

353/17648

Tuesday, September 03, 2024

3:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20250

दिनांक: 03/09/2024

गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवल2-17648-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: इशा पवन सावंत -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:06 PM ह्या वेळेस मिळेल.


Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

वाजार मूल्य: रु.10644439.68 /-

मोवदला रु.18201120/-

भरलेले मुद्रांक शुल्क : रु. 1274100/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824300917885 दिनांक: 03/09/2024

वेंकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824309818030 दिनांक: 03/09/2024

वेंकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007578274202425E दिनांक: 03/09/2024

वेंकचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

03/09/24

दुय्यम निबंधक पनवेल-२

मुळ दस्तऐवज परत मिळाला.

पक्षकाराची सही

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दम्न क्रमांक : 17648/2024

नोंदणी :

Regn:63m

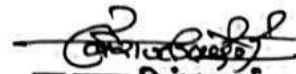
4

गावाचे नाव : खारघर

चा प्रकार	करारनामा
II	18201120
भाव(भांडपट्टयाच्या टटाकार आकारणी देतो की पट्टेदार रावे)	10644439.68
पन,पोट्टिम्या व (अमल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: 20/11,दर -112800/- सदनिका नं. 607,सहावा मजला,क्रिस्टल कॉनर,प्लॉट नं. 110,मेक्टर - 11,खारघर,ता. पनवेल,जि. रायगड,नवी मुंबई,चटई क्षेत्र 78.02 चौ.मी.व ई.वी. क्षेत्र 4.05 चौ.मी.((Plot Number : 110 ;))
रुळ	1) 78.02 चौ.मीटर
रणी किंवा जुडी देण्यात असेल तेव्हा.	
गवज करून देणा-या/लिहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा मा किंवा आदेश अमल्यास,प्रतिवादिचे रता.	1): नाव:-मे. फ्युचर आयकॉन विल्डर्स एलएलपी तर्फे भागीदार मे. फ्युचर आयकॉन गिव्ल्टर्म एलएलपी तर्फे भागिदार जिग्नेश विष्णुभाई पटेल यांच्या तर्फे अखत्यारी रमिक मनमुखलाल मावनिया - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 110, मेक्टर - 11, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईसार:(ं). पिन कोड:-410210 पॅन नं:-AAHFF7861P
गवज करून घेणा-या पक्षकाराचे व (वाणी न्यायालयाचा हुकुमनामा किंवा अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इशा पवन सावंत - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 402,सुरभी को.ऑप.ही.सो., प्लॉट नं.64, मेक्टर - 11, खारघर,ता.पनवेल,जि.रायगड, महाराष्ट्र, राईसार:(ं). पिन कोड:-410210 पॅन नं:-CJFPS8471K 2): नाव:-पवन मोहन सावंत - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 402, सुरभी को.ऑप.ही.सो., प्लॉट नं.64, मेक्टर - 11, खारघर,ता.पनवेल,जि.रायगड, महाराष्ट्र, राईसार:(ं). पिन कोड:-410210 पॅन नं:-BYLPS1066A
गवज करून दिल्याचा दिनांक	30/08/2024
न नोंदणी केल्याचा दिनांक	03/09/2024
नक्रमांक,खंड व पृष्ठ	17648/2024
जारभावाप्रमाणे मुद्रांक शुल्क	1274100
जारभावाप्रमाणे नोंदणी शुल्क	30000
रा	

किनाऱ्याची विचाराने घेतलेला तपशील:-

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


सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Transaction ID	202409033035			03 September 2024 01:40:26 PM	
पवल 2					
पत्रकनाचे वर्ष	2024				
पन्हा	रायगड				
पत्रक विभाग	तालुका पनवेल				
मूल्य विभाग	20/11-खारघर सिडको से क 11				
पत्रके नांव	A Class Palika		सर्व्हे नंबर /न. भू. क्रमांक		
बुकन मूल्य दर तक्त्यानुसार मूल्यदर रु.					
पत्रक जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
रकम	112800	121800	136200	121800	चौ मीटर
धीव क्षेत्राची माहिती					
धकाम क्षेत्र (Built Up)-	89 872 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
धकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 25289/-
दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.118440/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((118440-42500) * (100 / 100)) + 42500) = Rs.118440/-			
मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 118440 * 89 872 = Rs. 10644439.68/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10644439.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 10644440/- = २ एक करोड सहा लाख चव्वेचाळीस हजार चार शे चाळीस /-			

Home Print

पवल - २
१०६४४३९६८२०२४
१ / ११०


सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)



CHALLAN
MTR Form Number-6



MH007578274202425E	BARCODE	Date 30/08/2024-17:38:18	Form ID 25.2
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Agent Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Payment Registration Fee		PAN No.(If Applicable)	BYLPS1066A
Name PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name	PAWAN MOHAN SAWANT
RAIGAD			
2024-2025 One Time		Flat/Block No.	FLAT NO 607, 6TH FLOOR, CRYSTAL CORNER,
Account Head Details	Amount In Rs.	Premises/Building	
6401 Stamp Duty	1274100.00	Road/Street	
3301 Registration Fee	30000.00	Area/Locality	PLOT NO 110, SECTOR NO 11, VILLAGE - KHARGHAR, NAVI MUMBAI, PANVEL, RAIGAD
		Town/City/District	
		PIN	4 1 0 2 1 0
		Remarks (If Any)	
		PAN2=AAHFF7861P-Second Party Name=M... BUILDERS LLP-	
		Amount In	Thirteen Lakh Four thousand One hundred Rupees Only
	13,04,100.00	Words	y
Agent Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332024083020812 2886557542
Cheque/DD No.		Bank Date	RBI Date 30/08/2024-17:39:35 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 7021625113
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

CHALLAN
MTR Form Number-6



AH007578274202425E		BARCODE		Date	30/08/2024-17:38:18	Form ID	25.2
Payer Name: Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		BYLPS1066A			
Name: PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name		PAWAN MOHAN SAWANT			
Address: RAIGAD		Flat/Block No.		FLAT NO 607, 6TH FLOOR, CRYSTAL CORNER,			
2024-2025 One Time		Premises/Building		FLAT NO 607, 6TH FLOOR, CRYSTAL CORNER,			
Account Head Details		Amount In Rs.		Road/Street			
6401 Stamp Duty		1274100.00		FLAT NO 607, 6TH FLOOR, CRYSTAL CORNER,			
3301 Registration Fee		30000.00		Area/Locality			
				TOWN/CITY/DISTRICT			
				PIN			
				Remarks (If Any)			
				PAN2=AAHFF7861P-SecondPartyName-MS FUTURE ICON BUILDERS			
				LLP-			
				Amount In Words			
		13,04,100.00		Thirteen Lakh Four Thousand One Hundred Rupees Only			
Payment Details: IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332024083020812	2886557542		
Cheque/DD No.		Bank Date	RBI Date	30/08/2024-17:39:35	31/08/2024		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		100 , 31/08/2024			



Department ID : Mobile No. : 7021625113
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चालन केवळ दफ्तरी निवडक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू होई.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024.09.03 15:50:36 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-353-17648	0004271162202425	03/09/2024-15:46:57	IGR147	30000.00
2	(iS)-353-17648	0004271162202425	03/09/2024-15:46:57	IGR147	1274100.00
Total Defacement Amount					13,04,100.00

प व ल - २	
भु.ए.ए.सी.	२०२४
८ / ११०	



Agreement Value : 1,82,01,120/-
Carpet Area : 78.02 Sq. Mtrs.
E. B. Area : 4.05 Sq. Mtrs.
Flat No : 607

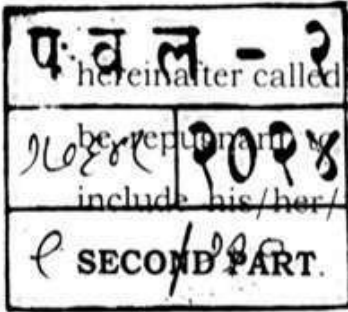
AGREEMENT FOR SALE

This AGREEMENT made and entered into at Navi Mumbai on this 30th day of August 2024, **BETWEEN M/s. Future Icon Builders LLP (Having PAN No AAHFF7861P)** through its Partner **M/s. Future Icon Realtors LLP** through its partners **Mr. Jignesh Vishnubhai Patel** an adult, Indian Inhabitant, having office address at - Plot No. 110, Sec - 11, Kharghar, Tal. Panvel, Dist. Raigad., hereinafter called as '**The Promoter/ Developer/s**' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/their heirs, executors, administrators and assigns) of the **ONE PART.**

AND

1. ISHA PAWAN SAWANT Having PAN NO (CJFPS8471K) and Aadhar No 4867 4110 9849 an adult Indian inhabitant, having address at 402, SURABHI CHS, PLOT NO.64, SECTOR 11, KHARGHAR, RAIGARH, MAHARASHTRA 410210.

2. PAWAN MOHAN SAWANT Having PAN NO (BYLPS1066A) and Aadhar No 9806 5146 2976 an adult Indian inhabitant, having address at 402 SURABHI CHS, PLOT NO.64, SECTOR 11, KHARGHAR, RAIGARH, MAHARASHTRA 410210.



hereinafter called **'The Allottee/Purchaser'** (Which expression shall unless be repudiated in the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the

WHEREAS the City and Industrial Development Corporation of Maharashtra Limited, a government company within the meaning of the Companies Act, 1956, hereinafter referred to as **"THE CORPORATION"**) having its office at 2nd floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-11 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. 22 of 1966) hereinafter referred to as the said Act.



AND WHEREAS the State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such land in the same Corporation for development and of such place of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.

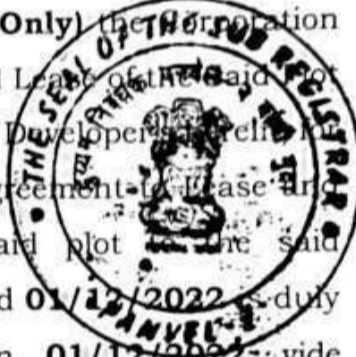
AND WHEREAS the Corporation vide scheme **"MM/SCH-21-2021- 22"** published a **Tender Notice** for granting the lease of some plots.

WHEREAS M/s. **Future Icon Builders LLP** through its Partners 1) M/ **Qualcon Investments Realty LLP** through its partners A) M/s. **Riddhi Inf** **Iconic Realty LLP** through its partners a) **Mr. Manish Narendra Mehta** **Mrs. Pooja Manish Mehta** B) M/s. **Qualcon Space Venture** through its partners a) **Mr. Bhimesh Narendra Mehta** b) **Mrs. Deepa Bhimesh Mehta** M/s. **Future Icon Realtors LLP** through its partners a) **Mr. Brijesh Vishnubhai Patel** b) **Mr. Jignesh Vishnubhai Patel** c) **Mr. Pankaj Babubh Velani** d) **Mr. Vignesh Vinod Patel** e) **Mr. Pankajkumar Prahladbhai Pat**

f) Mr. Ketankumar Mohanbhai Patel g) Mr. Mayur Vinodkumar Patel 3) M/s. S I Hitech Builders through its partners a) Mr. Shamsuddin Subhani Patel b) Mr. Irfan Shamsuddin Patel c) Mr. Khamruddin Subhani Patel d) Mr. Shahid Khamruddin Patel e) Mr. Rutu Atul Kapupara f) Mr. Atul Manjibhai Kapupara having office address at - Plot No. 110, Sec -11, Kharghar, Tal. Panvel, Dist. Raigad. (herein after referred to as the "Lessee and/or Promoter /Developer") submitted their proposal for acquiring the rights of Plot No. 110, Sector - 11, at - Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai, total Area admeasuring 3367.66 Sq. Mtrs. (hereinafter referred to as the 'Said Plot') AND WHEREAS the Promoter/Developer's Tender was the highest & hence CIDCO Ltd., vide Allotment Letter dated 27/04/2022 allotted the Said Plot to the Promoter/Developer for total consideration amount of Rs.2,21,557/- per Sq. Mtrs.

47
27/04/2022
2024
90/1990
85,69,07,146.62/-

AND WHEREAS after payment of full premium of Rs.85,69,07,146.62/- (Rupees Eighty Five Crore Sixty Nine Lacs Seven Thousand One Hundred Forty Six Rupees and Sixty Two Paise Only) the Corporation vide Agreement to Lease dated 01/12/2022 granted Lease of the said Plot to the M/s. Future Icon Builders LLP i.e. Promoter/Developer for a period of 60 years computed from the date of Agreement to Lease and handed over the physical possession of the said plot to the said Promoter/Developer. The Agreement to Lease dated 01/12/2022 is duly registered at Sub- Registrar - Panvel 4 on 01/12/2022 vide Registration Receipt No. 15785 and its Document Sr. No. PVL4 - 14805-2022. The details of the Said Plot is specified in the First Schedule



AND WHEREAS the Promoter/Developer has been appointed Amitkumar B. Patel as the Architect & Samarth Agarwal as a Structural Engineer for the preparation of the structural design and drawings of the buildings. The Promoter/Developer has entered into a Agreement with an Architect registered with the Council of Architect and such Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the Promoter/Developer has submitted their plans for the construction of a Residential cum Commercial building on the said plot and subsequently the CORPORATION has issued Commencement Certificate on 20/03/2024 vide their letter bearing Ref. No. CIDCO/ BP-18639/TPO(NM&K)2023/12067 for commencing construction on the Said Plot as per the plans and specifications approved by the Town Planning Authorities herein under attached Annexure A.

3

AND WHEREAS the Promoter/Developers has obtained the project from Aditya Birla Finance Ltd.& accordingly they have granted the loan & therefore Promoter/Developers has created equitable mortgage favor of Aditya Birla Finance Ltd as per terms & conditions agreed between them.

AND WHEREAS the Promoters have the sole and exclusive right to sell Flat/Shop/Office in the building being constructed by the Promoters on said plot and to enter into Agreements with the Allottee/Purchaser of Flat/Shop/Office etc. and to receive the Sale Price in respect thereof.

AND WHEREAS the Promoters have got verified the title of the Land/Plot from **Shri. Sachin S. Tambat** an Advocate annexed herewith a copy of the Title Certificate as **Annexure "B"**

AND WHEREAS the Promoter/Developer has now commenced construction of the Building on the said Plot in accordance with sanctioned plans and the Promoters are desirous of selling Flat/Shop/Office in the said proposed Complex/Building. The building being constructed on the said plot shall be known as **"Crystal Corner"**

AND WHEREAS the Promoter/Developer has registered the project under the provisions of The Real Estate (Regulation And Development) Act, 2016 with the Real Estate Regulatory Authority at **Mumbai No P52000056** and an authenticated copy is attached in **Annexure "C"**

AND WHEREAS the Allottee/Purchaser demanded from Promoter/Developer and the Promoter/Developer has given inspection to the Allottee/Purchaser of all the documents of title relating to the said plot and the plan, designs and specifications prepared by the "ARCHITECT" and such other documents as are specified under the new RERA Act, 2016 (hereinafter referred to as **"THE SAID ACT"**) and the rules made thereunder. The Allottee/Purchaser have satisfied themselves about the title of the Promoter/Developer to the said Land/plot and declares that they are not be entitled to raise any objection or requisition to the same or any other matter relating to title or otherwise whatsoever.

AND WHEREAS the Promoter/Developer is the lawful owner of the **607, SIXTH** Floor, admeasuring about **78.02 Sq. Mtrs.**, usable Carpet Area as per RERA Act, **E. B. Area 4.05 Sq. Mtrs.** in the building known as **"Crystal Corner"** being constructed on **Plot No. 110, Sector - 11, Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai.**



AND WHEREAS the Allottee/Purchaser have agreed for purchasing the said Flat No. **607**, **SIXTH Floor**, admeasuring about **78.02 Sq. Mtrs.**, usable Carpet area as per RERA Act, **E. B. Area 4.05 Sq. Mtrs.** in the building known as "**Crystal Corner**" being constructed on **Plot No. 110, Sector - 11**, at - **Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai**. (Hereinafter referred to as the "**Said Premises**") for a total consideration of Rs. **1,82,01,120/-**.(**One Crore Eighty Two Lakh One Thousand One Hundred Twenty Only**) and the Allottee/Purchaser hereby entitled to utilize the area of enclosed Balcony, Cupboard, Flower bed & Service Slab within the said Flat/Shop/Office.

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78.02 Sq. Mtrs.	२,०२४
१६३४८	१२/११०
१२/११०	

AND WHEREAS the carpet area of the said Flat is **78.02 Sq. Mtrs.** and "**carpet area**" means the net usable floor area of the Flat/Shop/Office, excluding the area covered by the external walls, areas under shafts, exclusive balcony appurtenant to the said Flat/Shop/Office for exclusive use of the Allottee/Purchaser or verandah area and terrace area appurtenant to the said Flat/Shop/Office for the use of the Allottee/Purchaser, but includes the area covered by the internal partition walls of the Flat/Shop/Office.



AND WHEREAS under section 13 of the said Act the Promoter/Developer is required to execute a written Agreement for Sale of said Flat/Shop/Office with the Allottee/Purchaser, being in fact these presents and also to register said Agreement under the Registration Act 1908.

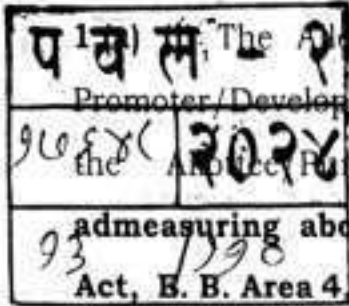
AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoter/Developer hereby agrees to sell and the Allottee/Purchaser hereby agrees to purchase the Flat/Shop/Office and covered parking.

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

NOW THEREFORE, THIS AGREEMENT WITNESS SETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Promoter/Developer shall construct the said building/s consisting of **G + 18 Upper floors** on the project land in accordance with the plans,

designs and specifications as approved by the concerned local authorities from time to time. Provided that the Promoter/Developer shall have to obtain prior consent in writing of the Allottee/Purchaser in respect of variations or modifications which may adversely affect the Flat/Shop/Office of the Allottee/Purchaser except any alterations in addition required by any Government authorities or due to change in



The Allottee/Purchaser hereby agrees to purchase from the Promoter/Developer and the Promoter/Developer hereby agrees to sell to the Allottee/Purchaser **Flat No. 607, SIXTH Floor**, total admeasuring about **78.02 Sq. Mtrs.**, usable Carpet area as per BE Act, B. B. Area **4.05 Sq. Mtrs.** in the building known as "Crystal Corridor"



(hereinafter referred to as "the Flat/Shop/Office") as shown in the Plan hereto annexed and marked **Annexure "D"** for consideration of **Rs. 1,82,01,120/- (One Crore Eighty Two Lakh One Thousand One Hundred Twenty Only)**. The developer along with all facilities to the Allottee/Purchaser which are more particularly described in **Second Schedule** annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking/ garage space at **SECOND FLOOR (UPPER LEVEL 2)** basement/podium/stilt/mechanical car parking unit bearing **2-FLOOR-29** admeasuring **134.55 Sq. Ft.** having **16.4 ft.** length & **8.1 ft.** breadth. And admeasuring **Sq. Ft.** having **ft.** length **ft.** breadth x **NA ft.** vertical clearance, being constructed in the layout for the total consideration of **0/- (Rupees 0 Only)**.

(iii) The Allottee has requested to the Promoter for allotment of an open parking space and the Promoter hereby agrees to allot to the Allottee an open parking space bearing no. **NA**, admeasuring **NA Sq. Ft.**, having **ft.** length x **NA ft.** breadth, without consideration.

1(b) The total aggregate consideration amount for the flat/Shop/Office including covered parking space in thus **1,82,01,120/- One Crore Eighty Two Lakh One Thousand One Hundred Twenty Only** & the total amount mentioned above has to be paid by the allottee/ purchaser in following manner.

1(c) **Rs. 10,00,000/- (Ten Lakh Only)** has been paid as the amount/part consideration for the purchase of the Said Flat/Shop/Office

at the time of execution & registration of present Agreement.

Balance consideration amount of Rs 1,72,01,120/- **One Crore Seventy Two Lakh One Thousand One Hundred Twenty Only**) will be paid as per payment schedule mentioned herein below.

1(c) **PAYMENT SCHEDULE**

SCHEDULE	% OF AMOUNT
On Booking	9%
On Execution of Agreement	20%
On Plinth Completion	15%
On Commencement of 1 st Slab	3%
On Commencement of 3 rd Slab	3%
On Commencement of 5 th Slab	3%
On Commencement of 7 th Slab	3%
On Commencement of 9 th Slab	3%
On Commencement of 11 th Slab	3%
On Commencement of 13 th Slab	3%
On Commencement of 15 th Slab	3%
On Commencement of 17 th Slab	3%
On Commencement of 18 th Slab	3%
On Completion of Brick work & Internal Plaster work	5%
On Completion of Stair Case Lobby etc., & External Plaster work	9%
On Completion of Plumbing & Flooring Work	4%
On Completion of Electric work & painting work	4%
On possession	4%
TOTAL	100%

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TIME BEING ESSENCE OF CONTRACT, this Agreement will stand automatically cancelled if the Allottee/s' fails to make the payment within time.

[Handwritten signatures]

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of Value Added Tax, Service Tax, Cess or any other similar taxes which may be levied, in connection with construction of and carrying out the Project payable by Promoter/Developer GST as applicable from 01/07/2017) up to the date of handing over the possession of the Flat/Shop/Office.

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The Allottee/Purchaser shall pay and bear all the following Charges and Expenses to the Promoter/Developer as and when demanded by the Promoter/Developer:

- Charges for valuation report, if required
- Rs. NA For Water resource development charges and Development Charges of CIDCO
- Rs. NA For Co-operative Society/ Condominium of Apartment/ Limited Company formation/ registration charges.
- Rs. NA For Water and Drainage connection deposit and meter charges or any other charges imposed by the CIDCO/ NMMC or Government authority
- Rs. NA For Electricity connection, meter deposit, MSEB charges, cable charges and transformer.
- Property Tax from the date of Possession of said Flat/Shop/Office
- Service Tax, VAT Tax, LBT OR Cess, GST or any other taxes or charges levied by the state or Government authorities.
- CIDCO Transfer Charges
- Any other charges, taxes and expenses levied by the Government authorities.

1(e). The Total Price is escalation-free, save and except for any escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter/Developer undertakes and agrees that while raising a demand on

Allottee/Purchaser imposed by the competent authority shall be enclosed to that effect by the Allottee/Purchaser at the time of payments.

1(f). The Promoter/Developer shall receive early payments of equity and discounting such as interest which the respective Allottee/Purchaser allowing rebate and revision/withdrawal, Promoter/Developer.

1(g). The Promoter/Developer shall ensure that the Building is complete and approved by the competent authority, carpet area, subject to the Building Plan. The amount payable for the carpet area shall be paid by the Allottee/Purchaser within the defined limit then specified in the Rules, 1989 by the Allottee/Purchaser to Allottee/Purchaser, as per the amount from the Allottee/Purchaser Payment Plan. All these charges shall be payable at the rate per square meter as specified in the Rules, 1989.

1(h). The Allottee/Purchaser shall adjust/appropriate all payments due against lawful dues against lawful dues of the Promoter/Developer made by the Allottee/Purchaser and the Promoter/Developer to account of the Allottee/Purchaser.

1(i). The Allottee/s hereunder shall pay the first installment within 15 days of the date mentioned in this Agreement.

[Signature]

[Signatures]

[Signature]

Allottee/Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter/Developer shall enclose the said notification order rule/regulation published issued in that behalf to that effect along with the demand letter being issued to the Allottee/Purchaser, which shall only be applicable on subsequent payments.

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1(f). The Promoter/Developer may allow in its sole discretion a rebate on early payments of equal installments payable by the Allottee/Purchaser by discounting such early payments @ 0 % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/Purchaser by the Promoter/Developer.



1(g). The Promoter/Developer shall confirm the final carpet area that has been allotted to the Allottee/Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/Developer. If there is any reduction in the carpet area within the defined limit then Promoter/Developer shall refund the excess money paid by Allottee/Purchaser within 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 Allottee/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, the Promoter/Developer shall demand additional amount from the Allottee/Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h). The Allottee/Purchaser authorizes the Promoter/Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding if any, in his/her name as the Promoter/Developer may in its sole discretion deem fit and the Allottee/Purchaser undertakes not to object/demand/direct the Promoter/Developer to adjust his payments in any manner.

1(i). The Allottee/s hereby agree and undertake to pay each and every installment within 15 (Fifteen) days of the respective due dates as mentioned in this Agreement. Without prejudice to the above, if the

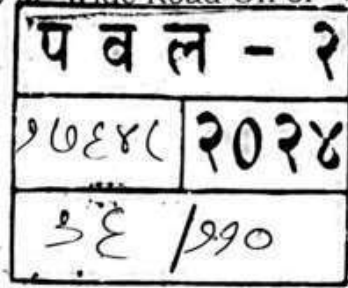
9

FIRST SCHEDULE

THE DESCRIPTION OF THE PROPERTY

All the peace and parcel of land known as **Plot No. 110, Sector - 11**, at - **Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai** containing by admeasuring about **3867.66 Sq. Mtrs.** or thereabout and bounded as follows:

On or towards the North by : Existing 24.00 M. Wide Road On or
towards the South by : Plot No - 109
On or towards the East by : Plot No. 103
On or towards the West by : Existing 20.00 M. Wide Road to be
Widened to 30.00



Property Details

Flat NO 607, SIXTH Floor admeasuring about **78.02 Sq. Mtrs.** **Usable Carpet area as per RERA Act E. B. Area 4.05 Sq. Mtrs.** and the Allottee/Purchaser hereby entitled to utilize the area of enclosed Balcony & Service Slab within the said Flat/Shop/Office in the building known as "**Crystal Corner**" to be constructed on **Plot No. 110, Sector - 11**, at - **Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai**

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

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SIGNED, SEALED AND DELIVERED

By the within named **'The Promoter/Developer/s'**

M/s. Future Icon Builders LLP

through its partner

M/s. Future Icon Realtors LLP

through its partner



Mr. Jignesh Vishnubhai Patel

in the presence of.....

1. R. K. Patil

[Handwritten signature]

2. S. R. Koli

[Handwritten signature]



SIGNED, SEALED AND DELIVERED

By the within named **'The Allottee/Purchaser'**

1. MRS. ISHA PAWAN SAWANT

[Handwritten signature]



2. MR. PAWAN MOHAN SAWANT

[Handwritten signature]



..... In the presence of.....

1. *[Handwritten signature]*

2. *[Handwritten signature]*

RECEIPT

RECEIVED amount of 10,00,000/- (**Ten Lakh Only**) by Cheque
ISHA PAWAN SAWANT and **PAWAN MOHAN SAWANT**
Allottee/Purchaser/s being the part payment for the sale of Fla
607 SIXTH Floor, admeasuring about **78.02 Sq. Mtrs.** usable C₁
area as per RERA Act, E. B. Area **4.05 Sq. Mtrs.** and
Allottee/Purchaser hereby entitled to utilize the area of enclosed Bal
Cupboard, Flower bed & Service Slab within the said Flat/Shop in
building known "**Crystal Corner**" being constructed on **Plot No.**
Sector - 11, at - **Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai**

Mode of payments:

SR NO	CHEQUE NO	DATE	BANK NAME	AMOUNT
1.	008128	29-07-2024	SVC CO. OPERATIVE	10,00,000
			TOTAL	10,00,000

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I/WE SAY RECEIVED



M/s. Future Icon Builders

Through its partner

M/s. Future Icon Realty

Through its

Mr. Jignesh Vishnubhai

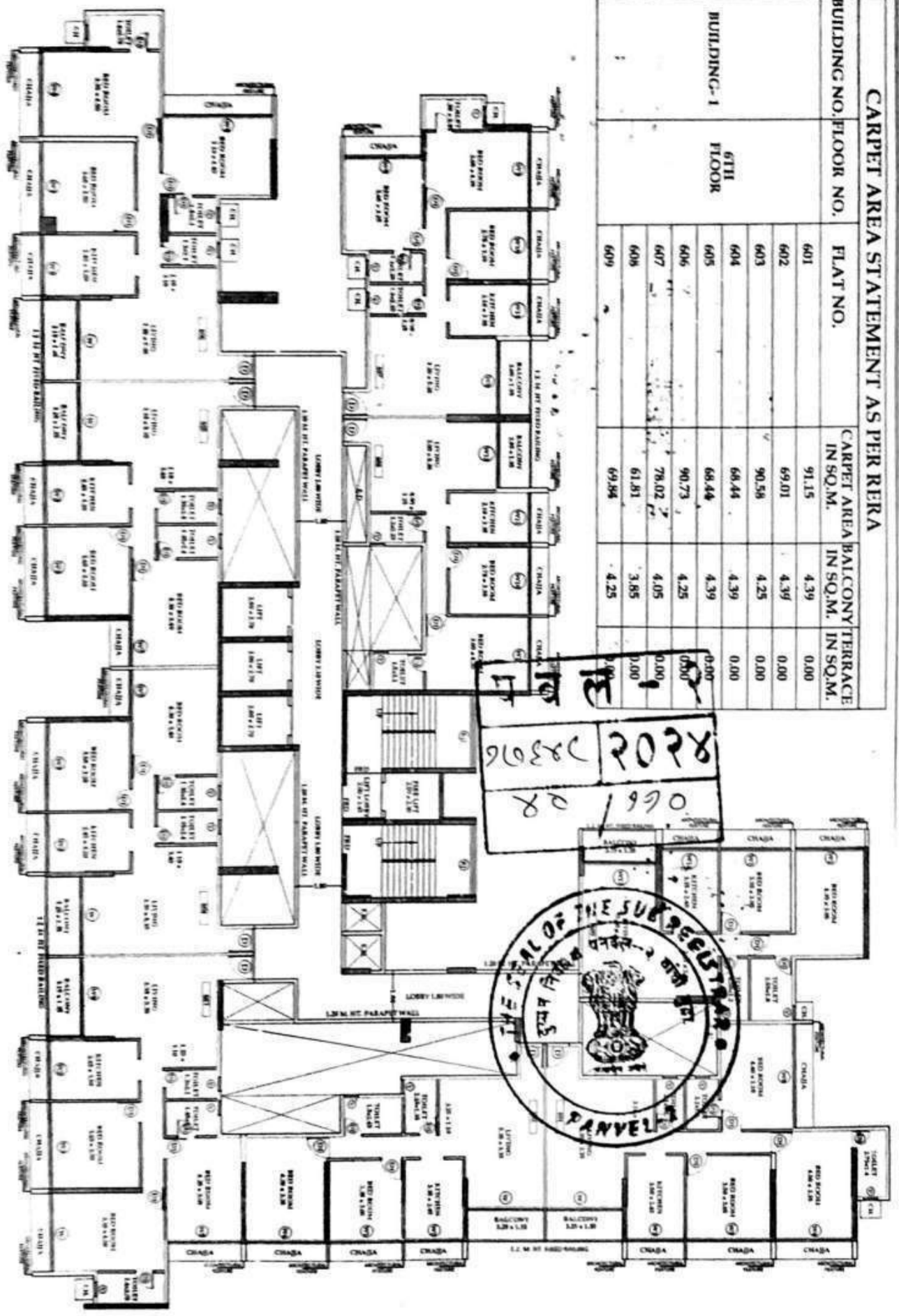
WITNESSES:-

- 1.
- 2.

5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

CARPET AREA STATEMENT AS PER RERA

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA IN SQ.M.	BALCONY IN SQ.M.	TERRACE IN SQ.M.
BUILDING-1	6TH FLOOR	601	91.15	4.39	0.00
		602	69.01	4.39	0.00
		603	90.58	4.25	0.00
		604	66.44	4.39	0.00
		605	66.44	4.39	0.00
		606	90.73	4.25	0.00
		607	78.02	4.05	0.00
		608	61.81	3.85	0.00
		609	69.84	4.25	0.00



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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 : P52000056002

Project: **CRYSTAL CORNER** , Plot Bearing / CTS / Survey / Final Plot No: 110 at Raigarh, Panvel, Raigarh, 410210;

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1. **Future Icon Builders Llp** 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 the purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 06/05/2024 and ending with 31/12/2027 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

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 06-05-2024 11:50:06

Dated: 06/05/2024
Place: Mumbai

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

Reference No. : CIDCO/BP-18639/TPO(NM & K)/2023/12067 Date : 20/3/2024

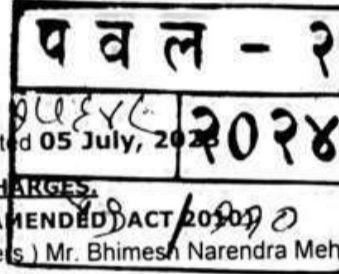
M/s. Future Icon Builders LLP (P.O.A Holders)
F...

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

Subject: Payment of **New** development charges for **Mixed** Building on Plot No. **110**, Sector **11** at **Kharghar**, Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-18639/TPO(NM & K)/2023 dated 05 July, 2023



ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2019)

- Name of Assessee : M/s. Future Icon Builders LLP (P.O.A Holders) Mr. Bhimesh Narendra Mehra
- Location : Plot No. **110**, Sector **11** at **Kharghar**, Navi Mumbai.
- Plot Use : Resi_Commercial
- Plot Area : 3867.66
- Permissible FSI : 1.1
- Rates as per ASR : 42500



Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	15086.3 * 5	BuiltUP area * 5	75432
Total Assessed Charges				75432

7) Date of Assessment : 07 March, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2023/2489	06/27/2023	75432	CIDCO/BP/2023/2489	27/6/2023	Net Banking
2	CIDCO/BP/2024/0940	03/07/2024 6:05:27 PM	19033123	CIDCO/BP/2024/0940	12/3/2024	Net Banking

Unique Code No. **2024 04 021 02 4618 02** is for this **New** Development Permission for **Mixed** Building on Plot No. **110**, Sector **11** at **Kharghar**, Navi Mumbai.

Thanking You

Yours faithfully,

Signature valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18639/TPO(NM & K)/2023/12067

Date : 20/3/2024



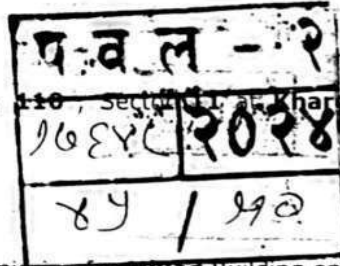
SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **110**, Sector **11** at **Kharghar**, Navi Mumbai.

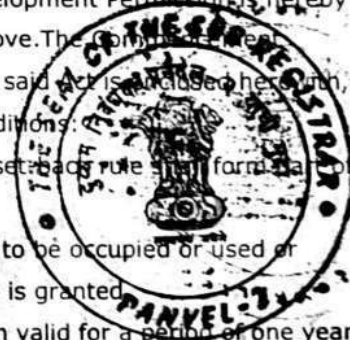
Ref :

Dear Sir / Madam,



With reference to your application for Development Permission for **Mixed** Building on Plot No. **110**, Sector **11** at **Kharghar**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is issued here with subject to the conditions mentioned therein with following conditions:

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



Thanking You

Yours faithfully,

Signature valid



ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18639/TPO(NM & K)/2023/12067

Date : 20/07/2024

To,
M/s. Future Icon Builders LLP (P.O.A Holders)
Mr...

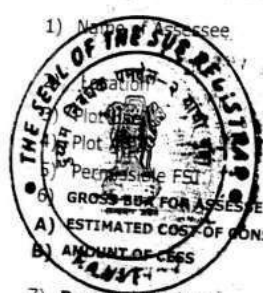
ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 20240402102461802

Unique Code No. 2 0 2 4 0 4 0 2 1 0 2 4 6 1

Sub Payment of Construction & Other Workers Welfare Cess charges for Mixed Use Development at Plot No. 110, Sector 11 at Kharghar, Navi Mumbai.

Ref : 11/Your Proposal No. CIDCO/BP-18639/TPO(NM & K)/2023 dated 05 July 2023

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS ACT, 1990)



1) Name of Assessee : M/s. Future Icon Builders LLP (P.O.A Holders) Mr. B. S. Mehta

2) Location : Plot No. 110, Sector 11 at Kharghar, Navi Mumbai

3) Plot Area : 3867.66 Sq. mtrs.

4) Permissible FSI : 1.1

5) Gross Box for Assessment : 31298.11 Sq. mtrs.

6) Estimated Cost of Constn. : Rs. 28620

7) Amount of Cess : Rs. 8753767

CIDCO
WE MAKE CITIES

**SA
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7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date
1	20240402102461802	7/3/2024	8753767	20240402102461802	12/3/2024

Thanking You

Yours

Signature valid

ASSOCIATE R...

Thanking You

Reference No. : CIDCO/BP-18639/TPO(NM & K)/2023/12067

Date : 20/05/2023

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. Future Icon Builders (P) Ltd. (Holders) Mr. Bhimesh Narendra Mehta , 1104, Satyam Heights, Navi Mumbai - 410209.** for Plot No. **110** , Sector **11** , Node **Kharghar** . As per the approved plans and subject to the following conditions for the development work of the project: **Basement floor + 1 Ground Floor + 2 Parking + 16 Floor** Net Builtup Area 12

Details	
BUA (in Sq. Mts)	14521.31
UNIT (in Nos.)	132
8E/1990	

Resi.	Comm.	Other
14521.31	3117.18	
132	51	

- A. The commencement certificate/development permission, as approved, shall be valid for a period of 4 years in the aggregate but shall have to be renewed every year from the date of commencement of the development work. The MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPR shall be applicable to the validity period.
- Applicant should construct Hutments for labours at site.
- Applicant should provide drinking water and toilet facility for labours at site.



- 1. This Certificate is liable to be revoked by the Corporation if :-**
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plan.
 - 1(b) Any of the conditions subject to which the same is granted or any of the requirements imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title therefrom has not carried out the development work in accordance with the sanctioned plan.

Thanking You

Yours faithfully

Signature valid

Digitally signed by
 ANURAG CHANDAN
 Date: 20 May 2023 10:45:23
 Organization: CIDCO



ASSOCIATE

Reference No. : CIDCO/BP-18639/TPO(NM & K)/2023/12067

Date : 20/3/2024

section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

The applicant shall :-

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

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

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN CHAUHAN
Date: 20 Mar 2024 10:29:25
Organization: CIDCO
DN: cn=BHUSHAN CHAUHAN, o=CIDCO

ASSOCIATE PLANNER (BP)

Page 5 of 8



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number: 52000056002

Project: **CRYSTAL CORNER**, Plot Bearing / CTS / Survey / Final Plot No. 110 at **Kharghar, Panvel, Raigarh, 40210**;

1. **Future Icon Builders Llp** 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 clause (d) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

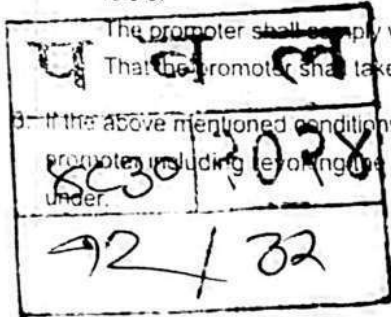
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project in favour of the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for 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 06/05/2024 and ending with 31/12/2027 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

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 06/05/2024

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 06-05-2024 11:50:06

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