i. The Allottees/Purchaser shall be entitled to avail loan from a bank/financial institution and to mortgage the said Unit by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottees/Purchasers for availing any such loan and for creation of any such mortgage/charge, in the event the Allottees/Purchasers has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottees/Purchasers under this Agreement.
- ii. All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Unit, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Unit, shall be solely and exclusively borne and incurred by the Allottees/Purchasers. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- iii. In case of any financing arrangement entered by the Allottee with any financial institution with respect to the purchase of the Flat the Allottee undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such instalment of Total Consideration amounts due and payable to Promoter through an NEFT/RTGS/account payee cheque/demand draft drawn in favour of the Promoter's bank details or any other account that may be mentioned by the Promoters subsequently
- iv. The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottees/Purchasers under this Agreement.
- v. In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.
- vi. After execution of this Agreement for Sale, the Promoter shall not mortgage or create a charge on the Said Unit, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such



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[Handwritten signature: Deval K. Gaur]

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encumbrance mortgage or charge shall not affect the right and interests of the Purchasers, who have taken or agreed to take the Said Unit.

25. Forwarding of this Agreement for Sale by the Promoters to the Allottees/Purchasers does not create a binding obligation on the part of the Promoters or the Allottees/Purchasers until, firstly, the Allottees/Purchasers sign and deliver this Agreement for Sale with all the Schedules and Annexures along with the payments due as stipulated in the Third Schedule ('Schedule of Payment') herein within 15 (fifteen) days from the date of receipt by the Purchasers and secondly, appear for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottees/Purchasers fail to execute and deliver to the Promoters this Agreement within 15 (fifteen) days from the date of its receipt by the Allottees/Purchasers and/ or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the application of the Allottees/Purchasers shall be treated as cancelled and all sums deposited by the Allottees/Purchasers in connection therewith excluding the booking amount(s) and excluding any charges incurred by the Promoters in respect of the said flat shall be returned to the Allottees/ Purchasers by the Promoters, without any interest or compensation whatsoever.

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26. INVESTOR CLAUSE: The Allottee has purchased the said Unit as an Investor. The Allottee intends to sell the said unit within a period of one year from the date of this Agreement. In the event the said Unit is sold within one year then the Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 2015. Without prejudice to the Allottees right as an Investor, the Allottee may continue to hold the said Unit like any other Allottee if he does not sell it within one year.

27. The Recitals, Schedules and Annexure to this Agreement shall constitute an intrinsic and essential part of this Agreement for Sale and this Agreement for Sale, along with all its Recitals, Schedules and Annexure, constitutes the entire Agreement between the Promoters and the Allottees/Purchasers with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Promoters and the Allottees/Purchasers in respect to the Said Unit.

28. AMENDMENT - This Agreement for Sale can be amended only through the written consent of both the Promoter and the Allottees/Purchasers.

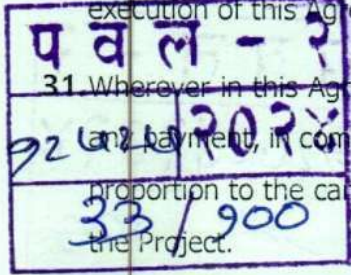
29. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any subsequent Allottees/Purchasers of the Said Unit, in case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

30. If any provision of this Agreement for Sale shall be determined to be void or unenforceable under the Said Act or under other applicable laws, such provisions of the Agreement shall be deemed to be amended or deleted in so far as reasonably

Signature of Promoter

Signature of Allottee/Purchaser

inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Said Act or the applicable law, as the case maybe, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



31 Wherever in this Agreement it is stipulated that the Allottees/Purchasers have to make an payment, in common with other Purchasers in the Said Project, the same shall be in proportion to the carpet area of the Said Unit to the total carpet area of all the units in the Project.

32. REGISTRATION



This Agreement for Sale shall be executed at Navi Mumbai, and the Allottees/ Purchasers and/or the Promoter shall present this Agreement, as well as the subsequent Conveyance Deed for the Said Project premises and building/s for registration at the proper registration office, within the time limit prescribed by the Registration Act, and the Promoters will attend such office and admit execution thereof.

33. NOTICES & CORRESPONDENCE

All notices to be served on and correspondence to the Purchasers as contemplated by this Agreement for Sale, shall be deemed to have been duly served if sent to the Alottees/Purchasers, by Registered or Speed Post A.D. to the address specified below:

Promoters

M/s. KONKAN SHRUSHTI INFRA DEVELOPERS LLP

Building No. 306, 2nd Floor, Millennium Business Park,
Sector - 2, Koper khairane, Navi Mumbai Maharashtra - 400705

Allottees

Mr. Devendra Pratap Singh & Mrs. Simran Singh

570/673, Near Mundavir Mandir Virat Nagar,

Alambagh P.O, Alambagh, Benti,

Lucknow, Uttar Pradesh-226005

It shall be the duty of the Alottees/Purchasers to inform the Promoters of any change in address subsequent to the execution of this Agreement for Sale, failing which all communications and letters posted to the above address shall be deemed to have been served on the Alottees/ Purchasers.

In case of 02 (two) or more Alottees/Purchasers, the Notices and Correspondence shall be sent by the Promoters only to the above mentioned address and not to each of the Alottees/Purchasers individually, and postage to the above mentioned address through Registered or Speed Post A.D. shall for all intents and purposes be considered as proper service on all the Alottees/Purchasers.

34. All charges towards Taxes, Stamp Duty and Registration of this Agreement for Sale shall be borne by the Alotees/Purchasers only.

35. Any dispute between the Parties in respect of this Agreement for Sale shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Said Act.

36. That the rights and obligations of the Parties under or arising out of this Agreement for Sale shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts at Navi Mumbai, shall have exclusive jurisdiction in respect of this Agreement for Sale.

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FIRST SCHEDULE HEREIN ABOVE WRITTEN

(Said Property)

All the pieces and parcels of land bearing under TPS-1, Final Plot no. 23, area admeasuring about 784 sq. mtrs lying, being and situated at village: Akurli, Taluka: Panvel, District: Raigad.

ON OR TOWARDS THE NORTH : 20 mtrs Road
ON OR TOWARDS THE SOUTH : Plot No. 24
ON OR TOWARDS THE EAST : Plot No. 03
ON OR TOWARDS THE WEST : 12 Mtrs. Road



SECOND SCHEDULE HEREIN ABOVE WRITTEN

Unit No. "0602" in the Project known as "BALAJI EVARA" of carpet area admeasuring 48.56 sq. mtrs. on 06th floor which includes Enclosed Balcony, Open Balcony, Terrace, etc. which is to be constructed in the said Project on all that piece or parcel of land bearing under TPS-1, Final Plot no. 23, area admeasuring about 784 sq. mtrs lying, being and situated at village: Akurli, Taluka: Panvel, District: Raigad.

Devench S.S. Gankh
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THIRD SCHEDULE HEREIN ABOVE WRITTEN

PAYMENT SCHEDULE

SR. NO.	INSTALMENTS/ Description	PERCENTAGE
1	Earnest Money	10%
2	After the Execution of Agreement	20%
3	On Completion of the plinth	15%
4	On Completion of 1st Slab	4%
5	On Completion of 2nd Slab	4%
6	On Completion of 3rd Slab	4%
7	On Completion of 4th Slab	4%
8	On Completion of 5th Slab	3%
9	On Completion of 6th Slab	3%
10	On Completion of 7th Slab	3%
11	On Completion of Brickwork	5%
12	On Completion of Internal Plaster & External Plaster	5%
13	On Completion of Plumbing, Electrical fittings.	5%
14	On Completion of Flooring/Tile Work. Door & Window Frames	5%
15	On Completion of Painting Work	5%
16	On Possession	5%
TOTAL		100%

Note: Goods and Service Tax (GST) as applicable shall also be payable along with the Payment, due as per the above Schedule. The GST shall be payable through separate cheques and no TDS shall be applicable on such amounts.

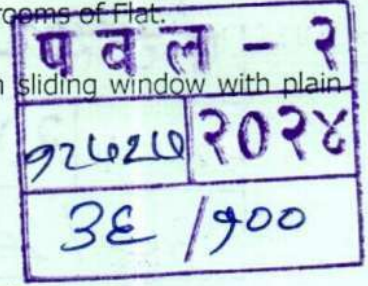
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THIRD SCHEDULE HEREIN ABOVE WRITTEN

AMENITIES

1. A sturdy R.C.C. frame structure with Earthquake resistance.
2. Vitrified tiles flooring in all rooms with Skirting.
3. Door height Designers dado glazed tiles in all W.C., bath & toilets.
4. Granite top Kitchen platform with stainless steel sink and Jado designer Glazed tiles above platform.
5. Concealed copper electrical wiring with modular switches in all rooms of Flat.
6. All windows fitted with Marble jamb, powder coated Aluminum sliding window with plain glass.
7. Concealed plumbing in all bath, Toilet and WC.
8. Brass/chrome plating decorated fitting in ail W.C. Bath and Toilets.
9. Main Door Sal wood frame with Laminated finish flush shutter door, with night latch and peep hole & All internal & terrace doors are of flush shutter doors with Sal wood frame.
10. All Bath, Toilet & W.C is P.V.C. molded door with marble frame work.
11. Interior walls treated by Oil bound distemper paint in all Flats and in exterior walls of the building are treated with Acrylic paint.
12. 3'-0" height protected parapet wall in terraces.
13. Water proofing with china chip glazed tiles in all terraces.
14. Adequate capacity overhead and underground storage water tank with submersible pump.
15. Adequate capacity Lift of reputed make.
16. Ample car & scooter parking space.
17. Children play area & Gymnasium.



Deemed to be
S. S. G. G. G.
S. S. G. G. G.

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

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED 'PROMOTERS'

M/s. KONKAN SHRUSTI INFRA DEVELOPERS LLP

Through its partner/s

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SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED 'RECEIPTS/PURCHASERS'

Mr. Devendra Pratap Singh

PAN NO. FHDPS0647A



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Mrs. Simran Singh

PAN NO. FQUPS3741F

[Handwritten signature]



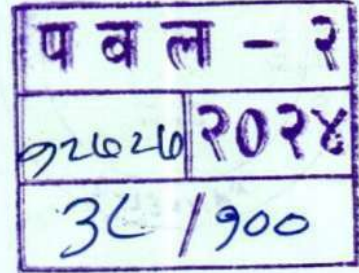
INTHEPRESENCEOFWITNESSES:

1. Tularam phadke *[Signature]*

2. S D Patil *[Signature]*

LIST OF ANNEXURES

1. Property Card "ANNEXURE A".
2. Commencement Certificate Dated 11/08/2023 "Annexure B".
3. Maharera Certificate "Annexure- C".
4. Title Certificate & Search Report "Annexure- D".
5. Sanctioned Layout Plan "Annexure-E".
6. Floor Plan "Annexure-F"
7. The List of Facilities, Fixtures, Fittings And Specifications In The Said -
Annexure 'G',



David A. S. Gankh
Singh

[Signature]

RECEIPT

RECEIVED with thanks from the Allottee Mr. Devendra Pratap Singh & Mrs. Simran Singh adult, and Indian Inhabitant, residing at 570/673, Near Mundavir Mandir Virat Nagar, Alambagh P.O, Alambagh, Benti, Lucknow, Uttar Pradesh-226005 a sum of Rs. 1,02,950/- (Rupees One Lac Two Thousand Nine Hundred Fifty Only) part payment on execution here of as per terms & conditions of this Agreement for Sale of Unit No. "0602", on 05th Floor in the Project Known as "BALAJI EVARA" constructed on All that piece and parcel of land bearing Under TPS-1, Final Plot no. 23, area admeasuring about 784 sq. mtrs lying, being and situated at village: Akurli, Taluka: Panvel, District: Raigad earmarked for residential purpose.

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Cheque Date	Cheque No.	Bank Name	Amount
14-04-2024	Card Swipe	State Bank Of India	5,000/-
18-05-2024	IMPS	State Bank Of India	1/-
18-05-2024	IMPS	State Bank Of India	99,999/-
(-) Adjust Stampduty Amount			(-) 2,050/-
Total			1,02,950/-

The receipt is subject to realization of Cheques.

Date: 18/6/24

Place: Panvel

For M/S. KONKAN SHRUSTI INFRA DEVELOPERS LLP



Authorized Signatory

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FORM OF STATEMENT 2
 TOTAL AREA STATEMENT

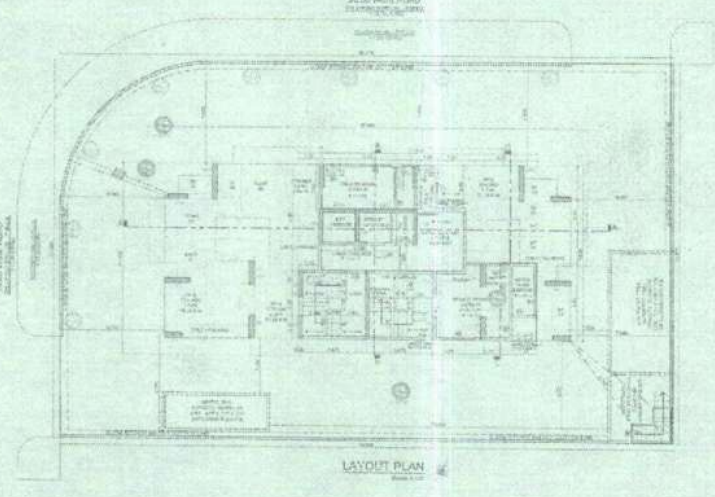
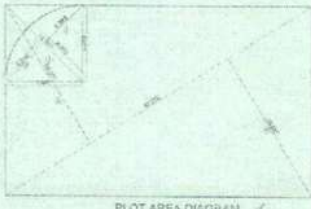
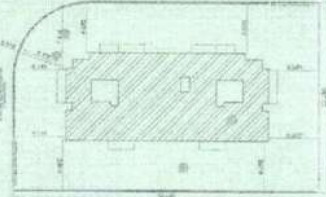
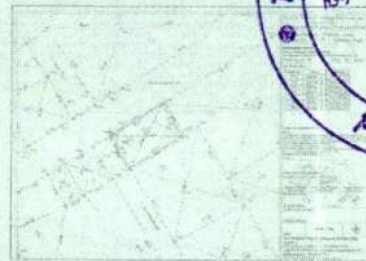
SR. NO.	BLOCK	BLK. AREA (SQ. M.)	SUBDIVISION						TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. M.)	TOTAL AREA (SQ. M.)
			1	2	3	4	5	6					
1	BLK. 1	1171	25%	292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
2	BLK. 2	1277	25%	319.25	30.75	867	2.25	9.00	245	1171	1277	1277	
3	BLK. 3	1171	25%	292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
4	BLK. 4	1277	25%	319.25	30.75	867	2.25	9.00	245	1171	1277	1277	
5	BLK. 5	1171	25%	292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
6	BLK. 6	1277	25%	319.25	30.75	867	2.25	9.00	245	1171	1277	1277	
7	BLK. 7	1171	25%	292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
8	BLK. 8	1277	25%	319.25	30.75	867	2.25	9.00	245	1171	1277	1277	
9	BLK. 9	1171	25%	292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
10	BLK. 10	1277	25%	319.25	30.75	867	2.25	9.00	245	1171	1277	1277	
11	TOTAL	1171		292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
12	TOTAL	1277		319.25	30.75	867	2.25	9.00	245	1171	1277	1277	
13	TOTAL	1171		292.75	27.75	799	2.25	9.00	225	1071	1171	1171	
14	TOTAL	1277		319.25	30.75	867	2.25	9.00	245	1171	1277	1277	

VEGETATION AREA STATEMENT

PLOT NO.	PLOT AREA (SQ. M.)	VEGETATION AREA (SQ. M.)	PERCENTAGE (%)	TOTAL AREA (SQ. M.)

DETAILS OF USE AND OCCUPANCY

PLOT NO.	PLOT AREA (SQ. M.)	USE	OCCUPANCY	DATE



Approved subject to conditions mentioned in Commencement Certificate issued by the office bearing certificate no. PANVEL/Alkur/BP-00651/C

LEGENDS

ALL RIGHTS RESERVED

REVISIONS

DATE

BY

FOR

APPROVED

DATE

BY

FOR

REVISIONS

DATE

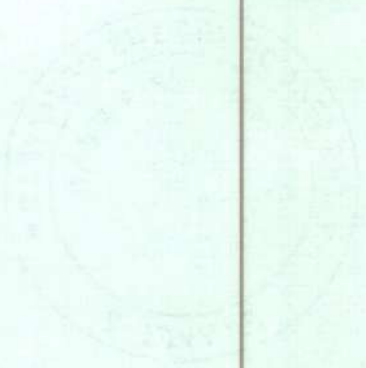
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FOR

Dr. P. S. Gaur
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महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 93624670010

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

गाव/पेट : नैना नगर रचना योजना क्र.१		तालुका/न.भू.का. : उष अधीक्षक भूमि अभिलेख, पनवेल		जिल्हा : रायगड	
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीव किंवा मा.भा.मा.प.मशील आणि त्याच्या धोरतानुसार नियत वेळ
अंतिम भूखंड क्र. ग.स्कीम ०१ २३			७८४.००	क	

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वर्ष :	[विनय प्रकाश सिंह] [३९२.०० चौ.मी] [विनय श्रवणकुमार अग्रवाल]
पट्टेदार :	
इतर भार :	
इतर शेरे :	जिल्हा अधीक्षक भूमि अभिलेख रायगड अलिबाग यांचे कडील पत्र क्र.न.भू./न.र.यो.१/नैना/सत्ता प्रकार/पनवेल/२०२१/२३७३ दि.०८/१२/२०२१ चे आदेशान्वये नैना नगर रचना योजना क्र.१ चे व पत्रकाप्रमाणे धारक व क्षेत्र नमूद केले

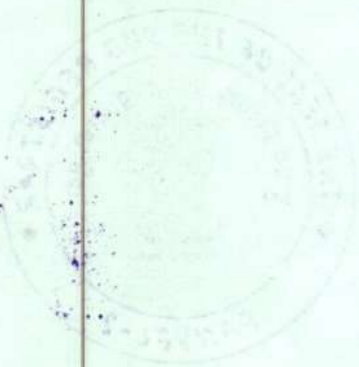


दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कन
30/05/2022	हक्कसोड नोंद - सह दु.नि.पनवेल ३ यांचेकडील र.द.क्र. ७७६६/२०२२ दिनांक २९/०४/२०२२ अन्वये विनय प्रकाश सिंह यांनी हक्कसोड दिल्याने हक्कसोड क्षेत्रासाठी हक्कसोड देणार यांचे नाव कमी करून लामार्थी यांचे नाव दाखल केले.	सह दु.नि.पनवेल ३ 7786/2022 29/04/2022	H [विनय श्रवणकुमार अग्रवाल] [३९२.०० चौ.मी]	फेरफार क्र. १२ प्रमाणे सही- 30/05/2022 उ.अ.भू.अ. पनवेल
31/05/2023	खरेदी नोंद - सह दु.नि.पनवेल २ यांचेकडील र.द.क्र. ६९४९/२०२३ दिनांक २९/०४/२०२३ अन्वये विनय श्रवणकुमार अग्रवाल, विनय श्रवणकुमार अग्रवाल यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.पनवेल २ 6949/2023 21/04/2023	H मे कॉकण सृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे अधिकृत भागीदार विमल दिलीप शहा ७८४.०० चौ.मी	फेरफार क्र. १४ प्रमाणे सही- 31/05/2023 उ.अ.भू.अ., उ.अ.भू.अ. पनवेल

हि मिल्कत पत्रिका (दिनांक 31/05/2023 06:05:46 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.
मिल्कत पत्रिका डाउनलोड दिनांक 13/12/2023 05:12:00 PM
वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2402100002493549 हा क्रमांक वापरवा.



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1909
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CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA'S UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

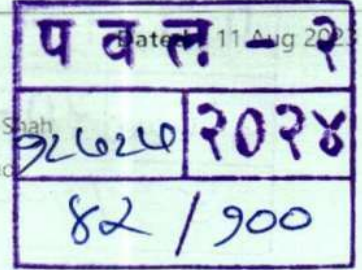
To,

M/s Konkan Shruti Infra Developers LLP Through Authorised partner Mr Vimal Dilip Shah

S. no. 45/4, Shiloter Raichur, Panvel Matheran Road, Sukapur, Tal- Panvel, Dist- Raigad

NaviMumbai Maharashtra

410206



Sub: Development Permission for proposed Residential building on land bearing Survey No. Final Plot No. 23, TPS-1, Village- Akurali, Tal- Panvel, Dist- Raigad at Village-Akurli, Tahsil - Panvel City/ District - Raigad

File No. : CIDCO/NAINA/BP-00661/2023

Ref: 1. Applicant's NIAMS application for intimation of development permission dated 06.02.2023 and copy received on 06.02.2023

2. Shortfall issued through NIAMS on 12.04.2023 & 13.06.2023

3. Digitally certified Property Card of Final Plot No. 23 dtd. 31.05.2023

4. Possession receipt issued by Addl Collector and CL & SO (NAINA) for Final Plot no. 23 bearing No. ?????/???.???.???.(????)/2020/09 dtd. 26.11.2020

5. Confirmation plan for final plot no. 23 of TPS I signed by CL&SO, NAINA.

6. Undertaking regarding removal of encumbrance if any from the original plot submitted by applicant dated 26.06.2023

7. Form 1, for Plot No. 23, issued by the Arbitrator, Town Planning Scheme No.1, NAINA dated 22.10.2020.

8. Undertaking regarding no monetary Compensation against original plots submitted by the applicants

9. Annexure I (Affidavit/Undertaking) & Annexure II (Indemnity Bond)

10. Letter of EE (O&M), M.S.E.D.Co Ltd, Panvel Urban Dn. No.EE/PNL-U/Tech/02912 dated 03.10.2022 regarding NOC for giving power supply



Signature valid

Digitally signed by SWA11 POKHAR
Date: 11 Aug 2023 15:37:31
Organization: NAINA, Information Management System
Designation: Associate Pa



MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

Letter of Sanitologist, GSDA, Raigad, No. GSDA/RG/TECH/LGW/728/ 2022 dtd. 21.09.2022 regarding quality and availability of potable water

12. NOC from AAI, Western Region HQRS vide no. NAVI/WEST/B/110522/725087 dated 05.12.2022, for FP no. 23



13. Site plan certificate issued by Empaneled surveyor Pramitee Engineering & survey Pvt. Ltd. vide No. PESPL/NAINA/FPRT/2223/064 dated 31.10.2022.

14. Fire NOC No. CIDCO/NAINA/FIRE/2023/E-211359 dtd. 22.05.2023.

15. Self Declaration for existing tree affected by proposed building footprint

16. Bandhpatra from Applicant

17. Drawings submitted by applicant dtd. 10.07.2023

Sir/ Madam

With reference to your application No.CIDCO/NAINA/BP-00661/2023 dated 03 Aug 2023 for grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on Survey No.Final Plot No. 23, TPS-1, Village- Akuruli, Tal- Panvel, Dist- Raigad at Village-Akurli, Tahsil - Panvel City/ District - Raigad, the Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414,dated 11 Aug 2023, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

Signature valid

Digitally signed by SWATI POKHAR
Date: 11 Aug 2023 15:37:3
Organization: NAIKA Inter-Agency Management System
Designation: Associate Pl





CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA IS UNDERTAKING)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

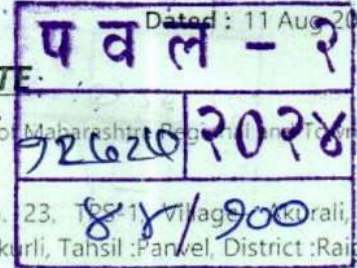
Certificate No. : CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- (A) Location Survey Number : Final Plot No. 23, TPS-1 Village : Akurli, Tal- Panvel, Dist- Raigad at Village : Akurli, Tahsil : Panvel, District : Raigad
- (B) Land use (predominant): Urban villages
TPS -1
- (C) Proposed Use : Residential



(D) Total Net Built-up Area	sq.m
a) Sale Component	0
b) EWS Component	0
c) Commercial / Convenient Shops	0



(E) Details of the Buildings are as follows:

Total No. of buildings: 1

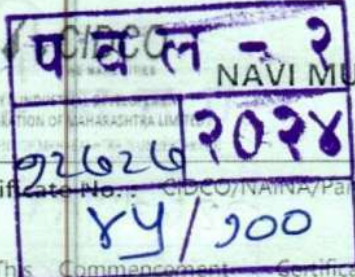
No. of units proposed	24
a) Residential - Sale Component	0
Residential - EWS Component	0
b) Commercial	0

Note : In above mention table (D) Total sale residential Built-up area to be read as 1113.69 sq.m. In above mention table (E) Total number of proposed residential units are 24.

Signature valid

Digitally signed by SWATI POHEKAR
Date: 11 Aug 2023 15:27:31
Organization: NAINA Branch Office Management System
Designation: Abacom/PA





NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No.: CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

F) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414, dated 11 Aug 2023.

G) This Commencement Certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act, 1966 and other relevant regulations of the Development Control Regulations in force.

GENERAL CONDITIONS

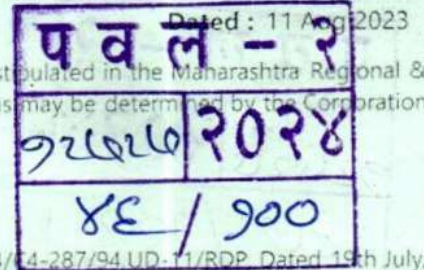
1. This Commencement Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.
2. The applicant shall :-
 - a) Inform to the Corporation immediately after starting the development work in the land under reference.
 - b) Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Obtain the occupancy certificate from the Corporation.
 - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.



Signature valid
Digitally signed by SWATI POHEKAR
Date: 11 Aug 2023 15:37:31
Organization: NAINA Information Management System
Designation: Associate Pl...

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414



f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.

g) Always exhibit a certified copy of the approved plan on site.

h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/14-287/94.U.D-11/RDP. Dated 15th July, 1994 for all buildings following additional conditions shall apply

i. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site including following details:-

- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Ward number and name of the 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 Corporation.
- FSI permitted.
- Number of Residential flats/Commercial Units with their areas.
- Address where copies of detailed approved plans shall be available for inspection.



ii. A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

3. The amount of 38220/-in (rupees), deposited via NAINA/6983/2023 Dated : 03/08/2023 with the Authority 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 stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

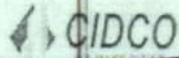
4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

Signature valid

Digitally signed by SWATI POHEKAR
Date: 11 Aug 2023 15:17:35
Organization: NAINA Integrated Application Management System
Designation: Associate Planner



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

प व ल - २
 ७२६२६ २०१६
 ४६ / १००

Certificate No. CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

Conditions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.

8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.

9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.



10. In compliance with the conditions contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / CIDCO and every person deriving title through or under them.

11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.

12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.

13. 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 by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/levy penalty, as may be determined, to regulate such occupancies.

14. It may please be noted that the applicant has to make provisions for infrastructure at his own cost till CIDCO executes and provides the same.

15. The applicant shall ensure potable water to the consumer / occupier of tenements/units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

16. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.

17. The applicant is required to provide a solid waste disposal unit for non-bio degradable and bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste.

Signature: [Signature]
 Date: 11 Aug 2023 15:27:3
 Organization: NAINA Impact and Access Management System
 Designation: Associate Manager



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
GOVERNMENT OF MAHARASHTRA'S UNDERTAKING

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414



- 18. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.
- 19. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
- 20. 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.

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

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or bricks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks or tiles as the case may be in their construction activity.



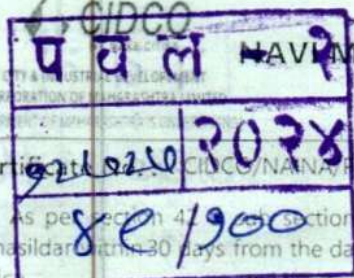
- 22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPR of Sanctioned Interim Development Plan of NAINA.
- 23. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
- 24. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority
- 25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

SPECIFIC CONDITIONS :

26. The applicant shall submit the Non-Agricultural Measurement Plan and Non-Agricultural 7/12 extract showing NA status of Survey Number :Final Plot No. 23, TPS-1, Village- Akurli, Tal- Panvel, Dist- Raigad at Village .Akurli, Tahsil :Panvel, District :Raigad while applying for Plinth Completion Certificate

Signature valid
Digitally signed by SIVA E POHEKAR
Date: 11 Aug 2023 15:37:31
Organization: NAINA Integrated Accounting Management System
Designation: Associate -PA





NAVIMUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. CIDCO/NAINA/Panvel/Akurii/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

27. As per section 47 and section (2) of MLR Code, applicant shall inform in writing to the village officer and the Tahasildar within 30 days from the date on which change of use of land commenced and submit copy of the same to this office.

28. The compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before applying for the Occupation certificate.

29. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned Police Station, if any, has freedom to carry out the activities as if no openings exist on the end walls. Applicant shall keep the openings solely at his own risk.

30. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.

31. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority where applicable.

32. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.

33. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.

34. In case of existing drinking water wells, the same shall be well built and protected.

35. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Surveys Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.

36. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.

37. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.

Signature valid

Digitally signed by SWATI POHESAR
Date: 11 Aug 2023 15:37:11
Organization: NAINA Inauguration & Management System
Designation: Assistant Project Officer



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
GOVERNMENT OF MAHARASHTRA, UNDERSTANDING

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

प.व.ल - ३
Dated: 11 Aug 2023
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38. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. The applicant shall make specific mention about these conditions in the deed to be executed by him.

39. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.

40. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.

41. The applicant shall observe all the rules in force regarding overhead / underground electric lines, transmission lines / utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.

42. No construction on sub-divided plots will be allowed unless internal road cutters are constructed to the satisfaction of the Corporation.

43. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 5 trees shall be planted for every tree to be felled. Cutting, felling and planting shall be carried with prior approval of the Tree Authority concerned.

44. Every plot of land shall have at least 1 tree for every 100 Sq.mt. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.

45. Planted tree shall be indigenous, healthy, well grown and of minimum 1.50 m. high from ground level maintaining a distance 3.0 m. from center to center between two trees and 0.45 m. from the compound wall / plot edge.

46. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.

47. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the Dy. S L R, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, recreational open space or other reservations. The demarcated layout measurement plan certified by Dy. S L R shall be submitted before applying for first plinth completion certificate.

48. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by Dy. S L R, which will affect the layout, buildings etc. with respect to the requirement of DCRs or any conditions in the NOC, that



Digitally signed by SWATI MOHARAR
Date: 11 Aug 2023 11:37:31
Organization: NAINA - Integrated Area Management System
Designation: Associate Project Manager



NAVIMUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.

49. The structural design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Water, Electric installation etc. shall be in accordance with the provisions prescribed in the National Building Code and Development Control Regulations, in force.

50. The construction level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.

51. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational ground in accordance with the approved scheme.

52. The applicant shall not change the use, alter / amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.

53. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.

54. The applicant shall construct the society office / room, if any as proposed and approved in the plan and it shall not be used for any other purpose. This society office / room shall be handed over to the Co-operative housing Society to be formed in due course.

55. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.

56. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.

57. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.

58. The applicant shall provide the solar water heating systems in the buildings, as required.



Digitally signed by SVATHI ROHEKAR
Date: 11 Aug 2023 10:37:31
Organization: NAINA, City and Industrial Development Corporation
Designation: Associate Pl...




CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
GOVERNMENT OF MAHARASHTRA'S UNDERTAKING

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akurla/BP-00661/CC/2023/0414

पवेल - १
9262402024
42/900

Dated: 11 Aug 2023

59. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to The applicant: it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any bye-laws, 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 them from time to time.

ADDITIONAL CONDITIONS :

60. You shall submit global co-ordinates of site and plinth while applying for Plinth Completion Certificate to this office.
61. You shall submit formation ground level and plinth level in AMSL, certified by a licensed surveyor before applying for Plinth Completion Certificate (PCC) to this office and ensure that proposed building will not miss the limits as per AAI NOC.
62. You shall abide by condition of undertaking submitted for payment of difference in amount of that demand for FP no. 23 of TPS-01 if any in future.
63. You shall submit lift analysis report before applying for Plinth Completion Certificate to this office. You shall obtain amended development permission if provided lifts are found inadequate as per applicable rules.
64. You shall submit structural stability & earthquake stability certificate from structural engineer and mechanical parking consultant/ vendor regarding mechanical parking structure constructed in site.
65. Applicant shall pay necessary charges to competent authority whenever required regarding change in class of land, encumbrance, boja etc.
66. Monetary compensation is not payable as FSI is opted in lieu of compensation by the applicant.
67. All the conditions of provisional fire NOC issued by Fire Officer (NAINA) vide letter No. CIDCO/NAINA/FIRE/2023/E-211359 dated: 22.05.2023 are binding on you.
68. You shall abide by the conditions mentioned in the Height NOC issued by AAI vide no. NAVI/WEST/B/110522/725087 dated 05.12.2022
69. All statutory conditions as per relevant acts, including RERA, shall be adhered to.
70. You shall follow all the order/ notification/ circular/ guidelines etc. regarding



Signature valid
Digitally signed by SWATI POKHAR
Date: 11 Aug 2023 15:37:31
Organization: NAINA Information Management System
Designation: Associate Project Manager



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

पवेल - २
१२०२४
५३/१९००

Certificate No. : CIDCO/NAINA/Panvel/Akuri/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

govt./ Govt. of Maharashtra/ Collector/ any other competent authority from time to time.

71. Conditions mentioned in all submitted NOC/s/ executed agreements/ deed/ undertakings shall be binding on the applicant.

72. All the above conditions shall be binding on applicant, applicant's heirs and successors.

73. Undergr... passing though plot need to shift/remove before starting construction.

74. You... submit tree cutting... before applying for PCC.



CC To,

Ar. Deepak P. Thakare, Registration No : CA/92/14485

2. The District Office of the Collector, Revenue Dept, Near Hirakot Lake, Ambag, Dist-Raigad 402201.

Yours faithfully,

3. The MSED Co. Ltd. Executive Engineer, M.S.E.D.Co Ltd, Panvel Urban Dn. Panvel-410206

4. Dy Superintendent of Land Records, CIDCO samaj mandir, ground floor, Sector-18, Besides Bathiya School, New Panvel, Tal.Panvel, Dist.Raigad 410206

5. The Tehsildar, Talathi training centre, Sai nagar, Tal.Panvel, Dist.Raigad,410206

6. The Sarpanch, Gram Panchayat of Pali Devad, Panvel, Raigad.

7. The CCUC (NAINA), CIDCO

8. The Airport Authority of India, GM (ATM) WR, Head quarter, Western Region, Porta Cabins New Airport Colony, opposite hanuman road, Vileparle East Mumhai, 400099

9. CEO, NMIAL, 11th floor, V time square, plot no. 3, sector 15, CBD Belapur, Navi Mumbai 400614.

Signature valid

Digitally signed by SWATI POKHARAP
Date: 11 Aug 2023 15:37:33
Organization: NAINA (Navi Mumbai Airport Influence Management System)
Designation: Associate Pl...



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
GOVERNMENT OF MAHARASHTRA, UNDERTAKING

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Akurli/BP-00661/CC/2023/0414

Dated : 11 Aug 2023

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१२७२७	२०२४
५४ / १००	



10, Maharashtra Real Estate Regulatory Authority, 6th & 7th Floor,
Housefin Bhavan, Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051 Tel. No. 022 68111600

Signature valid

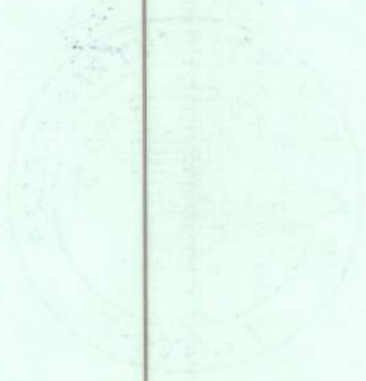
Digitally signed by SWATI POKHAR
Date: 11 Aug 2023 15:07:37
Organization: NAINA (Navi Mumbai Airport Influence Notified Area) Management System
Designation: Associate Director



NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

Page 13 of 13

1950
1951
1952





Abhishek Bhide

BLS LLB

Advocate High Court

SEARCH REPORT

पवल - २
१५५०२०२४
५५ / १००

1. Property Description:

Piece and parcels of agricultural located at Village: Belavali, Taluka: Panvel, Dist. Raigad within the jurisdiction of Sub – Registrar Assurance Panvel under;

S NO	Survey NO	Area (H.R.P)	Said plot
1	154/0	00-19-50	Said plot



"Plot bearing no. 23, admeasuring about 784.00 Sq. mtrs. located at Village: Akurli (NAINA TPS – I), Taluka: Panvel, Dist. Raigad (the "said plot" allotted in the name of "Shri Vinay Agrawal" in lieu of acquisition of various parcels of land located at Village: Akurli (NAINA TPS – I), Taluka: Panvel, Dist. Raigad within the jurisdiction of Sub – Registrar Assurance Panvel.

2. Instructions and source of documents and information:

Shri. Vimal Dilip Shah has requested me to carry out a Search of said land and said plot to issue a Search Report and Title Certificate in respect of title and use of said plot on the basis of documents, data and last known facts placed before me as mentioned hereinafter.

3. List of Documents perused:

A. A copy of 7 / 12 and pherphar.

Index available with Sub – Registrar Offices at Panvel.

Possession receipt dated 26.11.2020 issued by City Industrial Development Corporation (CIDCO) – NAINA.



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Executive summary:



A. Mutation entry bearing no. 510 is not readable and therefore no comments are being made thereon.

B. Vide mutation entry bearing no. 711 dated 08.06.1970, effect of Maharashtra Land Revenue (Amendment) Act, 1955 and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955 is given in revenue record of said land.

C. Vide mutation entry bearing no. 870 dated 01.11.1977, it is recorded that that as per application of Shri Dhau Ambo Patil, Shri Shankar Dhau Patil is entitled for said land.

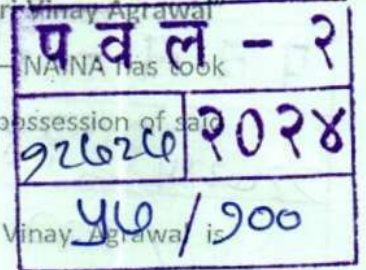
D. Vide mutation entry bearing no. 1604 dated 27.10.2015, it is recorded that Shri Shankar Dhau Patil demised intestate on 28.09.2014 leaving behind his only legal heirs namely 1. Shri Hiru Shankar Patil, 2. Shri Padmakar Shankar Patil, 3. Shri Manish Hiraji Keni, 4. Smt Sulba Ramdas bhoir and 5. Shri Sunanda Sandeep Gaikwad as per certificate bearing no. 371.

E. Vide mutation entry bearing no. 1678 dated 06.11.2017, it is recorded that by virtue of Sale Deed dated 03.10.2017 1. Shri Vinay Shrivankumar Agrawal and 2. Shri Vinay Prakash Singh have acquired the rights, title and interest in respect of said land from 1. Shri Hiru Shankar Patil, 2. Shri Padmakar Shankar Patil, 3. Shri Manish Hiraji Keni, 4. Smt Sulba Ramdas bhoir and 5. Shri Sunanda Sandeep Gaikwad. Said Sale Deed dated 03.10.2017 is duly registered before Sub – Registrar Assurance Panvel – 1 at Panvel under the registration serial No. 8066/2017.

F. By virtue of letter dated 26.11.2020 issued by City Industrial Development Corporation – NAINA under the Town planning Scheme No. 1 "Plot bearing no. 23, admeasuring about 784.00 Sq. mtrs. located in Village: Akurli (NAINA TPS – I), Taluka: Panvel, Dist. Raigad" (the



"said plot") is allotted to "Shri Vinay Singh and Shri Vinay Agrawal" in lieu of acquisition of said land. However CIDCO - NANA has took over a possession of said land and handed over a possession of said plot to Shri Vinay Singh and Shri Vinay Agrawal.



G. By virtue of Vatni Patra dated 29.04.2022 Shri Vinay Agrawal is entitled to the said land. Said Vatni Patra dated 29.04.2022 is duly registered before Sub registrar Assurance Panvel - 3 at Panvel under the registration Sr. No. 7786/2022 on 29.04.2022.

H. By virtue of Sale Deed dated 21.04.2023 M/s Konkani Shrusti Infra Developers LLP has acquired all the rights, title and interest in respect of said plot from Shri Vinay Agrawal. Said Sale Deed dated 21.04.2023 is duly registered before Sub - Registrar Assurance Panvel - 2 at Panvel under the registration Sr. no. 6949/2023 on 21.04.2023.



5. Observations/ Remarks :

A. Index in record of Sub - Registrar:

I have appointed a Search Clerk who obtained various search permissions. He has carried out a search of title record in respect of said plot for the period of 30 years in Panvel Sub-Registrar Assurances. Upon verification of available index record at Panvel registrar offices in respect of said land, he informed that he did not find any alien transaction in respect of said land as per available records of the Sub-Registrar Offices.

B. Title of said Plot:

That as per the available title documents and the revenue record, the title of the said plot is standing in the name of M/s Konkani Shrusti Infra Developers LLP.





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Abhishek Bhide

BLS LLB
 Advocate High Court

TITLE CERTIFICATE



On the strength of information and documents provided by Shri. Vimal Singh by virtue of letter dated 26.11.2020 issued by City Industrial Development Corporation – NAINA under the Town planning Scheme – 1 of no. 23, admeasuring about 784.00 Sq. mtrs. located at (Plot No. 23, admeasuring about 784.00 Sq. mtrs. located at Village: Belavali, Taluka: Panvel, Dist. Raigad" (the "said plot") is allotted to "Shri Vinay Singh and Shri Vinay Agrawal" in lieu of acquisition of various land located at Village: Belavali, Taluka: Panvel, Dist. Raigad within the jurisdiction of Sub – Registrar Assurance Panvel more particularly described in Table – A as under;

Table – A

S NO	Survey NO	Area (H.R.P)
1	154/0	00-19-50

I certify that "M/s Konkan Shrusti Infra Developers LLP" is the owner of the said plot. Title of said plot in question is clear marketable and there are no known encumbrances and known doubts of any type whatsoever.

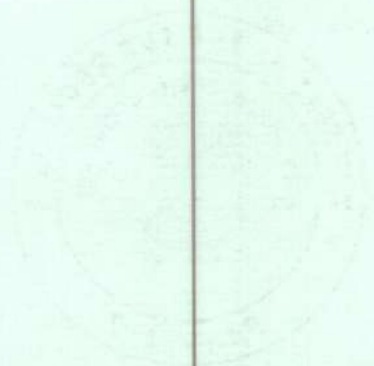
Therefore this search and Title report is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned.

Panvel
 Date- 14.06.2023



Abhishek V Bhide
 Advocate

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X 4 0 0 0 0 0 0
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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६० / १००	

This registration is granted under section 5 of the Act to the following project under project registration number : P52000053290

Project: Balaji Evara , Plot Bearing / CTS / Survey / Final Plot No.: Final Plot No. 23, TPS, Plot Akurli , Panvel, Raigarh, 410206;

1. **Konkan Shrusti Infra Developers Llp** having its registered office / principal place of business at **Thane, District: Thane, Pin: 400710.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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.
 - o The Registration shall be valid for a period commencing from **23/10/2023** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



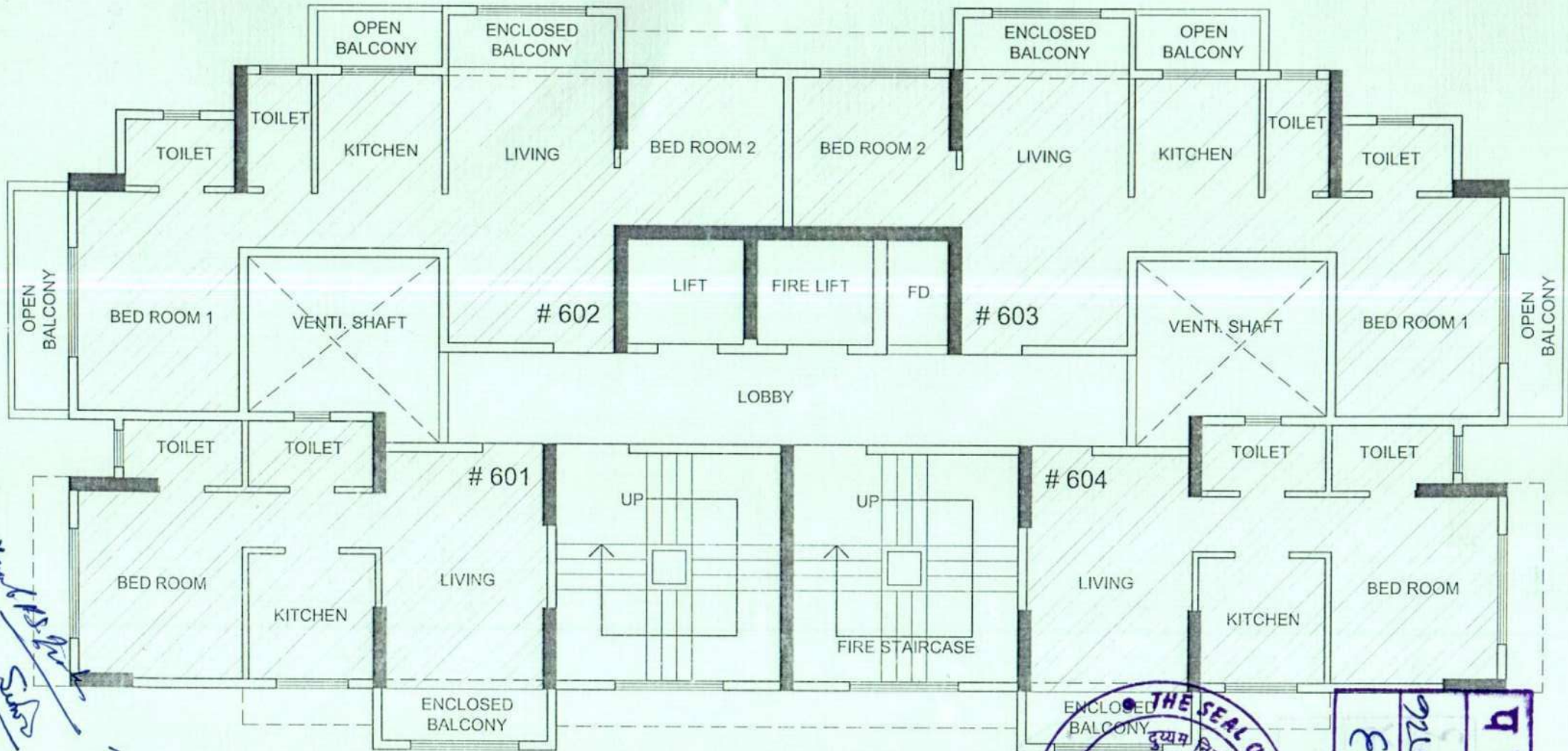
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 23-10-2023 11:22:27

Dated: 23/10/2023
Place: Mumbai

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

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6TH FLOOR PLAN

Handwritten notes:
 13/11/2024
 Suresh
 [Signature]



Handwritten registration details:
 920210 2024
 22/900
 444 - 2

FLAT NO. FLOOR	PROJECT	SIGN. OF PURCHASER SIGN. OF VENDOR
602	PROPOSED RESIDENTIAL BUILDING "BALAJI EVARA" ON FINAL PLOT NO. 23, TPS-01, AT AKURLI, TALUKA - PANVEL, DIST - RAIGAD.	

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SPECIFICATION AND AMENITIES FOR THE UNIT

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६४/१००	

1. A sturdy R.C.C. frame structure with Earthquake resistance.
2. Vitrified tiles flooring in all rooms with Skirting.
3. Door height Designers dado glazed tiles in all W.C., bath & toilets.
4. Granite top Kitchen platform with stainless steel sink and dado designer Glazed tiles above platform.
5. Concealed copper electrical wiring with modular switches in all rooms of Flat.
6. All windows fitted with Marble jamb, powder coated Aluminum sliding window with plain glass.
7. Concealed plumbing in all bath, Toilet and WC.
8. Brass/chrome plating decorated fitting in all W.C. Bath and Toilets.
9. Main Door Sal wood frame with Laminated finish flush shutter door, with night latch and peep hole & All internal & terrace doors are of flush shutter doors with Sal wood frame.
10. All Bath, Toilet & W.C is P.V.C. molded door with marble frame work.
11. Interior walls treated by Oil bound distemper paint in all Flats and in exterior walls of the building are treated with Acrylic paint.
12. 3'-0" height protected parapet wall in terraces.
13. Water proofing with china chip glazed tiles in all terraces.
14. Adequate capacity overhead and underground storage water tank with submersible pump.
15. Adequate capacity Lift of reputed make.
16. Ample car & scooter parking space.
17. Children play area & Gymnasium.



Wm
Darsh PS. Gadh
Sites

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६५ / १००	



353/21099

Monday, December 04, 2023

5:29 PM

पावती

पवल - २	
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Original Duplicate	
नोंदणी क्र. : 39M	
Regn.: 39M	
६६ / १००	
पावती क्र. : 24295	दिनांक: 04/12/2023

गावाचे नाव: आकुर्ली
दस्तावेजाचा अनुक्रमांक: पवल2-21099-2023
दस्तावेजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्यांचे नाव: श्री. संदीप रमेश केपी . .

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 14

एकूण:



₹. 100.00

₹. 280.00

₹. 380.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:48 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२
(पनवेल - २)

वाजार मूल्य: ₹.0/-
मोबदला ₹.1/-
भरलेले मुद्रांक-शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.280/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 1223043205767 दिनांक: 04/12/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.100/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH011842339202324E दिनांक: 04/12/2023
बँकेचे नाव व पत्ता:

मुळ दस्तावेज परत देना

लिपिक

दुय्यम निबंधक पनवेल-२
मूळ दस्तावेज परत मिळाला

पत्रकाराची सही

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CHALLAN
MTR Form Number-6



GRN	MH011842339202324E	BARCODE		Date	04/12/2023-12:20:56	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			<p>पवल - २</p> <p>9202/2023</p> <p>एल/१००</p> <p>AVAPH7931R</p> <p>29000 2023</p> <p>9/198</p>			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			Full Name	SANDEEP RAMESH KENI AND OTHER ONE		
Location	RAIGAD			Block No.	BALAJI EVARA, FINAL PLOT NO. 23		
Year	2023-2024 One Time			Area/Locality	BALAJI EVARA, FINAL PLOT NO. 23		
Account Head Details		Amount In Rs.	Remarks (If Any)				
0030046401	Stamp Duty	500.00	PANINA TFS-1 VILLAGE AAKURLI				
0030063301	Registration Fee	100.00	TAL. PANVEL DIST. RAIGAD				
			PIN 40206				
			Remarks (If Any)				
			PAN2=AANFK9943K~SecondPartyName=Messers KOKAN SHRUSTI				
			INFRA DEVELOPERS LLP-				
			Amount In	Six Hundred Rupees Only			
Total		600.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332023120412714	2841470120	
Cheque/DD No.			Bank Date	RBI Date	04/12/2023-12:21:42	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : 9833194624
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

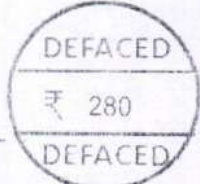
पवल - २
 29000 2023
 2 / 98

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1223043205767	Date 04/12/2023
Received from Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN ९८/१००	Date 04/12/2023
Bank CIN 10004152023120405443	REF No. 333851181123
This is computer generated receipt, hence no signature is required.	



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

Receipt of Document Handling Charges	
PRN 1223043205767	Receipt Date 04/12/2023
Received from Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 21099 dated 04/12/2023 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Payment Date 04/12/2023
Bank CIN 10004152023120405443	REF No. 333851181123
Deface No 1223043205767D	Deface Date 04/12/2023



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



CHALLAN
MTR Form Number-6



GRN	MH011842339202324E	BARCODE		Date	04/12/2023-12:20:56	Form ID	4B(f)
Department:	Inspector General Of Registration			Paper Details:		पवल - २	
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)		७२७२७२०२४	
Office Name	PNI 2 PANVEL 2 JOINT SUB REGISTRAR			Full Name		SANDEEP RAMESH KENT AND OTHER ONE	
Location	RAIGAD			TAN No. (if Applicable)		२१००००२०२३	
Year	2023-2024 One Time			Full Name		3 / १४	
Account Head Details	Amount	Remarks (If Any)		Plot (Block) No. 2 BALAJI EVARA, FINAL PLOT NO. 23			
003004640 Stamp Duty	500.00	Premises Building		Road/Street			
0030063301 Registration Fee	100.00	Area/Locality		TALUKA RAIGAD			
		PIN		4 1 0 2 0 6			
		Remarks (If Any)		PAN2-AANFK9943K-SecondPartyName=Messers KOKAN SHIRUSTI INFRA DEVELOPERS LLP-			
		Amount In		Six Hundred Rupees Only			
		Words					
Total	600.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332023120412714		2841470120		
Cheque/DD No.	Bank Date	RBI Date	04/12/2023-12:21:42		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

पवल - २
७२७२७२०२४
२१००००२०२३

पवल - २
३ / १४



Department ID: _____ Mobile No.: 9833194624
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दरम निबंधन कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व कारवायाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-21099	0006218425202324	04/12/2023-17:28:51	IGR147	100.00
2	(IS)-353-21099	0006218425202324	04/12/2023-17:28:51	IGR147	500.00
Total Defacement Amount					600.00

C - M E F	
8909	1000
1000	



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE

(ONLY FOR ADMISSION PURPOSE)

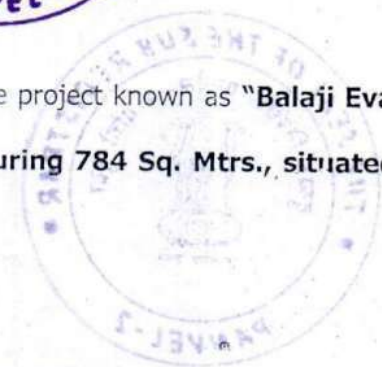
पवल - २
29000 2023
४ / १४

We M/S. KONKAN SHRUSTI INFRA DEVELOPERS LLP (PAN No. AANFK9943K) [Partnership Firm, registered & constituted under the provision of The Indian Partnership Act 1932] [1] Mr. Vinay Shrivankumar Agrawal Age 46 years, (PAN No. ACXPA3337M), [2] Mr. Vimal Dilip Shah Age 46 years, (PAN No. AMXPS4399H), [3] Mr. Bhavik Mukesh Thakkar Age 39 years, (PAN No. ADGPT3048N), [4] Mrs. Varsha Vinay Agrawal Age 44 years, (PAN No. ABQPG2747P) [5] Ms. Avishi Vinay Agrawal Age 21 years, (PAN No. DUTPA9868J), an adult, Indian Inhabitant, having their office address at Building No.306, 2nd Floor Millennium Business Park, Sector- 2, Kopar Khairne, Thane, Navi Mumbai- 400710.

पवल - २
92020 2023
60 / 900



WHEREAS we are the Builder/Developers and owner of the project known as "Balaji Evara" situated at Final Plot No. 23, NAINA TPS - 1, Admeasuring 784 Sq. Mtrs., situated at Village -Akurli, Tal.- Panvel, Dist. - Raigad. - 410206.



AND WHEREAS Unit/Flat/ Premises of the building /s is /are decided to be allotted & sold out by executing & register in Agreement For Sale as per The Maharashtra Ownership Flat (registration of the promotion of construction, sale management and transfer Act, 2005, (Mah. Act, 4 of 2008) w.e.f. 25/02/2008 and admit the same before the Concerned Sub Register of Assurances at Tal. Panvel, Dist Raigad.

AND WHEREAS due to our non availability we are unable to present, admit the document to be executed by us before the concerned Sub Register of Assurance at Panvel for registration of same, therefore we hereby decided to appoint 1) MR. Sandeep Ramesh Keni, Age 35 years, (PAN No. AVAPK7931R), Indian Inhabitant, Residing At:- S/O Ramesh Keni Near Vitthal Tempal, Dhondu Niwas, Plot No.1, Sukapur, Raigarh, Maharashtra-410206 2) Mr. Tukaram Pandurang Phadke , Age 30 years, (PAN No. BTLPP9765Q), Indian Inhabitant, Residing At:- House No.35, Near Gavdevi Mandir, Palidevad, Sukapur, Shilottar Raichur,

[Handwritten signatures]

Panvel, Raigarh, Maharashtra, 410206 as our true, lawful attorney and either of one or any one of them is authorize to do all the following acts, deeds, things as our constituted lawful attorney on behalf and confirm upon them the following powers hereinafter stated

पञ्जल - २	
29000	2023
Y	198

NOW WE AND THESE PRESENT WITNESSETH THAT:

To present, admit the **document executed by us** before the Concerned Sub Register of Assurance at Panvel as concerned to allot, sale of **Unit/Flat/Premises** in the project knows as "**Balaji Evara**" Final Plot No. 23, NAINA TPS - 1, Village -Akurli, Tal.- Panvel, Dist. - Raigarh - 410206 within Jurisdiction of Talathi Saja Panvel, Sub Register of Assurance at Panvel, Dist. Raigarh. Such as Agreement for Sale, Sale Deed, Ratification Deed, Cancellation Deed and Confirmation Deed or any other deeds.

पञ्जल - २	
021020	2023
09	1900

AND WE HEREBY RATIFY & CONFIRM AND AGREE TO RATIFY CONFIRM whatsoever our said attorney shall do or purpose to be done by _____ of these present.

This Power of Attorney is not for any personal gain to attorney and without any consideration and same may be cancelled at any time by the Executants.

The specimen signature of our Attorney 1) **MR. Sandeep Ramesh Keni** 2) **Mr. Tukaram Pandurang Phadke** are appended herein below.

This Power of Attorney is for specific purpose to admit the document executed by us and not for any other purpose.



(Handwritten signature)

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प व ल - २	
29000	2023
E / 98	

IN WITNESS WHERE OF, we the undersigned have hereunto set our hands on this 4th day of Dec 2023

SIGNED SEALED AND DELIVERED BY

M/S. KONKAN SHRUSTI INFRA DEVELOPERS LLP

[Partnership Firm]

(AANFK9943K)

Through its Partners

प व ल - २	
92420	2024
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a) Mr. Vinay Shrivankumar Agrawal



Vinay

b) Mr. Vimal Dilip Shah



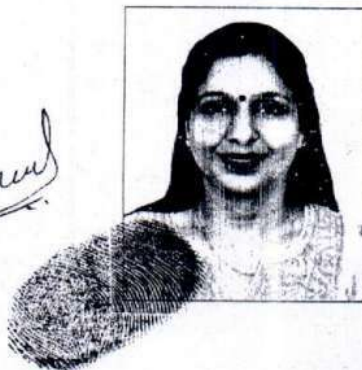
Bhavik

c) Mr. Bhavik Mukesh Thakkar



Varsha

d) Mrs. Varsha Vinay Agrawal



प व ल - २
२९००६ | २०२३
७ / १४



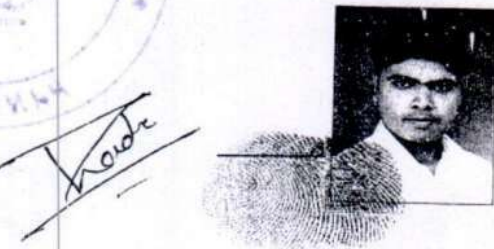
९ - ल ल प
४९०९ | २०२४
००८ | १००

प व ल - २
Accepted By us
९२६२६ | २०२४
७३ / १००

1) MR. Sandeep Ramesh Keni



2) Mr. Tukaram Pandurang Phadke



All have signed in the presence of

1) Pradip Jadhav

2) Mr. Thakare

पवल - २
 २५२० २०२४
 ७४/१००

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AMXPS4399H

नाम / NAME
VIMAL SHAH

पिता का नाम / FATHER'S NAME
DILIP PRATAPRAI

जन्म तिथि / DATE OF BIRTH
14-06-1977

हस्ताक्षर / SIGNATURE
[Signature]

आयकर आयोग (कंप्यूटर फेड)
 Commissioner of Income-tax (Computer Operations)

आयकर विभाग
 INCOME TAX DEPARTMENT

VINAY SHRAVANKUMAR AGRAWAL

SHRAVANKUMAR JAINARAYAN AGRAWAL

20/02/1977

ACXPA3337M

पवल - २
 २९००० २०२३

[Signature]

भारत सरकार
 GOVT OF INDIA

THE SUB REGISTRAR

आयकर विभाग
 INCOME TAX DEPARTMENT

BHAVIK MUKESH THAKKAR

MUKESH MANILAL THAKKAR

26/11/1984
 Permanent Account Number
ABQPT3048N

[Signature]

भारत सरकार
 GOVT OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT

VARSHA V AGRAWAL

RAMSHARAN BANARASIDAS GUPTA

11/04/1979
 Permanent Account Number
ABQPG2747P

[Signature]

भारत सरकार
 GOVT OF INDIA

THE SUB REGISTRAR

आयकर विभाग
 INCOME TAX DEPARTMENT

AVISHI VINAYKUMAR AGRAWAL

04/09/2007

[Signature]

भारत सरकार
 GOVT OF INDIA

Permanent Account Number
DUTPA9868J

आयकर विभाग
 INCOME TAX DEPARTMENT

KONKAN SHRUSTI INFRA DEVELOPERS LLP

28/02/20

भारत सरकार
 GOVT OF INDIA

Permanent Account Number
AANFK9943K

9 - 5 6 7
8909/0000
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353/21099

सोमवार, 04 डिसेंबर 2023 5:29 म.नं.

दस्त गोपवारा भाग-1

पवल 2 20198

दस्त क्रमांक: 21099/2023

दस्त क्रमांक: पवल 2 /21099/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल 2 यांचे कार्यालयात

अ. क्र. 21099 वर दि.04-12-2023

रोजो 5:27 म.नं. वा. इजर केला.



पावती: 24295

पावती क्रमांक: 04/12/2023

भादरकरणाच नाव: श्री. संदीप रमेश केणी . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या



रु. 380.00

दस्त हजर करणाऱ्याची मंत्री:

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

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

शिक्का क्र. 1 04 / 12 / 2023 05 : 27 : 56 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 04 / 12 / 2023 05 : 28 : 39 PM ची वेळ: (फी)



दस्ताऐवजासोबत जोडलेली कागदपत्रे

कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट

आडवून आल्यास याची संपूर्ण जबाबदारी

दस्त निष्पादकाची राहिल

लिहून देणार

लिहून घेणार

९ - १५४	
४९०९	००००००
०००/०००	



भारत सरकार
Government of India

संदीप रमेश केणी
Sandeep Ramesh Keni
जन्म तारीख/DOB: 29/01/1988
पुरुष/ MALE

Issue Date: 01/01/2012

6005 0195 42437 व ल - २
VID : 3 1491 6676 1557
प व ल - २
94242028 9000 2023
08/900 e 198

Handwritten signature

THE SEAL OF THE SUB REGISTRAR
प न व ल - २
DOB: 29/01/1988
Gender: Male
6421 6727 7726
PANEL-2
THE SUB REGISTRAR
प न व ल - २
30012020

सरकार विभाग
TAX DEPARTMENT
MADAN NAMDEV
PANDURANG THAKARE
29/01/1988
Permanent Number
02856

भारत सरकार
GOVT. OF INDIA
30012020

भारत सरकार
Government of India

रुथिक नरेश बाबरे
Ruthik Naresh Babre
जन्म तारीख/DOB: 01/10/2000
पुरुष/ MALE

6670 6782 6031
VID : 9145 6860 2959 7935
माझे आधार, माझी ओळख

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKRPJ3039K

नस/ Name
PRADIP HARIBHAU JADHAV

पिता का नाम/ Father's Name
HARIBHAU BABU JADHAV

जन्म की तारीख
Date of Birth
22/06/1986

30012020

9 - 11 11	
8909	11/11/11
08/100	



दम्न गोपवाग भाग-2

पवेल 2 99/198
दम्न क्रमांक:21099/2023

04/12/2023 5 37:28 PM

दम्न क्रमांक :पवेल2/21099/2023
दम्नाचा प्रकार :-पांवर ऑफ अंटेर्नी

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:श्री. मंदीप रमेश केणी .
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
पिन नंबर:AVAPK7931R

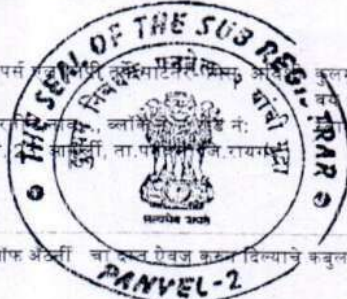
2 नाव:श्री. तुकाराम पांडुरंग फडके .
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
पिन नंबर:BTLP9765C

3 नाव:मे. कोकण मृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे विनय श्रवण
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
पिन नंबर:AANFK9943K

4 नाव:मे. कोकण मृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर- श्री. भाविश
मुकेश ठाकरे .
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
पिन नंबर:AANFK9943K

5 नाव:मे. कोकण मृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर- मिसेस. वर्षा
विनय अग्रवाल .
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
पिन नंबर:AANFK9943K

6 नाव:मे. कोकण मृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर- श्री. विनय
श्रवणकुमार अग्रवाल .
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
पिन नंबर:AANFK9943K



छायाचित्र

ठसा प्रमाणित



वरील दम्नगोपवाग करून देणार नथाकधीत पांवर ऑफ अंटेर्नी वा पवेल एवज करून दिल्याचे कबुल करतात.

ओळख -

खालील इमम असे निवेदीत करतात की ते दम्नगोपवाग करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:प्रदिप जाधव .
वय:34
पत्ता:सेक्टर 17, बाशी, नवी मुंबई
पिन कोड:400709

2 नाव:मदन ठाकरे .
वय:42
पत्ता:सेक्टर 17, बाशी, नवी मुंबई
पिन कोड:400709

स्वाक्षरी

स्वाक्षरी

छायाचित्र

ठसा प्रमाणित



खालील पक्षकाराची कबुली उगलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 मे. कोकण मृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर- श्री. विनय श्रवणकुमार अग्रवाल . .
प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. ., जि.रायगड, महाराष्ट्र, राईगाड: (.)
AANFK9943K

Joint Sr Panvel 2

Payment Details.

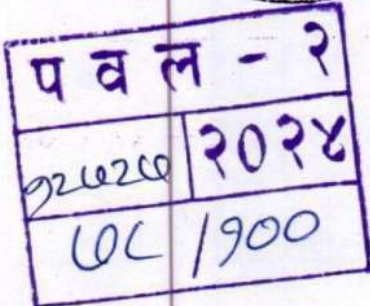
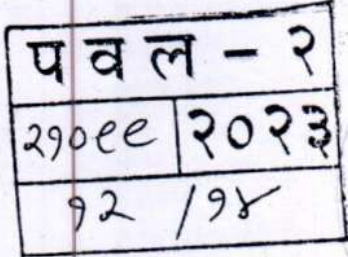
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANDEEP RAMESH KENI AND OTHER ONE	eChallan	69103332023120412714	MH011842339202324E	500.00	SD	0006218425202324	04/12/2023
2		DHC		1223043205767	280	RF	1223043205767D	04/12/2023
3	SANDEEP RAMESH KENI AND OTHER ONE	eChallan		MH011842339202324E	100	RF	0006218425202324	04/12/2023

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

21099 /2023

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.isarita@gmail.com

Payment Details.

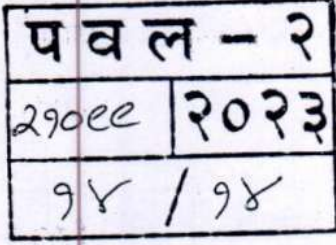
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANDEEP RAMESH KENI AND OTHER ONE	eChallan	69103332023120412714	MH011842339202324E	500.00	SD	0006218425202324	04/12/2023
2		DHC		1223043205767	280	RF	1223043205767D	04/12/2023
3	SANDEEP RAMESH KENI AND OTHER ONE	eChallan		MH011842339202324E	100	RF	0006218425202324	04/12/2023

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

21099 /2023

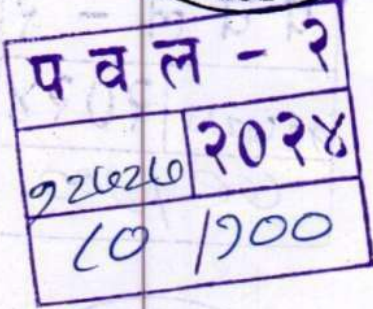
Know Your Rights as Registrants

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

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत घेते की, सदर दस्तास एकूण १४
 पाने आहेत. पुस्तक क्र. ४२
 क्रमांक २१००० वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-२,
 दिनांक ०८ माहे १२ सन २०२३.



घोषणापत्र

मा. कार्यकारी दंडाधिकारी साहेब, पनवेल यांचे समोर

१	प व ल = २
४	०२७२५२०२४
	८१ / १००

मी संदीप रमेश जेठो / कुलमुखाय पोडोले याद्वारे घोषित करतो आहे. दृष्टीस
निबंधक पत्र क्र. २ यांच्या कार्यालयात क २१२०११ या शिर्षकाचा दस्त नोंदणीसाठी सादर
करण्यात आला आहे.



श्री मे. कोकण सृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर १) विनय श्रवणकुमार अग्रवाल २) विमल दिलीप शहा ३) भाविक मुकेश ठक्कर ४) वर्षा विनय अग्रवाल ५) अविशी विनयकुमार अग्रवाल व इत्यादी यांनी दिनांक ०७/१२/२०२३ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी दस्त नोंदणी सादर केला आहे / निष्पन्न करुन कगुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द बातल ठरवले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहीन याची मला जाणीव आहे.

(कुलमुखत्यारपत्र धारकांचे नाव व सही)

१	प	क	ल	२
४	२६२७	२०२४		
		६२	१००	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AANFK9943K

प व ल - २
१२७२७ २०२४
८३ / १००

नाम / Name KONKAN SHRUSTI INFRA DEVELOPERS LLP
निगमन/गठन की तारीख
Date of Incorporation / Formation 28/02/2014



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment challans, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, को संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AANFK9943K</p> <p>नाम / Name KONKAN SHRUSTI INFRA DEVELOPERS LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation / Formation 28/02/2014</p> 	<p>इस कार्ड के खोने/गाने पर कृपया सूचित करें/कीटागः आयकर विभाग द्वारा, प्रोटेक्टा ईन्फो टेक्नोलॉजीज लिमिटेड (पूर्व में एनएसटीएल ई-गवर्नेंस इन्फ्रास्ट्रक्चर लिमिटेड) बीपी मॉडल, तक्षशर वैरा, बानेर रोड, बावूर, पुणे - ४११०१९</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Protekta Technologies Limited, (Formerly NSDI, e-Governance Infrastructure Limited) 4th Floor, Saptharishikha, Banar Road, Bavur, Pune - 411019 Tel: 91-20-2721 5030, e-mail: info@protekatelco</p>
--	--

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

प व ल - २	
१२०२६	२०२४
८४ / १००	





भारत सरकार
Government of India



आधार

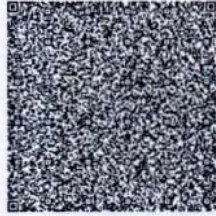
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0636/20334/11520

To
अविशी विनयकुमार अग्रवाल
Avishi Vinaykumar Agrawal
Flat No 2405, A Wing
Plot No 24 To 29, Amey CHS LTD
Sector 4, Nerul
Navi Mumbai
Thane Maharashtra - 400706
9867390826

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA on
Date: 2023.09.11 11:09:05 UTC



आपका आधार क्रमांक / Your Aadhaar No. :

4667 6044 0533

VID : 9141 5191 5035 5281

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अविशी विनयकुमार अग्रवाल
Avishi Vinaykumar Agrawal
जन्म तिथि/DOB: 04/09/2002
महिला/ FEMALE

Issue Date: 15/10/2011

4667 6044 0533

VID : 9141 5191 5035 5281

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



AADHAAR

पं. व. ल. - २
सूचना
2028
25/900

- आधार पहचान का प्रमाण है नागरिकता का नहीं
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/Offline XML/ Online Authentication.
- This is electronically generated letter.



- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

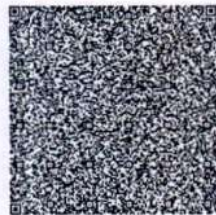
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
फ्लैट न 2405, ए विंग, प्लॉट न 24 टू 29, अमेय सीएचएस
एलटीडी, सेक्टर 4, नेरुल, नवी मुंबई, ठाणे,
महाराष्ट्र - 400706
Address:
Flat No 2405, A Wing, Plot No 24 To 29, Amey
CHS LTD, Sector 4, Nerul, Navi Mumbai,
Thane,
Maharashtra - 400706



Download Date: 11/09/2022

4667 6044 0533

VID : 9141 5191 5035 5281

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

प व ल - २
926
CE/1900

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
DUTPA9868J



नाम / Name	AVISHI VINAYKUMAR AGRAWAL
जन्म तिथि / Date of Birth	04/09/2002
लिंग / Gender	Female
आधार संख्या / Aadhaar Number	XXXX XXXX 0533



Digitally signed by DS
INCOME TAX DEPT 2
Date: 2020.09.10
18:23:38 IST

- Permanent Account Number(PAN) is a ten digit alpha numeric number allotted by the Income-tax department for compliance to the provisions of Income-tax Act and Rules including filing of Income-tax return, payment of taxes etc..
स्थायी लेखा संख्या (पैन) एक दस अंक का अक्षरांकीय संख्या है जो आयकर अधिनियम के प्रावधानों के तहत कर का भुगतान और आयकर रिटर्न भरने के लिए नियमों का अनुपालन इत्यादि करने हेतु आवंटित किया जाता है।
- Quoting of PAN is mandatory for several transactions specified under Income- tax Act, 1961 (Refer Rule 114B of Income -tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114बी, का संदर्भ लें)
- Possession or use of more than one PAN is against the law and may attract penalty of Rs. 10,000/- एक से अधिक स्थायी लेखा संख्या (पैन) रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये का अर्थदंड लगाया जा सकता है।
- The PAN card enclosed contains QR Code which is readable by a specific mobile App.
संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
DUTPA9868J

नाम / Name
AVISHI VINAYKUMAR AGRAWAL

जन्म तिथि / Date of Birth
04/09/2002

हस्ताक्षर / Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
संयुक्त निदेशक (पद्धति) -1, पैन मॉड्यूल
9वीं मंजिल, आयकर भवन, सेक्टर -3, वैशाली,
गाजियाबाद - 201010, उत्तर प्रदेश

If this card is lost / someone's lost card is found.
please inform / return to:
Joint Director (Systems)-1, PAN Module
9th floor, Aayakar Bhawan, Sector - 3, Vaishali,
Ghaziabad - 201010, Uttar Pradesh
Tel no: 0120-2770078; Fax : 0120-2770078
Mail-id : epan@incometax.gov.in

प व ल - २
१२६२६० २०२४
८७ / १००



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEVENDRA PRATAP SINGH

GAYA PRASAD

08/03/1986
Permanent Account Number

FHDPS0847A

Devendra P S Gaur
Signature

09112013

Devendra P S Gaur

९ - ल ४ ४

प व ल - २	
१२७२७०	२०२४
८८	१००



प व ल - २	
१८०२५	२०२४
८९/१००	



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SIMRAN SINGH		
AKASH VEER SINGH		
12/10/1992 Permanent Account Number		
FQUPS3741F		
<i>Simran Singh</i> Signature		08072014

Simran

१ - रु ५५

प व ल - २	
१२६२६	२०२४
९० / १००	



प व ल - २
२०२४
९९ / १००



 भारत सरकार
GOVERNMENT OF INDIA



देवेन्द्र प्रताप सिंह गौतम
Devendra Pratap Singh Gautam
जन्म वर्ष/YoB:1986
पुरुष Male



4158 7052 0008

आधार - आम आदमी का अधिकार

Devendra P.S. Gautam

प व ल - २
१२६२६ २०२४
९२/१००



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O राधा देवी, ५७०/६७३,
मुन्डावीर मंदिर के पास
विराट नगर, आलमबाग
पी.ओ., आलमबाग, बेनती,
लखनऊ
उत्तर प्रदेश, २२६००५

Address:

S/O Radha Devi, 570/673,
Near Mundavir Mandir Virat
Nagar, Alambagh P.O.,
Alambagh, Benti, Lucknow
Uttar Pradesh, 226005

Aadhaar - Aam Aadmi ka Adhikar

प व ल - २
१२/०२/२०२४
९३ / १००



 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India 

पता:
द्वारा: किरन सिंह, एच न-39, अवध कुंज, इंदिरा नगर, इंदिरा
नगर, लखनऊ,
उत्तर प्रदेश - 226016

Address:
C/O: Kiran Singh, H No-39, Awadh Kunj,
Indira Nagar, PO: Indira Nagar, DIST:
Lucknow,
Uttar Pradesh - 226016

Details as on: 20/05/2024



8983 2324 6549
VID : 9103 2271 3636 5842

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

प व ल = २
92624 2028
९४ / १००



भारत सरकार
Government of India

आधार

स्मरण सिंह
Simran Singh
जन्म तिथि/DOB: 12/10/1992
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
**Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).**

8983 2324 6549

मेरा आधार, मेरी पहचान

Simran



भारत सरकार
Government of India



Issue Date: 6/10/2012



संदीप रमेश केणी
Sandeep Ramesh Keni
जन्म तारीख/DOB: 29/01/1988
पुरुष/ MALE

प व ल - २
१२६२०२४
९५ / १००

6005 0195 4243

VID : 9103 1491 6676 8557

माझी आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



तुकाराम पंडुरंग फडके
Tukaram Pandurang Phadke
DOB: 27-07-1992
Gender: Male



6921 6727 7726

अधार - आम आदमी का अधिकार

[Handwritten signature]

१९०२६०

प व ल - २	
१२६०२६०	२०२४
९९/१००	



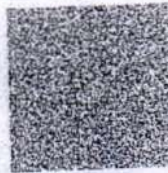
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKRPJ3039K



नाम / Name
PRADIP HARIBHAU JADHAV

पिता का नाम / Father's Name
HARIBHAU BABU JADHAV

जन्म की तारीख /
Date of Birth
22/06/1986

हस्ताक्षर / Signature

30012020

प व ल - २	
926200	2028
एए/१००	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TUKARAM PANDURANG PHADKE
PANDURANG BALIRAM PHADKE
27/07/1992



Permanent Account Number

BTLPP9765Q

Signature



353/12727

मंगळवार, 18 जून 2024 4:23 म.नं.

दस्त गोपवारा भाग-1

पवेल 2 22/900

दस्त क्रमांक: 12727/2024

दस्त क्रमांक: पवेल 2 /12727/2024

वाजार मूल्य: रु. 30,51,122/-

मोबदला: रु. 61,97,500/-

भरलेले मुद्रांक शुल्क: रु.3,72,000/-

दु. नि. मह. दु. नि. पवेल 2 यांचे कार्यालयात

अ. क्र. 12727 वर दि.18-06-2024

रोजी 4:21 म.नं. वा. हजर केला.

पावती:14577

पावती दिनांक: 18/06/2024

मादरकरणाचे नाव: देवेंद्र प्रताप सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

Deendra R S Gantur
दस्त हजर करणाऱ्याची मही:

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: करारनामा

- मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
- शिक्का क्रं. 1 18 / 06 / 2024 04 : 21 : 13 PM ची वेळ: (सादरीकरण)
- शिक्का क्रं. 2 18 / 06 / 2024 04 : 22 : 03 PM ची वेळ: (फी)



दस्ताएवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, लवकी इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

Deendra R S Gantur
लिहून घेणार

लिहून घेणार



18/06/2024 4 33:39 PM

दस्त गोपवारा भाग-2

पवळ 2 900/900
दस्त क्रमांक: 12727/2024

दस्त क्रमांक :पवळ2/12727/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. कोकण मृष्टी इन्फ्रा डेव्हलपर्स एलएलपी तर्फे पार्टनर- मिम, अविशी विनयकुमार अग्रवाल तर्फे कु.मु. म्हणून- श्री. संदीप रमेश केणी पत्ता:प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: ,, ब्लॉक नं. ,, रोड नं: ऑफीस- विल्डींग नं. 306, दुसरा मजला, मिलेनियम बिझनेस पार्क, सेक्टर नं. 2, कोपर खैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:AANFK9943K	लिहून घेणार वय :-36 स्वाक्षरी:-		
2	नाव:देवेंद्र प्रताप सिंह पत्ता:प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: ,, ब्लॉक नं. ,, रोड नं: 570/673, मुन्डावीर मंदिर जवळ, विराट नगर, पो.आलमवाग, बेनती, लखनऊ, उत्तर प्रदेश, उत्तर प्रदेश, लूकक्रणांव. पिन नंबर:FHDPS0847A	लिहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव:मिगरन सिंह पत्ता:प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: ,, ब्लॉक नं. ,, रोड नं: 570/673, मुन्डावीर मंदिर जवळ, विराट नगर, पो.आलमवाग, बेनती, लखनऊ, उत्तर प्रदेश, उत्तर प्रदेश, लूकक्रणांव. पिन नंबर:FQUPS3741F	लिहून घेणार वय :-31 स्वाक्षरी:-		

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शिक्का क्र.3 ची वेळ:18 / 06 / 2024 04 : 32 : 34 PM

ओळख:-
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अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:नुकागाम पांडुरंग फडके . . वय:30 पत्ता:मु. मुकापूर, नवीन पनवेल, ता. पनवेल, जि. रायगड पिन कोड:410206		
2	नाव:प्रदिप जाधव . . वय:34 पत्ता:सेक्टर 17, वाशी, नवी मुंबई पिन कोड:400709		

प्रमाणित करणेत येते की, सदर दस्तास एकूण 900

वाने आहेत. पुस्तक क्र. 9

क्रमांक 900/900 वर नोंदला.

शिक्का क्र.4 ची वेळ:18 / 06 / 2024 04 : 13 PM

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