

2

529/13094

Friday, August 09, 2024

11:20 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14239 दिनांक: 09/08/2024

गावाचे नाव: रोहिंजण

दस्तऐवजाचा अनुक्रमांक: पवल5-13094-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अभिषेक आनंद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:40 AM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.2314556.7 /-

मोबदला रु.3451500/-

भरलेले मुद्रांक शुल्क : रु. 241700/-

1) देयकाचा प्रकार: DHC रकम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824086406832 दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

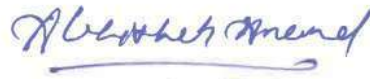
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824080806621 दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006453518202425E दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:





10/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13094/2024

नोदणी :

Regn:63m

गावाचे नाव : रोहिजण

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3451500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2314556.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र.1305,तेरावा मजला,ए विंग,ऐक्यम,सर्व्हे क्र.25,हिस्सा क्र.1,रोहिजण,ता.पनवेल,जि.रायगड. क्षेत्र 33.748 चौ.मी.कारपेट( ( Survey Number : 25 / 1 ; ) )
(5) क्षेत्रफळ	1) 33.748 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. टुडे सॉयल इन्फ्रोकॉन तर्फे भागीदार अमित पटेल यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ७१०, द लॅंडमार्क, प्लॉट क्र.२६ ए, सं.०७, खारघर, ता. पनवेल, जि रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड(००). पिन कोड:-410210 पॅन नं:-AARFT8957G 2): नाव:-मान्यता देणार -मे. महाविर सुपरस्ट्रक्चरस प्रा.लि. तर्फे डायरेक्टर मोहनिश ओमप्रकाश छाजर यांचे कु.मु. म्हणून मे. टुडे सॉयल इन्फ्रोकॉन तर्फे भागीदार अमित पटेल यांच्या तर्फे राहुल राजेंद्र भालेकर क.ज. देतात वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १००३-१००९. दहावा मजला, ए विंग, महाविर आयकॉन, प्लॉट क्र.८९,९० से.१५, सी.बी.डी बेलापूर, नवी मुंबई. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAMCM5042M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिषेक आनंद - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १८९, पाथ क्र.५, जजेस कॉलनी (वेस्ट), डॉ.उषा किरण बैले रोड, दानापूर कॉट, पटना., ब्लॉक नं:-, रोड नं:-, बिहार, पटना. पिन कोड:-801503 पॅन नं:-BBUPA0934P 2): नाव:-मोनाली कुमारी - वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १८९, पाथ क्र.५, जजेस कॉलनी (वेस्ट), डॉ.उषा किरण बैले रोड, दानापूर कॉट, पटना., ब्लॉक नं:-, रोड नं:-, बिहार, पटना. पिन कोड:-801503 पॅन नं:-HRBPK1467E
(9) दस्तऐवज करून दिल्याचा दिनांक	09/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13094/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	241700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

*Onkar*  
सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-५)

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20240809733				09 August 2024,10:41:24 AM
पवल5					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनटेल				
उप मूल्य विभाग	1.2-वापराच्या विकासनक्षम महामार्गासन्मुख रहिवास व इतर जमिनी				
क्षेत्राचे नांव	A Class Palika				सर्व्हे नंबर /न. भू क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	6500	58000	66700	72500	66700
					मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्ववाहन सुविधा -	बांधकामाचे प्रकार-	बांधीव
	37.122चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा प्रकार-	Rs 25289/-
				बांधकामाचा दर-	
				मिळकतीचा प्रकार-	
				बांधकामाचा दर-	
				मिळकतीचा प्रकार-	
				बांधकामाचा दर-	
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 02/01/2018				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.62350/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (( (62350-6500) * (100 / 100) ) + 6500)				
	= Rs.62350/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 62350 * 37.122				
	= Rs.2314556 7/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे 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				
	= 2314556 7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.2314557/-				
	= २ तेवीस लाख चौदा हजार पाच शो सत्तावन्न /-				

Home Print

पवल - ५  
930er/2024  
9/920



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0824080806621	Date	08/08/2024
Received from -, Mobile number 9100000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.			
Payment Details			
Bank Name	IBKL	Date	08/08/2024
Bank CIN	10004152024080806254	REF No.	2920123674
This is computer generated receipt, hence no signature is required.			

पवल - ५  
 १३०६४ २०२४  
 २/१२०

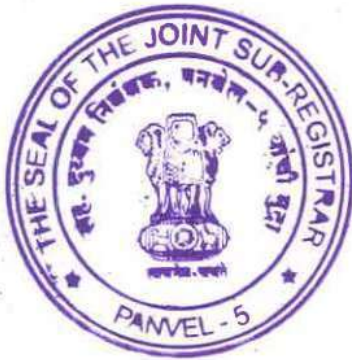
*Abhishek Anand*  
 [Stamp]  
*Anand*



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0824086406832	Date	08/08/2024
Received from -, Mobile number 9100000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.			
Payment Details			
Bank Name	IBKL	Date	08/08/2024
Bank CIN	10004152024080806459	REF No.	2920124516
This is computer generated receipt, hence no signature is required.			

बल - ५  
 १३०८७२०२४  
 ३ / १२०

१ - १३१  
 ४९०९





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0824080806621

Receipt Date 09/08/2024

Received from -, Mobile number 9100000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 13094 dated 09/08/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



### Payment Details

Bank Name IBKL

Payment Date 08/08/2024

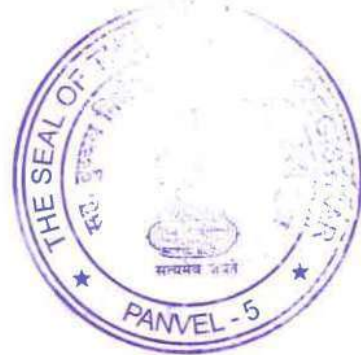
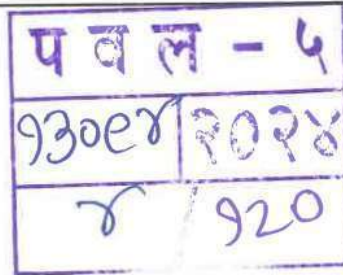
Bank CIN 10004152024080806254

REF No. 2920123674

Deface No 0824080806621D

Deface Date 09/08/2024

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





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0824086406832

Receipt Date 09/08/2024

Received from -, Mobile number 9100000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 13094 dated 09/08/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 400

DEFACED

### Payment Details

Bank Name IBKL

Payment Date 08/08/2024

Bank CIN 10004152024080806459

REF No. 2920124516

Deface No 0824086406832D

Deface Date 09/08/2024

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

पवल - ५  
१३०९४/२०२४  
५/१२०





**CHALLAN**  
**MTR Form Number-6**



GRN	MH006453518202425E	BARCODE	[Barcode]				Date	07/08/2024-17:47:58	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	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BBUPA0934P					
Location	RAIGAD			Full Name	ABHISHEK ANAND AND MONALI KUMARI					
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1305 13TH FLOOR A WING AIKYAM					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	241700.00		Road/Street	SURVEY NO 25 HISSA NO 1 VILLAGE ROHINJAN					
0030063301	Registration Fee	30000.00		Area/Locality	TAL-PANVEL DIST-RAIGAD					
				Town/City/District						
				PIN	4	1	0	2	1	0
				Remarks (If Any)	PAN2=AARFT8957G-SecondPartyName=TODAY ROYAL INFRACON~CA=3451500					
				Amount In	Two Lakh Seventy One Thousand Seven Hundred Rupees					
Total				2,71,700.00	Words	Only				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332024080 / 10222 / 2003023398					
Cheque/DD No.			Bank Date	RBI Date	07/08/2024-17:50:13 Not Verified with RBI					
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

**पवल - ५**  
93000/2024  
₹/920



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Abhishek Anand*  
*Monali Kumari*





**CHALLAN**  
**MTR Form Number-6**



GRN	MH006453518202425E	BARCODE				Date	07/08/2024-17:47:58	Form ID	25.2
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty Registration Fee				
Office Name					PNL3_PANVEL 3 JOINT SUB REGISTRAR				
Location					RAIGAD				
Year					2024-2025 One Time				
Account Head Details					Amount In Rs.				
0030046401 Stamp Duty					241700.00				
0030063301 Registration Fee					30000.00				
Total					2,71,700.00				
Payment Details					IDBI BANK				
Cheque/DD Details					Bank CIN				
Cheque/DD No.					Bank Date				
Name of Bank					Bank-Branch				
Name of Branch					Scroll No. , Date				
FOR USE IN RECEIVING					Bank Ref. No.				
FOR USE IN RECEIVING					RBI Date				
FOR USE IN RECEIVING					Bank-Branch				
FOR USE IN RECEIVING					Scroll No. , Date				
FOR USE IN RECEIVING					Bank Ref. No.				
FOR USE IN RECEIVING					RBI Date				
FOR USE IN RECEIVING					Bank-Branch				
FOR USE IN RECEIVING					Scroll No. , Date				

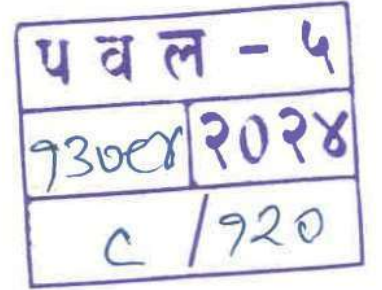
**पवल - ५**  
**१३०६४२०२४**  
**५१२०**



Department ID :  
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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-13094	0003592160202425	09/08/2024-11:20:21	IGR548	30000.00
2	(IS)-529-13094	0003592160202425	09/08/2024-11:20:21	IGR548	241700.00
<b>Total Defacement Amount</b>					<b>2,71,700.00</b>



### AGREEMENT FOR SALE

Consideration Value Rs. **3451500** /-

Flat No. **1305**, admeasuring. **33.748** Square meters on the **THIRTEEN** Floor, in **A** wing in the project known as "**AIKYAM**"

**Articles of agreement made and entered into  
At Village- Rohinjan, Tal. – Panvel, Dist. – Raigad.**

On this 09<sup>th</sup> Day of August, 2024.

### BETWEEN

**M/S. TODAY ROYAL INFRACON**, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, represented by its partners

(1) **SHRI VINAY PRAKASH SINGH** (2) **SHRI HEMANG DINESHBHAI PATEL** (3) **SHRI AMIT NAROTTAM PATEL** (4) **SHRI HITESH HARIBHAI PATEL** (5) **SMT. BHOOMI HARDIK PATEL** & (6) **SHRI RAHULKUMAR VITHALBHAI CHHABHAIYA**, having its registered office at 710, The Landmark, Plot No.-26A, Sector No.-07, Kharghar, Navi Mumbai 410 210, hereinafter referred to as "**THE PROMOTERS**" (which expression shall

*A*

*Abhinav Arand*

*Anandani*

unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner) **OF THE ONE PART**

**AND**

**SHRI/SMT./MISS./M/S ABHISHEK ANAND ,32 . MONALI KUMARI, 26** having his/her/their address at 189,PATH NO-5, JUDGES COLONY (WEST), NEAR DR.USHA KIRAN BAILAY ROAD,DANAPUR CANTT, PATNA-201503 hereinafter referred to as **"THE PURCHASER(S)"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE SECOND PART AND**

**M/S. MAHAAVIR SUPERSTRUCTURES PVT. LTD.**, a Private Limited Company, duly incorporated under the Companies Act, 2013, represented by its Director **SHRI MOHNISH OMPRAKASH CHHAJER**, having its registered office at 1003-1009, 10<sup>th</sup> Floor, A Wing, Mahaavir Icon, Plot Nos.89 & 90, Sector No.-15, CBD Belapur, Navi Mumbai-400 614, hereinafter referred to as **"THE CO-PROMOTERS/CONFIRMING PARTY"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors or successor and permitted assigns) **OF THE THIRD PART.**

**WHEREAS**

**THE CO-PROMOTERS ENTITLEMENT TO THE PROJECT LAND**

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M/S. MAHAAVIR SUPERSTRUCTURES PVT. LTD., through its director SHRI MOHNISH OMPRAKASH CHHAJER, the Co-Promoters herein are the Owners of all that piece and parcel of land bearing Survey No.-25, Hissa No.-1, admeasuring 12460 Sq. Mts. situated at Village-Rohinjan, Tal.-Panvel, Dist.-Raigad and as per the Mutation Entry No.-3054, the name of the aforesaid Co-Promoters is recorded in the 7/12 extracts of the revenue records of the concerned authority regarding the said land;

II. The initially the said land was converted for non agricultural use by the erstwhile owner SHRI PRAVINKUMAR UTTAMCHAND MIGHLANI, who had obtained the Development Permission from the District Collector Raigad, Alibaug vide its order bearing reference number KRAMASHA/LNA-1(B)/SR-494/2012, dated 04/09/2015;

III. By virtue of Development Agreement dated 30/08/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel under Receipt No.-13964, Document No.-PVL2-12454-2022 on 06/09/2022, the said M/S. MAHAAVIR SUPERSTRUCTURES PVT. LTD., through its director SHRI MOHNISH OMPRAKASH CHHAJER, the CoPromoters herein, granted the development rights of the said plot of land bearing Survey No.-25, Hissa No.-1, admeasuring 12460 Sq. Mts. situated at Village-Rohinjan, Tal.-Panvel, Dist.-Raigad in favor of the Promoters herein and handed over the vacant and peaceful possession of the said land to them;

IV. By virtue of Power of Attorney dated 19/04/2023, duly registered before the Joint Sub Registrar of Assurances at Panvel under Document No.PVL5-6411-2023, the said M/S. MAHAAVIR SUPERSTRUCTURES PVT. LTD., through its director SHRI MOHNISH OMPRAKASH CHHAJER, the Co-Promoters herein has granted the

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*Abhishek Anand*

*Monali Kumari*

Power of Attorney in favor of the Promoters herein to do various acts and deeds contained in the said Power of Attorney.

- V. By virtue of the above referred Development Agreement & Power of Attorney, the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid piece and parcel of the land bearing **Survey No.-25, Hissa No.-1, admeasuring 12460 Sq. Mts. situated at Village-Rohinjan, Tal.-Panvel, Dist.-Raigad** and hereinafter referred to as "THE SAID PROPERTY" and more particularly described in the "First Schedule" hereunder written and are fully entitled to develop the said land by constructing the buildings thereon as per the plans duly approved by the concerned authorities;
- VI. The Assistant Director of Town Planning, Panvel Municipal Corporation, vide its Commencement Certificate bearing number **930072028** dated 31/03/2023 sanctioned and approved the plans submitted by the Promoters/CoPromoters for construction of the residential buildings on the said property comprising 4 wings i.e. A, B, C & D all having **Stilt plus 14 (Fourteen) Upper Floors** and in pursuance to the sanctioned plans and permissions, the Promoters have commenced construction work on the said plot of land. **The copy of the said commencement certificate is annexed hereto and marked as ANNEXURE "A"**.
- VII. The Promoters, through their Architect **DESTINATION ARCHITECTURE INTERIOR DESIGNS** registered with the Council of Architecture under No. CA/2014/63182, having their address at Office No.-12, Ground Floor, Great Eastern Summit, Wing-B, Plot No.- 66, Sector No.- 15, C.B.D. Belapur, Navi Mumbai- 400 614, have prepared building plans by utilizing permissible FSI by proposing to construct the Residential Buildings on the said land. (hereinafter referred to as the said layout).
- VIII. The Promoters have appointed **AADHAR ENGINEERS** as RCC Consultants and have entered into standard Agreement for carrying out construction of the said building and also have entered into standard Agreement with the Architect for preparing plans of the said building/s.
- IX. The Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on **07/12/2022** under the registration No. **P52000048020**. **An authenticated copy in respect thereof is annexed hereto and marked as ANNEXURE "B"**.
- X. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the promoters will develop the said plot by constructing the Buildings to be used for residential purposes and as per the sanctioned plans, with such modifications thereto as the promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters at their own discretion.
- XI. The purchaser/s has/have seen the approved plans as prepared by the Architect and the purchaser/s is/are aware that the promoters may change the said building plans from time to time and/or as may be required by the Assistant Director of Town Planning, Panvel Municipal Corporation and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter. **A layout Plan of the said plot is annexed hereto and marked as Annexure C'.**



*Abhishek Anand*

**XII.** The Report on Title issued by **Advocate S.J. Bondre & Co.**, having office at 01, 1<sup>st</sup> Floor, Sai Sharan Complex, Sector No.-8, Khanda Colony, New Panvel (West), Dist.-Raigad has been seen and inspected by the purchaser/s and **a copy thereof has been annexed hereto and marked as ANNEXURE 'D'**.

**XIII.** The purchaser/s has/have prior to the execution of this Agreement for himself/herself satisfied about the right and title of the promoters /CoPromoters to the said plot, the right of the promoters to develop the said plot and to construct the said proposed complex/Building on the said plot more particularly described in the First Schedule hereunder written. The Purchaser/has/have executed this Agreement, is deemed to have accepted the title of promoters /Co-Promoters to the said plot as clear and marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

**XIV. A.** The purchaser has demanded and the promoters have given to the purchaser/s inspection of all the documents i.e. list of Amenities, 7/12 Extract, Floor Plan of Flat, Sanctioned Building Plan by Town Planning Office/Competent Authority, Letter issued by Town Planning Office/Competent Authority, Latest Title Certificate, All other relevant documents, Development Agreement, Power of Attorney, letters, papers and writings referred to herein.

**B.** All plans approved and sanctioned by the Assistant Director of Town Planning, Panvel Municipal Corporation, the designs, specifications etc., as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under including the commencement Certificate dated 20/10/2022.

**C.** The Purchaser/s has examined the foregoing Agreements and relevant documents, letters, papers and writings inspections of which, the promoters have given to the purchasers and the purchasers have accepted the title of the Co-Promoters and the Promoters to the said property as shown in the record of rights in respect thereof and the documents referred herein above and annexed hereinafter.

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On satisfying himself/herself/themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself/herself/themselves as regards the other terms and conditions including the Title of the Promoters/CoPromoters to the said plot, the purchaser/s has/have voluntarily approached and applied to the promoters for allotment of and hereby agree/s to purchase Flat No. **1305**, admeasuring Carpet Area **33.748** Square Meters or thereabouts on **THIRTEEN** Floor in **A** Wing in the project known as **"AIKYAM"** which is to be constructed on the said Land. (hereinafter referred to as **'the said premises'** and which is more particularly described in the Second Schedule hereunder written).

**XVI.** The Promoters have agreed to sell the flat to the purchasers and the purchasers have agreed to purchase from the promoters Flat No. **1305**, admeasuring **33.748** Square Meters Carpet Area on **THIRTEEN** Floor in **A** wing in the project known as **"AIKYAM"** being constructed on the said property for a total consideration of **Rs.3451500** /- (**Rs Thirty Four Lakh Fifty One Thousand Five Hundred Only** ). **The typical floor plan of the said Premises is annexed hereto and marked as ANNEXURE "E"**.

**XVII.** The purchaser/s has/have seen and approved the Building and floor plan and have understood the nature and quality of construction and fitting, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and

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amenities to be provided in the said premises as set out in the Third Schedule hereunder written.

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

**XIX.** Upon completion of the proposed development of the said property as stated above, the promoters agree to complete, sell and cause to convey the said property in favour of the Co-Operative Housing Society or Societies, body corporate/ownership Apartment to all those several persons (including the Flat purchaser herein) purchasing/ acquiring the respective Flat or any other premises etc. in the said new building as the nominees of the Promoters/Co-Promoters as joined the member of the proposed **AIKYAM** Co-op. Society to be constructed upon the said property.

**XX.** Both the Promoters and the Purchaser/s hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc. applicable to the said project.

**XXI.** Now both the parties are desirous of recording the terms and conditions presents so reached between them.

**NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-**

**1. ACT AND RULES GOVERNING THE AGREEMENT :-**

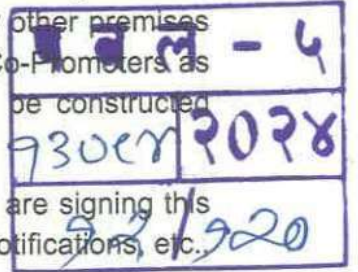
This Agreement shall always be subject to the provision contained in the Real Estate (Regulation and Development) Act, 2016 (RERA) or any amendment therein or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time and the rules framed there under. Under the provisions contained in the Real Estate (Regulation and Development) Act, 2016, the promoters are the Promoters and all references herein shall be read and construed accordingly. The said Real Estate (Regulation and Development) Act, 2016 shall be hereinafter referred to as the "Act" and the Rules framed there under shall be referred to as the "Rules".

**2. INSPECTION OF DOCUMENTS AND SITE VISIT:-**

The Purchaser/s has/have taken inspection of the Agreements, Sanctioned Plans and other relevant documents required to be given by the promoters under the provision of Real Estate (Regulation and Development) Act, 2016 in respect of the said plot and the purchaser/s has/have visited the site of construction and made himself/herself/themselves familiar with the terms and conditions imposed by the Assistant Director of Town Planning, Panvel Municipal Corporation and other relevant authorities.

**3. DEVELOPMENT OF THE SUBJECT PROPERTY: -**

The Promoters shall under normal conditions construct said buildings project comprising A, B, C & D wing all having Stilt plus 14 Upper Floors on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authorities and which have been seen and approved by the Purchaser(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises.



Provided that the Promoters shall have to obtain prior permission in writing of the Purchaser(s) in respect of such variations or modifications which may adversely affect the Flat of the Purchaser(s) except any alteration or addition required by any Government authorities or due to change in law.

#### 4. SALE OF PREMISES AND PAYMENT CONDITIONS:-

4(a) The Purchaser/s hereby agree/s to purchase Flat No. 1305, admeasuring 33.748 Square Meters Carpet Area on THIRTEEN Floor in A wing in the project known as "AIKYAM" which is to be constructed on the said plot and pro rata share in the common areas (COMMON AREAS) as defined under clause (n) of Section 2 of Real Estate ( Regulation and Development) Act, 2016 (hereinafter referred to as the said premises and which is more particularly described in the second schedule hereunder written) for a total consideration of Rs. 3451500 /-(Rs Thirty Four Lakh Fifty One Thousand Five Hundred Only).

4(b) Allottee has informed the promoter that he/she does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said Unit. Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottees.

4 (c) The said total consideration excludes Taxes (consisting of tax paid or payable by the promoters by way of GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the project payable by promoters) payable in accordance with the rules, regulations and notifications applicable at the relevant time upto the date of handing over the possession of the said premises. Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the purchaser(s)/allottee(s) to the promoters shall be increased/reduced based on such changes/modification.

4(d) The Promoters shall periodically intimate to the purchaser(s)/ Allottee(s), the amount payable as stated in clause 4(a) above and the purchaser(s)/Allottee(s) shall make payment within 15 days from the date of such written intimation. In addition, the Promoters shall provide to the Purchasers/Allottees the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.

4(e) The said total consideration is mutually agreed and subject to such increases which are due to increase on account of development charges or any other charges, deposits, fees, etc. payable to the competent authority and/or any other increase in Taxes, Charges, Cess which may be levied or imposed by the competent authority from time to time. The Promoters agree that while raising a demand on the Purchaser(s)/Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser(s)/ Allottee(s), which shall only be applicable on subsequent payments.

The Promoter has allowed a rebate in the purchase consideration and for early payments of the installments payable by the Allottee/s by discounting such early payments by which the respective installment has been preponed and/or mutually worked out between the Promoters and the Allottee/s and accordingly the payments under **FOURTH SCHEDULE** been worked out by the Parties hereto. The Promoters have also arrived at the price taking into account the request of the Allottees for concessions and for passing on the benefit that the Promoters may receive towards input credit on the G.S.T. payments made and/or to be made by

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the Allottees and the Allottees having availed of the said concessions has agreed and undertaken not to claim any further benefit rebate or refund of any moneys as may be paid towards G.S.T.

**4 (f)** The Promoters shall confirm the final carpet area that has been allotted to the Purchaser(s) 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 3% (Three Percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Purchaser(s) within 45 (Forty Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser(s). If there is any increase in the carpet area allotted to Purchaser(s), the Promoter shall demand additional amount from the Purchaser(s) as per the next milestone of the Payment Plan.

**4 (g)** The Promoters have also informed the Purchaser/s categorically and the Purchaser/s has/have agreed/ understood that all the Rules and Regulations governing the sale of Flats/Units by the Promoters and/or development of the said plot by the Promoters and this Agreement shall be governed by Rules and Regulations under Real Estate (Regulation and Development) Act, 2016.

**4 (h)** The Purchaser/s hereby agree/s, declare/s and confirm/s with the Promoters that at the time of execution of this Agreement, the Purchaser/s shall deposit with the concerned authorities under Income Tax Department, the entire TDS presently applicable at 1% of the total consideration or such amount of TDS as shall be applicable from time to time and the Purchaser/s shall file the necessary return of such TDS with the Income Tax authorities within the stipulated period under the Income Tax Act, 1961 and shall also issue the TDS Certificate to the Promoters within the Stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Purchaser/s that the Purchaser/s shall be entitled to get the credit of the TDS deducted by him/her/them only if the Promoters are entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchasers. In case, if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser/s shall deduct the same as and when required under law and the conditions mentioned above in this Clause shall be applicable for the additional TDS so deducted.

#### 5. **MODE OF PAYMENT:-**

The payment of all the above instalments/payment will be accepted by Cheque/Demand Draft/Pay Order/NEFT/RTGS only and as per the payment Schedule annexed hereto. The Cheque/s or Demand Draft or pay Order should be drawn in favour of **M/S. TODAY ROYAL INFRACON.**

A/C :- TODAY ROYAL INFRACON AIKYAM MST COLLECT  
 A/C NO. :- 99962555555555  
 IFSC CODE :- HDFC0000830  
 BANK NAME :- HDFC BANK  
 BANK BRANCH :- CBD BELAPUR

And shall be sent to the site office of Promoters at **M/S. TODAY ROYAL INFRACON,** Village-Rohinjan, Tal.-Panvel, Dist.-Raigad. Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries). In case if the Purchaser/s has/have made the payment by NEFT or by RTGS, then immediately upon the Purchaser/s making such payment to the Promoter's designated account, the



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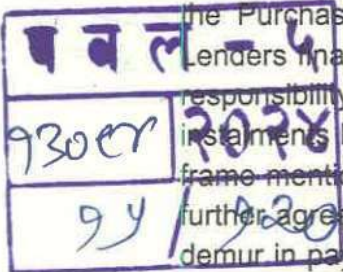


Purchaser/s shall intimate to the Promoters the UTR Number, Bank Details and such other details as shall be required by the Promoters to identify and acknowledge the receipt of the payment by the Promoters. In case, if the Promoters desire to receive further payments of balance instalments, favouring certain other Bank Account of the Promoters, then and in that event, the Promoters shall specifically mentioned the new Bank Account in the Instalment Demand Letter that shall be addressed to the Purchaser/s. thereafter, the Purchaser/s shall himself/herself/themselves or cause his/her/their Financial Institute to draw the Cheque/s or Demand Draft or Pay Order favouring the said new Bank Account.

**6. TIMELY PAYMENT OF THE INSTALLMENTS: -**

**6 (a)** The Promoters shall give a Notice to the Purchaser/s intimating the Purchaser/s the amount of the instalment or the balance amount payable by the Purchaser/s to the Promoters in accordance with the payment schedule annexed hereto as Annexure F (Time being essence of the contract) and within 15 days from the date of the letter, the Purchaser/s shall pay the amount of the said instalment or the balance amount to the Promoters. The Purchaser/s will not hold the Promoters responsible for delay in postal service or delay in receipt or nonreceipt of the said Notice.

**6 (b)** Both the parties hereby agree with each other that timely payment of all the above instalments and every other amount payable by the Purchaser/s under these presents to the Promoters shall be the essence of this contract. Both the Promoters and the Purchaser/s has/have mutually agreed that the Purchaser/s shall be liable and responsible to pay all the instalments payable for the purchase of the said premises and other charges payable under this Agreement on their respective due dates without committing any delay, default and demur. In case if the Purchaser/s has/have obtained/shall obtain from any Bank/NBFC or Money Lenders finance/Loan on the said premises, then it shall be the sole and absolute responsibility of Purchaser/s herein to ensure that the disbursement of all the instalments by the Bank/Financial Institution/Money Lender is done within the time frame mentioned in this Agreement. Both the Promoters and Purchaser/s has/have further agreed that in the event of the Purchaser/s committing any delay, default or demur in paying any three instalments then and in that event, the Promoters shall give 15 days Notice to the Purchaser/s to pay all the outstanding amounts together with fresh instalments (if the same becomes due and payable). If the Purchaser/s fails to pay the entire outstanding amounts to the Promoters within the time prescribed under the Act and the Rules, then the Promoters shall be entitled to terminate and cancel this Agreement and all legal consequences as per the Act and the Rules shall follow. Subsequent to such termination, the Promoters shall deduct 10% of the said total consideration of the said premises, the interest accrued on the defaulted payments and refund the balance (if any) to the Purchaser/s. The refund by the Promoters shall be subject to the repayment of the loan amounts and interest and other charges payable under the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution in case of the mortgage of the said premises. However, in case of such termination, the Stamp Duty, Registration charges and all taxes paid by the Purchaser/s shall not be refunded by the Promoters. It is further agreed by the parties hereto that part payment of any instalment shall be construed to be the default in the payment of the said instalment. The Purchaser/s hereby agree/s and confirm/s to the aforesaid arrangement and agrees not to dispute or raise any objection against the Promoter/s or any order or judgement that shall be passed against the Purchaser/s in law. In the event of such termination, the Promoters shall be entitled to resell the said premise to such third person/ party, as the



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Promoters may deem fit, necessary and proper and recover and appropriate to themselves the entire sales consideration and other amounts that shall be received from such resale.

**6 (c)** It is agreed by the Purchaser/s that till such time as he/she/they has/have paid to the Promoters, the entire consideration with or without interest amounts (as the case may be), as are stipulated hereinafter and all other outstanding amounts payable in respect of the said Premises, he/she they shall not claim any right, title, interest or possession in, of, over and upon the said Premises.

**7. CANCELLATION BY PURCHASER(S)/ALLOTTEE(S):-**

The Purchaser(s)/Allottee(s) shall have the right to cancel/withdraw his/her/their allotment in the Project as provided in the Act. Provided that where the Purchaser(s)/Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoters, the Promoters herein are entitled to forfeit 10% of the total consideration for the allotment. Subject to the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution, In case of the mortgage of the said premises, the balance amount of money paid by the Purchaser(s)/Allottee(s) shall be returned by the Promoters to the Purchaser(s)/Allottee(s) within 45 days of such cancellation without any interest. In this case, the Purchaser/s will not be entitled to claim/demand Registration charges, Stamp Duty or interest paid by them. In the event of such cancellation, the Promoters shall be entitled to resell the said premise to such third person party, as the Promoters may deem fit, necessary and proper.

- 8.** The Promoters shall provide the amenities and facilities as per the List of Amenities as set out in the Third Schedule hereunder written.

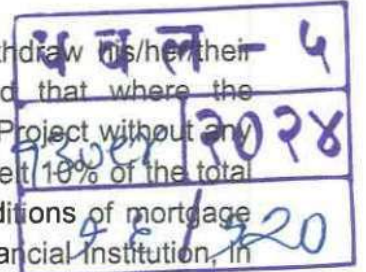
**9. RIGHTS OF THE PROMOTERS TO UTILIZE THE ENTIRE FSI/ADDITIONAL FSI/TDR OR ANY INCREMENTAL FSI:-**

**9(a)** The Promoters hereby declare that the Floor Space Index available as on date in respect of the said plot is 31839.507 Square Meters. The Promoters have disclosed the Floor Space Index of 2.555 as proposed to be utilised by them on the said plot in the said Project and the Purchaser(s)/Allottee(s) has/have agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

**9(b)** Save as mentioned in Clause 9 (a) hereof, the Promoters hereby declare that no part of the said Floor Space Index for the said plot has been utilised by the Promoters elsewhere in any other plot for any purpose whatsoever. The Promoters shall be entitled to consume the entire F.S.I./TDR/Additional FSI as may be available in respect of the said plot or any part thereof at present or in future by constructing additional floor(s) on the said plot in accordance with the Act and Rules, as the Promoters shall think fit and proper.

**9(c)** In case, the said floor space index has been utilised by the Promoters elsewhere, then the Promoters shall furnish to the Sanctioning Authorities all the detailed particulars in respect of such utilization of said Floor Space Index by them. In case, while developing the said plot, the Promoters have utilised any Floor Space Index of any other land or property by way of floating Floor Space Index or otherwise howsoever, then the particulars of such Floor Space Index shall be disclosed by the Promoters to the Sanctioning Authorities.

**9(d)** The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said plot by constructing Building/s to be used for permissible users/purposes and any other purpose as shall be permitted



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as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities.

**9(e)** Without modifying the plan of the said Premises, the Promoters shall be entitled to amend, modify and/or vary the building plans or the lay out or sub-division plan/s as also the specifications in respect there of as may be permissible under the Act and Rules.

**9(f)** The Purchaser/s or the Society of the Purchaser/s of all premises holders shall not raise any objections on any ground as to Promoters rights reserved hereunder and as shall be available to the Promoters under the act and the Rule.

**10.** The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that he/she/they shall use the said premises only for the Residential purposes and he/she/they shall not change the user of the premises.

**11. PURCHASER/S COVENANTS:-**

The Purchaser/s for himself/herself/themselves do hereby covenant with the Promoters as follows:

**11(a)** To maintain the said premises at his/her/their own costs, charges & expenses in good tenable repair & conditions from the date receipt of intimation from the Promoters that the said premises is ready, irrespective of the fact whether the Purchaser/s has/have taken possession or not & shall not do or suffer to be done anything in or to the Building/s in which the said premises is situated or to act or to do anything against the rules, regulations and bye-laws of concerned local authorities or Co-operative Society or change/alter or make any addition and/or alteration in or to the said premises or any part thereof, without obtaining prior written consent of the Society that shall be formed.

**11(b)** Not to store in the said premises any goods/articles which are of hazardous, combustible or dangerous nature or are so heavy that it may damage the construction/structural stability of the building in which the said premises are situated or storing of which is objected to by the concerned local or other authority & shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Purchaser/s in this behalf, then Purchaser/s shall alone be liable for the consequences of such breach/default.

**11(c)** During the course of the Purchaser/s carrying out the said interior work if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC columns of the said building or is not in accordance with law or the permission given by the Promoters or is in contravention of the rules and regulations of the Assistant Director of Town Planning, Panvel Municipal Corporation or other concerned authorities, then the Promoters shall have full right and absolute authority to remove/demolish such work as may be in contravention as mentioned hereinabove and to restore the said premises/building/open spaces in their original form at the entire cost, risk and expenses of the Purchaser/s.

**11(d)** The Purchaser/s is/are aware that the Promoters are required to attend to all complaints regarding leakages and other defects, as per the Act and the Rules. Thus, as a result of any work, addition, alteration, amendment and changes made by the Purchaser/s, if there is any damage to any adjoining premises or any premises above or below the said premises or abutting the said premises or to any

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portion of the said Building, then the Purchaser/s shall be liable and responsible to carry out the necessary repairs to all such premises or any part of the Building as may be required under the Act and the Rules and the Promoters shall be absolved of the obligation and the responsibility under the Act and Rules.

**11(e)** Similarly, if as a result of any addition, alteration or changes carried out by the Purchasers to his/her/ premises, if The Director of Town Planning, Panvel Municipal Corporation or other Concerned authorities adopts any action either against the promoters or the said Building/Project, then the Purchaser/s alone shall be liable and responsible for all such actions in law. The Promoters shall have further rights to adopt such action against the Purchaser/s including that of termination of this Agreement and/or recovery of compensation as the Promoters may be entitled under the Act and Rules.

**11(f)** To carry out at their own cost, charges and expenses, all internal repairs to the said premises & maintain the said premises in the same condition, set and order in which it was delivered by the Promoters to the Purchaser/s & shall not do or suffered to be done anything in/to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society nor cause any alterations in elevation or outside colour scheme of the said building/s in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereto in good and tenantable conditions so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Promoters or the society.

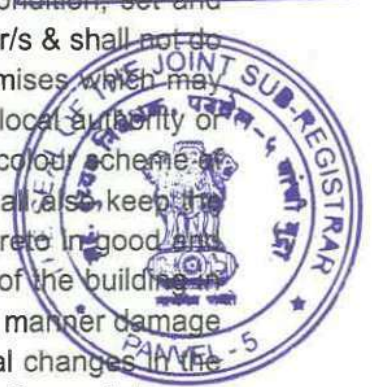
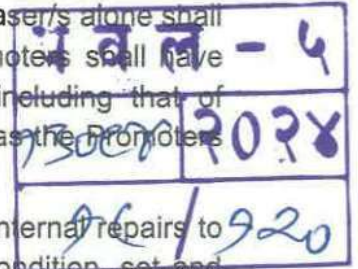
**11(g)** Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any part of the said plot and building in which the premises is situated.

**11(h)** The Purchaser/s shall not let, sub-let, transfer, assign or part with possession of the said premises his/her/their interest or benefits under this Agreement until all dues, payable by him/her/them to the Promoters under this Agreement are fully paid and only if the Purchaser/s has/have not been guilty of breach for non-observance of any of the terms and conditions of this Agreement or until the Purchaser/s has/have intimated about the same in writing to the Promoters.

**11(i)** That Purchaser/s shall observe and perform all rules and regulations which the society or a limited company may adopt at its inception and the additions, alterations or amendments which may be made therein from time to time for the protection & maintenance of the said building or the said premises therein that may be made from time to time for observance and performance of building rules, regulations and bye-laws for the time being in force, of the concerned local body/authority or government. The Purchaser/s shall also observe/perform all stipulations/conditions as laid down by the said society regarding the use/occupation of the said premises in the building & shall contribute punctually towards taxes and other dues/outgoings in accordance with the terms of this Agreement.

**11(j)** Till the Lease Deed / Deed of Assignment of the said plot along with the said building is executed in favour of the Society and subsequent thereto till Promoters have completely utilised the FSI / Development potential of the said plot, the Purchaser/s shall permit the Promoters, their servants and agents, with or without workmen, at all reasonable times, to enter into and upon the said plot and building or any part thereof to view the state and conditions thereof.

**11(k)** During the course of construction, if the Purchaser/s is/are desirous of visiting the said plot, the Purchaser/s shall obtain a written permission from the



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Promoters. During such visits to the Site, in case if there is any accident/mishap or casualty, then the Promoters will not be held responsible or liable in any manner whatsoever.

**11(l)** In the event of Purchaser/s committing any breach or act in contravention of the above provision, the Purchaser/s shall be liable or responsible for the consequence in respect thereof to the Promoters or to the concerned local authority or other public authority in that behalf.

**12.** During the construction work of the said Building(s), the Promoters can commence the work on any floor or premises or any particular Building(s) as per their convenience, the Purchaser/s will not object to that and pay his/her/their instalment as per the stipulated period. The commencement of work means the commencement of work of the said Building/s and not the commencement of work of particular premises.

**13. RESTRICTIONS ON THE PURCHASER/S:-**

The Purchaser/s has/have agreed declared and confirmed with the Promoters that the Purchaser/s shall:-

**13(a)** Not put or place flower pots, Vases or any plantations outside the Windows. The Purchaser/s shall not store any of their materials, belongings and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, mid landings, etc.

**13(b)** The Purchaser/s is/are aware that the leakage of water from the toilets, bathrooms and Pantry is also likely to happen in said premises as well as from the neighbouring and upper Premises. Leaked water/moisture is likely to appear on the walls of said Premises and that may deteriorate the painting and plaster on the walls. The Purchaser/s is/are aware that water is a substance which is likely to escape, resulting into its leakage. Even if all safety measures are taken to seal the points of pipes, sometimes it cannot be avoided. Leakage may be due to various reasons not connected with construction. The Purchaser/s herein agree/s that the Promoters shall not be liable for any damage in the said premises due to leakage of water and its various other after effects.

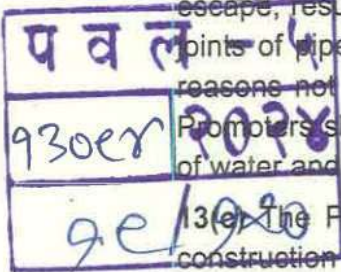
**13(c)** The Purchaser/s shall not use lifts for transporting the furniture and other construction material to their respective premises. All such transportation shall be done using the staircase only.

The Promoters have provided the necessary parking space on the Ground Floor which has been approved by the Assistant Director of Town Planning, Panvel Municipal Corporation and other concerned authority.

**15. HANDING OVER POSSESSION:-**

**15 a)** The possession of the said premises shall be given by the Promoters to the Purchaser/s after the said Building is ready for use and (i) the Lift License from the Lift Inspector, (ii) Fire NOC from CFO, and (iii) Building Completion or Occupation Certificate shall have been obtained from the relevant authority or body or public authority. Since the water supply and other infrastructure such as Roads, Street Lights, etc. are to be provided by Panvel Municipal Corporation and other concerned authority and the Electric connection and meter are to be provided by the MSEDCL, the Promoters shall not be held liable or responsible for any delay caused by Panvel Municipal Corporation or other relevant authority or body or public authority in providing water supply or for providing other infrastructure such as Roads, etc. or by MSEDCL in providing Electricity.

**15 b)** The Promoter shall give possession of the Flat to the Allottee(s) on or before 31/10/2027. If the Promoter fails or neglects to give possession of the Flat to the



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Allottee(s) on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand, to refund to the Allottee(s) the amounts already received by him in respect of the said Flat with interest at the same rate as may mentioned in the Clause No.-15 f herein below from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

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

#### 15 (c) PROCEDURE FOR TAKING POSSESSION

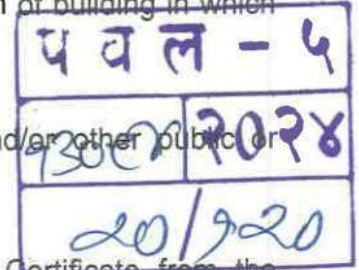
The Promoters, upon obtaining the Part/Full Occupancy Certificate from the competent Authority, shall offer in writing, the possession of the said premises to the Purchaser(s)/Allottee(s) in terms of this Agreement to be taken within 15 days from the date of issue of such notice/letter and the Promoters shall give possession of the said premises to the Purchaser(s)/Allottee(s).

**15 (d)** The Purchaser/s shall be entitled to take possession of the said premises, if the Purchaser/s has/have duly observed and performed all the obligations and stipulations contained in this Agreement and also duly paid to the Promoters all and whatsoever amounts payable by the Purchaser/s under this Agreement. Provided however till such time as the Purchaser/s does/do not pay the entire monetary consideration together with the entire other charges payable hereunder, the Purchaser/s shall not be entitled to obtain the possession of the said premises purchased by him/her/them. Provided however, the Purchaser/s shall be liable and responsible to pay to the Promoters the maintenance charges and other charges as shall be demanded by the Promoters for the said premises irrespective of the fact whether the Purchaser/s has/have taken physical possession of the said premises or not.

**15 (e)** If within a period of 5 (Five) years from the date of handing over the FLAT to the Purchaser(s), the Purchaser(s) brings to the notice of the Promoters any structural defect in the FLAT or the building in which the FLAT are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser(s) shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

**15 (f)** The Purchaser(s)/ Allottee(s) shall be considered under a condition of Default, on the occurrence of the following events :

- 1) In case the Purchaser(s)/Allottee(s) fails to make payments for any demands made by the Promoters as per the Payment Schedule annexed hereto, despite having been issued notice in that regard, then the Purchaser(s)/Allottee(s) shall be liable to pay interest to the Promoters on the unpaid amount at the rate specified in the Act and Rules.
- 2) In case the Purchaser(s)/Allottee(s) commits three defaults for payment of any instalment/amounts payable under this Agreement, after giving the Purchaser 15 days intimation in this regard, the Promoters shall cancel the allotment/this Agreement in respect of the said premises in favour of the Purchaser(s)/Allottee(s). Subsequent to such termination, the Promoters shall deduct 10% of the said total



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consideration of the said Premises, the interest accrued on the defaulted payments and refund the balance amount (if any) to the Purchaser/s.

- 3) Time is of essence for the Promoters as well as the Purchaser(s) / Allottee(s). The Promoters shall abide by the time schedule for completing the Project and handing over the said premises to the Purchaser(s)/Allottee(s) and the common areas to the Association of the Purchaser(s)/Allottee(s), after receiving the Occupancy Certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser(s)/Allottee(s) shall make timely payments of the instalment as provided in the payment schedule annexed hereto as Annexure "F" and other dues payable by him/her/them and meeting the other obligations under the Agreement, subject to the compliance of the terms and conditions and specific obligation by the Promoters/as mentioned herein.

#### 16. PAYMENT OF MAINTENANCE CHARGES AND TAXES:-

16(a) Until the Society or Limited Company is not formed and the said Building is not transferred to the said Society or Limited Company and until the Concerned Authority taxes and water charges are not fixed and/or assessed separately, the Purchaser/s agree and bind himself/herself/themselves to pay every month in advance from the date of delivery of possession of the said Premises (the date means the date on which the Promoters shall give notice to the Purchaser/s that the said Premises is ready to be handed over to him/her/them) the proportionate share (i.e. in proportion to the floor area of the said premises) to be determined by the Promoters of outgoings in respect of the said plot and the said Building towards and on account of the Central Government / State Government taxes and all outgoings taxes and other levies, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, sewage, sanitation, electric bills repairs and salaries of clerks, bill collectors, showkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said plot and the said Building/s and the Purchaser/s shall indemnify and keep indemnified the Promoters against the aforesaid charges in respect of the said Premises. The Purchaser(s)/Allottee(s) further agree/s that till the Purchaser(s)/ Allottee(s)'s share is so determined, the Purchaser(s)/Allottee(s) shall pay to the Promoters provisional monthly contribution one year in advance at the rate as may be decided by the Promoters.

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16(b) The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser(s) / Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion / formation of the co-operative society or Association or company that shall be formed, or towards the outgoings, legal charges and shall utilise all such amounts only for the purposes for which they have been received. The Promoters agree to deposit all the aforesaid amounts in separate Bank Account specifically opened to collect the payments towards the advance maintenance and to incur various expenses for all outgoings relating to the said project. The amounts so collected by the Promoters shall be used for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, of other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project).

#### 17. OTHER CHARGES PAYABLE BY THE PURCHASER/S:-

17(a) The Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of the said building, proportionally, from the date of the said Agreement. The Purchaser/s hereby agree/s that, betterment charges or development tax or security deposits for the purpose of giving water connection,

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electricity connection or any other tax or payment of similar nature becoming payable by the Promoters, the same shall be reimbursed by the Purchaser/s to the Promoters in proportion to the area of the said premises agreed to be purchased by the Purchaser/s and in determining such amount the decision of the Promoters shall be conclusive and binding upon the Purchaser/s.

**17(b)** In addition to the agreed consideration, the Purchaser/s shall pay and bear all the following Charges, Deposits and Expenses to the Promoters as and when demanded:

- a) Co-operative Society/ Condominium of Apartments / Limited Company formation / registration charges.
- b) Stamp duty and registration charges on Premises. If any additional stamp duty is payable over and above the stamp duty on premises, then the Purchaser/s shall be liable to pay the same.
- c) GST or any other taxes or charges levied by the state or Government authorities from time to time and any increase thereon is to be borne by the Purchaser.
- d) Any other charges, taxes and expenses levied by the Government authorities.

**17(c)** In case the M.S.E.D.C Ltd. or any competent authority required/demands construction of sub-station before supplying necessary electric or domestic load to the proposed building/s. The cost charges and expense thereof shall be borne and paid by all the Flat or any other premises holders in proportion of to the area of their respective premises agreed to be acquired by them. The Purchaser agrees that if the M.S.E.D.C. Ltd. has required the Promoters to put up sub-station on the said property along with the transformers as per the requirements of M.S.E.D.C. Ltd. It is agreed by the Purchasers not to object to the same. The purchaser also agrees to pay proportionately towards the cost of providing sub-station including the transformers as and when required by the M.S.E.D.C. Ltd. If any deposit is required to be made to M.S.E.D.C. Ltd. or to any other authority, the purchasers would pay the same proportionately. In the event of such sub-station and transformers is not required then in that event if any other expenses, become necessary to be paid to get electricity line, the purchasers hereby agreed to bear and pay the same along with the other purchasers.

**18. FORMATION OF CO-OPERATIVE SOCIETY OR COMPANY OR ASSOCIATION:-**

**18 (a)** The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters shall, as per the provisions under Section 11 (4) (e) of Real Estate (Regulation and Development) Act, 2016, form a Co-operative Society or Company or Association (hereinafter referred to as the said Society) for the said Building/s for the purpose of the formation of the said Society, the Promoters shall submit application to the Registrar for registration of the Co-Operative Housing Society under the Maharashtra Co-Operative Societies Act, 1960 or a Company or any other Legal Entity, within a stipulated period of time. The Purchaser/s along with such other persons who shall have taken possession or acquired the Premises shall form themselves into a co-operative Society under and in accordance with the Maharashtra Co-operative Societies Act, 1960 or any other body Corporate or other organisation determined by the Promoters. The said Project shall always be known as "AIKYAM" and the said Society or any other body corporate or other organisation determined by the Promoters on the said plot shall always be known by such name as suggested by the Promoters and approved by the concerned Authorities. The Purchaser/s shall co-operate with the Promoters in forming, registering and incorporating the said society and shall sign



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all necessary papers and documents and do all other necessary all other acts and things as the Promoters may require the Purchaser/s to do from time to time in that behalf or safeguarding or better protecting the interest of the said Society and of the Purchaser/s of the Premises in the Building. All costs and charges for above shall be borne and paid by the Purchaser/s.

**18 (b)** The Purchaser/s, along with other Purchasers of Flats in the building, shall join in forming and registering the Society or a Limited Company to be known by such name as the Purchaser/s may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the society or Limited company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within 15 days of the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the organisation of Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of co-operative societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

**18 (c)** After the formation of the Society and after the Promoters have handed over the charge of the said building to the society, the Purchaser/s shall pay to the said Society his/her/their proportionate share that may be decided by the said Society as the case may be, all rates taxes, duties, impositions, outgoing and burdens now or at any time levied, assessed or imposed upon or in respect of the said land or the said new building or occupiers thereof by the Gram panchayat or any other Government authority or Revenue authority in respect of the said Building or the use thereof and payable either by the Purchaser/s or occupiers and shall also pay his/her/their proportionate share of all outgoing in respect of the said premises viz taxes insurance, sanitation charges, water charges, charges in respect of common electricity consumed, watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchasers shall indemnify and keep indemnified the Promoters in that behalf.

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**18 (d)** The Purchaser/s has/have perused and is/are aware of all the terms and conditions contained in the said documents recited above. The Purchaser/s hereby agrees and undertake/s that he/she/they shall be bound and liable to pay to the Promoters his/her/their proportionate shares in all respect taxes, outgoing and other charges in respect of the said premises from the period referred herein and in accordance with the provisions of this Agreement.

**18 (e)** The Promoters shall, within 3 (Three) months of registration of the society or association or limited company, as aforesaid, and within 3 (Three) months of receipt of Occupancy Certificate, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoters in the said structure of the Building in which the said FLAT is situated.

**18 (f)** The Promoters shall, within 3 (Three) months of registration of the Society or Limited Company, as aforesaid, and within 3 (Three) months of receipt of Occupancy Certificate, cause to be transferred to the Society, company all the right, title and the interest of the Promoters in the project land on which the buildings are constructed.

**19. GENERAL COMPLIANCE WITH RESPECT TO THE SAID PREMISES:-**

**19(a)** The Purchaser(s)/Allottee(s) shall, after taking possession, be solely responsible to maintain the said premises at his/her/their own cost, in good condition and shall not do or suffer to be done anything in or to the Building, or the

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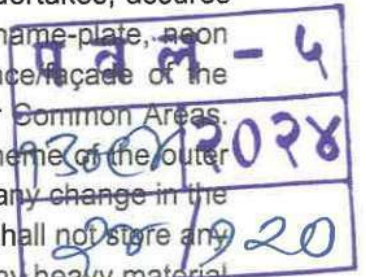
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said premises, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or General Development Control Rules for the time being of any Government Authority and/or public body or any other local authority, or change or alter or make addition to the said premises and keep the said premises, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter, etc. of the Building is not in any way damaged or jeopardized. The Purchaser(s)/Allottee(s) further undertakes, assures and guarantees that he/she/they would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings or Common Areas. The Purchaser(s)/Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Purchaser(s)/Allottee(s) shall not store any hazardous or combustible goods in the said premises or place any heavy material in the common passages or staircase of the Building. The Purchaser(s)/Allottee(s) shall also not remove any wall, including the outer and load bearing wall of the said premises. The Purchaser(s)/Allottee(s) shall plan and distribute its electrical lead in conformity with the electrical systems installed by the Promoters and thereafter the Association of Purchaser(s)/Allottee(s) and/or maintenance agency appointed by Association of Purchaser(s)/Allottee(s) shall manage and upkeep the same. The Purchaser(s)/Allottee(s) shall be responsible for any loss or damage arising out of breach of any of the aforesaid conditions. The Purchaser/s further covenants with the Promoters and through them with the Purchaser/s or the other premises in the said building that he/she/they at any time shall not demolish or caused to be demolished any structure in the said building or any part or portions of the same nor will he/she/they at any time make or caused to be made any new construction of whatsoever nature on or in the said building or any part thereof nor will make any additions or alterations in or to the said premises or said building and balcony or gallery in the front without previous consent of the concerned authority or the Promoters or the said Society, as the case may be. The Purchaser/s from the date of possession will maintain the lift water pump, fire fighting equipment and other assets provided by the Promoters on their own cost. The Promoters will not be held responsible.

**19(b)** It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoters as per the agreement for sale relating to such development is brought to the notice of the Promoters within a period stipulated by Law by the Purchaser(s)/Allottee(s) from the date of handing over possession, it shall be the duty of the Promoters to rectify such defects without further charge, within 90 (Ninety) days. The Promoters have further agreed to obtain suitable warranty from the Water proofing Agency and at the time of handing over the charge of the Project to the Co-Operative Society, the Promoters shall assign the benefits of the said warranty in favour of the Co-operative Society to enable the Co-Operative Society to get the necessary repairs carried out directly from the concerned Agency/s.

**19(c)** The Promoters/Maintenance Agency/Association of Purchaser(s) /Allottee(s) shall have rights of unrestricted access of all Common Areas, Garages/closed parking/s and parking spaces for providing necessary maintenance services and the Purchaser(s)/Allottee(s) agree/s to permit the Promoters/Association of Purchaser(s)/ Allottee(s) and/or maintenance agency to enter into the said



premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**19(d)** The service areas, if any, as located within the said Project "AIKYAM", shall be earmarked for purposes including but not limited to refuse areas, electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Purchaser(s)/Allottee(s) shall not be permitted to use such services areas in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association of Purchaser(s)/Allottee(s) formed by the Purchaser(s)/Allottee(s) for rendering maintenance services.

**19(e)** The Purchaser/s and the person to whom the said premises shall have been let, sublet, transferred, assign or given possession of and in accordance with the provisions hereof shall duly observe and perform all the rules and regulations of the said society that may be in force from time to time relating to the protection and maintenance of the said building with Premises thereof and for the observance and carrying out the building rules and regulations and Development Control Rules for the time being of the Concerned Authority, the Government and or public body or any other local authority.

**19(f)** It is expressly agreed and confirmed by and between the parties hereto that the Terrace which is attached to the said premises will be in the exclusive possession of the Purchaser/s herein and other Purchaser/s of the Premises in the said Building/s will not, in any manner object thereto. The other Purchaser/s shall not, in any manner object to the Promoters selling to the Purchaser/s of the said premises with an attached terrace with exclusive rights of the Purchaser/s herein to use the said Terrace.

**19(g)** The promoters shall not be bound to carry out any extra work in the said premises agreed to be sold by the Promoters to the Purchaser/s this Agreement.

**20. RESTRICTIONS OF TRANSFER:-**

**20(a)** The Purchaser/s of the said premises will not transfer or assign interest or benefit of this Agreement, until all the dues payable by the Purchaser/s to the Promoters under this Agreement are fully paid up and even after such payment, only if the Purchaser/s has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has/have obtained the Promoter's consent in writing to the same.

**20(b)** So long as all or any of his/her/their dues herein stated remains unpaid and so long as the said Society shall not be registered, the Purchaser/s shall not, without the prior consent in writing of the Promoters, let, sublet, transfer, assign or part with the possession of the said premises or any part thereof.

**21. REPRESENTATIONS OF THE PROMOTERS: -**

The Promoters hereby represent and warrant to the Purchaser(s)/ Allottee(s) that save as specifically mentioned herein:

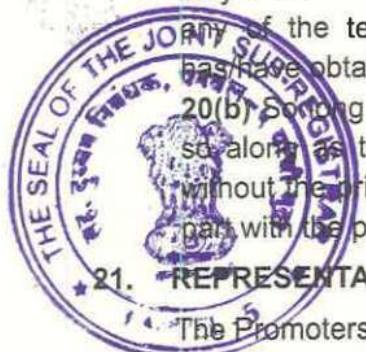
- 1) The Promoters/Co-Promoters have absolute, clear and marketable title in respect of the said plot and have the requisite rights to carry out development upon the said plot and the Promoters have the absolute, actual, physical and legal possession of the said Plot for the Project.
- 2) The Promoters/Co-Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
- 3) There are no encumbrances upon the said plot or the Project.

*A*

*Abhishek Anand*

*Arjun*

930CR  
24/1/2020



- 4) There are no litigations pending before any Court of Law with respect to the said plot, Project or the said premises.
- 5) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said plot and said premises are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said plot, building and said premises and common areas.
- 6) The Promoters/Co-Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, where the right, title and interest of the Purchaser(s)/Allottee(s) created herein, may prejudicially be affected.
- 7) The Promoters/Co-Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said plot including the Project and the said premises which will, in any manner, affect the rights of Purchaser(s)/Allottee(s) under this Agreement.
- 8) The Promoters/Co-Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said premises to the Purchaser(s)/Allottee(s) in the manner contemplated in this Agreement.
- 9) The said plot is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the said plot.
- 10) The Promoters have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
- 11) 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 plot) has been received by or served upon the Promoters in respect of the said plot and/or the Project.
22. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

23. **NOTICES AND CORRESPONDENCE: -**

23(a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below :-

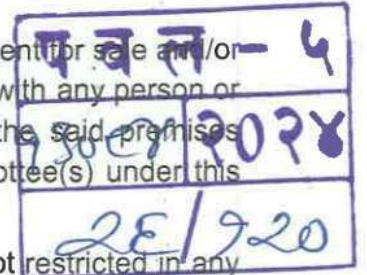
**189, PATH NO-5, JUDGES COLONY (WEST), NEAR DR.USHA KIRAN BAILAY ROAD, DANAPUR CANTT, PATNA-201503**

23(b) In case if the Purchaser/s changes his/her/their address specified herein then and in that event, the Purchaser/s shall intimate by Registered AD letter, the new address and shall cause the Promoters to rectify their records by recording the new addresses. In case, if the Purchaser/s fail/s to provide the Promoters his/her/their new address, then the Promoters shall not be liable or responsible for the nonreceipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



**24. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PURCHASER(S) / ALLOTTEE(S):-**

The Purchaser(s)/Allottee(s) is/are entering into this Agreement for the allotment of a said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s)/Allottee(s) hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they has/have taken over for occupation and use the said premises, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the said premises/ at his/her/their own cost.

**25. ENTIRE AGREEMENT:-**

This Agreement, along with its schedules, Annexure/s, constitutes the entire Agreement between the parties 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 Parties in regard to the said premises/plot/building, as the case may be.

**26. RIGHT TO AMEND: -**

This agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement/deeds/ documents/writings mutually decided by the parties hereto.

**27. PROVISIONS OF THIS AGREEMENT APPLICABLE ON PURCHASER(S) / ALLOTTEE(S) / SUBSEQUENT ALLOTTEE(S):-**

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 Project shall equally be applicable to and enforceable against any subsequent Purchaser(s)/Allottee(s) of the said Premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

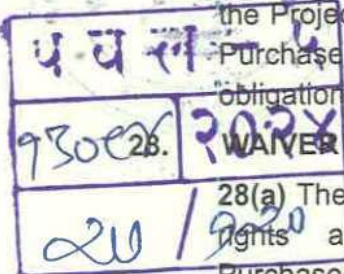
**WAIVER NOT A LIMITATION TO ENFORCE:-**

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

28(b) Any delay, indulgence and negligence on the part of the Promoters in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchasers shall not be constructed as a waiver on the part of the Promoters of the breach of any of the terms and conditions of these presents nor shall waiver in any way of prejudice the rights of the Promoters.

**29. SEVERABILITY:-**

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate (Regulation and Development) Act, 2016 or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Real Estate (Regulation and Development) Act, 2016 or the Rules and Regulations made there under or the applicable law, as the case may be, and the



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**30. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-**

Wherever in this Agreement it is stipulated that the Purchaser(s)/ Allottee(s) has to make any payment, in common with other Purchaser(s)/Allottee(s) in project, the same shall be the proportion which the carpet area of the said premises bears to the total carpet areas of all the Premises / plots in the Project.

**31. BINDING EFFECT:-**

Forwarding this Agreement to the Purchaser(s)/Allottee(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s)/Allottee(s) until, firstly, the Purchaser(s)/Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the payments schedule within 30 (thirty) days from the date of receipt by the Purchaser(s)/Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser(s)/Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser(s)/Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s)/Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Purchaser(s)/Allottee(s), application of the Purchaser(s)/Allottee(s) shall be treated as cancelled and all sums deposited by the Purchaser(s)/Allottee(s) in connection therewith including the booking amount shall be returned to the Purchaser(s)/Allottee(s) without any interest or compensation whatsoever.

**32. FURTHER ASSURANCES:-**

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**33. JOINT ALLOTTEES:-**

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

**34. PLACE OF EXECUTION:-**

The execution of this Agreement shall be complete only upon its execution by the Promoters himself/themselves or through his/their/its authorised signatory at the Promoters Office or at some other place, which may be mutually agreed between the Promoter and the Purchaser(s)/Allottee(s). After the Agreement is duly executed by the Purchaser(s)/Allottee(s) and the Promoters the said Agreement shall be registered at the Office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Panvel.

**35. DISPUTE RESOLUTION:-**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligation of obligation of the Parties, shall be



settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

### THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey No.-25, Hissa No.-1, admeasuring 12460 Sq. Mts. situated at Village-Rohinjan, Tal.-Panvel, Dist.Raigad and bounded as follows; that is to say:

On or towards the East by : Survey No.- 25, Hissa No.- 2A  
 On or towards the West by : Survey No.- 19, Hissa No.- 1  
 On or towards the North by : Survey No.- 24 (Part)  
 On or towards the South by : Survey No.- 26 (Forest)

### THE SECOND SCHEDULE ABOVE REFERRED TO

#### Description of the Flat

All that residential premises bearing Flat number 1305 admeasuring 33.748 Sq. Mts. carpet area on the THIRTEEN Floor in A Wing of the proposed buildings' project to be known as "AIKYAM" being constructed on Survey No.-25, Hissa No.-1, admeasuring 12460 Sq. Mts. situated at VillageRohinjan, Tal.-Panvel, Dist.-Raigad. In addition to the above area and without any further monetary consideration, the Allottee is entitled to enclosed balcony of Sq. Mts., terrace of 0.00 Sq. Mts.

4000-4
7300/2018
22/12/20

### THE THIRD SCHEDULE ABOVE REFERRED TO AMENITIES

1. 800x800 ceramic flooring tiles in all the rooms.
2. Granite Kitchen Platform with S.S. sink with 2' height tiles above platform.
3. Designer Tiles in bath and W.C. up to door height.
4. Concealed copper wiring with modular switches.
5. Anodize coated aluminium windows.
6. Main door with decorative Laminates
7. Granite/Marble framing to windows and W.C. bath door.
8. Bakelite door shutter for W.C. and bath.
9. Concealed plumbing work with quality fittings.
10. Reputed Brand distemper for internal walls.
11. Acrylic Paint for external walls.
12. Branded make elevator.
13. Swimming Pool
14. Children's Play Area
15. Space for Fitness Centre and Indoor games
16. Landscape Area



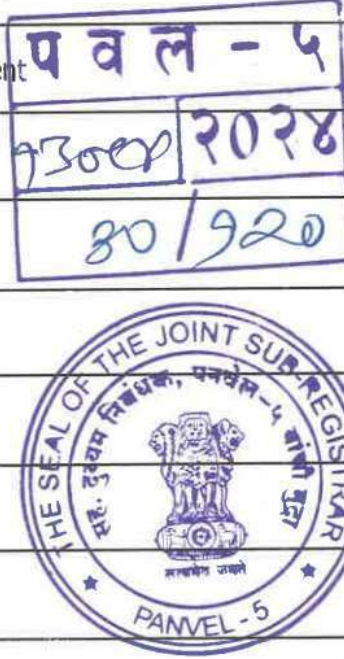
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**THE FOURTH SCHEDULE ABOVE REFERRED TO  
PAYMENT SCHEDULE**

Sr. No.	Particulars	Percent
1.	EMD at the time of booking	10%
2.	Upon execution of Agreement	20%
3.	Completion of Plinth	15%
4.	On completion of 1 <sup>st</sup> Slab	3%
5.	On completion of 2 <sup>nd</sup> Slab	3%
6.	On completion of 4 <sup>th</sup> Slab	3%
7.	On completion of 6 <sup>th</sup> Slab	3%
8.	On completion of 8 <sup>th</sup> Slab	3%
9.	On completion of 10 <sup>th</sup> Slab	3%
10.	On completion of 12 <sup>th</sup> Slab	3%
11.	On completion of 14 <sup>th</sup> Slab	2%
12.	On completion of 15 <sup>th</sup> Slab	2%
13.	On completion of walls, internal plaster.	10%
14.	On completion of staircase, lift wells upto floor level.	5%
15.	On completion of External plumbing, external plaster, elevation, terraces with waterproofing	5%
16.	On completion of flooring, door and windows, sanitary fittings, water pump electrical fittings, paving.	5%
17.	On Possession	5%
	<b>Total</b>	<b>100%</b>



*A*

*Dhishesh Anand*



In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED )  
BY THE WITHIN NAMED PROMOTERS )  
M/S. TODAY ROYAL INFRACON )  
P.A.N.- AARFT8957G )  
REPRESENTED BY ITS PARTNER )  
AMIT PATEL )

P.A.N:-**AARFT8957G** )

IN THE PRESENCE OF )

1) Amar Aswal )

2) Rahul Tharwal )



Amit Patel

Amar Aswal

Rahul Tharwal

SIGNED, SEALED & DELIVERED BY )  
THE WITHIN NAMED PURCHASERS )

9/07/20  
93007/2038  
1) ABHISHEK ANAND  
P.A.N.- BBUPA0934P  
39/1920

1) ABHISHEK ANAND )

P.A.N.- **BBUPA0934P** )

Abhishek Anand



Monal Kumari



2) MONAL KUMARI )

P.A.N. **HRBPK1467E** )

IN THE PRESENCE OF )

1) Amar Aswal )

2) Rahul Tharwal )



SIGNED, SEALED & DELIVERED )  
BY THE WITHIN NAMED CO-PROMOTERS )  
M/S. MAHAAVIR SUPERSTRUCTURES PVT. LTD. )

P.A.N.-**AAMCM5042M** )

THROUGH ITS CONSTITUTED ATTORNEY )  
M/S. TODAY ROYAL INFRACON )  
AMIT PATEL )

IN THE PRESENCE OF )



Amit Patel

Aswal

Tharwal

Rahul Tharwal

**RECEIPT**

Received of and from the withinnamed Purchaser(s) the day and the year first herein above written the sum of Rs.204000/- ( **Rs Two Lakh Four Thousand Only** ) being part/full payment of the consideration amount against the sale of Flat No.1305 admeasuring **33.748** Sq. Mts. carpet area on the **THIRTEEN** Floor in **A** Wing of the building project named "**AIKYAM**" being constructed on Survey No.-25, Hissa No.-1, admeasuring 12460 Sq. Mts. situated at Village-Rohinjan, Tal.- Panvel, Dist.- Raigad, paid by him/her/them to us as per the details mentioned below:

Date	Cheque/ D.D. No.	Drawn on (Bank & Branch)	Amount Rs.
20/06/2024	64043837	IDFC BANK MUMBAI	27000/-
17/06/2024	64043837	ICICI BANK PATANA	27000/-
05/07/2024	SBIN224187106515	STATE BANK OF INDIA KOKAN BHAVAN	150000 /-
Total ( Rs Two Lakh Four Thousand Only ).			204000/-

पवल - ५  
१३०५ २०२४  
३२/१२०



**WE SAY RECEIVED M/S. TODAY ROYAL INFRACON**

(Partner)

**WITNESS:**

1) \_\_\_\_\_ )

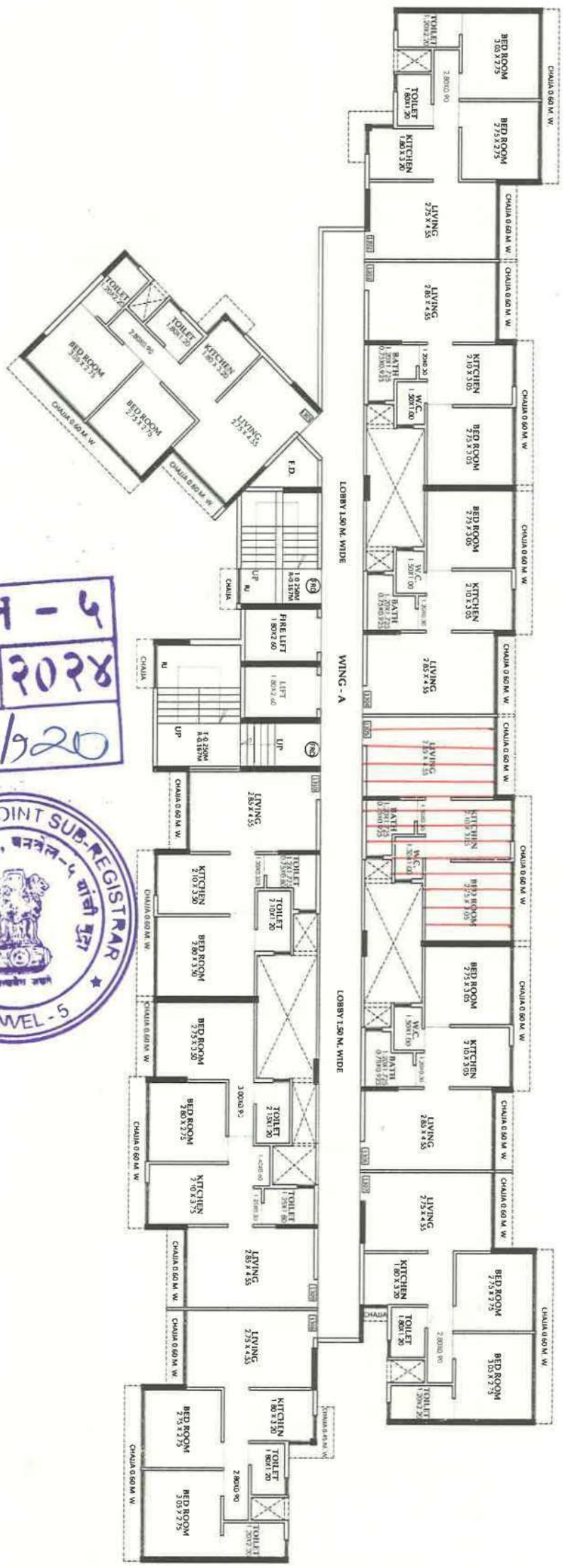
2) \_\_\_\_\_ )

FLAT NO.	WING	PROJECT		FOR	NAME AND SIGN OF PURCHASER	NAME AND SIGN OF DEVELOPER
1305	WING A	"TODAY AIKYAM"		M/S. TODAY ROYAL INFRACON	<i>Christy Chandy</i>	<i>[Signature]</i>
RESIDENTIAL BUILDING CUM COMMERCIAL SURVEY NO. 25/01, ROHINJAN, PANVEL.						

१३०५ - ५  
 १३०५२ २०२४  
 ३३/१२०



**13 TH FLOOR PLAN**



प व ल - ५  
130ex/2028  
32/920

::: घोषणापत्र :::



मी श्री. वी. वेंकटेश्वर स्वामी अश्विनी पेठे  
या द्वारे घोषित करतो की, दुय्यम निबंधक प्राणेश नाथ या  
कार्यालयात मालिका या शिर्षकाचा दस्त नोंदणीसाठी सादर  
करण्यात आला आहे.

श्री. वी. वेंकटेश्वर स्वामी अश्विनी पेठे  
अश्विनी पेठे

यांनी 19/04/23 रोजी मला  
कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पन्न करून  
कबुलीजबाब दिला आहे. सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द  
केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणत्याही कारणामुळे  
कुलमुखत्या रपत्र रद्दबातल ठरलेले नाही. सदर चे कुलमुखत्यारपत्र पूर्णपणेबैध असून  
अपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. सदर चे कथन चुकीचे आढळून  
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन  
याची मला पूर्ण जाणीव आहे.

कुलमुखत्यारधारकाचे नाव व सही





# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

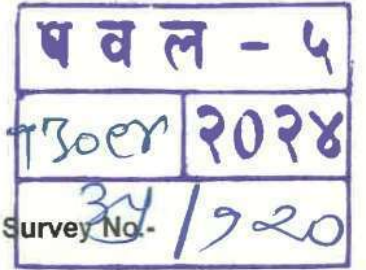
Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/25/1/21-23/16273/ 29/03/2023

Date: 30/03/2023

To,

M/s. Mahaavir Superstructures Pvt. Ltd.  
Developer: Today Royal Infracon  
Through its Partner  
Mr. Hemang D. Patel & Five others  
Survey No.- 25/1, At. – Rohinjan,  
Tal- Panvel, Dist- Raigad.



**SUB:** - Amended Development Permission for Residential Building on Survey No.- 25/1, At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.

- REF:** - 1) Your Architect's application No. 4719, Dated. 24/02/2023.  
2) Commencement Certificate granted by this office vide letter No. 2019/PMC/TP/BP/2068/2019, Dated 30/08/2019.  
3) Building Permission granted by this office vide letter No. PMC/TP/Rohinjan/25/1/21-22/16272/2593/2022, Dated 20/10/2022.  
4) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/071919/416605, Dated 19/07/2019.  
5) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2022/2911, Dated 16/09/2022.  
6) Environment NOC issued by Ministry of Environment, Forest and climate change Department vide letter no. SIAMH/MIS/231790/2021, Dated 23/02/2023.



Sir,

Please refer to your application for Amended Development Permission for Residential Building on Survey No.- 25/1 At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.

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

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

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

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

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

Thanking you,

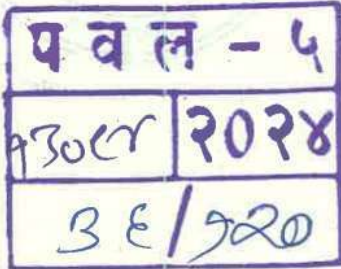
मा. आयुक्त यांचे मंजूरी नुसार



Deputy Director of Town Planning  
Panvel Municipal Corporation

*(Signature)*

- C.C.TO: - 1) **Architect,**  
**M/s. Destination Architecture Interior Designs,**  
12, Ground Floor, Great Eastern Summit,  
Wing- B, Plot No.- 66, Sector- 15,  
C.B.D. Belapur, Navi Mumbai 400 614.
- 2) **Ward Officer,**  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.
- 3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax  
within 30 days from date of issue of Commencement Certificate of Panvel  
Municipal Corporation.





# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/25/1/21-23/16273/ 29/03/2023

Date: 29/03/2023

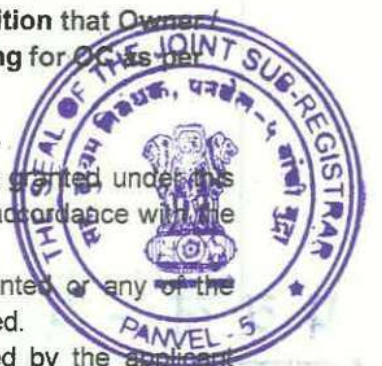
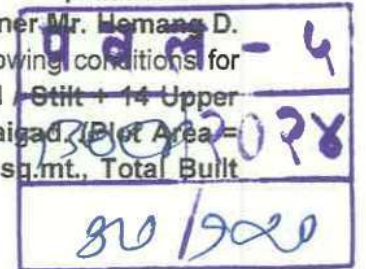
## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Mahaavir Superstructures Pvt. Ltd. Through Developer Today Royal Infracon Through its Partner Mr. Hemang D. Patel & Five others** as per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building (Ground + Stilt + 14 Upper Floors)**, on Survey No.- 25/1, At. - Rohinjan, Tal. - Panvel, Dist.- Raigad, Plot Area = 12460.00 Sq.mt., Proposed Residential Built-Up Area = 31839.507 sq.mt., Total Built Up Area = 31839.507 sq.mt.)

(No. of Total Residential Unit –519 Nos.,)

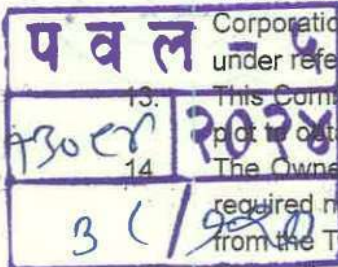
This Commencement Certificate is issued subject to condition that Owner / Applicant shall require to pay the balance amount prior to applying for OC as per clause no. 2.2.14 of UDCPR-2020

1. This Certificate is liable to be revoked by the Corporation if: -
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The Owner / Developer shall: -
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.

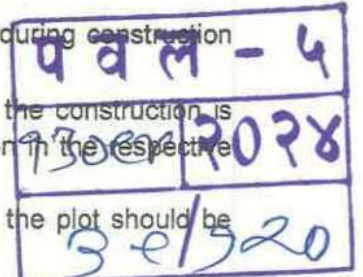




5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
  - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
  - b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Amended FIRE NOC issued vide PMC/Fire/2022/2911, Dated 16/09/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise, it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.



20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
21. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
22. In case of revised permission wherever third-party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details -
    - Name and address of the owner/developer, Architect and Contractor.
    - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - Number of Residential flats/Commercial Units with areas.
    - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
28. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
- The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.**
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The applicants should fulfill all the health-related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito



prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

- Accommodation: -

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

32. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

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

34. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.

35. Those working on the construction site must be registered under Section 15 of the Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"

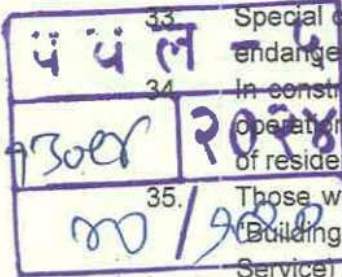
Section: - 15 Register of beneficiaries: - Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.

36. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.

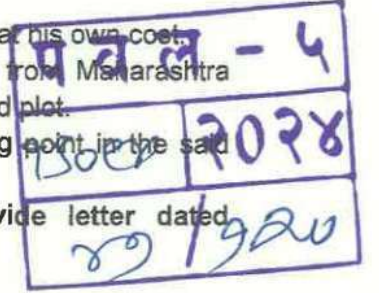
37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.

38. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.

39. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)



40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities.
43. The Owner/ Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
44. The Owner / Developer is required to construct the discharge line at his own cost.
45. The Owner / Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before Commencement of work on the said plot.
46. The Owner / Developer should set up electrical vehicle charging point in the said plot.
47. This set of Plans supersedes earlier approved plans vide letter dated 30/08/2019.



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

मा. आयुक्ते यांचे मंजूरी नुसार

Deputy Director of Town Planning  
Panvel Municipal Corporation



C.C.TO: - 1) **M/s. Mahaavir Superstructures Pvt. Ltd.**  
Developer: Today Royal Infracon  
Through its Partner  
Mr. Hemang D. Patel & Five others  
Survey No.- 25/1, At. - Rohinjan,  
Tal- Panvel, Dist- Raigad.



- 2) **Architect,**  
**M/s. Destination Architecture Interior Designs,**  
12, Ground Floor, Great Eastern Summit,  
Wing- B, Plot No.- 66, Sector- 15,  
C.B.D. Belapur, Navi Mumbai 400 614.
- 3) **Ward Officer,**  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.
- 4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000048020**

Project: **AIKYAM**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 25/1 ROHINJAM Rohinjan, Panvel, Raigarh, 410208;**

1. **Today Royal Infracon** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410210.**
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement for sale with the allottees;
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

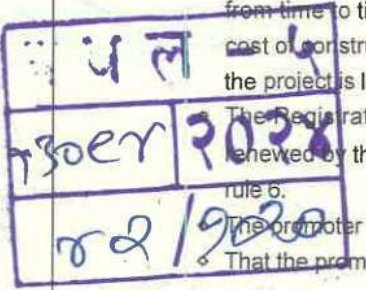
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from **07/12/2022** and ending with **31/10/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

That the promoter shall take all the pending approvals from the competent authorities

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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 07-12-2022 11:20:45

Dated: **07/12/2022**

Place: **Mumbai**

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



# S.J. BONDRE & CO.

Add.: Office No.01, 1<sup>st</sup> Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.  
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 10/11/2022

## SEARCH REPORT

In respect of Property situate at Village- Rohinjan, Taluka Panvel, District Raigad within the limits of Sub-Registrar Panvel land bearing: -

Survey No.	Hissa No.	Admeasuring area in Sq. Mtr.
25	1	12460

**OWNER/S:** M/S. TODAY ROYAL INFRACON through its partners

- 1) MR. VINAY PRAKASH SINGH 2) HEMANG DINESHBHAI PATEL,
- 3) MR. AMIT NAROTTAM PATEL 4) MR. HITESH HARIBHAI PATEL
- 5) MRS. BHOOMI HARDIK PATEL 6) MR. RAHULKUMAR VITHTHALBHAI HAHBHAIYA.



THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 30 years from 1993 to 2022 on 09/11/2022 in the Office of Sub-Registrar Panvel-2 which is as follows: -

SR. NO.	YEAR	TRANSACTION	SR. NO.	YEAR	TRANSACTION
1.	1993	NIL	2.	1994	NIL
3.	1995	NIL	4.	1996	NIL
5.	1997	NIL	6.	1998	NIL
7.	1999	NIL	8.	2000	NIL
09.	2001	NIL	10.	2002	NIL
11.	2003	NIL	12.	2004	NIL
13.	2005	NIL	14.	2006	NIL
15.	2007	NIL	16.	2008	NIL
17.	2009	NIL	18.	2010	NIL
19.	2011	NIL			
20.	2012	Sale Deed dated 30/08/2012 executed between Shri. Prabhakar Ramchandra Desai, Dr. Udipi Prabhakar Rao & Shri. Veni Madhav Shriram Upasani and Shri. Praveenkumar Uttamchand Miglani and Shri. Bandu Patil & Om Construction Co. in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1			



		admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 10614 /2012 dated 30/08/2012			
21.	2013	NIL	22.	2014	NIL
23.	2015	NIL	24.	2016	NIL
25.	2017	NIL	26.	2018	NIL
27.	2019	Deed of Conveyance dated 05/08/2019 executed between SHRI. PRAAVEEN KUMAR UTTMCHAND MIGLANI, hereinafter called as Vendor One Part & MAHAAVIR SUPERSTRUCTURES PVT. LTD., hereinafter called as Purchaser of the Second Part in respect of Survey / Hissa NO. No. 25/1 at Rohinjan Tal Panvel, Dist- Raigad and registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 10168-2019 dated 05/08/2019.			
28.	2020	NIL	29.	2021	NIL
30.	2022	Development Agreement dated 30/08/2022 executed between M/s. Mahaavir Superstructures Pvt. Ltd. through its Director Mr. Mohnish Omprakash Chhajer and M/s. Today royal Infacon through its Partners 1) MR. VINAY PRAKASH SINGH 2)MR. HEMANG DINESHBHAI PATEL 3) MR. AMIT NAROTTAM PATEL 4) MR. HITESH HARIBHAI PATEL 5) MRS. BHOMI HARDIK PATEL 5) MRS. BHOOMI HARDIT PATEL 6) MR. RAHULKUMAR VITHTHALBHAI CHHABHAIYA in respect of Survey Nos. 25/1 admeasuring 12460 Sq. Mtr. situated at Village- Rohinjan, Tal- Panvel, Dist- Raigad and registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 12454/2022 dated 06/09/2022.			

Attached the Govt. Fees paid vide its Challan No.

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 १४/१२०

MH010378551202223E dated 10/11/2022.



Issued by  
 For S.J BONDRE & CO

ADVOCATE  
 PROPRIETOR





# S.J. BONDRE & CO.

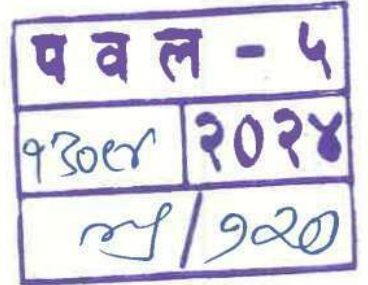
Add.: Office No.01, 1<sup>st</sup> Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.  
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

10<sup>th</sup> November, 2022

FORMAT - A

(Circular No.:- 28/2021 dated 08/03/2021)

To  
Maha RERA



## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad (hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of M/S. TODAY ROYAL INFRACON through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahulkumar Viththalbhai Chhabhaiya and following documents i.e. :-



1) Description of the property.

Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) Situated at Rohinjan, Tal- Panvel, Dist- Raigad.

2) The documents of allotment of plot.

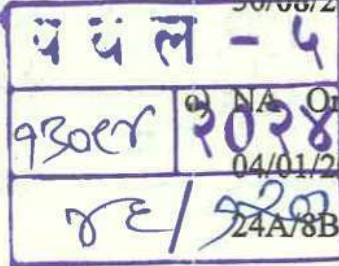
a) Sale Deed dated 26/02/1990 executed between Minochar Dorabji Mistry therein referred to as the 'Vendors' party of the first part and 1) Shri. Prabhakar Ramchandra Desai, 2) Dr. Udipi Prabhakar Rao & 3) Shri. Veni Madhav Shriram Upasani therein referred to as 'Purchasers' party of the other part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7





HRP, 25/1 admeasuring 1-24-6 HRP situated at Karade Khurd, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 454(P)/1990 dated 12/03/1990.

- b) Sale Deed dated 30/08/2012 executed between **Shri. Prabhakar Ramchandra Desai, Dr. Udipi Prabhakar Rao & Shri. Veni Madhav Shriram Upasani** therein referred to as the 'Vendors' party of the first part and **Shri. Praveenkumar Uttamchand Miglani** therein referred to as 'Purchasers' party of the other part and **Shri. Bandu Patil & Om Construction Co.** therein referred to as the 'Confirming party' party of the third part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 10614 /2012 dated 30/08/2012.



NA Order vide Ref. No. क.मशा./एल.एन.ए.१(ब)/एस.आर. ४९४/२०२२ dated 04/01/2015 issued by District Collector Raigad for Survey/Hissa Nos. 19/1, 20/0, 24A/8B, 25/1 situated at Rohinjan, Tal- Panvel, Dist- Raigad to **Shri. Praveenkumar Uttamchand Miglani**



Zone Certificate vide Ref. No. जा.क./प.महा/नरवि/ज्ञोन/७००८/२०१८ dated 09/07/2018 issued by Panvel Municipal Corporation for the Survey No. 19/0, 20/0, 24, 25 of Village- Rohinjan, Tal- Panvel, Dist- Raigad show the said Survey Nos are in Urbanizable Zone.

- c) Deed of Conveyance dated 05/08/2019 executed between **Shri. Praveenkumar Uttamchand Miglani** therein referred to as the 'Vendors' party of the first part and **M/s. Mahaavir Superstructures Private Limited** through its director **Mohnish Omprakash Chhajer** therein referred to as 'Purchasers' party of the other part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1



admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Karadenjan, Tal- Panvel, Dist- Raigad registered in the office of Joint sub Registrar Panvel-2, under document Sr. NO. 10168/2019 dated 05/08/2019.

- f) Development Agreement dated 30/08/2022 executed between MAHAAVIR SUPERSTRUCTURES PVT. LTD. through its director Mohnish Omprakash Chajjer therein referred to as the 'Owner' party of the first part and M/S. TODAY ROYAL INFRACON through its partners 1) MR. PRAKASH SINGH 2) MR. HEMANG DINESHBHAI PATEL 3) MR. AMIT NAROTTAM PATEL 4) MR. HITESH HARIBHAI PATEL 5) MRS. BHOMI HARDIK PATEL 6) MR. RAHULKUMAR VITHTHALBHAI CHHABHAIYA therein referred to as the 'Developers' party of the other part in respect of development of Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad on 34% (Owner) : 66% (Developer) Share ratio and the said Development Agreement registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 12454/2022 dated 06/09/2022.

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2028  
06/09/2022



- g) Sanction of Building Permission Letter vide Ref. No. PMC/TP/Rohinjan/25/1/21-22/16273/2593/2022 dated 20/10/2022 issued by Panvel Municipal Corporation to M/s. Mahaavir Superstructure Pvt. Ltd, through Developer- Today Royal Infracon for the development of Residential building/s on Survey No. 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad.

- 3) 7/12 extract or property card .

The 7/12 Extracts of Survey No. 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad stands in the name of MAHAAVIR SUPERSTRUCTURES PVT. LTD.



h) Search report for 30 years from 1993 till 2022

I have taken search in respect of the above said property for the period of 30 years from 1993 to 2022 in the Office of Sub-Registrar Panvel-2 which is annex herewith.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, I am opinion that the title of **M/S. MAHAAVIR SUPERSTRUCTURE PRIVATE LIMITED** through its directors Mohnish Omprakash Chhajer as Owner and **M/S. TODAY ROYAL INFRACON** through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahul Kumar Viththalbhai Chhabhaiya as the Developer, is marketable and without any encumbrances.

व. ल. - 4	
Owners of the said Land	
93007	2022
20/12	

**M/S. MAHAAVIR SUPERSTRUCTURE PRIVATE LIMITED** through its directors Mohnish Omprakash Chhajer: bearing Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad.



Developers of the said Land

**M/S. TODAY ROYAL INFRACON** through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahul Kumar Viththalbhai Chhabhaiya : bearing Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad.

(1) Qualifying comments/remarks if any .....

**M/S. TODAY ROYAL INFRACON** through its partners 1) **MR. VINAY PRAKASH SINGH & 5 others** having clear, free from encumbrance & Marketable title over property for the development.



S.J. BONDRE & CO.

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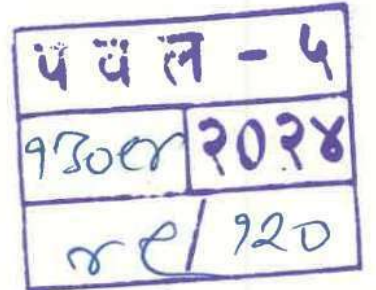
Continuation Sheet

The report reflecting the flow of the title of M/S. MAHAAVIR SUPERSTRUCTURE PRIVATE LIMITED through its directors Mohnish Omprakash Chhajer as the Owner and M/S. TODAY ROYAL INFRACON through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahulkumar Viththalbhai Chhabhaiya as Developer.  
For S.J BONDRE & CO

Encl : Annexure.



*S.J. Bondre*  
ADVOCATE  
PROPRIETOR  
Advocate



2 ✓

529/6413  
Wednesday, April 19, 2023  
5:20 PM

पावती

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

पावती क्र.: 7102 दिनांक: 19/04/2023

गावाचे नाव: रोहिजण  
दस्तावेजाचा अनुक्रमांक: पवल5-6413-2023  
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र  
मादर करणाऱ्याचे नाव: मे. दुडे रॉयल इन्फ्राकॉन तर्फे भागीदार अमित नरोत्तम पटेल - -

नोंदणी फी ₹. 100.00  
दस्त हाताळणी फी ₹. 800.00  
पृथांची संख्या: 40

एकूण: ₹. 900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panel 5

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

- 1) देयकाचा प्रकार: DHC रकम: ₹. 800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202302056 दिनांक: 19/04/2023  
वकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000822566202324E दिनांक: 19/04/2023  
वकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

मुळदस्तावेज परत मिळाला.



५० दिवस  
सह दुय्यक सिवंधक, पनवेल ५. (वर्ग-२)



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1904202302056	Date 19/04/2023
Received from -, Mobile number 9100000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 19/04/2023
Bank CIN 10004152023041901861	REF No. 2829594004
This is computer generated receipt, hence no signature is required.	

पवल - ५  
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पवल - ५  
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CHALLAN  
MTR Form Number-6



पंचल - ५  
१३०९४ २०२४  
५२ / १२०

REGIN MH00022566202324E BARCODE [Barcode] Date 19/04/2023-10:37:06 Form ID 25.1

Department Inspector General Of Registration Payer Details  
Stamp Duty TAX ID / TAN (If Any)  
Type of Payment Registration Fee PAN No.(If Applicable)

Office Name PNL 3 PANVEL 3 JOINT SUB REGISTRAR Full Name TODAY ROYAL INFRACON

RAIGAD Flat/Block No. AS

Year 2024 One Time Amount Head Details Amount In Rs. Premises/Building

00933301 Stamp Duty 500.00 Road/Street PER

006026501 Registration Fee 100.00 Area/Locality AGREEMENT

Town/City/District PIN 4 1 0 2 0 6

Remarks (If Any)  
SecondPartyName=MAHAAVIR SUPERSTRUCTURES PVT LTD-

Amount In Six Hundred Rupees Only

Total 600.00 Words

पंचल - ५  
६४९३ २०२३  
२/१०

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque/DD Details Bank CIN Ref. No. 69103332023041911840 2803955448

Bank Date RBI Date 19/04/2023-10:38:13 Not Verified with RBI

Name of Bank Bank-Branch IDBI BANK

Name of Branch Scroll No. , Date Not Verified with Scroll



NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9100000000

नोंदणी केवल मुख्य न्यायालय कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1904202302056	Receipt Date	19/04/2023
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Received from -, Mobile number 9100000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 6413 dated 19/04/2023 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



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१३०९२०२४  
५३/१२०

**Payment Details**

Bank Name	IBKL	Payment Date	19/04/2023
Bank CIN	10004152023041901861	REF No.	2829594004
Deface No	1904202302056D	Deface Date	19/04/2023



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

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प व ल - ५	
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८ / ४०	



CHALLAN  
MTR Form Number-6



GRN	MH000822566202324E	BARCODE			Date	19/04/2023-10:37:06	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	TODAY ROYAL INFRACON				
Location	RAIGAD		Flat/Block No.	AS				
Year	2023-2024 One Time		Premises/Building	PER				
Account Head Details		Amount In Rs.	Road/Street	AGREEMENT				
0030046401 Stamp Duty		500.00	Town/City/District	PIN				
0030063301 Registration Fee		100.00	Remarks (If Any)					
			SecondPartyName=MAHAAVIR SUPERSTRUCTURES PVT LTD-					
			Amount In					
			Six Hundred Rupees Only					
			Words					
Total		600.00	FOR USE IN RECEIVING BANK					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	691033320230419				
Cheque/DD No.		Bank Date	RBI Date	19/04/2023-10:37:06				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No	Date	Not Verified				

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19/04/2023  
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Department ID :  
NOTE:- This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
Mobile No. 9100000000

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-529-6413	0000447906202324	19/04/2023-17:20:51	IGR548	100.00
2	(iS)-529-6413	0000447906202324	19/04/2023-17:20:51	IGR548	500.00
Total Defacement Amount					600.00

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## SPECIAL POWER OF ATTORNEY

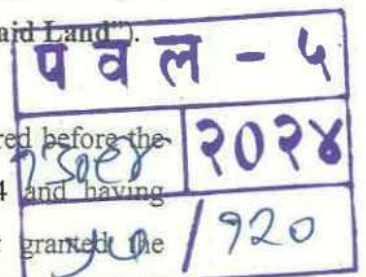
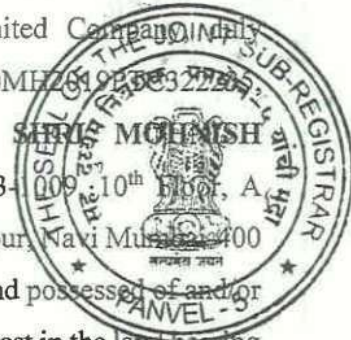
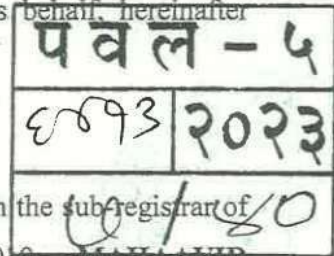
TO ALL TO WHOM THESE PRESENTS SHALL COME WE, MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED, a Private Limited Company, duly incorporated under the Companies Act, 2013, bearing CIN U5400MH2019PTC322235, bearing PAN-AAMC5042M represented by its Director SHRI MOHNISH OMPRAKASH CHHAJER, having its registered office at 1003-1009, 10<sup>th</sup> Floor, A Wing, Mahaavir Icon, Plot Nos.89 & 90, Sector No.-15, CBD Belapur, Navi Mumbai-400 614, authorized in this behalf, hereinafter collectively referred to as "EXECUTANT SEND GREETINGS:-

### WHEREAS:

- A. By virtue of Deed of Conveyance dated: 05.08.2019 registered with the sub-registrar of assurance Panvel 2 bearing Serial No. 10168 of 2019, MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED a Private Limited Company, duly incorporated under the Companies Act, 2013, bearing CIN U5400MH2019PTC322235 bearing PAN AAMC5042M represented by its Director SHRI MOHNISH OMPRAKASH CHHAJER, having its registered office at 1003-1009, 10<sup>th</sup> Floor, A Wing, Mahaavir Icon, Plot Nos.89 & 90, Sector No.-15, CBD Belapur, Navi Mumbai-400 614 [Executant herein] became owner of and is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all the right, title and interest in the land bearing Survey No.-25, Hissa No.-1, admeasuring 12,460 Sq. Mtrs. situated at Village- Rohinjan, Taluka Panvel, District-Raigad, Maharashtra ("hereinafter referred to as "Said Land").

- B. By virtue of the Development Agreement dated: 30/08/2022, duly registered before the Joint Sub Registrar of Assurances at Panvel under Receipt No.-13964 and having Document No.-PVL2-12454-2022 on 06/09/2022, the said Executant granted the Development rights of the said land in favour of M/S. TODAY ROYAL INFRACON, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at 710, The Landmark, Plot No.-26A, Sector No.-07, Kharjat, Navi Mumbai 410 210, represented by its partners (1) SHRI VINAY PRAKASH SINGH (2) SHRI HEMANG DINESHBHAI PATEL (3) SHRI AMIT NAROTTAM PATEL (4) SHRI HITESH HARIBHAI PATEL (5) SMT. BHOOMI HARDIK PATEL & (6) SHRI RAHULKUMAR VITHALBHAI CHHABHAIYA upon the terms and conditions mentioned in the said Development Agreement.

- C. Panvel Municipal Corporation has granted Development Permission cum Commencement Certificate to develop the Real Estate Project [hereinafter referred to as "the said Project"] on the said land on 20/10/2022 bearing number PMC/TP/ROHINJAN/25/1/21-22/16273/2593/2022 as per layout and building plan submitted by M/S. TODAY ROYAL



*M. Chhajra*

*id*

*M. Chhajra*

*M. Chhajra*

*M. Chhajra*

INFRACON through project Architect Namely Destination Architecture Interior Designs. The said layout and building plan has been revised by project Architect and has been re-submitted to Panvel Municipal Corporation, who has granted revised Development Permission cum Commencement Certificate on on 31/03/2023 bearing number PMC/TP/Rohinjan/25/1/21-23/16273/916/2023 [hereinafter referred to as "the said sanctioned plans"].

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D. In terms of the said Development Agreement, Executant and M/S. TODAY ROYAL INFRACON have agreed that they shall share the constructed units on the said real estate project along with car parking space and common area and facilities in the ratio of 34:66 i.e. 34% constructed units on the said real estate project along with car parking space and common area and facilities shall be entitled to be owned and possessed by the Executant and balance 66% constructed units on the said real estate project along with car parking space and common area and facilities shall be owned and possessed by M/S. TODAY ROYAL INFRACON.



E. Accordingly, Executant and M/S. TODAY ROYAL INFRACON entered into Supplementary Agreement for demarcation of their respective shares as per Annexure-1 attached to the said the Supplementary Agreement to the Development Agreement.

F. M/S. TODAY ROYAL INFRACON has registered the real estate project under Maharashtra within the provisions of Real Estate Regulation Act, 2016 read with rules / regulations framed thereunder bearing registration number- P52000048020. The M/S. TODAY ROYAL INFRACON has also executed Deed of Indemnity Dated: 20/01/2023..... in favour of Executant indemnifying Executant on terms and conditions mentioned therein.

पवल - ५  
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८/१५

G. Therefore M/S. TODAY ROYAL INFRACON have all rights to sell, transfer, assign or otherwise dispose of its demarcated share as per Annexure-1 attached to the said the Supplementary Agreement to the Development Agreement and to receive/appropriate/utilize the consideration from sale/disposal of its demarcated share in the said real estate project. The details of demarcated share in the said real estate project (hereinafter referred to as the "Apartments") more particularly described in Schedule contained hereinafter.



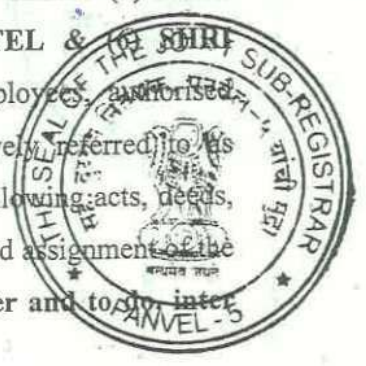
H. The Executant herein have agreed to execute this Special Power Of Attorney in favour of M/S. TODAY ROYAL INFRACON, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at 710, The Landmark, Plot No.-26A, Sector No.-07, Kharghar, Navi Mumbai 410 210, represented by its partners (1) SHRI VINAY PRAKASH SINGH (2) SHRI HEMANG DINESHBHAI PATEL (3) SHRI AMIT NAROTTAM PATEL (4) SHRI HITESH HARIBHAI PATEL (5) SMT. BHOOMI HARDIK PATEL & (6) SHRI RAHULKUMAR

Handwritten signatures of the partners listed in section H.

**VITHALBHAI CHHABHAIYA** for carrying out various act deeds, matters and things as appearing hereinafter specifically for the purpose of execution and registration of the deeds/documents/agreements/declarations etc. with respect to sale and transfer of the said apartments more particularly described in **Schedule contained hereinafter**.

**NOW KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT WE, MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED** a Private Limited Company, duly incorporated under the Companies Act, 2013, bearing CIN U5400MH2019PTC322235, bearing PAN AAMC5042M having its registered office at 1003-1009, 10<sup>th</sup> Floor, A Wing, Mahaavir Icon, Plot Nos.89 & 90, Sector No.-15, CBD Belapur, Navi Mumbai-400 614 referred to as "EXECUTANT do hereby appoint, nominate M/S. TODAY ROYAL INSURANCE partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at 710, The Landmark, Plot No.-26A, Sector No.-07, Kharghar, Navi Mumbai 410 210, represented by its partners (1) SHRI VINAY PRAKASH SINGH (2) SHRI HEMANG DINESHBHAI PATEL (3) SHRI AMIT NAROTTAM PATEL (4) SHRI HITESH HARIBHAI PATEL (5) SMT. BHOOMI HARDIK PATEL & RAHULKUMAR VITHALBHAI CHHABHAIYA, and partners, employees, authorised representatives, assigns, administrators, successors [hereinafter collectively referred to as "Attorney"] to be our true and lawful attorney to do all or any of the following acts, deeds, matters and things for us and on our behalf as regard to the sale, transfer and assignment of the apartments more particularly described in **Schedule contained hereinafter** and to do, inter alia, the acts, deeds and things namely;

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28/03/2023



(1) To negotiate, accord assent, give consent to agree to sell or dispose or transfer by way of sale, exchange, lease whether permanent or for a long or short period all and every one of and each one of our apartments more particularly described in **Schedule contained hereinafter** situated in real estate project as described above on the said land and to sell or otherwise dispose of the same in any manner as aforesaid to execute any deed, deeds or other assurances for such transfer and cause the same to be registered, if necessary, and do every act for the purpose of completing the said transaction or transactions;

पत्र - 4  
28/03/2024  
92/920

(2) To enter into any negotiation to bargain or exchange with any person or persons in respect of all or any of the apartments more particularly described in **Schedule contained hereinafter** situated in real estate project as described above on the said land and belonging to Attorney in real estate project in such a manner as may be deemed fit and proper deeds and for such purpose to do all acts, deeds, things and execute all deeds and assurances, if necessary, to complete such transaction or transactions of exchange, as the case may be;



(3) To receive, accept any consideration whether in money, bank- draft, cheque or other movable goods or property, actionable claim or in any other form whatsoever, and to give receipt therefor in full or partial discharge of the receipt of such consideration, and to negotiate, endorse, accept, discount, or otherwise assign or execute any cheque, draft,

NEFT, RTGS and any other negotiable instrument or other instrument of obligation in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument. AND to receive the consideration in respect of the aforesaid deeds in the manner aforesaid or in such other manner or at such times in modification thereof as the said attorney may lawfully or in bonafide manner deem fit and to give receipt thereof or admit the lawful receipt thereof before the registering or other authority;

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(4) To deliver possession, actual or constructive, as the case may be, in such a manner as may be feasible to the transferee, or proposed transferee, and to accept or take possession of such property or properties, whether movable or immovable obtained or to be obtained in exchange or in part of full payment of the consideration payable in respect of the transfer of all or any of the apartments more particularly described in **Schedule contained hereinafter** situated in real estate project as described above on the said land in such a manner as may be feasible, expedient or necessary in the circumstances of each of such case or cases, as the case may be.



To present or lodge the aforesaid deeds, to the registering authority and appeal before such authority and admit execution thereof and do other things, deeds and acts that may be necessary for the registration of the aforesaid deeds, receive the aforesaid deeds and deliver the same to the authorities the delivery thereof to the aforesaid transferee, or proposed transferee.

(6) To do all acts, deeds, things and execute all deeds or assurances as may be to be necessary in order to effectuate the aforesaid purposes, and We and every one of us here by agree and undertake to affirm, ratify and confirm all such acts, things, deeds and assurances that may be done or executed by the said attorney.

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AND GENERALLY to do and execute all acts, deeds, matters and things relating to or concerning or touching the apartments more particularly described in **Schedule contained hereinafter** as fully and effectively as we ourselves could do effectively.



AND WE HEREBY for ourselves, our heirs, executors and administrators ratify and confirm and agree to ratify and confirm whatsoever our said Attorney or any substitute or substitutes acting under him/them shall lawfully do in respect of the aforesaid apartments more particularly described in **Schedule contained hereinafter** strictly by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**

(Description of the Project)

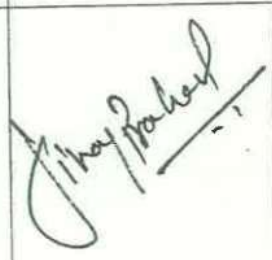


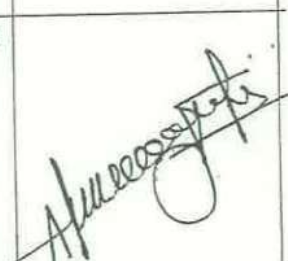


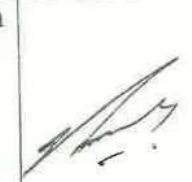


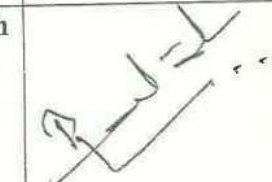


Residential building A, B, C and D (Ground/ Stilt+14 Upper Floors), on survey No. 25/1, situated at Village- Rohinjan, Taluka Panvel, District-Raigad. (Plot Area= 12460.00Sq.mt., Proposed Residential Built-up Area=31839.507 Sq.mt., Total Built-up Area=31839.507 Sq.mt.) (Total Residential Unit- 519 nos).

*(Handwritten signatures and initials)*

**ACCEPTANCE OF SPECIAL POWER OF ATTORNEY**

M/S. TODAY ROYAL INFRACON, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at 710, The Landmark, Plot No.-26A, Sector No.-07, Kharghar, Navi Mumbai 410 210, represented by its partners (1) SHRI VINAY PRAKASH SINGH (2) SHRI HEMANG DINESHBHAI PATEL (3) SHRI AMIT NAROTTAM PATEL (4) SHRI HITESH HARIBHAI PATEL (5) SMT. BHOOMI HARDIK PATEL & (6) SHRI RAHULKUMAR VITHALBHAI CHHABHAIYA, authorized in this behalf, and its partners, employees, authorised representatives, assigns, administrators, successors [hereinafter referred to as "Attorney"] do hereby accept the Special Power of Attorney given by M/S. MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED a Private Limited Company, duly incorporated under the Companies Act, 2013, bearing PAN U5400MH2019PTC322235, bearing PAN AAMC5042M having its registered office at 1003-1009, 10<sup>th</sup> Floor, A Wing, Mahaavir Icon, Plot Nos.89 & 90, Sector No.-15, CBD Belapur, Navi Mumbai-400 614 hereinafter referred to as "EXECUTANT"

प व ल - ५  
 १३/०३/२०२४  
 १२/१२०

SIGNED AND DELIVERED WITHIN "ATTORNEY"	AND BY NAMED	SIGNATURE	PHOTOGRAPH	LEFT HAND THUMB IMPRESSION
M/S. TODAY ROYAL INFRACON through	its partners			
	(1) Vinay Prakash Singh			
	(2) Hemang Dinesh Patel			
	(3) Mr. Amit Narottam Patel			
	(4) Mr. Hitesh Haribhai Patel			

प व ल - ५  
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 १२/१२०

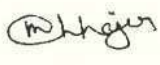





**THE SCHEDULE ABOVE REFERRED TO**

(Description of the Demarcated share ("Apartments") of Developer attached herein)

IN WITNESS WHEREOF, WE HERETO AND HEREUNTO SET AND SUBSCRIBED  
OUR HANDS TO THIS WRITING ON ...19<sup>th</sup>..... DAY OF .Apr.)..... 2023.

SIGNED AND ACCEPTED WITHIN "EXECUTANT"	AND BY NAMED	SIGNATURE	PHOTOGRAPH	LEFT HAND THUMB IMPRESSION
MAHAAVIR SUPERSTRUCTURES PVT. LTD represented through its Director Mr. Mohnish Omprakash Chhajer				<p>प व ल - ५</p> <p>१७/०४/२०२३</p> <p>११/८०</p>



प व ल - ५

१३/०४/२०२४

१२/१२०



(5) Mrs. Bhoomi  
Hardik Patel

*Bhoomi*



(6) Mr. Chhabhaiya  
Rahul Kumar  
Viththalbhai

*Rahul*



In Presence of

1.

*[Signature]*

2.

*[Signature]*

पवल - ५	
९०९३	२०२३
९३	१४०



पवल - ५	
९३०९४	२०२४
९३	१२०



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१३०८४	२०२४
६४/१२०	



प व ल - ५	
६४९३	२०२३
१४/४०	





06/09/2022

सूची क्र.2

दुय्यम निबंधक : सह हु.नि.पनवेल 2

दस्त क्रमांक : 12454/2022

तोदगी :

Ragn:63m

गावाचे नाव : रोहिंजण

- (1) विविधाकार प्रकार विकसतकारनामा
- (2) नोंदवजा 10000000
- (3) बाजारभाड (अथवा वेतवजा) वायवितपट्टाकार भाडकारणी देवी श्री चट्टेदार ते समुद्र फणवे) 255795300
- (4) भू-मापन, पेटेडिन्मा व प्रकरणांक (समस्यास)

1) पानिकेचे नाव: रायगड इतर वर्गन ., इतर माहिती: गावे रोहिंजण, ता. पनवेल, जि. रायगड येथील मळी क्र. 25, हिस्सा क्र. 1, क्षेत्र 12460 चौ. मी. ए डि जे 1300900/448/2022 दि. 30/08/2022 अन्वये मुमु 1.27.89.800/- वसुन ( ( Survey Number : 25/1 ; ) )

1) 12460 चौ. मीटा

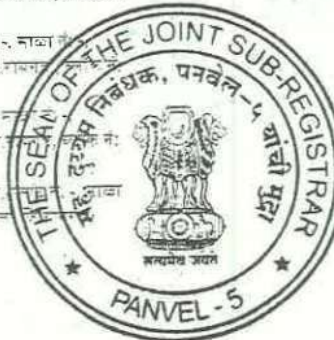
- (5) क्षेत्रफळ
- (6) बाजारणी किंवा गृही देण्यात प्रयत्न वेळा

(7) दस्तऐवज करण देणा-या व्यक्तीचे नाव पक्षकाराचे नाव किंवा विवाही व्यक्तीसमवाच हुकुमनामा किंवा अर्थात असल्यास, प्रत्येकीचे नाव व पत्ता.

(8) दस्तऐवज करण देणा-या पक्षकाराचे व विवाही विवाही न्यायालयाचा हुकुमनामा किंवा अर्थात असल्यास, प्रत्येकीचे नाव व पत्ता

- 1) नाव:- महाविर सुपरस्ट्रक्चर्स प्रा. लि. तर्फे डायरेक्टर मोहनीशा शोमप्रकाश छाजर -- वय:- 29; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: १००३ ते १००९, दहावा भजला, ए विंग, महाविर आयफॉन, प्लॉट क्र. ४०, रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G
- 2) नाव:- भूडे रॉयल इन्फ्राकोन तर्फे भारतीदार विनय प्रकाश सिंह -- वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: श्रीकिस क्र. ३२०, व लॅन्डमार्क, प्लॉट क्र. २६ ए, सेक्टर ०७, खारपर, ता. पनवेल, जि. रायगड, क्रॉस नं. - , रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G
- 3) नाव:- भूडे रॉयल इन्फ्राकोन तर्फे भारतीदार विनय प्रकाश सिंह -- वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: श्रीकिस क्र. ३२०, व लॅन्डमार्क, प्लॉट क्र. २६ ए, सेक्टर ०७, खारपर, ता. पनवेल, जि. रायगड, क्रॉस नं. - , रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G
- 4) नाव:- भूडे रॉयल इन्फ्राकोन तर्फे भारतीदार विनय प्रकाश सिंह -- वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: श्रीकिस क्र. ३२०, व लॅन्डमार्क, प्लॉट क्र. २६ ए, सेक्टर ०७, खारपर, ता. पनवेल, जि. रायगड, क्रॉस नं. - , रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G
- 5) नाव:- भूडे रॉयल इन्फ्राकोन तर्फे भारतीदार विनय प्रकाश सिंह -- वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: श्रीकिस क्र. ३२०, व लॅन्डमार्क, प्लॉट क्र. २६ ए, सेक्टर ०७, खारपर, ता. पनवेल, जि. रायगड, क्रॉस नं. - , रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G
- 6) नाव:- भूडे रॉयल इन्फ्राकोन तर्फे भारतीदार विनय प्रकाश सिंह -- वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: श्रीकिस क्र. ३२०, व लॅन्डमार्क, प्लॉट क्र. २६ ए, सेक्टर ०७, खारपर, ता. पनवेल, जि. रायगड, क्रॉस नं. - , रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G
- 7) नाव:- भूडे रॉयल इन्फ्राकोन तर्फे भारतीदार विनय प्रकाश सिंह -- वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: श्रीकिस क्र. ३२०, व लॅन्डमार्क, प्लॉट क्र. २६ ए, सेक्टर ०७, खारपर, ता. पनवेल, जि. रायगड, क्रॉस नं. - , रॉड नं. - , महाराष्ट्र, राईगड (२); पिन कोड:- 410210 पॅन नं:- AARFT8957G

पवल - ५  
 ०९/३ २०२३  
 १५ / ४०



- (9) दस्तऐवज करण देण्याचा दिनांक 30/08/2022
- (10) दस्त नोंदणी दिनांक 06/09/2022
- (11) अनुक्रमीय क्रं व मुद्र 12454/2022
- (12) बाजारभाडकारणी मुद्रक शुल्क 12789500
- (13) बाजारभाडकारणी लेवणी शुल्क 30000
- (14) ...

पवल - ५  
 १३००१२०२४  
 १५ / ७२०



मुन्यीकताची अधिकारपत्रात नोंद झाल्या उपरिचितीत वृत्त झाल्यास कोणत्याही उपरिचितीत वृत्त (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub-clause (ii) of the Intendence Act, 1948 per the Annual Statement of Rates published under the Maharashtra Grants (True Market Value of Property) Rules, 1996

सह दुय्यम निबंधक ...

प व ल - ५	
१३०८४	२०२४
६६/१२०	



प व ल - ५	
६०१३	२०२३
१६/४०	



SURVEY NO.- 25, HISSA NO.-1, VILLAGE - ROHINJAN, TAL.- PANVEL, DIST.- RAIGAD.

WING - A

		RERA CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL RERA CARPET AREA (SQ.FT.)	USABLE CARPET AREA (SQ.FT.)	No of Units
1ST FLOOR	103	33.749	0.00	363	354	1
	104	33.749	0.00	363	354	1
	105	43.412	0.00	467	453	1
TOTAL AREA OF 1ST FLOOR		110.91	0.00	1193.84	1161	3
2,4,6,7,10,13 FLOOR	1	43.412	0.00	467	453	6
	2	43.412	0.00	467	453	6
	3	33.749	0.00	363	354	6
	4	33.749	0.00	363	354	6
	5	33.749	0.00	363	354	6
	6	33.749	0.00	363	354	6
	7	43.412	0.00	467	453	6
	8	43.412	0.00	467	453	6
	9	48.802	0.00	525	510	6
	10	37.247	0.00	401	390	6
TOTAL AREA OF 2,4,6,7,10,13 FLOOR		2368.16	0.00	25490.85	24770.10	60
14TH FLOOR	1404	33.749	0.00	363	354	1
	1405	33.749	0.00	363	354	1
	1406	33.749	0.00	363	354	1
	1407	43.412	0.00	467	453	1
	1408	43.412	0.00	467	453	1
	1409	48.802	0.00	525	510	1
	1410	37.247	0.00	401	390	1
TOTAL AREA OF 14TH FLOOR		274.12	0.00	2950.63	2868.01	7
8,11 FLOOR	1	43.412	0.00	467	453	2
	2	33.749	0.00	363	354	2
	3	33.749	0.00	363	354	2
	4	33.749	0.00	363	354	2
	5	33.749	0.00	363	354	2
	6	43.412	0.00	467	453	2
	7	43.412	0.00	467	453	2

प व ल - ५  
13/08/2023  
Eo/920  
Developer's share



प व ल - ५  
08/180  
2023



	8	2 BHK	48.802	0.00	525	510	2
	9	1 BHK	37.247	0.00	401	390	2
TOTAL AREA OF 8,11 FLOOR			702.56	0.00	7562.38	7350	18
TOTAL AREA OF WING - A			3455.75	0.00	37197.69	36149.01	88

			RERA CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL RERA CARPET AREA (SQ.FT.)	USABLE CARPET AREA (SQ.FT.)	No of Units
1ST FLOOR	103	1 BHK	36.790	0.000	396	385	1
	104	2 BHK	48.802	0.000	525	510	1
	105	2 BHK	47.994	0.000	517	501	1
TOTAL AREA OF 1ST FLOOR			133.59	0.00	1437.92	1397	3
2,3,5,6,9,12,13 FLOOR	1	2 BHK	52.156	2.700	590	545	7
	2	2 BHK	52.156	2.700	590	545	7
	3	2 BHK	43.412	0.000	467	453	7
	4	1 BHK	36.790	0.000	396	385	7
	5	1 BHK	36.790	0.000	396	385	7
	6	1 BHK	37.247	0.000	401	390	7
	7	2 BHK	48.802	0.000	525	510	7
	8	2 BHK	47.994	0.000	517	501	7
	9	2 BHK	43.412	0.000	467	453	7
TOTAL AREA OF 2,3,5,6,9,12,13 FLOOR			2791.31	37.80	30452.57	29184.84	63

पवल - ५  
१३०९/२०२४  
६८/१२०



पवल - ५  
६८९३/२०२३  
१८/६०



14TH FLOOR	1401	2 BHK	52.156	2.700	590	545	1	
	1404	1 BHK	36.790	0.000	396	385	1	
	1405	1 BHK	36.790	0.000	396	385	1	
	1406	1 BHK	37.247	0.000	401	390	1	
	1407	2 BHK	48.802	0.000	525	510	1	
	1409	2 BHK	43.412	0.000	467	453	1	
	<b>TOTAL AREA OF 14 FLOOR</b>			<b>255.20</b>	<b>2776.00</b>	<b>2669.20</b>	<b>6</b>	
	8TH FLOOR	801	2 BHK	52.156	2.700	590	545	1
		802	2 BHK	52.156	2.700	590	545	1
803		2 BHK	43.412	0.000	467	453	1	
804		1 BHK	36.790	0.000	396	385	1	
805		1 BHK	36.790	0.000	396	385	1	
806		1 BHK	37.247	0.000	401	390	1	
807		2 BHK	48.802	0.000	525	510	1	
808		2 BHK	43.412	0.000	467	453	1	
<b>TOTAL AREA OF 8TH FLOOR</b>			<b>350.77</b>	<b>3833.76</b>	<b>3668</b>	<b>8</b>		
<b>TOTAL AREA OF WING - B</b>			<b>3530.86</b>	<b>45.90</b>	<b>38500.26</b>	<b>80</b>		

WING - C

			RERA CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL RERA CARPET AREA (SQ.FT.)	USABLE CARPET AREA (SQ.FT.)	No of Units
1ST FLOOR	101	2 BHK	52.156	2.700	590	545	1
	104	2 BHK	47.994	0.00	517	501	1
	105	2 BHK	47.994	0.00	517	501	1
	106	2 BHK	43.412	0.00	467	453	1
	<b>TOTAL AREA OF 1ST FLOOR</b>			<b>191.56</b>	<b>2.70</b>	<b>2090.97</b>	<b>2001.45</b>
2,4,5,7,10,12 FLOOR	1	2 BHK	43.412	0.00	467	453	6
	2	2 BHK	47.994	0.00	517	501	6
	3	2 BHK	52.156	2.700	590	545	6
	4	2 BHK	52.156	2.700	590	545	6
	5	2 BHK	52.156	2.700	590	545	6
	6	2 BHK	47.994	0.00	517	501	6
	7	2 BHK	47.994	0.00	517	501	6
	8	2 BHK	47.994	0.00	517	501	6
	9	2 BHK	43.412	0.00	467	453	6
	10	2 BHK	47.994	0.00	517	501	6



प व ल - ५  
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९२/१२०

प व ल - ५  
९२/१२०  
१३०४ २०२३



	11	2 BHK	43.412	0.00	467	453	6
<b>TOTAL AREA OF 2,4,5,7,10,12 FLOOR</b>			<b>3160.04</b>	<b>48.60</b>	<b>34537.84</b>	<b>33017.67</b>	<b>66</b>
	1405	2 BHK	52.156	2.700	590	545	1
	1406	2 BHK	47.994	0.00	517	501	1
	1407	2 BHK	47.994	0.00	517	501	1
	1408	2 BHK	47.994	0.00	517	501	1
	1409	2 BHK	43.412	0.00	467	453	1
	1410	2 BHK	47.994	0.00	517	501	1
	1411	2 BHK	43.412	0.00	467	453	1
<b>TOTAL AREA OF 14TH FLOOR</b>			<b>330.96</b>	<b>2.70</b>	<b>3591.47</b>	<b>3457.54</b>	<b>7</b>
	1	2 BHK	43.412	0.00	467	453	2
	2	2 BHK	47.994	0.00	517	501	2
	3	2 BHK	52.156	2.700	590	545	2
	4	2 BHK	52.156	2.700	590	545	2
	5	2 BHK	52.156	2.700	590	545	2
	6	2 BHK	47.994	0.00	517	501	2
	7	2 BHK	47.994	0.00	517	501	2
	8	2 BHK	43.412	0.00	467	453	2
	9	2 BHK	47.994	0.00	517	501	2
	10	2 BHK	43.412	0.00	467	453	2
<b>TOTAL AREA OF 8.11 FLOOR</b>			<b>957.36</b>	<b>16.20</b>	<b>10479.40</b>	<b>10003.09</b>	<b>20</b>
<b>TOTAL AREA OF WING - C</b>			<b>4639.92</b>	<b>70.20</b>	<b>50699.69</b>	<b>48479.74</b>	<b>97</b>

पवल - ५  
१३०८/२०२४  
१००/१२०



पवल - ५  
६४१३/२०२३  
२०/४०



पवल - ५  
१३०९/२०२४  
०९/१२०

पवल - ५  
६०९३/२०२३  
२९/४०



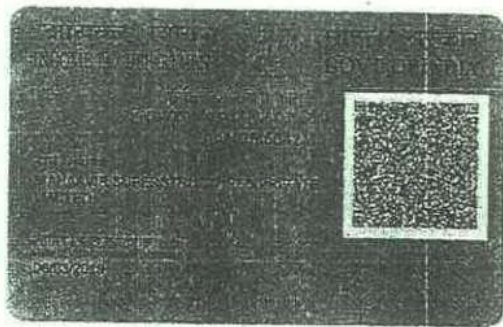
		WING - D					
		RERA CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL RERA CARPET AREA (SQ.FT.)	USABLE CARPET AREA (SQ.FT.)	No of Units	
1st FLOOR	101 2 BHK	52.156	2.700	590	545	1	
	102 2 BHK	52.156	2.700	590	545	1	
TOTAL AREA OF 1ST FLOOR		104	5	1181	1091	2	
3,4,6,7,9,10,13 FLOOR	1 2 BHK	52.156	2.700	590	545	7	
	2 2 BHK	52.156	2.700	590	545	7	
	3 2 BHK	52.156	2.700	590	545	7	
	4 2 BHK	52.156	2.700	590	545	7	
	5 2 BHK	52.156	2.700	590	545	7	
	6 2 BHK	52.156	2.700	590	545	7	
	7 2 BHK	52.156	2.700	590	545	7	
	8 2 BHK	47.994	0.000	517	501	7	
	9 2 BHK	47.994	0.000	517	501	7	
TOTAL AREA OF 3,4,6,7,9,10,13 FLOOR		3228	132	36166	33742	63	
14TH FLOOR	1403 2 BHK	52.156	2.700	590	545	1	
	1404 2 BHK	52.156	2.700	590	545	1	
	1405 2 BHK	52.156	2.700	590	545	1	
	1406 2 BHK	52.156	2.700	590	545	1	
	1407 2 BHK	52.156	2.700	590	545	1	
TOTAL AREA OF 14TH FLOOR		261	14	2952	2727	5	
11TH FLOOR	1101 2 BHK	52.156	2.700	590	545	1	
	1102 2 BHK	52.156	2.700	590	545	1	
	1103 2 BHK	52.156	2.700	590	545	1	
	1104 2 BHK	52.156	2.700	590	545	1	
	1105 2 BHK	52.156	2.700	590	545	1	
	1106 2 BHK	52.156	2.700	590	545	1	
TOTAL AREA OF 11 TH FLOOR	1107 2 BHK	47.994	0.000	517	501	1	
	1108 2 BHK	47.994	0.000	517	501	1	
TOTAL AREA OF 11 TH FLOOR		408.92	16.20	4576.03	4274.94	8	
TOTAL AREA OF WING - D		4001.58	167.40	44874.86	41834.57	83	
TOTAL AREA OF WING - (A + B + C + D)		15628.10	283.50	171272.49	163381.93	343	

पत्र - ५  
१३०६४/२०२४  
७२/१२०



पत्र - ५  
६४११/२०२३  
२२/४०





प व ल - ५	
६०९३	२०२३
२३/४०	

Mhagin  
Mhagin

प व  
१२४५४  
६६/११



प व ल - ५	
१३०६९	२०२४
७३/१२०	





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

नोंदणी क्रमांक/Enrolment No: 2017/90116/69545

Mohnish Omprakash Chhajer (मोहनीश ओमप्रकाश छाजेर)

S/O: Omprakash Chhajer, Flat No 1601 16th Floor  
Mahavir Ratan Building, Plot No 113 Sector 12, Vashi,  
Navi Mumbai, Thane,  
Maharashtra - 400703

Date: 21/02/2015

प व ल - ५
१३०८१ २०२४
७२/१२०

आधार क्रमांक/Your Aadhaar No.:

8187 5660 4805



प व ल - २
१३०८१ २०२२
७२/१२०

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate, and access services, you need to use your Aadhaar.
- This is electronically generated letter.



आधार-सामान्य माणसाचा अधिकार

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

Digitally signed by Sandeep Bhardwal  
Date: 2015.02.21 13:47:42 IST

प व ल - ५
६०१३ २०१३
२४/८

भारत-सरकार  
GOVERNMENT OF INDIA

मोहनीश ओमप्रकाश छाजेर  
Mohnish Omprakash Chhajer  
जन्म तारीख/ DOB: 06/12/1993  
पुरुष / MALE

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
Address:  
यांचा मुलगा: ओमप्रकाश  
छाजेर, फ्लॉट नं 1601 16वा  
मजला महावीर रतन  
बिल्डिंग, प्लॉट नं 113 सेक्टर  
12, वाशी, नवी मुंबई, ठाणे,  
महाराष्ट्र - 400703



8187 5660 4805

8187 5660 4805

आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Admi ka Adhikar

*MChhajer*

*MChhajer*

प व ल - ५	
१३०८४	२०२४
७५/७२०	



प व ल - २	
१२४५४	२०२२
७८/८५	



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

आयकर खाता संख्या  
Panvel Account Number Card  
AARF T8957G



THE  
TODAY ROYAL INFRACON

Date: 21/07/2024

प व ल - ५	
१३	२०२३
२५/८०	



प व ल - ५	
१३०६४	२०२४
७६/१२०	



प व ल - ५	
६४५३	२०२३
२६/४०	



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर सत्यापन कार्ड  
Registration/Assessment Number Card  
AEIPS:781G




नाम  
VINAY PRAKASH SINGH

पिता का नाम / Father's Name  
AKHILESH PRATAP SINGH

जन्म तिथि / Date of Birth  
29/07/1973

हस्ताक्षर  
Signature

भारत सरकार  
Government of India



विनय प्रकाश सिंह  
Vinay Prakash Singh  
जन्म तिथि/ DOB: 29/07/1973  
पुरुष / MALE



2427 8824 8037

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आधार

पता:  
आत्मज: अखिलेश प्रताप सिंह, फ्लैट न-702 नील कॅसल, प्लॉट न-54, सेक्टर-03 नई पनवेल (ई), पनवेल, रायगड, महाराष्ट्र - 410206

Address:  
S/O: Akhilesh Pratap Singh, Flat No-702 Neel Castle, Plot No-54, Sector-03 New panvel (E), Panvel, Raigarh, Maharashtra - 410206

2427 8824 8037

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

*Vinay Prakash Singh*

पवल - 5  
६०९३ २०२३  
२०/४०



पवल - 5  
730er २०२४  
०९०/१२०





प व ल - ५	
१३०६४	२०२४
८०८/१२०	



प व ल - ५	
६४१३	२०२३
२८/४०	





भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 1207/30166/00165

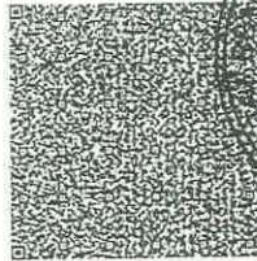
Download Date: 05/10/2018

To  
हेमंग दिनेशभाई पटेल  
Hemang Dineshbhai Patel  
S/O: Dineshbhai Patel  
B-605, Twins Tower  
Plot No 57  
Sector 20, Kharghar  
Kharghar  
Raigarh Maharashtra - 410210  
9920755503

Generation Date: 17/04/2013

Signature Not Verified

Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA 03  
Date: 2018.10.05 12:28:19  
IST



आपला आधार क्रमांक / Your Aadhaar No. :

8581 3644 4519

VID : 9197 3198 5614 5307

माझे आधार, माझी ओळख



भारत सरकार

Government of India



हेमंग दिनेशभाई पटेल  
Hemang Dineshbhai Patel  
जन्म तारीख/DOB: 01/01/1986  
पुरुष/ MALE

8581 3644 4519

VID : 9197 3198 5614 5307

माझे आधार, माझी ओळख

प व ल - ५

१३०९४ २०२४

८९/१२०



प व ल - ५

६०३२०२३

२९/४०



प व ल - ५  
१३०९१ २०२४  
८०/१२०



प व ल - ५  
४४१३ २०२३  
३०/४०



प व ल - ५  
१३०६१ २०२४  
८१/१२०



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

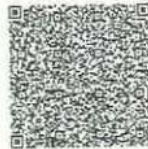
नोंदविण्याचा क्रमांक / Enrollment No 1067/16627/00539

To,  
अमित नरोत्तम पटेल  
Amit Narottam Patel  
S/O: Narottam Patel  
21/07/2016  
Flat No. B-503, Shubharambh Complex  
Plot No. 19  
Sector-20, Kharghar, Navi Mumbai  
Kharghar  
Kharghar Panvel Raigarh  
Maharashtra 410210  
9819878793

Ref: 1549 / 26S / 314198 / 314236 / P



SA317755692FT



आपला आधार क्रमांक / Your Aadhaar No. :

**9524 6187 0918**

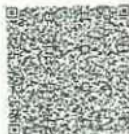
माझे आधार, माझी ओळख



भारत सरकार  
Government of India



अमित नरोत्तम पटेल  
Amit Narottam Patel  
जन्म तारीख / DOB : 30/13/1986  
पुरुष / Male



**9524 6187 0918**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



हितेश हरीभाई पटेल  
Hitesh Haribhai Patel  
जन्म तारीख/DOB: 08/05/1984  
पुरुष/ MALE

प व ल - ५	
६०१३	२०२३
३२ / ४०	

प व ल - ५	
१३००८	२०२४
८२ / १२०	

7554 1705 6380

VID : 9101 5653 4338 8090

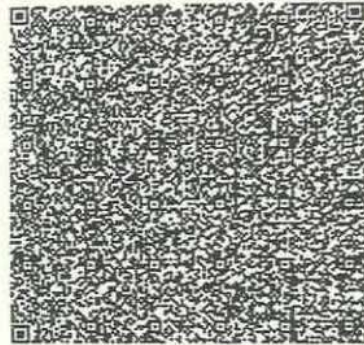
माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता:  
C/O हितेश हरीभाई पोकार, सी-२०२, प्लॉट नं-१९, शुभारंभ  
कॉम्प्लेक्स, खारघर, युनियन बँक के सामने, सेक्टर-२०,  
खारघर, रायगड,  
महाराष्ट्र - 410210

**Address:**  
C/O Hitesh Haribhai Pokar, C-202, Plot No-  
19, Shubharambh com, Kharghar,  
Opp. Union Bank, Sector-20, Kharghar,  
Raigarh,  
Maharashtra - 410210



QR Code with Photograph

7554 1705 6380

VID : 9101 5653 4338 8090

1947

help@uidai.gov.in

www.uidai.gov.in

*Handwritten signature*

प व ल - ५  
 १३०६१ २०२४  
 ६३/१२०



भारत सरकार



आधार



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No.: 1007/21535/00173

To  
 भूमि हार्दिक पटेल  
 Bhoomi Hardik Patel  
 W/O: Hardik Patel  
 B 503 Shubarambh Complex Plot 19 Sector 20  
 Kharghar Navi Mumbai  
 Kharghar  
 Kharghar  
 Panvel Raigarh  
 Maharashtra 410210  
 9322217989  
 21/09/2013  
 57173865  
 MN571738654FT

प व ल - ५  
 ६०१३ २०२३  
 ३३/४०



आपका आधार क्रमांक / Your Aadhaar No.

**9246 2910 4255**

आधार - आम आदमी का अधिकार



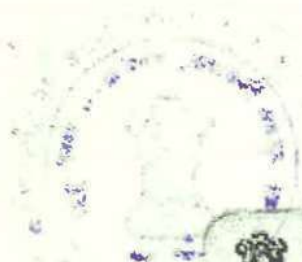
भूमि हार्दिक पटेल  
 Bhoomi Hardik Patel  
 जन्म तिथि / DOB : 09/04/1988  
 महिला / Female



9246 2910 4255

आधार - आम आदमी का अधिकार

*Bhoomi Hardik Patel*



भारत सरकार  
Government of India



Issue Date: 05/01/2016



चहाभाईया राहुतकुमार विठ्ठलभाई  
Chhabhaiya Rahuikumar  
Vitthalbhai  
जन्म तारीख / DOB: 16/04/1984  
पुरुष / Male



16/04/1984

प व ल - ५

930 2023

38/80

प व ल - ५  
930 2023  
08/920

9732 1688 8272

मेरा आधार, मेरी पहचान

*Prabhel*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 12/09/2023

पता: चहाभाईया राहुतकुमार विठ्ठलभाई, 1403, एम्पायर ईस्टेट,  
बिल्डिंग-1, प्लॉट नं. 41/42, हरिजोन रांगोर गिराज, सेक्टर-  
20, खारघर, रांगार, महाराष्ट्र, 410210

Address: C/O CHHABHAIYA  
RAHULKUMAR VITHTHALBHAI, 1403,  
EMPIRE ESTATE, BUILD-1, PLOT NO.  
41/42, Opp.girraj Horizon, SECTOR-20,  
Kharghar, Raigarh, Maharashtra, 410210



9732 1688 8272

1947

help@uidai.gov.in

www.uidai.gov.in

*Prabhel*

भारत सरकार  
GOVERNMENT OF INDIA

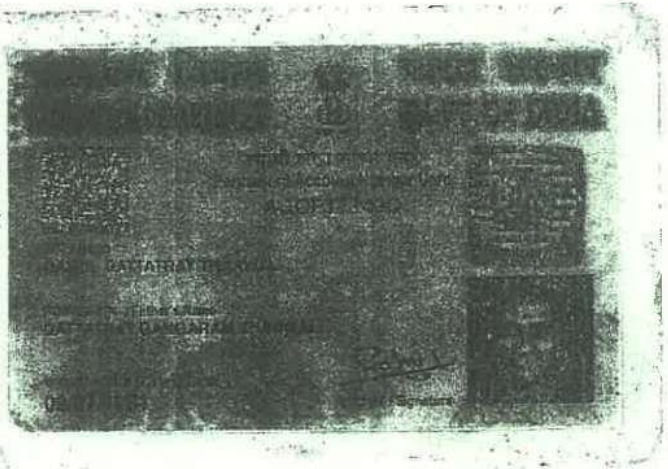


राहुन राजेंद्र भातेंकर  
Rahul Rajendra Bhalekar  
जन्म वर्ष / Year of Birth : 1990  
पुरुष / Male



7874 2009 7218

पं. नं. — सामान्य भाणसाचा अधिकार



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BVDPT0641P



नाम / Name  
OMKAR VIJAY TEMBE  
पिताचे नाव / Father's Name  
VIJAY CHANDRAKANT TEMBE  
जन्म की तारीख / Date of Birth  
16/09/1996



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DXSPB7453N



नाम / Name  
KUNAL MAHESH BHALEKAR  
पिताचे नाव / Father's Name  
MAHESH DATTATRYA BHALEKAR  
जन्म की तारीख / Date of Birth  
01/05/2000



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AKSHAY VILAS JAIPAL  
VILAS NATHURAM JAIPAL  
24/04/1993  
Permanent Account Number  
AYUPJ5570A



Signature



प व ल - ५  
१३०६१ २०२४  
cy/1920



प व ल - ५  
६०१३ २०२३  
३५/८०





529/6413

बुधवार, 19 एप्रिल 2023 5:21 म.नं.

दस्त गोषवारा भाग-1

पत्रांक 38/20

दस्त क्रमांक: 6413/2023

दस्त क्रमांक: पत्रांक 5 /6413/2023

वाजार मूल्य: रु. 01/-

मावदला: रु. 00/-

भगलेले मुद्रांक शुल्क: रु.500/-

द.नि. नं. द.नि. पत्रांक 5 यांचे कार्यालयात

अ. क्र. 6413 वर दि.19-04-2023

वेळी 5:13 म.नं. वा. हजर केला.

पावती: 7102

पावती दिनांक: 19/04/2023

मादरीकरणार्थचे नाव: मे. दुडे रॉयल इन्फ्राकॉन तर्फे भागीदार अमित नरोत्तम पटेल - -

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची मर्ती:

एकूण: 900.00

Joint Sub Registrar Panvel 5

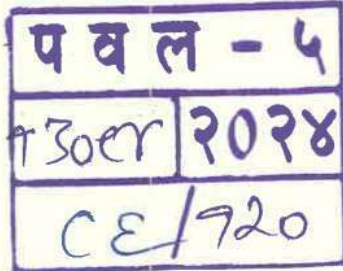
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: कुलमुख्यारणपत्र

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-व्हंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरिक क्षेत्रात

शिक्रा क्र. 1 19 / 04 / 2023 05 : 13 : 01 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 19 / 04 / 2023 05 : 13 : 39 PM ची वेळ: (फी)



दस्ताएवजासोबत जाडलेल कागदपत्रे, कुलमुख्यारण पत्र  
व्यक्ती इत्यादि बनावट आढळून आल्यास याची  
संपूर्ण जबाबदारी निष्पादकांची राहिल.

निहून देणार

निहून घेणार



Handwritten signatures and stamps in black ink, including a large signature and a stamp that reads 'Panvel 5'.



19/04/2023 5 49:23 PM

दस्त गोपबारा भाग-2

पबल 5

30/80

दस्त क्रमांक:6413/2023

दस्त क्रमांक :पबल5/6413/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. महाविर सुपरस्ट्रक्चर्स प्रा.लि तर्फे डायरेक्टर मोहनीश ओमप्रकाश छाजर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1003-1009, दहावा मजला, ए विंग, महाविर आयकॉन, प्लॉट क्र.८९, ९०, से.१५, सी.बी.डी बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-29 स्वाक्षरी:-		
2	नाव:मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार अमित नरोत्तम पटेल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र.26 ए, से.०७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(M-1). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:-		
3	नाव:मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार हितेश हरीभाई पटेल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र.26 ए, से.०७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:-		
4	नाव:मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार भूमी हार्दिक पटेल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र.26 ए, से.०७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-34 स्वाक्षरी:-		
5	नाव:मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार राहुलकुमार विठ्ठलभाई छाभेया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र.26 ए, से.०७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:-		

पबल - ५  
अंगठ्याचा ठसा  
१३०९१२०२४  
०/१२०



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिण्याचे कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणार या व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राहुल दत्तात्रय थरवळ - - वय:39 पत्ता:सुकापूर, नवीन पनवेल. पिन कोड:410206		
2	नाव:राहुल राजेंद्र भालेकर - - वय:32 पत्ता:कापड गल्ली,पनवेल. पिन कोड:410206		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार विनय प्रकाश सिंह - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र.26 ए, से.०७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:).
2	मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार हेमांग दिनेशभाई पटेल - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र.26 ए, से.०७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:).

Joint Sub Registrar Panvel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TODAY ROYAL INFRACON	eChallan	69103332023041911840	MH000822566202324E	500.00	SD	0000447906202324	19/04/2023
2		DHC		1904202302056	800	RF	1904202302056D	19/04/2023
3	TODAY ROYAL INFRACON	eChallan		MH000822566202324E	100	RF	0000447906202324	19/04/2023

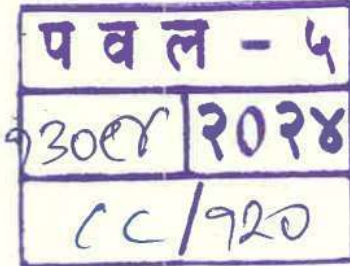
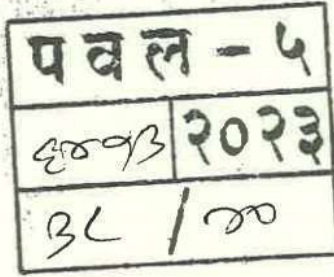
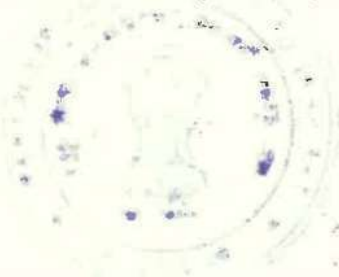
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

6413 /2023

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20/04/2023 1 10:08 PM

दस्त क्रमांक : पवल 5/6413/2023

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार
1	नाव: मे. महाविर सुपरस्ट्रक्चर्स प्रा. लि तर्फे डायरेक्टर मोहनीश ओमप्रकाश छाजर - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1003-1009, दहावा मजला, ए विंग, महाविर आयकॉन, प्लॉट क्र. ८९, ९०, से. १५, सी. बी. डी बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	कुलमुखत्यार देणार वय :- 29 स्वाक्षरी:-
2	नाव: मे. टुडे सॉयल इन्फ्राकॉन तर्फे भागीदार विनय प्रकाश सिंह - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र. 26 ए, से. ०७, खारघर, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाडः(ः). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 49 स्वाक्षरी:-
3	नाव: मे. टुडे सॉयल इन्फ्राकॉन तर्फे भागीदार हेमांग दिनेशभाई पटेल - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र. 26 ए, से. ०७, खारघर, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाडः(ः). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 36 स्वाक्षरी:-
4	नाव: मे. टुडे सॉयल इन्फ्राकॉन तर्फे भागीदार अमित नरोत्तम पटेल - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र. 26 ए, से. ०७, खारघर, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 36 स्वाक्षरी:-
5	नाव: मे. टुडे सॉयल इन्फ्राकॉन तर्फे भागीदार हितेश हरीभाई पटेल - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र. 26 ए, से. ०७, खारघर, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाडः(ः). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी:-
6	नाव: मे. टुडे सॉयल इन्फ्राकॉन तर्फे भागीदार भूमी हार्दिक पटेल - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र. 26 ए, से. ०७, खारघर, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाडः(ः). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 34 स्वाक्षरी:-
7	नाव: मे. टुडे सॉयल इन्फ्राकॉन तर्फे भागीदार राहुलकुमार विठ्ठलभाई छाभैया - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅन्डमार्क, प्लॉट क्र. 26 ए, से. ०७, खारघर, ता. पनवेल, जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाडः(ः). पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा

पवल - 5

930/2023

32/20

THE SEAL OF THE JOINT SUB-REGISTRAR

PANEL - 5

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शिक्का क्र. 3 ची वेळ: 20 / 04 / 2023 12 : 57 : 42 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: सागर वाणी - -  
वय: 39  
पत्ता: रा पनवेल  
पिन कोड: 410206

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव: कुणाल भालेकर - -  
वय: 25  
पत्ता: कापड गल्ली, पनवेल  
पिन कोड: 410206

स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 20 / 04 / 2023 01:12:15 PM

Joint Sub Registrar Panel 5

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TODAY ROYAL INFRACON	eChallan	69103332023041911840	MH0C0822566202324E	500.00	SD	0000447906202324	19/04/2023
2		DHC		1904202302056	800	RF	1904202302056D	19/04/2023
3	TODAY ROYAL INFRACON	eChallan		MH000822566202324E	100	RF	0000447906202324	19/04/2023

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

6413 /2023

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प व ल - ५	
६४९३	२०२३
२०	२०



प्रमाणित करणेत येते की, सदर दस्तावेज एकूण २०  
 बाने आहेत, पुस्तक क्र. ९  
 क्रमांक ६४९३/२०२३ वर नोंदला.

सह दुय्यम निबंधक, पनवेल-५,  
 दिनांक २० मार्च ०४ सन २०२३

प व ल - ५	
९३०६४	२०२४
६०	९२०



2

529/6416

पावती

Original/Duplicate

Wednesday, April 19, 2023

नोंदणी क्र.: 39म

5:26 PM

Regn.: 39M

पावती क्र.: 7105 दिनांक: 19/04/2023

गावाचे नाव: रोहिंजण

दस्तावेजाचा अन्वक्रमांक: पवल5-6416-2023

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: राहुल राजेंद्र भालेकर - -

नोंदणी फी	₹. 100.00
दस्तन हाताळणी फी	₹. 400.00
पृथांची संख्या: 20	

एकूण:	₹. 500.00
-------	-----------

आपणास मूल दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:39 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 5

वाजाग मुल्य: ₹.1/-

मोबदल्या ₹.0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202301309 दिनांक: 19/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

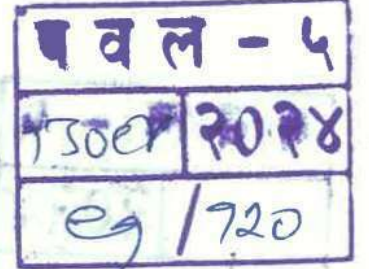
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000821157202324E दिनांक: 19/04/2023

बँकेचे नाव व पत्ता:

घक्षकाराची स्वाक्षरी

Rahul  
मुखदस्तावेज परत मिळाला.

सह दुय्य निबंधक, पनवेल ५. (वर्ग-२)



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1904202301309	Date	19/04/2023
Received from -, Mobile number 9100000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.			
Payment Details			
Bank Name	IBKL	Date	19/04/2023
Bank CIN	10004152023041901183	REF No.	2829584060
This is computer generated receipt, hence no signature is required.			

प.वल - ५  
१३०८८ २०२४  
९२/१२०



४ प.वल - ५  
६४९६ २०२३  
९ / २०





CHALLAN  
MTR Form Number-6



GRN	MH000821157202324E	BARCODE			Date	19/04/2023-10:14:18	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2023-2024 One Time				
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			500.00		Road/Street			
0030063301 Registration Fee			100.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					SecondPartyName=TODAY ROYAL INFRACOM-			
					Amount In			
					Six Hundred Rupees Only			
Total			600.00		Words			
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN		Ref. No.		69103332023041911576		2803950450
Name of Bank		Bank Date		RBI Date		19/04/2023-10:15:09		Not Verified with RBI
Name of Branch		Bank-Branch		IDBI BANK				
		Scroll No. , Date		Not Verified with Scroll				

पचल - ५  
१३०९२०२४  
१३/०४/२०



Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
sadr calaõa kojal... Mobile No. : 9100000000  
oahil, kraiaayaacyaa dstaMsaaZl laagau Aaho. õaaodMNal õa kraiaayaacyaa dstaMsaaZl sadr calaõa laagau







**D**ocument **H**andling **C**harges.  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1904202301309

Receipt Date 19/04/2023

Received from -, Mobile number 9100000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 6416 dated 19/04/2023 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 400

DEFACED

### Payment Details

Bank Name IBKL

Payment Date 19/04/2023

Bank CIN 10004152023041901183

REF No. 2829584060

Deface No 1904202301309D

Deface Date 19/04/2023

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

पवल - ५  
१३०६४ २०२४  
६४/१२०

२ पवल - ५  
६४९६ २०२३  
३ / २०



प व ल - ५	
१३०६४	२०२४
८ / २०	



प व ल - ५	
६५४१६	२०२३
८ / २०	



**CHALLAN**  
MTR Form Number-6



GRN	MH000821157202324E	BARCODE			Date	19/04/2023-10:14:18	Form ID	25.1
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					PNL3_PANVEL 3 JOINT SUB REGISTRAR			
Location					RAIGAD			
Year					2023-2024 One Time			
Account Head Details			Amount In Rs.	Premises/Building	Flat/Block No.			
0030046401 Stamp Duty			500.00	Road/Street	AS			
0030063301 Registration Fee			100.00	Area/Locality	AGREEMENT			
				Town/City/District				
				PIN	4 1 0 2 0 6			
Remarks (If Any)					SecondPartyName=TODAY ROYAL INFRACOM-			
600.00				Amount In	Six Hundred Rupees Only			
Total			600.00	Words	६४९६ २०२३ ५ / २०			
Payment Details					IDBI BANK			
Cheque-DD Details					FOR USE IN RECEIVING BANK			
Bank CIN					Ref. No. 69103332023041911			
Bank Date					RBI Date 19/04/2023-10:14:18			
Bank-Branch					IDBI BANK			
Scroll No. . Date					Not Verified With Scroll			
Department ID					Mobile No. 9100000000			
NOTE					This document is to be registered in Sub Registrar office only. Not valid for unregistered documents.			
Sr.No.	Receipt No.	Defacement No.	Defacement Date	Userld	Defacement Amount			
1	15720232416	0000448326202324	19/04/2023-17:26:14	IGR548	100.00			
2	15720232416	0000448326202324	19/04/2023-17:26:14	IGR548	500.00			
Total Defacement Amount					600.00			

**प व ल - ५**  
Cheque/DD No. १३०९४ २०२४  
Name of Bank  
Name of Branch

**प व ल - ५**  
६४९६ २०२३  
५ / २०



प व ल - ५	
१३०८४	२०२४
८०/१२०	

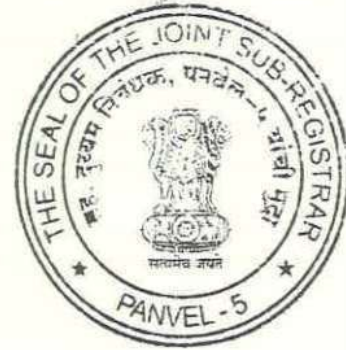


४

प व ल - ५	
६४१६	२०२३
८ / २०	



प व ल - ५  
 ६४१६ २०२३  
 ७ / २०



प व ल - ५  
 १३०६४ २०२४  
 ६८ / १२०

**SPECIFIC POWER OF ATTORNEY**

(ONLY FOR ADMISSION PURPOSE)

०१-११/०५/२०२३



TO WHOM THESE PRESENTS SHALL COME, WE M/S. TODAY ROYAL INFRACON, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, through its Partners 1)MR. AMIT NAROTTAM PATEL, 2)MR. HITESH HARIBHAI PATEL, having its office at Office No. 710, The Landmark, Plot No. 26A, Sector 07, Kharghar, Navi Mumbai 410210.

SEND GREETINGS :-

--2/-

*Rehmy*

*Surya Wani*

*Rehmy Tharwaj*

*[Handwritten signature]*

WHEREAS : We being the authorised Partners of M/s. TODAY ROYAL INFRACON, carrying on business of developing the properties by construction of residential flats and commercial shops in the name and style of M/s. TODAY ROYAL INFRACON, and sell of Flat/Shop/Office premises and such other premises in such building/s on ownership basis as contemplated by the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management and transfer) Act, 1963 hereinafter referred to as "The said Act" and as such we are required to admit Agreement for Sale, Sale Deed, Deed of Rectification, Deed of Confirmation, Deed of Cancellation, which are executed by the Partners of the said Firm and all other documents regarding the same, in favour of the prospective purchasers of flats/shops/office premises in the building(s)/Project to be constructed on Land bearing Gat/Survey No. 25, Hissa No. 1, Village Rohinjari, Taluka

पवेल - ५  
१३०८४/२०२४  
११/१२०



Panvel, District Raigad, Navi Mumbai, within the limits of Panvel Municipal Corporation, in the Jurisdiction of Registration Sub District of Panvel District Raigad, in the name of said Firm and to lodge and admit such Agreements for registration before the Sub-Registrar, Panvel as required under Section 4 of the said Act and Registration Act, 1908.

पवेल - ५  
१३०८४/२०२३  
८/१२०

As we are unable to appear or present time to time before the Sub-Registrar Office, Panvel to represent or regarding the transactions of sale of Flat/Shop/Office Premises in the buildings constructed by our firm, we hereby appoint, nominate or constitute 1)MR. RAHUL RAJENDRA BHALEKAR, 2)MR. RAHUL D. THARWAL, 3)MR. SAGAR B. WANI, All Adults, having address at Shop No. 5, Neel Orchid CHS Ltd., Sector 10, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad 410206 (JOINTLY OR SEVERALLY), being legal and lawful ATTORNEY to lodge, submit, admit only Agreement For Sale, Deed of Rectification, Deed of Confirmation before the Sub-Registrar of Assurances, Panvel and to do all following acts & deeds :-

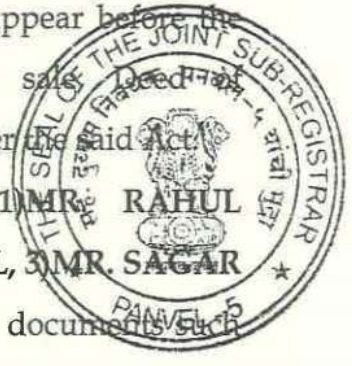


*Rahul*  
*Sagar B. Wani*  
*Rahul D. Tharwal*  
*Rajendra Bhalakar*

२) प व ल - ५  
 १५/११/२०२३  
 ९ / २०

1. Due to our business activities, we are unable to appear before the Sub-Registrar for admission of the Agreement for sale, Deed of Rectification, Deed of Confirmation as contemplated under the said Act.

2. We are therefore desirous of appointing 1)MR. RAHUL RAJENDRA BHALEKAR, 2)MR. RAHUL D. THARWAL, 3)MR. SAGAR B. WANI (JOINTLY OR SEVERALLY), to admit executed documents such as Agreement for sale, deed of rectification as required to the registered under the said Act, which the said Attorney has agreed to do on my behalf.



NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that we do hereby nominate, constitute and appoint 1)MR. RAHUL RAJENDRA BHALEKAR, 2)MR. RAHUL D. THARWAL, 3)MR. SAGAR B. WANI (JOINTLY OR SEVERALLY), to be our true and lawful attorney for the purpose expressed that is to say:-

1) To present and lodge Agreement for sale, deed of rectification which are executed by any one Director of the said Firm, in the office of the Sub-Registrar, Panvel and to admit the Agreement for sale, deed of rectification as required to be registered under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 and the Registration Act, 1908

प व ल - ५  
 १५/११/२०२३  
 १०० / १२०

and to be registered into by us in favour of the prospective purchasers of flats/shops/office premises and such other premises in the building/s constructed by us and to do all acts and things necessary for effectively registering the such Agreements.



AND we do hereby agree to ratify and confirm all and whatever my said attorney shall or purport to do or cause to be done by virtue of these presents.

We hereby agree that all acts, deeds, matters, as per the above mentioned power assigned to our ATTORNEY HOLDER or any substitute shall be construed to be as acts, deeds, matters and things done by me and we hereby RATIFY AND CONFIRM and agree to ratify all shall do or cause to be done for us by virtue of these presents.

*Rahul*

*Sagar B. Wani*

*Rahul Tharwal*

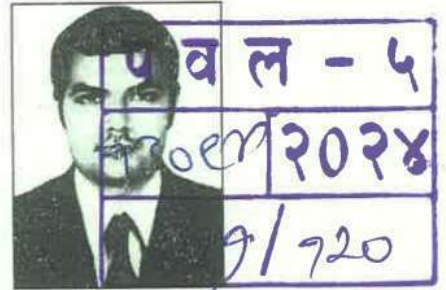
*Rahul*

IN WITNESS WHEREOF, we do hereby set & subscribed our respective hands on the day & the year hereinabove mentioned.

SIGNED AND DELIVERED BY THE  
withinnamed  
M/S. TODAY ROYAL INFRACON  
Through its Partners -  
1)MR. AMIT NAROTTAM PATEL



*Amit Patel*



2)MR. HITESH HARIBHAI PATEL  
EXECUTANT/S

*Hitesh Patel*



पवल - ५  
६४१९ २०२३  
१०/२०

SIGNED AND DELIVERED BY THE  
withinnamed "ATTORNEY/S"  
1)MR RAHUL RAJENDRA BHALEKAR

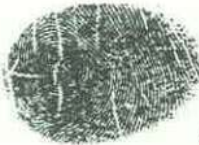
*Rahul*



2)MR RAHUL D. THARWAL

*Rahul*

*Tharwal*



3)MR. SAGAR B. WANI  
(POWER OF ATTORNEY HOLDER)

*Sagar Wani*

(JOINTLY OR SEVERALLY)

In the presence of ...

1) *[Signature]*

2) *[Signature]*





प व ल - २
१२/५/२०२२
७९/८५



प व ल - ५
१२/५/२०२३
९९ / २०



प व ल - ५
१३/०६/२०२४
९०२ / ९२०





भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

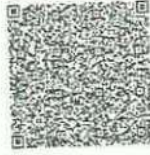
नोंदविण्याचा क्रमांक / Enrollment No 1067/16627/00539

To,  
अमित नरोत्तम पटेल  
Amit Narottam Patel  
S/O: Narottam Patel  
Flat No. B-503, Shubharambh Complex  
Plot No. 19  
Sector-20, Kharghar, Navi Mumbai  
Kharghar  
Kharghar Panvel Raigarh  
Maharashtra 410210  
9819878793

Ref: 1549 / 26S / 314198 / 314236 / P



SA317755692FT



आपला आधार क्रमांक / Your Aadhaar No. :

9524 6187 0918

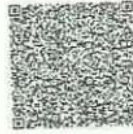
माझे आधार, माझी ओळख



भारत सरकार  
Government of India



अमित नरोत्तम पटेल  
Amit Narottam Patel  
जन्म तारीख / DOB : 30/10/1986  
पुरुष / Male



9524 6187 0918

माझे आधार, माझी ओळख

*(Signature)*

४ प व ल - ५  
९५४१६ २०२३  
१२ / २०



प व ल - ५  
१३०८४ २०२४  
१०९ / १२०



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**PATEL AMIT NARROTTAM**  
**NARROTTAM MEGHIBHAI PATEL**  
**30/10/1986**  
 Permanent Account Number  
**ALOPP5639D**

  
 Signature



*[Handwritten signature]*

प व ल - ५  
 ९४१६ / २०२३  
 ९३ / २०

प व ल - ५  
 ९३०९४ / २०२४  
 ९०४ / १२०





भारत सरकार  
Government of India



हितेश हरीभाई पटेल  
Hitesh Haribhai Patel  
जन्म तारीख/DOB: 08/05/1984  
पुरुष/ MALE

प व ल - ५  
६४१६ २०२३  
२०

7554 1705 6380

VID : 9101 5653 4338 8090

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता:  
C/O हितेश हरीभाई पोकार, सी-२०२, प्लॉट नं-१९, शुभारंभ  
कॉम्प्लेक्स, खारघर, युनियन बँक के सामने, सेक्टर-२०,  
खारघर, रायगड,  
महाराष्ट्र - ४१०२१०

**Address:**  
C/O Hitesh Haribhai Pokar, C-202, Plot No-  
19, Shubharambh com, Kharghar,  
Opp. Union Bank, Sector-20, Kharghar,  
Raigarh,  
Maharashtra - 410210



प व ल - ५  
२०२४  
१२०

7554 1705 6380

VID : 9101 5653 4338 8090



1947

help@uidai.gov.in

www.uidai.gov.in

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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**ALUPP3164H**



**नाम / Name**  
**HITESH HARIBHAI PATEL**

**पिता का नाम / Father's Name**  
**HARIBHA MEGHJI PATEL**

प्रतिलिपि तैयार करने के लिए स्कैन करें  
 Scan to generate duplicate with eSign

  
**हस्ताक्षर / Signature**

प व ल - ५	
१३०६४	२०२३
	२०



**प व ल - ५**  
**१३०६४ २०२४**  
**१०६/१२०**



*Handwritten signature*



भारत सरकार  
Government of India



Issue Date: 08/03/2012



सागर भालचंद्र वाणी  
**Sagar Bhalchandra Wani**  
जन्म तारीख / DOB: 06/08/1982  
पुरुष / MALE

8 प व ल - ५  
३४१६ २०२३  
१६ / २०

5847 4973 6554

मेरा आधार, मेरी पहचान

*Sagar Wani*



आयिकरण  
Unique Identification Authority of India



Print Date: 08/12/2020

पता: फ्लॉट नं.302, 3आरडी फ्लोर,  
सदाशिव बिल्डिंग, टिळक रोड,  
गोदरेज प्लाझा समोर, पनवेल, पनवेल,  
रायगड, महाराष्ट्र, 410206

Address: Flat No.302, 3RD Floor,  
Sadashiv Building, Tilak Road, Opp.  
Goderj Plaza, Panvel, Panvel, Raigarh,  
Maharashtra, 410206



प व ल - ५  
३०६४ २०२४  
१०६ / १२०

5847 4973 6554



1947 helpline@uidai.gov.in

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भारत सरकार  
GOVERNMENT OF INDIA

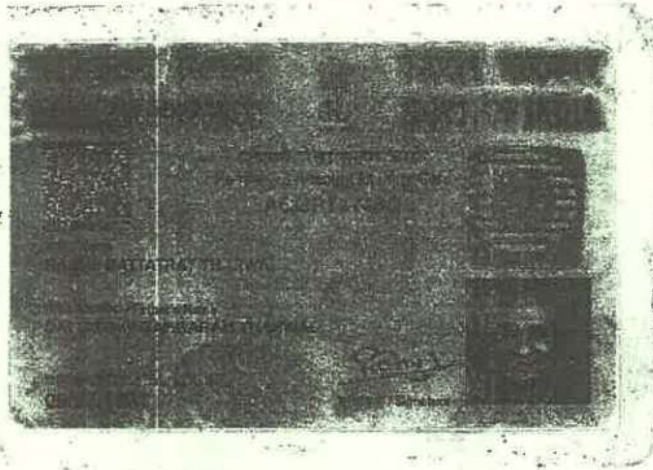


राहुन राजेंद्र भातेकर  
Rahul Rajendra Bhalekar  
जन्म वर्ष / Year of Birth : 1990  
पुरुष / Male



7874 2009 7218

पत्र - सामान्य भाणसाचा अधिकार



घवल - ५  
६४१६ २०२३  
१० / २०



जिल - ५  
१३०८४ २०२४  
१०८ / १२०

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BVDP10641P

नाम / Name  
OMKAR VIJAY TEMBE

पिता का नाम / Father's Name  
VIJAY CHANDRAKANT TEMBE

जन्म की तारीख / Date of Birth  
16/08/1995

हस्ताक्षर / Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DXSPB7453N

नाम / Name  
KUNAL MAHESH BHALEKAR

पिता का नाम / Father's Name  
MAHESH DAYATREY BHALEKAR

जन्म की तारीख / Date of Birth  
01/05/2000

हस्ताक्षर / Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AKSHAY VILAS JAIPAL  
VILAS NATHURAM JAIPAL

24/04/1993  
Permanent Account Number  
AYUPJ5570A

हस्ताक्षर / Signature

03012014

529/6416

बुधवार, 19 एप्रिल 2023 5:26 म.नं.

दस्त गोषवारा भाग-1

पवेल 5 90/20

दस्त क्रमांक: 6416/2023

दस्त क्रमांक: पवेल 5 /6416/2023

वाजार मूल्य: ₹. 01/-

मोवदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.500/-

द. नि. सह. द. नि. पवेल 5 यांचे कार्यालयान

पावनी: 7105

पावनी दिनांक: 19/04/2023

अ. क्र. 6416 वर दि. 19-04-2023

मादरकणागाचे नाव: राहुल राजेंद्र भालेकर - -

गेजी 5:18 म.नं. वा. हजर वेला.

नोंदणी फी

₹. 100.00

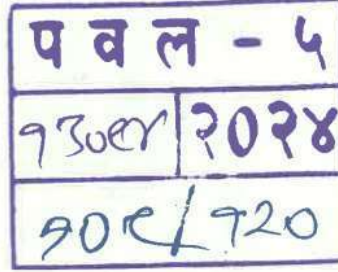
दस्त हानाळणी फी

₹. 400.00

पृष्ठांची संख्या: 20

*Rahul*

दस्त हजर करणाऱ्याची सही:



एकूण: 500.00

Joint Sub Registrar Panvel 5

Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही नगरपालिकेच्या हद्दीत किंवा उप-खंड (वोन) मध्ये नमूद न केल्या कोणत्याही नागरा क्षेत्रात

शिक्का क्र. 1 19 / 04 / 2023 05 : 18 : 22 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 19 / 04 / 2023 05 : 19 : 03 PM ची वेळ: (फी)



दस्तऐवजासोबत जाडलेले कागदपत्रे, कुलमुखत्यार पत्र व्यक्ती इत्यादि वनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकांची राहिल

निहून देणार

निहून घेणार

*[Signature]*

*Rahul Thummal*





19/04/2023 5:55:06 PM

दस्तावेज गोपबारा भाग-५

पत्र १९/२०  
दस्तावेज क्रमांक: 6416/2023

दस्तावेज क्रमांक: 6416/2023

दस्तावेजाचा प्रकार: कुलमुख्यालयपत्र

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राहुल राजेंद्र भालकर -- पत्ता: फ्लॉट नं. - माळा नं. - इमारतीचे नाव: शॉप क्र. ५, नील अर्चिद सी.एस.एम.लि., मे. १०, खांद्या कॉलनी, नवीन पनवेल, ता. पनवेल, जि. रायगड... ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगार: ( ) पिन नंबर	पाँच ऑफ अटॉर्नी हॉल्डर वय :- 32 स्वाक्षरी: <i>Rahul</i>		
2	नाव: राहुल प्रभाकर थरकर -- पत्ता: फ्लॉट नं. - माळा नं. - इमारतीचे नाव: शॉप क्र. ५, नील अर्चिद सी.एस.एम.लि., मे. १०, खांद्या कॉलनी, नवीन पनवेल, ता. पनवेल, जि. रायगड... ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगार: ( ) पिन नंबर	पाँच ऑफ अटॉर्नी हॉल्डर वय :- 38 स्वाक्षरी: <i>Rahul Tharwar</i>		
3	नाव: सागर रामचंद्र वाणी -- पत्ता: फ्लॉट नं. - माळा नं. - इमारतीचे नाव: शॉप क्र. ५, नील अर्चिद सी.एस.एम.लि., मे. १०, खांद्या कॉलनी, नवीन पनवेल, ता. पनवेल, जि. रायगड... ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगार: ( ) पिन नंबर	पाँच ऑफ अटॉर्नी हॉल्डर वय :- 40 स्वाक्षरी: <i>Sagar Wani</i>		
4	नाव: सचिन सुनील इन्फोकॉम नॉफे भागीदार अमित नरगिस पटेल -- पत्ता: फ्लॉट नं. - माळा नं. - इमारतीचे नाव: ७१०, द लॅन्डमार्क, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं: रोड नं. - महाराष्ट्र, RAIGARH(MH) पिन नंबर	कुलमुख्यालय देणार वय :- 36 स्वाक्षरी: <i>Amit Patel</i>		
5	नाव: सचिन सुनील इन्फोकॉम नॉफे भागीदार हितेश हरीभाई पटेल -- पत्ता: फ्लॉट नं. - माळा नं. - इमारतीचे नाव: ७१०, द लॅन्डमार्क, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं: रोड नं. - महाराष्ट्र, राईगार: ( ) पिन नंबर	कुलमुख्यालय देणार वय :- 38 स्वाक्षरी: <i>Hitesh Patel</i>		

रवल ५  
१३०९/२०२३  
११०/१२०



दस्तावेजाची प्रत घ्यावी. कुलमुख्यालयपत्राचा दस्त एवज करून दिल्याचे कवच करतात.  
दिनांक: 19/04/2023 05:46:02 PM

खात्याच्या अंतर्गत दिनांक परवाना की ने दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अमिताभ विनायक शेंडे -- वय 26 पत्ता: पनवेल पिन कोड: 410206	स्वाक्षरी: <i>Amitabh</i>		
2	नाव: कुशल महेश भालकर वय 21 पत्ता: कापड नवनी, पनवेल, पिन कोड: 410206	स्वाक्षरी: <i>KB</i>		



शिक्का क्र. ५ वी वेळ: 19/04/2023 05:47:52 PM

Joint Sub Registrar Panel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHUL RAHENDRA BHALEKAR	eChallan	69103332023041911576	MH000821157202324E	500.00	SD	0000448326202324	19/04/2023
2		DHC		1904202301309	400	RF	1904202301309D	19/04/2023
3	RAHUL RAHENDRA BHALEKAR	eChallan		MH000821157202324E	100	RF	0000448326202324	19/04/2023

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

6416 /2023

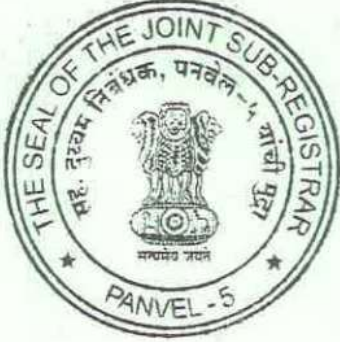
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१११ / ७२०

प व ल - ५  
६४१६ / २०२३  
२० / २०



प्रमाणित करणेत येते की, सदर दस्तास एकूण २०

पाने आहेत, पुस्तक क्र. ४

क्रमांक ६४१६/२०२३ वधनदला.

सह दुग्धम निबंधक कार्या-२, पनवेल-५,

दिनांक १६ मार्च २०२३

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Time 2:59

Date 21/4/2023.

## घोषणापत्र

मी श.कु.म. सि. इ. मालिक याद्वारे घोषित  
करतो की, दुय्यम निबंधक जगदीश ए. पु. यांचे कार्यालयात

मालिकाना या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री. श. इ. शे. मालिक यांच्याकडून श.कु.म. सि. इ. मालिक यांना  
व. इ. यांनी दि. 19/11/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे

मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला

आहे: सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही

किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयती झाले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरले नाही. सदरचे

कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः प्रसन्न आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम

अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 09/11/2023



Rohit  
कुलमुखत्यारपत्रधारकाचे नांव  
व सही

**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**BBUPA0934P**



नाम / Name  
**ABHISHEK ANAND**

पिता का नाम / Father's Name  
**AWADHESH NARAYAN PRABHAKAR**

जन्म की तिथि / Date of Birth  
**18/06/1992**

हस्ताक्षर / Signature  
*Abhishek Anand*

85811

Abhishek Anand

प व ल - ५	
१३०८२	२०२४
११३/१२०	





भारत सरकार  
Government of India



Aadhaar No. Issued: 350672014



अभिषेक आनन्द  
Abhishek Anand  
जन्म तिथि/DOB: 12/06/1992  
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सर्वोपलब्ध ऑनलाइन प्रमाणीकरण, या क्विकर कोड/  
ऑफलाइन (ऑनलाइन की स्थिति) के साथ किया जाना चाहिए।  
**Aadhaar is proof of identity, not of citizenship  
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authentication, or scanning of QR code / offline XML).

3913 0777 9176

मेरा आधार, मेरी पहचान

*Abhishek Anand*

प व ल - ५	
930९४	२०२४
९९४/१२०	

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
189, जजज कोलोनी (पश्चिमी) पथ न-05, आर.पी.एस. मोर  
डॉ. उषा किरण बेली रोड के पास, दानपुर, दानपुर कम  
खगौल, दानपुर कैंट, पटना,  
बिहार - 801503

Address:  
189, Judges Colony (West) Path No-05,  
R.P.S. More Near Dr. Usha Kiran Baley  
Road, Danapur, Dinapur-Cum-Khagaul, PO:  
Danapur Cantt, DIST: Patna,  
Bihar - 801503



3913 0777 9176  
VID : 9108 9241 5197 4935

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भारत सरकार  
Government of India



Aadhaar no. issued: 15/08/2014



मोनाली कुमारी  
Monali Kumari  
जन्म तिथि/DOB: 28/01/1998  
महिला/ FEMALE

**आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।**  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल वी 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).**

**2101 3864 8840**

**मेरा आधार, मेरी पहचान**

पवल - 5  
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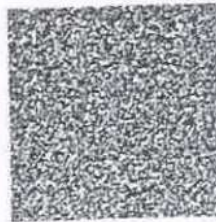


आधार पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
C/O अभिशेक आनन्द, 189, जज्ज कोलोनी (पश्चिमी) पथ  
न-05, आर पी एस. मोर डी उषा किरण बेसी रोड के पास,  
दानपुर, दानपुर कम खगौल, दानपुर कैंट, पटना,  
बिहार - 801503

Address:  
C/O Abhishek Anand, 189, Judges Colony  
(West) Path No-05, R.P.S. More Near Dr.  
Usha Kiran Baley Road, Danapur, Dinapur-  
Cum-Khagaul, PO: Danapur Cantt, DIST:  
Patna,  
Bihar - 801503



**2101 3864 8840**

VID : 9111 6671 7390 5818



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*Amratan*

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INCOME TAX DEPARTMENT

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स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

HRBPK1467E



नाम / Name

MONALI KUMARI

पिता का नाम / Father's Name

SUNIL RAI

जन्म की तारीख / Date of Birth

28/01/1998

हस्ताक्षर / Signature

*Monali Kumari*

प व ल - ५	
93000	2028
794 / 920	



भारत सरकार  
GOVERNMENT OF INDIA



राहुल राजेंद्र भालेकर  
Rahul Rajendra Bhalekar  
जन्म वर्ष / Year of Birth : 1990  
पुरुष / Male



7874 2009 7218

आधार - सामान्य मागसाठीचा अधिकार

भारत सरकार  
Government of India



राहुल दत्तारज थरवल  
Rahul Dattaraj Tharwal  
जन्म तिथि/DOB: 09/07/1981  
पुरुष/ MALE

Download Date: 17/11/2021

Issue Date: 09/11/2021

2106 6336 3721  
VID : 9143 6139 2808 0240

मेरा आधार, मेरी पहचान

बवल - ५  
१३००४ २०२४  
२९० / १२०

भारत सरकार  
Government of India



ओंकार विजय टेंबे  
Omkar Vijay Tembe  
जन्म तारीख/DOB: 16/09/1996  
पुरुष/ MALE

Issue Date: 12/10/2011

9419 6949 9559  
VID : 9140 8461 6261 4009

माझा आधार, माझी ओळख



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

स्थायी लेखा संज्ञा कार्ड  
Permanent Account Number Card

DJSP57453N

KUNAL MAHESH BHALEKAR

जन्म तारीख / DOB: 01/05/2000





-शुक्रवार, 09 ऑगस्ट 2024 11:20 म.पू.

दस्त क्रमांक: पवल5 /13094/2024

बाजार मूल्य: रु. 23,14,557/-

मोबदला: रु. 34,51,500/-

भरलेले मुद्रांक शुल्क: रु.2,41,700/-

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

पावती:14239

पावती दिनांक: 09/08/2024

अ. क्र. 13094 वर दि.09-08-2024

सादरकरणाराचे नाव: अभिषेक आनंद --

रोजी 11:18 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण: 32400.00

Abhishek Anand

दस्त हजर करणाऱ्याची सही:

Anand

Joint Sub Registrar Panvel 5

Anand

Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 09 / 08 / 2024 11 : 18 : 50 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 09 / 08 / 2024 11 : 20 : 12 AM ची वेळ: (फी)

Abhishek Anand

संपुर्ण जोसंबितं जोडलल कागदपत्र, कुलमुखत्यार पः  
व्यक्ती इत्यादि बनावट आढळून आल्यास याची  
संपुर्ण जबाबदारी निधादकांची राहिल.

Anand  
लिहून देणार

लिहून घेणार

Anand

दस्त गोषवारा भाग-2

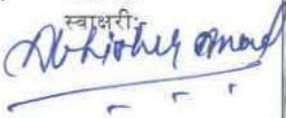











पवल5

दस्त क्रमांक:13094/2024

09/08/2024 11 26:10 AM

दस्त क्रमांक :पवल5/13094/2024


दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अभिषेक आनंद - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १८९, पाथ क्र.५, जजेस कॉलनी (वेस्ट), डॉ.उषा किरण बैले रोड, दानापूर कांट, पटना., ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पॅन नंबर:BBUPA0934P	लिहून घेणार वय :-32 स्वाक्षरी:- 		
2	नाव:मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार अमित पटेल यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७१०, द लॅंडमार्क, प्लॉट क्र.२६ ए, से.०७, खारघर, ता. पनवेल, जि रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:AARFT8957G	लिहून घेणार वय :-32 स्वाक्षरी:- 		
3	नाव:मान्यता देणार -मे. महाविर सुपरस्ट्रक्चर्स प्रा.लि. तर्फे डायरेक्टर मोहनिश ओमप्रकाश छाजर यांचे कु.मु. म्हणून मे. टुडे रॉयल इन्फ्राकॉन तर्फे भागीदार अमित पटेल यांच्या तर्फे राहुल राजेंद्र भालेकर क.ज. देतात पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १००३-१००९. दहावा मंजला, ए विंग, महाविर आयकॉन, प्लॉट क्र.८९,९० से.१५, सी.बी.डी बेलापूर, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAMCM5042M	मान्यता देणार वय :-32 स्वाक्षरी:- 		
4	नाव:मोनाली कुमारी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १८९, पाथ क्र.५, जजेस कॉलनी (वेस्ट), डॉ.उषा-किरण बैले रोड, दानापूर कांट, पटना., ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पॅन नंबर:HRBPK1467E	लिहून घेणार वय :-26 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तर्फे अधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
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अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:ओमकार विजय टेंबे - - वय:26 पत्ता:लाईन आळी, पनवेल. पिन कोड:410206		
2	नाव:राहुल दत्तात्रय थरवळ - - वय:38 पत्ता:सुकापूर, नवीन पनवेल. पिन कोड:410206		

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2		DHC		0824086406832	400	RF	0824086406832D	09/08/2024
3		DHC		0824080806621	2000	RF	0824080806621D	09/08/2024
4	ABHISHEK ANAND AND MONALI KUMARI	eChallan		MH006453518202425E	30000	RF	0003592160202425	09/08/2024

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पाने आहेत, पुस्तक क्र. १

क्रमांक १३०९४ २०२४ घर नोंदला.

१३०९४ २०२४

सह दुय्यम निबंधक वर्ग-२, पनवेल-५,

दिनांक ०९ मार्च ०८ सन २०२४

