

Receipt (pavti)

520/24408

पावती

Original/Duplicate

Thursday, September 05, 2024

नोंदणी क्र.: 39म

11:12 AM

Regn.:39M

पावती क्र.: 25762 दिनांक: 05/09/2024

गावाचे नाव: कुर्ला

दस्तावेजाचा अनुक्रमांक: करल5-24408-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आशिष प्रकाश डांगळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3400.00

पृष्ठांची संख्या: 170

DELIVERED

एकूण:

रु. 33400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे

11:31 AM ह्या वेळेस मिळेल.

Joint S.R. Kuna-5

बाजार मूल्य: रु.4215064.48/-

मोबदला रु.8352300/-

भरलेले मुद्रांक शुल्क: रु. 501500/-

सह दुय्यम निबंधक वर्ग-2

कुर्ला क्र. 5

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007818067202425E दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924047517755 दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924040819609 दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

Amogh

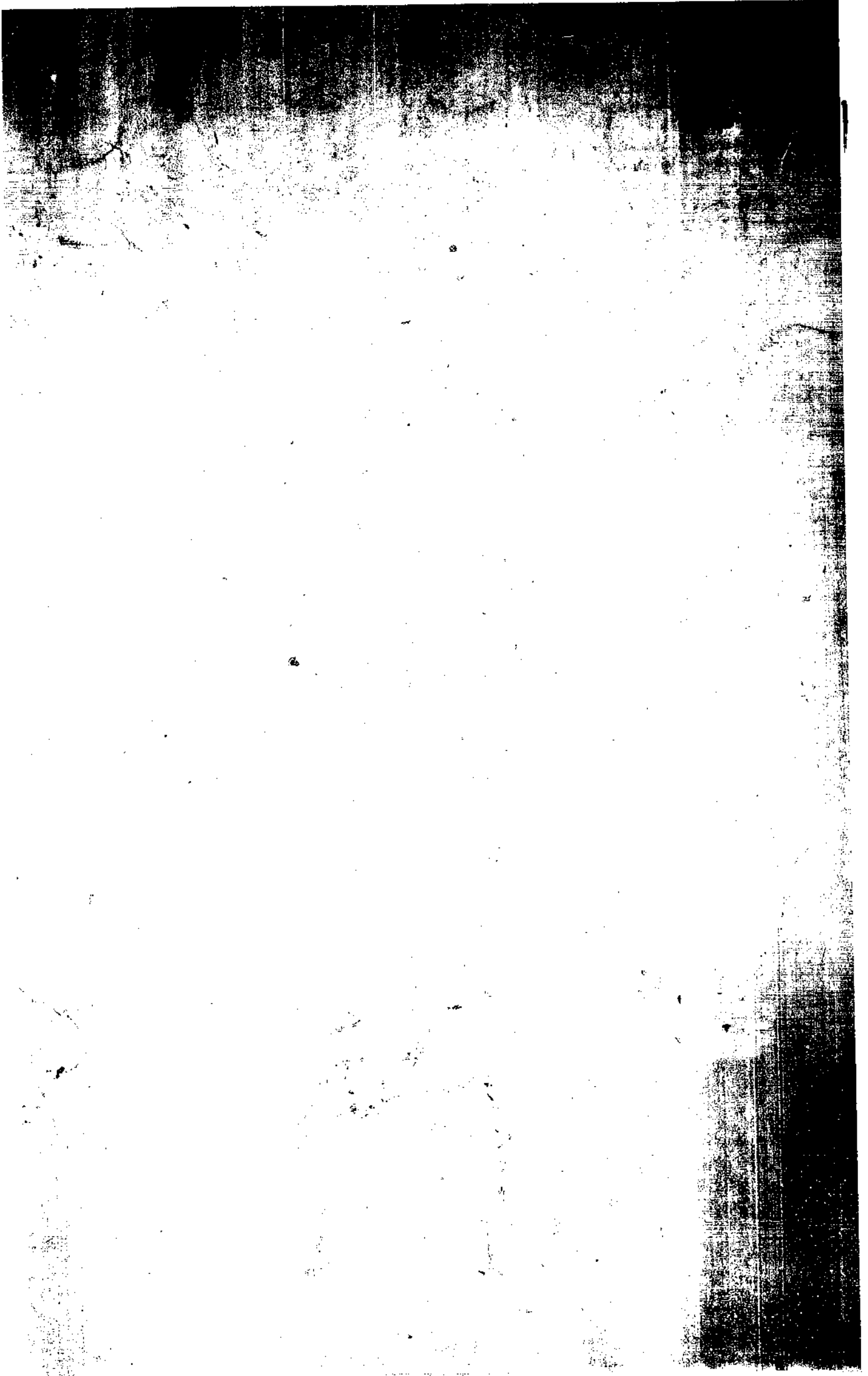


मल्यांकनापत्रक (बाहरी क्षेत्र - बांधीव)		करल - ५	
202409047612		04 September 2024, 05:10:08 PM	
मल्यांकन वर्ष	2024	दस्त क्र. 278805 / 2024	
जिल्हा	मुंबई (उपनगर)	३/१००	
मूल्य विभाग	107-कुर्ला - 3	क्षेत्र वागळून राहिलेला भूभाग	
उप मूल्य विभाग	107/513 भूभाग : स.गो.बर्वे मार्गाच्या उत्तरेकडील मूल्यदर विभाग क्र.513 A		
संदर्भ नंबर/क्ष. भू. क्रमांक :	इतर #		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
31050	69280	79670	86600
		औद्योगिक	मोजमापनाचे एकक
		69280	चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	55.31 चौरस मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्ष
उद्दवाहने सुविधा -	आहे	मजला -	11th floor To 20th floor
रस्ता संपुष्ट -			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ = 110% apply to rate= Rs.76208/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((76208-31050) * (100 / 100))+31050) = Rs.76208/-			
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 76208 * 55.31 = Rs.4215064.48/-			
Applicable Rules = ,10,4			
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्हिन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जरागेचे मूल्य + बंदिस वाहकनी + प्रॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4215064.48 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4215064.48/-			


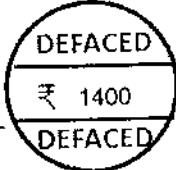
Home Print

सह दुय्यम निबंधक वार्ड २
कुर्ला क्र. ५





करल - ५
दस्त क्र. २४००८ / २०२४
२ १००

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 0924040819609	Receipt Date 05/09/2024
Received from SELF, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 24408 dated 05/09/2024 at the Sub Registrar office Joint S.R. Kuria 5 of the District Mumbai Sub-urban District.	
	
Payment Details	
Bank Name SBIN	Payment Date 04/09/2024
Bank CIN 10004152024090418490	REF No. 424831826194
Deface No 0924040819609D	Deface Date 05/09/2024
This is computer generated receipt, hence no signature is required.	

Phughe

Dang





करल. ५
दस्त क्र. २४४०८/२०२४
३१००



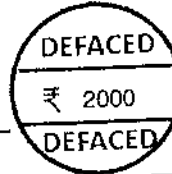
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0924047517755

Receipt Date 05/09/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 24408 dated 05/09/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB

Payment Date 04/09/2024

Bank CIN 10004152024090416718

REF No. 5172574063

Deface No 0924047517755D

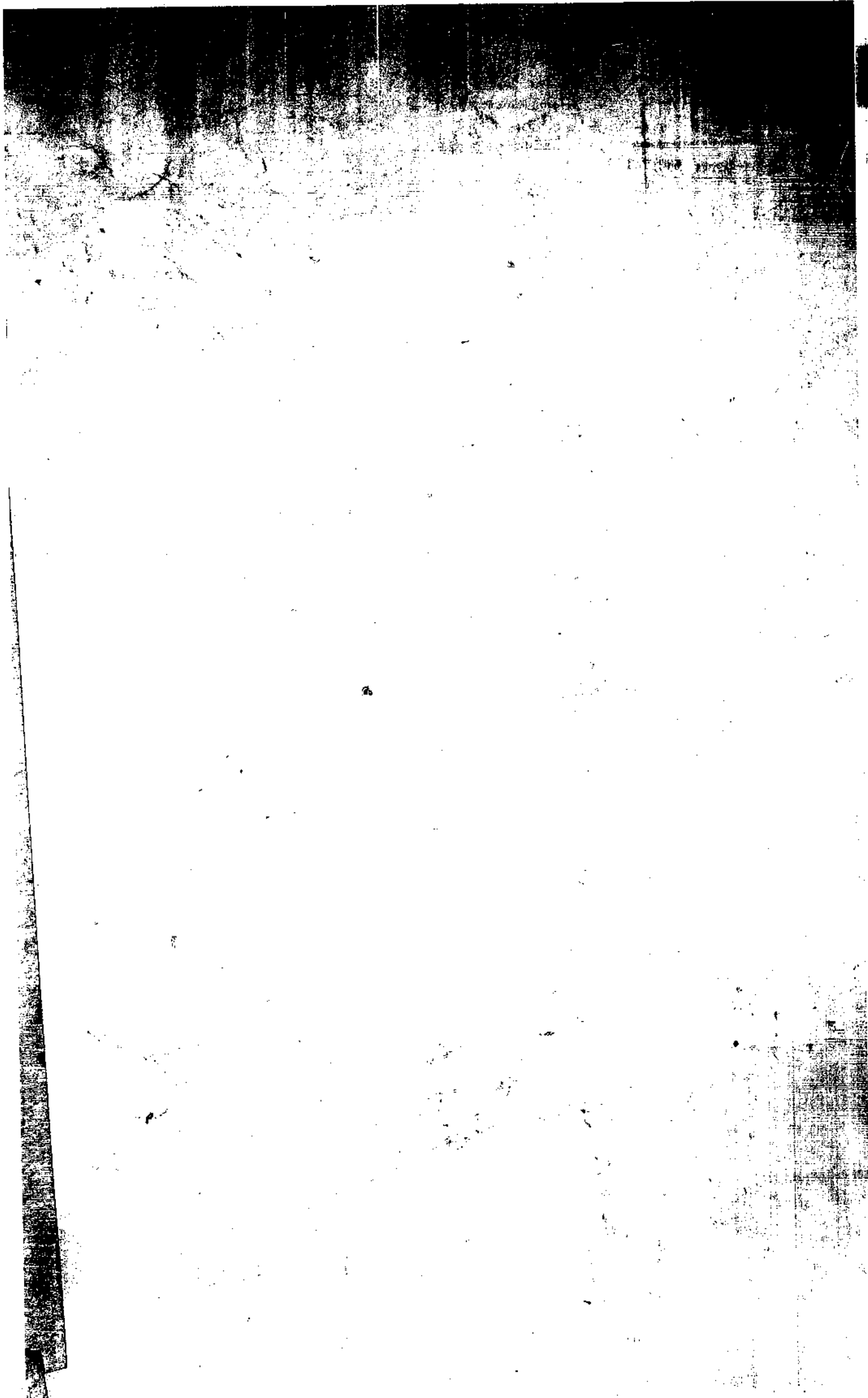
Deface Date 05/09/2024

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

Rhughes

Amrta





करल - ५

दस्त क. २०४०६५/२०२४

०५९०

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0924040819609

Date 04/09/2024

Received from SELF, Mobile number 0000000000, an amount of Rs. 1400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurta 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 04/09/2024

Bank CIN 10004152024090418490

REF No. 424831826194

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

Pragati



२१ - १९९५ करल २६ Department of Stamp & Registration, Maharashtra	
दस्त क. २०००६/२०२४ Receipt of Document Handling Charges	
PRN ५ १९२० ००२४०४७६४७६६	Date ०४/०९/२०२४
Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 04/09/2024
Bank CIN 10004152024090416718	REF No. 5172574063
This is computer generated receipt, hence no signature is required.	

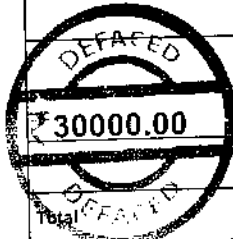




CHALLAN
MTR Form Number-6



GRN	MH007818067202425E	BARCODE	[Barcode]		Date	04/09/2024 11:53:04	
Department	Inspector General Of Registration			TAX ID / TAN (If Any)	[Handwritten: करल - 6, दस्त क. 20005/12028, E-100]		
Type of Payment	Registration Fee Ordinary Collections IGR			PAN No. (If Applicable)	AKEPD8628B		
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ASHISH PRAKASH DANGLE		
Location	MUMBAI			Flat/Block No.	FLAT NO. 1201, A WING, 78 EAST		
Year	2024-2025 One Time			Premises/Building	KURLA EAST		
Account Head Details	Amount In Rs.	Road/Street		Area/Locality			
0030063301 Amount of Tax	30000.00	KURLA EAST		MUMBAI			
		Town/City/District		PIN			
				4 0 0 0 2 4			
		Remarks (If Any)		PAN2=AAQFA1009B--SecondPartyName=AD... AND DEVELOPERS-			
		Amount In	Words				
		Thirty Thousand Rupees					
		30,000.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024090415645		746503643		
Cheque/DD No.	Bank Date	RBI Date	04/09/2024-19:53:04		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				



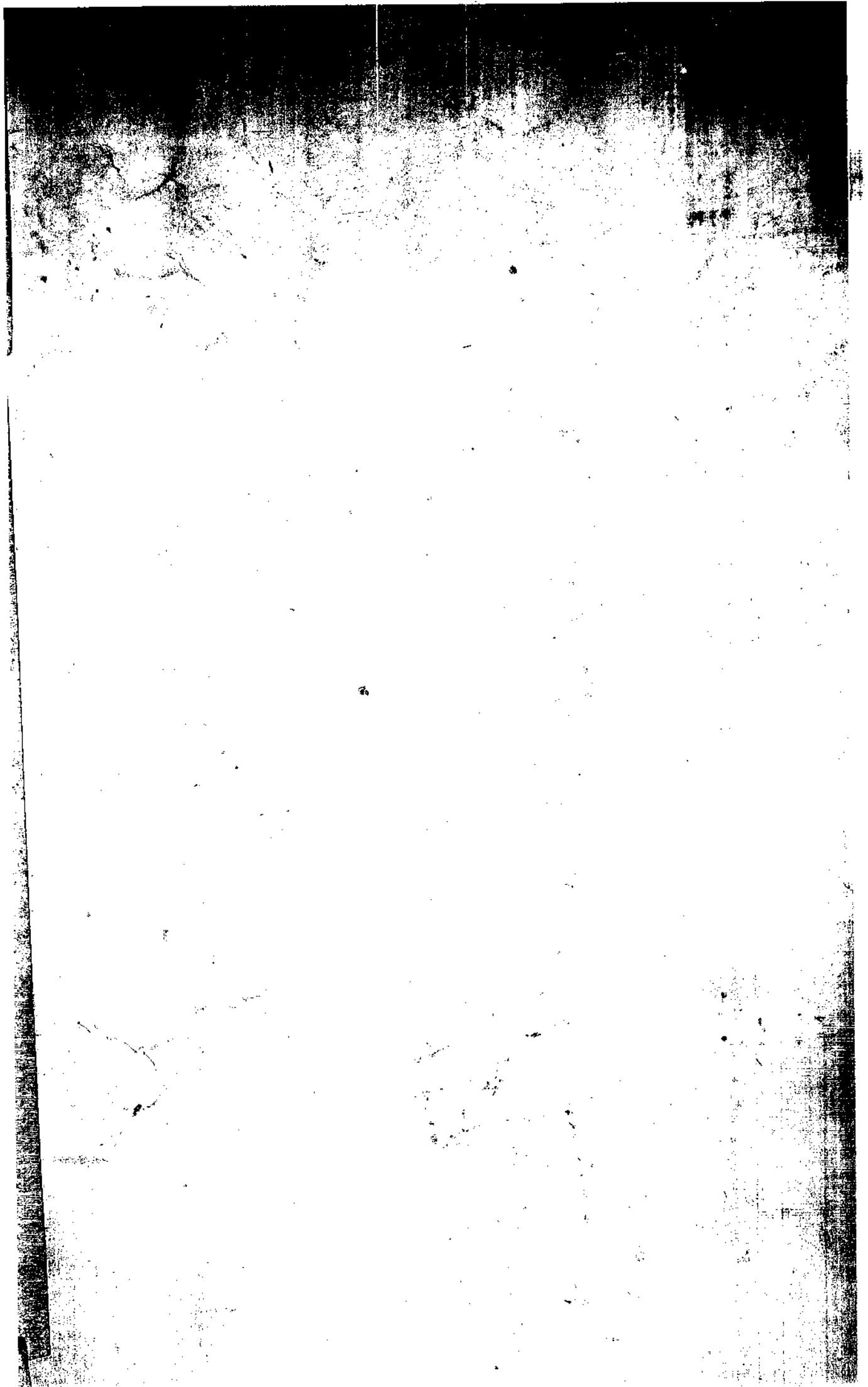
Department ID : Mobile No. : 9223323485
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादव फॉर्म नंबर ६ च्या माध्यमातून कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सदर फॉर्म लागू आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-24408	0004329174202425	05/09/2024-11:12:03	IGR561	30000.00
Total Defacement Amount:					30,000.00

[Signature]

[Signature]

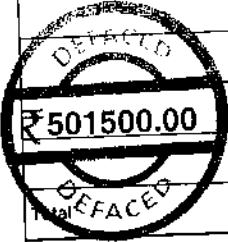




CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. २०८०८१
५५००

GRN	MH007816847202425E	BARCODE	Date		04/09/2024-17:41:14	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAOFA1009B		
Location	MUMBAI			Full Name	ADVAIT BUILDERS AND DEVELOPERS		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 1201, A WING, 78 EAST		
Account Head Details	Amount In Rs.		Premises/Building	KURLA EAST			
0030045501 Sale of NonJudicial Stamp	501500.00		Road/Street	MUMBAI			
			Area/Locality	MUMBAI			
			Town/City/District	MUMBAI			
			PIN	0 2 4			
			Remarks (If Any)	PAN2=AKEPD8628B-SecondPartyName=ASHISH PRAKASH DANGLE-			
			Amount In	Five Lakh One Thousand Five Hundred Rupees Only			
			Words	5,01,500.00			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332024090415653	746503765			
Cheque/DD No.	Bank Date	RBI Date	04/09/2024-19:56:56	Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				



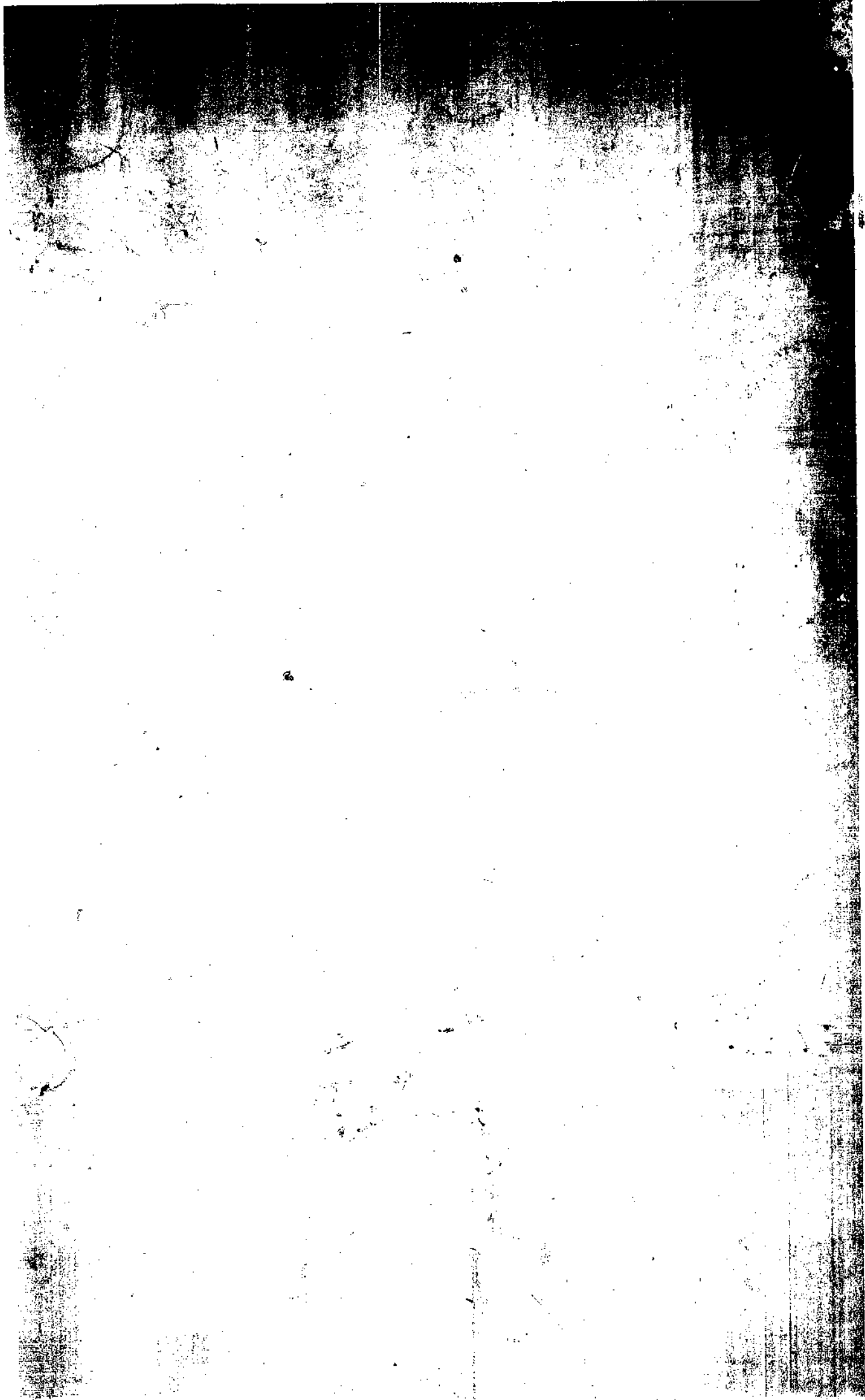
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-24408	0004329163202425	05/09/2024-11:11:45	IGR561	501500.00
Total Defacement Amount					5,01,500.00

Signature

Signature



CHALLAN
MTR Form Number-6

GRN	MH007816847202425E	BARCODE	[Barcode]		State	41000001	Form ID	25.2
Department	Inspector General Of Registration			TAX ID / TAN (if Any)	[Blank]			
Type of Payment	Stamp Duty			PAN No.(if Applicable)	AAQFA1009B			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ADVAIT BUILDERS AND DEVELOPERS			
Location	MUMBAI			Flat/Block No.	FLAT NO. 1201, A WING, 78 EAST			
Year	2024-2025 One Time			Premises/Building	KURLA EAST			
Account Head Details	0030045501 Sale of NonJudicial Stamp		Amount In Rs.	501500.00	Road/Street	MUMBAI		
					Area/Locality	MUMBAI		
					Town/City/District	MUMBAI		
					PIN	400 24		
					Remarks (if Any)	PAN2=AKEPD8628B-Sale of NonJudicial Stamp SH DANGLE-		
Total			5,01,500.00	Amount In	Five Lakh One Thousand Five Hundred Rupees Only			
				Words	Five Lakh One Thousand Five Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024080415653	746503765	
Cheque/DD No.				Bank Date	RBI Date	04/09/2024-19:56:56	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

करल - ५
दस्तावेज क्र. ५०७२०२५
Payer Details
[Signature]



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 दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.

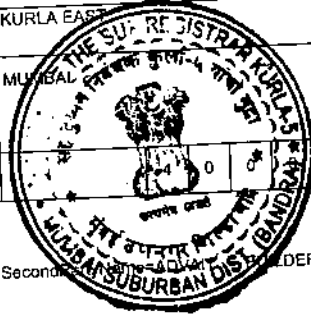
Rouge



CHALLAN
MTR Form Number-6

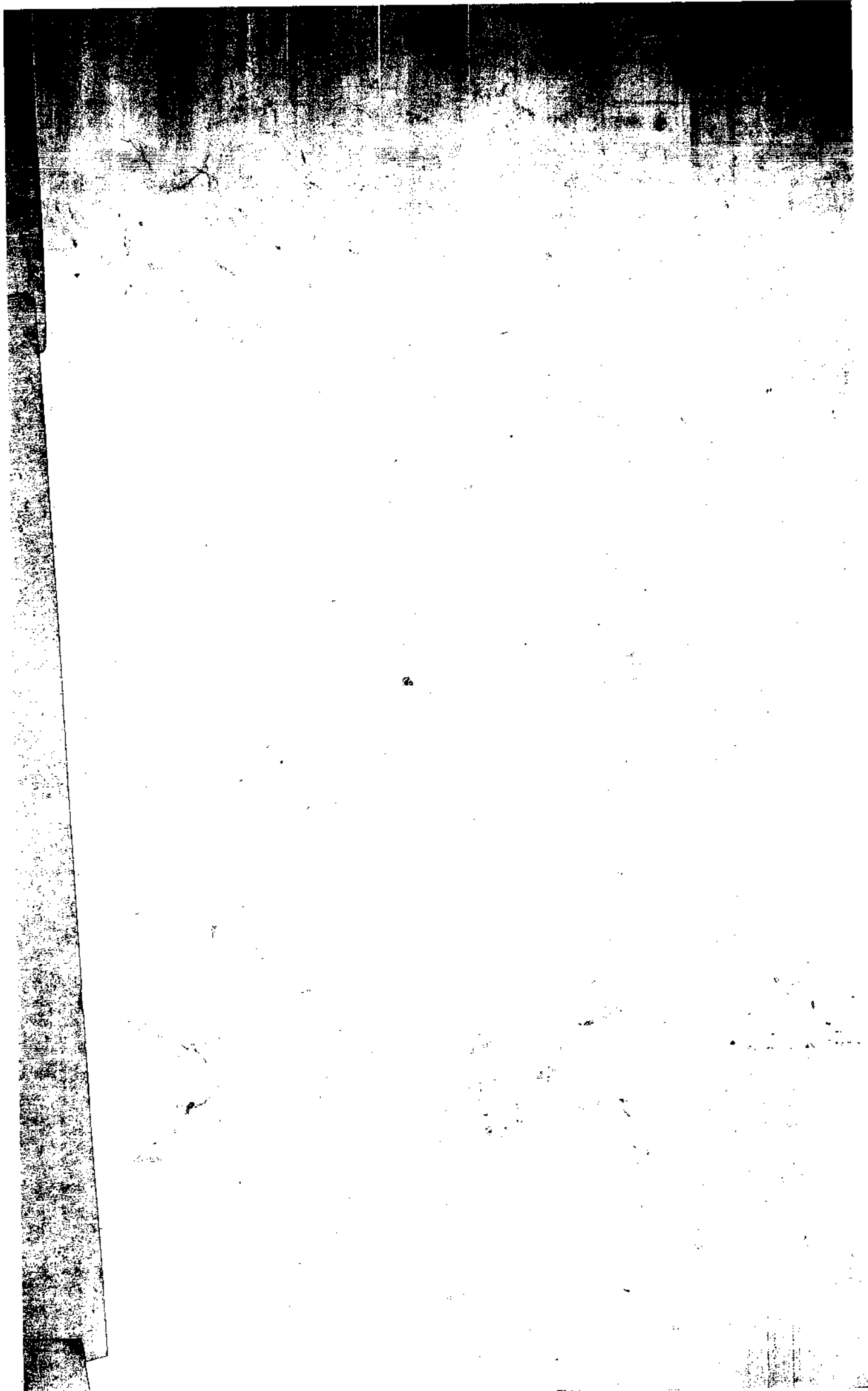


GRN	MH007818067202425E	BARCODE	04/09/2024-19:53:04 Form ID	
Department	Inspector General Of Registration		Payee Details दस्ता क्र. 22005/2024 e 120	
Type of Payment	Registration Fee	TAX ID / TAN (If Any)		
	Ordinary Collections IGR	PAN No.(if Applicable)	KEDR8639B	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	ASHISH PRAKASH DANGLE
Location	MUMBAI		Flat/Block No.	FLAT NO. 1201, A WING, 78 EAST
Year	2024-2025 One Time		Premises/Building	KURLA EAST
Account Head Details		Amount In Rs.	Road/Street	MUMBAI
0030053301 Amount of Tax		30000.00	Area/Locality	MUMBAI
			Town/City/District	0 2 4
			PIN	
			Remarks (If Any)	PAN2=AAQFA1U99B-Secondary DEVELOPERS AND
				DEVELOPERS-
			Amount In	Thirty Thousand Rupees Only
		30,000.00	Words	
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	69103332024090415645 746503643
Cheque/DD No.		Bank Date	RBI Date	04/09/2024-19:53:04 Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll



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

Dangle





करल - ५
दस्त क. २४००६/२०२४
१०/१५०

Dangle

AGREEMENT FOR SALE

M
THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at Mumbai on this *5th* day of *September* 2024

BY AND BETWEEN

1. **M/S. ADVAIT BUILDERS AND DEVELOPERS**, a registered partnership firm, registered with the Registrar of Firms, Mumbai under registration No MA 32938 having its principal place of business at Eternity Commercial Premises Co-op Society Limited, G/78, Ground Floor, Teen Hath Naka, Thane-West having PAN AAQFA1009B; through its Authorised Partners hereinafter called "Advait/Promoter/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm, the survivors or survivor of them, the heirs, executors, administrators of such last surviving partner and permitted assigns) of the **FIRST PART**;

AND

2. **MR. ASHISH PRAKASH DANGLE**, Having P.A.N. No. **AKEPD8628B**, An Adult, Indian inhabitant, residing at – Room No-8/9 C-7, Near Old Buddha Vihar, Siddharth Colony Chembur, Chembur Mumbai-400071. hereinafter called the "Allottee/s/Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors and administrators) of the

SECOND PART;

The party of the First Part and the party of the Second Part shall hereinafter collectively be referred to as the "**Parties**"

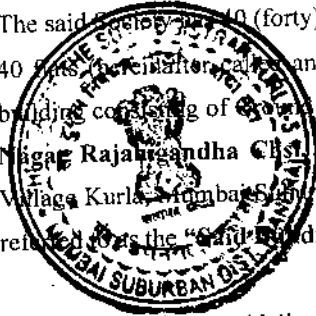


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Dangle

करल - ५
दिनांक. १९/०८/२०२४
९९/१७०

- A. **Nehru Nagar Rajanigandha Chs**, bearing Registration No. BOM/HSG/7964/1982, is a registered a Co-Operative Housing Society Ltd., which is duly formed, registered and incorporated under the provisions of The Maharashtra Co-operative Societies Act, 1960. (Maharashtra Act XXIV of 1961) (hereinafter called and referred to as the "Said Society");
- B. The said Society has 40 (forty) Registered Shareholders and Members occupying 40 flats, hereinafter called and referred to as "the Said Existing Members") in a building consisting of ground plus four upper floors bearing **Building No.78, Nehru Nagar Rajanigandha Chs**, bearing Survey No. 229 and 267 (pt), Nehru Nagar, Village Kurla, Mumbai Suburban District, Mumbai- 400 024 (Hereinafter called and referred to as the "Said Building/ Building No. 78");
- C. MHADA laid down guidelines and introduced a Housing Scheme known as the "Low Income Group Housing Scheme" (hereinafter called and referred to as the "Said Scheme") to sell the structures of the buildings to the respective Co-Operative Housing Societies;
- D. In pursuance of the "Low Income Group Housing Scheme" introduced by MHADA, the Said Society requested MHADA to convey the Said Building No. 78 in its name;
- E. By a **Deed of Sale** dated 27/03/2012 and Deed of Rectification dated 14/01/2015, made and executed between Maharashtra Housing Board, therein referred to as "the Vendor" of the First Part, and Nehru Nagar Rajanigandha CHS. Ltd, therein referred to as "the Vendee" of the Second Part and duly registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. BDR-3/2951 of 2012 and Sr No. KRL-1/1291 of 2015 (hereinafter called and referred to as the "Said Deed of Conveyance"), the Maharashtra Housing Board granted, conveyed, sold and transferred the **Said Building/Building No.78, Nehru Nagar Rajanigandha Chsl**, located at Nehru Nagar, Kurla situated in Registration Sub-District and District Bombay Suburban district, Bombay having Survey No. 229 and 267 (Pt) admeasuring 790.63 sq. mtrs. carpet area or thereabouts in favour of the Society at a valuable consideration and accordingly, the Said Society herein was put to vacant possession of the Said Building;
- F. By an Indenture of Lease dated 27/03/2012 and Deed of Rectification dated 14/01/2015 made and executed between Maharashtra Housing Board, therein referred to as "the Lessor" of the First Part, and Nehru Nagar Rajanigandha CHS. Ltd, therein referred to as "the Lessee" of the Second Part and duly registered with Joint Sub-Registrar. Kurla under Serial No. BDR-3/2950 of 2012 and Sr No. KRL-1/1290 of 2015 (hereinafter called and referred to as the "Said Lease Deed"), the Maharashtra Housing Board granted Lease of the land underneath and



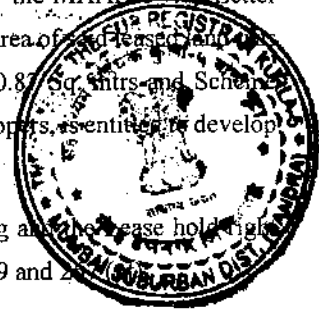
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appurtenant to the said Building/Building No 78 being all title, place and parcel of land admeasuring 790.63 Sq meter bearing Survey No.229 and 267 (pt) Nehru Nagar Kurla, Mumbai, within the Registration District and Sub District of Mumbai City and

Mumbai Suburban (hereinafter referred to as the "Said Leased Land" for the period of 99 years to the Said Society and, on such terms and conditions agreed therein;

- G. As per PR Card of CTS No. 6 A/1, 6/216 to 6/224 and said Lease Deed and said Deed of Conveyance the plot area of the said Leased Land is stated as 790.63 Sq. mtrs. However, as per the Actual Demarcation Letter issued by the MHADA vide Letter bearing No. EE/KD/MB/3084/2019 dated 19/07/2019 the area of said leased land found to be 1039.51 Sq. mtrs including Tit Bit area of 50.87 Sq. mtrs and Scheme R.G. of 198.01 sq. mtrs. Hence, Advait Builders and Developers, is entitled to develop the said leased land admeasuring 1039.51 Sq. mtrs.
- H. Thus, the Society became sole owner of the Said Building and the lease hold right holder of the Said Leasehold Land, bearing Survey No. 229 and 267 (pt).
- I. The Said Building No. 78 and the Said Leased Land are collectively hereinafter referred to as the "Said Property/Project Land" and is more particularly described in **SCHEDULE 1** hereunder written;
- J. Pursuant to the assignment of CTS No. 6 A/1, 6/216 to 6/224, a Property Register Card in respect of the Said Property bearing CTS No. 6 A/1, 6/216 to 6/224 admeasuring 790.63 Sq.mtrs. was issued reflecting the name of the Said Society as the Owner of the Said Property;
- K. The Said Building No. 78 was in a dilapidated condition. The Said Society convened several meetings wherein the condition of the Said Building was discussed and the Said Existing Members of Nehru Nagar Rajanigandha CHS. Ltd. unanimously decided to appoint a developer to carry out the development of the Said Property after demolishing the Said Building and constructing in its place a new structure in place and stead thereof was taken;
- L. As per the provisions of the Development Control Rules and Regulations, Mumbai Municipal Corporation Act and also the Rules and Regulations of MHADA, balance FSI and potential balance Layout FSI, FSI in the Form of Transfer of Development Rights (TDR) of Roads, Garden and/or plots under Reservation and/or of Slum could be consumed for construction of additional area, on the Said Property as per the provisions of under DCR 33 (5) as amended up to date and from time to time by the Govt. of Maharashtra;



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M. Pursuant thereto, the Said Society called upon tenders/quotations for carrying out redevelopment of the Said Property under DCR 33 (5) as amended up to date and from time to time by the Govt. of Maharashtra;

N. At the Special General Body Meeting of the Society held on 04/01/2009, society agreed to call for offers from prospective Developers. And, the proposals received by the Said Society from various developers were opened, assessed and scrutinized by the Said Society and after due discussion and satisfaction, the Existing Members of the Said Society unanimously approved and accepted the offer given by M/s. Advait Builders and Developers, the party of the First Part herein, and appointed Advait for the purpose of carrying out the work of redevelopment of the Said Property;

O. The Society was desirous of granting the development rights in respect of the Said Property to Advait with the right to construct a building on the Leased Land forming part of the Said Property or any other property by utilizing the total FSI that could be consumed by the Advait as may be permissible under the relevant rules by utilizing the available ground space index including that available in the form of transfer of Development Rights and potential balance FSI of Layout on the terms and conditions mutually agreed and as per the provisions of under DCR 33 (5) as amended up to date and from time to time by the Govt. of Maharashtra;

P. In the Special General Body meeting conducted on 30/06/2013 in the presence of Shri Satish Mane, being the representative of District Deputy Registrar, Co Operative Societies, MHADA, Society appointed M/s. Advait Builders and Developers as Developer for the Said Property;

Q. By and under a **Development Agreement** dated 29/12/2014 made between the Said Society and Advait and Registered on 10/03/2015 with the Sub-Registrar Kurla, under Registration No. KRL-1/3162/2015 (hereinafter called and referred to as the "**Said Development Agreement**"), the Said Society granted unto Advait, the development rights with respect to the Said Property at or for the consideration and on the terms and conditions therein contained;

R. It was mutually agreed between Advait and the Society that the balance area available for development after accommodating the Existing Members of the Society as per terms and conditions agreed upon, shall be available for sale by Advait for consideration and on the terms and conditions as may be agreed by Advait to the person or persons of Advait's choice without recourse to the Society and that such person or persons purchasing the premises from Advait shall be made the member/s of the existing society or the new society or the amalgamated society or the reconstructed society without any demur or objection and allot shares of the Society, as per Rules and Regulations;



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- S. Simultaneously with the execution of the Said Development Agreement, the Society executed a **Power of Attorney** dated 10/03/2015 in favour of Partners of M/s. Advait Builders & Developer (hereinafter called and referred to as the "Said Power of Attorney") to do certain acts, deeds, matters, things and taking several steps in respect of the development of the Said Property as more particularly set out therein. The Said Power of Attorney was registered with the Sub-Registrar Kurla, on 10/03/2015 under Registration No. KRL-1/3163/2015;
- T. By virtue of the Said Development Agreement, Advait became entitled to develop the Said Property;
- U. Vide Letter bearing No. EE/KD/MB/3084/2019 dated 19/07/2019 MHADA determined the area of the Said Property to be 1039.51 sq. mtrs including Bit-Bit Area of 50.87 sq. mtrs and R.G. Area of 198.01 sq.mtrs. And, allowed Advait to develop the Said Property admeasuring 1039.51 sq. mtrs.
- V. Subsequent to the execution of Said Development Agreement and Said Power of Attorney, the concept of Fungible FSI was introduced and the Development Control Regulation Act, 1991 was repealed and the Development Control, Promotion and Regulation Act, 2034(DCPR, 2034) has come into force;
- W. Due to numerous amendments in law and introduction of new Rules and Regulations, the Terms and Conditions of Understanding between the Society and Advait have undergone changes, including change in Carpet Area to be allotted to the Existing Members;
- X. In the **Special General Meeting** of Nehru Nagar Rajanigandha CHS. Ltd. held on 23/06/2018, Advait appraised the Existing Members of the latest developments.
- Y. Promoter, through its Architect have prepared and submitted plans to MHADA for approval and MHADA has issued **Intimation of Approval (I.O.A.) for Zero FSI bearing No: EE/BP Cell/GM/MHADA-22/515/2020** and Amended Plan; bearing No. EE/BP CELL/GM/MHADA - 22/515/2021 dated 04/10/2021 hereto annexed and marked as "ANNEXURE A" collectively are copy of the I.O.A.
- Z. MHADA has also issued the **Commencement Certificate bearing No: MH/EE/(B.P.)/GM/MHADA-22/515/2020** and further Commencement Certificate bearing No. MH/EE/BP/GM/MHADA-22/515/2021 dated 02 December, 2021 Hereto annexed and marked as "ANNEXURE B" collectively are copy of the Commencement Certificate.
- AA. The Promoters have also annexed copies of the **Property Register Cards (PRC)** in respect of the Project Land as "ANNEXURE C";



BB. The Promoters has accordingly commenced construction on the Project Land, in accordance with the sanctioned plans.
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CC. According to the Approved Building Plan the buildings and amenities shall be constructed on the Project Land as enumerated below.

- i. The Project shall comprise of 1 (One) Building of 17 floors having 2 (Two) Wings namely Wing-A and Wing-B. The project might have one more additional floor if, additional height is approved from AAI or any other concerned department. In that case the building might consists of Stilt + 18 floors.
- ii. The Building shall consist of Stilt for Stack Parking + 1stFloor to 17 Floors residential habitable upper floors, out of which 40 flats of Rera Carpet area Sqm. BHK from 1st Floor to 11th Floors flats shall be exclusively reserved for the existing members of the Society (hereinafter called and referred to as the "Society Component") and the Balance shall be for the exclusive sale in open market/consumption by Advait (hereinafter called and referred to as the "Sale Component").
- iii. The Common Areas and Amenities to be provided in the Project are listed in "ANNEXURE D" annexed hereto;

DD. The Promoter has got some of the approvals from the concerned authorities with respect to the plans, specifications, elevations, sections of the buildings and shall obtain the balance approvals from various authorities from time to time so as to obtain the Building Completion Certificate or the Occupation Certificate of the building (defined hereinafter);

EE. While sanctioning the plans the concerned authority and/or government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the Project Land and the Building consisting of 02 (Two) wings and upon due observance and performance of which only the Completion or Occupation Certificates of the Building shall be granted by the concerned authority;

FF. The Promoters have in the operative part of this Agreement made, to the best of their knowledge, complete disclosures relating to the Project and the construction thereof, the Common Areas and Amenities relating to the Project and the Internal Apartment Amenities to be provided to the Allottee/s.



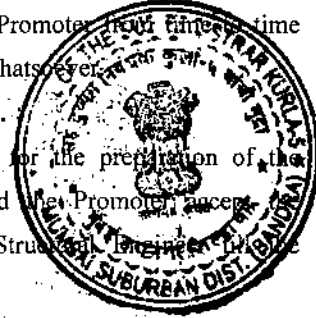
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GG. The Promoters have entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement as per the Agreement prescribed by the Council of Architects;

HH. The Promoter may be in future obtain Loan/Mortgage the Flats/Units with any Bank/Financial institution, which does not affect the layout and area of the said Flat, as regards the said Project. It is agreed that the Allottee/s/Purchaser shall execute such writings and documents as may be requested by the Promoter from time to time without any objection and consideration of any nature whatsoever.

II. The Promoter have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accept professional supervision of the Architect and the Structural Engineer till the completion of the building;



JJ. The Allottee/s demanded from the Promoter and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Architect of the Promoter and of such other documents as are specified under the Act read with the Rules and Regulations made there under;

KK. Samir K. Vaidya, Advocate has issued a Certificate of Title dated 16/09/2021 in respect of the Project Land, a copy whereof is annexed hereto and marked as "ANNEXURE E";

LL. The Allottee/s has satisfied himself/herself/themselves with regards to the title of the Promoter to the Project Land and the rights of the Promoter to develop the same and has/have clearly understood the construction to be carried out by the Promoter in respect of the Project Land;

MM. The Allottee/s is offered an Apartment bearing No. 1201, "A" Wing admeasuring 541 sq. ft. RERA Carpet Area, on the 12th Floor, (hereinafter called and referred to as the "Said Apartment") of the Building called "78 East" (herein after called and referred to as the "Said New Building") being constructed in the Project by the Promoter;

NN. Being fully satisfied with the representations made by the Promoter and having clearly understood the same, the Allottee/s has agreed to purchase and on the basis of the confirmations and undertakings given by the Allottee/s to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoter have agreed to allot and sell the said Apartment to the Allottee/s for the consideration of **Rs. 83,52,300/- (Rupees Eighty Three Lakh Fifty Two Thousand Three Hundred Only)** and on the terms and conditions hereinafter appearing;



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OO. Prior to the execution of these presents the Allottee/s has/have paid to the Promoter a sum of Rs. 23,86,500/- (Rupees Twenty Three Lakh Eighty Six Thousand Five Hundred Only), being part consideration for the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Allottee/s have agreed to pay to the Promoter the balance consideration in the manner here in after appearing;

PP. The Promoters have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority under Registration No. P51800034498. An Authenticated Copy of the Registration Certificate of the Project is annexed hereto and marked as "ANNEXURE F";

QQ. Under Section 43 of the Act the Promoter is required to execute a written Agreement for Sale in respect of the said Apartment to the Allottee/s, being in fact these presents and also register the said Agreement under the Registration Act, 1908;

RR. The Parties have gone through all the terms and conditions set out in this Agreement and have understood their respective rights and obligations detailed herein;

SS. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

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

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

1. DEFINITIONS

1.1 "Act" shall mean The Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed thereunder together with all such amendments, modifications and /or re-enactments related thereto;

1.2 "Agreement" shall mean this Agreement for Sale, including all recitals and schedules herein and all annexures annexed hereto and shall also include any written modification hereof executed by and between the Promoter and the Allottee/s;



करल - ५

1.3 "Allottee/s" shall include the person who subsequently acquires the Apartment and the Covered Parking Space through sale transfer or otherwise but does not include a person to whom the Apartment and/or the Covered Parking Space is given on rent;

1.4 "Allottee/s's Interest" shall mean the interest payable by the Allottee/s to the Promoter at 02 (Two) percent above the State Bank of India Marginal Cost of Lending Rate prevailing on the date on which the amount payable by the Allottee/s to the Promoter becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not to be used, there shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public;

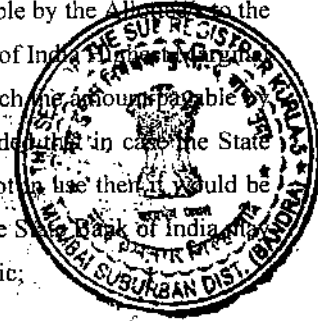
1.5 "Apartment" shall mean the premise having residential user located on the 12th floor of the Building and shown with red colour boundary line on the typical floor plan thereof annexed hereto and marked as "ANNEXURE G";

1.6 "Applicable Law" shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, judgements, decrees, conditions of any regulatory approval or license issued by a government, government authorities, statutory bodies, concerned authorities, judgments and other requirements of any statutory and relevant body /authority;

1.7 "Approvals" shall mean and include but shall not be limited to all sanctions, permissions, licenses, letters, no objection certificates, exemptions, letters of intent, annexures, commencement certificates, occupation certificates, notifications, Plans and such other documents / writings by whatever name called that envisage the grant of consent enabling / facilitating construction / development together with renewals, extensions, revisions, amendments and modifications thereof from time to time that have been obtained / shall be obtained from the sanctioning bodies / concerned authorities in respect of the Building to be constructed on the Project Land or any part or portion of the Project Land;



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1.8. "Architect" shall mean a person registered as an architect under the provisions of the Architects Act, 1972;

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1.9. "Self-attested Copy" shall mean a self-attested copy of any document required to be provided by the Promoter to the Allottee/s;

1.10. "Buildings" shall mean the building comprising of 2 (Two) Wings namely reflected on the Sanctioned Layout Plan annexed hereto to be constructed by the Promoter on the Project Land;

1.11. The "Society Component" shall consist of 40 (Forty) flats in the building for accommodating the existing 40 no. of members of the Said Society and part of the Stilt for the Parking, on undivided Portion of the said Property (hereinafter called and referred to as the "Society Component").

1.12. The "Sale Component" shall consist of 1st to 17th floors flats in the building and part of the Stilt for the Parking, on undivided Portion of the said Property for Sale/consumption by the Promoter (hereinafter called and referred to as the "Sale Component").

1.13. "Carpet Area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, open terrace area, but includes the area covered by the internal partition walls of the Apartment. It is clarified that the expression means the, "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Allottee/s;

1.14. "Covered Parking Space" shall mean Covered stilt/stack/mechanized area situated in the Stilt for parking of the vehicle of the Said Existing Society Members and Allottee/s and it does not include a garage and/or open parking;

1.15. "Common Areas and Amenities" shall mean the areas, amenities and facilities intended for the common use of all the Allottee/s of the apartments in the Project and includes the amenities listed in "Annexure H" annexed hereto to be constructed on the Project Land according to the Sanctioned Layout Plan alongwith the internal path/ road lights, water and electricity supply, security, sewerage, drainage, public works, fire-fighting systems and works, water tanks, etc.:



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1.16 "Force Majeure Event" shall mean any event or combination of events or circumstances beyond the control of the Promoter which cannot, despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Promoter's ability to perform obligations under this Agreement, which shall include but not be limited to:

- (a) acts of God i.e. fire, drought, flood, earthquake, epidemic, pandemic and natural disasters;
- (b) explosions or accidents, air crashes and ship wrecks, acts of terrorism;
- (c) strikes or lock outs, industrial dispute;
- (d) war and hostilities of war, riots, bandh, acts of civil commotion;
- (e) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Governmental Authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Allotment Letter;
- (f) any legislation, order or rule or regulation made or issued by the Government or any other Authority,
- (g) Acts associated with the action or inaction on the part of the Allottee/s resulting in breach of the terms and conditions of this Agreement and/or Applicable Law to be observed and performed by the Allottee/s and/or any interference or obstruction by the Allottee/s resulting in the delay or standstill of the work of construction or grant if approvals related to the Project.
- (h) Any internal modification at the instance of the Allottee/s and the time taken for its completion;



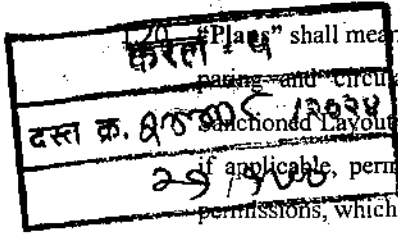
1.17 "FSI" / "Floor Space Index" shall have the same meaning as assigned to it in the Building Rules or Building By-Laws or Development Control Regulations applicable in the State of Maharashtra;

1.18 "Internal Apartment Amenities" shall mean the amenities, fixtures and fittings listed in the "Annexure I" annexed hereto proposed to be provided by the Promoter in the said Apartment:

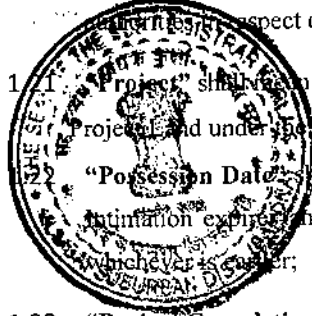
1.19 "Intimation" shall mean the written intimation that shall be given by the Promoter to the Allottee/s to take possession of the Apartment within a period of 15 (fifteen) days from the date of the intimation;



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"Plans" shall mean the drawings, plans, site plan, building plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan, sanctioned Layout Plan and such other plans and includes structural designs, if applicable, permissions such as environment permission and such other permissions, which are approved by the concerned authorities in respect of the Project together with the amendments, modifications and alterations related thereto and together with all future plans, drawings and layouts as may be submitted by the Promoter from time to time and approved by the concerned authorities in respect of the Project;



1.21 "Project" shall mean the proposed construction and development on the Project and under the name and style '78 East';

"Possession Date" shall mean the date on which the notice period under the continuation expires and/or the Allottee/s takes possession of the Apartment, whichever is later;

1.23 "Project Completion" shall mean the completion of the development of the Building as per the RERA Webpage subject to Force Majeure Event;

1.24 "Promoter Interest" shall mean the interest payable by the Promoters to the Allottee/s at 2 (two) percent above the State Bank of India Highest Marginal Cost of Lending Rate prevailing on the date on which the amount payable by the Promoters to the Allottee/s due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then it would be replaced by such the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public;

1.25 "Society" shall mean the existing Nehru Nagar Rajanigandha Co-operative Housing Society Limited.

1.26 "Structural Engineer" means a person who possesses a bachelor's degree or equivalent from an institution recognized by the All India Council of Technical Education or any university or institution recognized under a law or is registered as an engineer under any other law for the time being in force;

2. INTERPRETATION

Except where the context requires otherwise, this Agreement will be interpreted as follows:

2.1 The recitals recited hereinabove, annexures and schedules hereto shall form an integral part of this Agreement as if the same are set out and incorporated herein in verbatim;

2.2 Headings are for convenience only and shall not affect the construction or interpretation of any provision of this Agreement;



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- 2.3 Words importing the singular shall include plural and vice versa;
- 2.4 Reference to recitals, clauses, schedules and annexures are to recitals, clauses, schedules and annexure of this Agreement;
- 2.5 All words (whether gender-specific or gender neutral) shall be deemed to include each of the masculine, feminine and neutral gender;
- 2.6 The expressions "hereof," "herein" and similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular clause or provision in which the relevant expression appears;
- 2.7 References to "Rupees" and "Rs." are references to the lawful currency of India;
- 2.8 Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory instruments or orders made pursuant to statutory provisions;
- 2.9 A day, month or year means a day, month or year, as the case may be, reckoned according to the Gregorian Calendar;
- 2.10 Where the day on or by which anything is to be performed falls on a day, which is not a Business Day, then that thing shall be done on the next Business Day; and
- 2.11 Words and expressions used herein but not defined in the Act and defined in the any law for the time being in force or in the municipal laws or such other relevant laws of the appropriate government shall have the same meanings respectively assigned to them in those laws.

3. ALLOTMENT AND CONSIDERATION

- 3.1 Advait Builders and Developers, the Promoter herein shall construct the Building on the Project Land in accordance with the Approvals and Plans.
- 3.2 Subject to the terms and conditions of this Agreement, the Promoter hereby agrees to sell to the Allottee/s and the Allottee/s hereby agrees to purchase from the Promoter the Apartment together with the Internal Apartment Amenities at or for the consideration of **Rs. 83,52,300/- (Rupees Eighty Three Lakh Fifty Two Thousand Three Hundred Only)**
- 3.3 The Promoters do not granting & allotting to allottee parking space in the premises

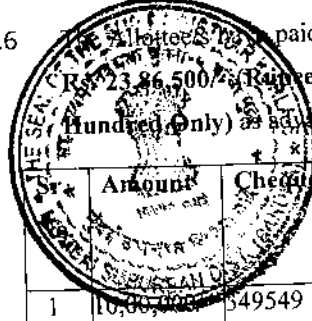


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3.4 कर्तव्य said Apartment shall hereinafter collectively be referred to as "the said Premises" and are more particularly described in the **SECOND SCHEDULE**
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Hereinafter written
23/9/20

3.5 Thus, the total consideration payable by the Allottee/s for the said Apartment together with the Internal Apartment Amenities is **Rs. 83,52,300/- (Rupees Eighty Three Lakh Fifty Two Thousand Three Hundred Only)**

3.6 The Allottee/s have paid on or before execution of this Agreement a sum of **Rs. 23,86,500/- (Rupees Twenty Three Lakh Eighty Six Thousand Five Hundred Only)** as advance payment in the following manner:



	Amount	Cheque No/ UTR No	Date of the Cheque/RTGS	Bank and Branch
1	10,00,000/-	349549	03-08-2023	State Bank Of India, Chembur
2	5,00,000/-	349550	06-10-2023	State Bank Of India, Chembur
3	5,00,000/-	349552	14-12-2023	State Bank Of India, Chembur
4	3,86,500/-	34554	22-03-2024	State Bank Of India, Chembur

3.7 The Allottee/s hereby agrees to pay to Promoter the balance consideration of **Rs. 59,65,800/- (Rupees Fifty Nine Lakh Sixty Five Thousand Eight Hundred Only)** in following manner.

Sr. No.	Particulars	Percentage of Total Cost
1.	Earnest Money	10%
2.	Execution of Agreement	10%
3.	On Completion of the plinth	20%
4.	On Completion of 2 nd Slab	03%
5.	On Completion of 4 th Slab	03%
6.	On Completion of 6 th Slab	03%
7.	On Completion of 8 th Slab	03%
8.	On Completion of 10 th Slab	05%



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9.	On Completion of 12 th Slab	05% दस्त क्र. 20800/2024
10.	On Completion of 14 th Slab	05% 20/1900
11.	On Completion of 16 th Slab	05%
12.	On Completion of 18 th Slab	10%
13.	On Completion of RCC Frame Work	
14.	On Completion of Walls, Floor Tiling and Window fittings of your Flat	05%
15.	On Completion of Sanitary fittings and internal plumbing of your Flat	05%
16.	On Offering physical possession to allottee/s	

3.8 The payment of the Consideration and the installments related thereto shall be subject to the deduction of tax ("TDS") as applicable from time to time. The Allottee/s hereby agrees and undertakes to make timely payment of the TDS in the manner provided under the Income Tax Act, 1961 and shall within 3 (three) days from the date of the payment being made provide the original TDS Certificates to the Promoter. The Allottee/s hereby agrees and undertakes that the Allottee/s shall solely be responsible for all consequences related to the non-payment of TDS to the Income Tax Authorities and non delivery of the TDS Certificate to the Promoter on time and any consequences related to non-payment including levy of penalties, interest, etc. shall be solely to the account of the Allottee/s and the Allottee/shall indemnify and keep indemnified the Promoter in respect thereof. Provided that at the time of handing over the possession of the said Apartment, if any TDS certificate / challans not produced, the Allottee/shall pay equivalent amount as interest-free refundable deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee/s producing such challan/ certificate within 2 (two) months of possession. Provided further that in case the Allottee/s fails to produce such challan/ certificate within the stipulated period of 2 (two) months, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Allottee/s.

3.9 The Consideration payable above excludes taxes (consisting of tax paid or payable by the Promoter by way of **Goods and Service Tax (GST)** and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project) payable by the Promoter up to the date of handing over the possession of the Apartment and shall be borne and paid by the Allottee/s alone and the Promoter shall never be liable, responsible



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and/or required to bear, and/or pay the same or any part thereof. All taxes, levies, duties, cesses, charges whether currently applicable or payable or which may become applicable or payable at any time in future including but not limited to GST, Swachh Bharat Cess, Krishi Kalyan Cess, land under construction tax and VAT, LBT and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies ("Statutory Charges") under the provisions of the applicable law or any amendments thereto pertaining or

to the sale of said Flat and/or the transaction contemplated herein and/or in respect of the Consideration and/or the other amounts are payable by the Allottee/s.

The Allottee/s shall also fully reimburse the costs and expenses that may be incurred by the Promoter by reason of any legal proceedings that may be instituted by the concerned authorities or the Government against the Promoter on account of such liability. Further, in an event additional taxes are levied in any manner or form by any concerned authorities or the Government on the transaction contemplated herein by virtue of change in the Applicable Law or otherwise then the Allottee/s shall solely be liable to make payment of such additional taxes.

3.10 The Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the concerned authority and/or any other increase in charges which may be levied or imposed by the concerned authorities from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the concerned authorities or the Government, the Promoter shall enclose the said notification/ order/ rule/ regulation that is published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

3.11 The Allottee shall deposit all payments towards the Consideration due and payable to the Promoter in the bank account held by the Promoter with Bank: Axis Bank, Branch: Mulund-West; in the name and style of '**Advait Builders and Developers Rera Account** bearing Account No. 922020006267671 (hereinafter called and referred to as the "Collection Account") and all the cheques/demand drafts etc. shall be drawn in favour of the aforesaid Collection Account. In case of any financing arrangement entered into by the Allottee/s with any financial institution with respect to the purchase of the Apartment, the Allottee/s shall ensure that such financial institution pays all such amounts towards the Consideration on respective milestones as mentioned hereinabove into the Collection Account and the Allottee/s shall give the necessary



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instructions to the financial institution. Any payment made in favour of any other account other than the Collection Account shall not be treated as payment towards the Consideration and shall be construed as a breach on the part of the Allottee/s, in which event the Promoter shall be entitled, at his own option, to terminate this Agreement in the manner stated in this Agreement and the consequences of termination as recorded in this Agreement shall follow.

- 3.12 In terms of provisions of the Act, the Axis Bank shall disburse the amount deposited with it in the **Collection Accounting** the proportion of 70% and the Bank shall transfer 70% of the amounts deposited as aforesaid in the Collection Account, to **Account No. 922020006267671** in the name of **Adiant Builders and Developers**

opened by the Promoter with Axis Bank which shall be designated account in terms of the said Act (hereinafter referred to as "**the Designated Account**").

- 3.13 The Allottee/s may obtain finance from any financial institution/bank or any other source for purchase of the Apartment at their cost and responsibility.

The Allottee/s's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee/s's ability or competency to obtain such financing and the Allottee/s will always remain bound to make payment of the Consideration, Statutory Charges and other amounts payable under the terms of this Agreement. The Promoter shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Apartment on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses/ makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Allottee/s shall not make such refusal/ delay an excuse for non-payment of any instalments / dues to Promoter within stipulated time as per the Payment Plan.

- 3.14 The Promoters shall intimate the Allottee/s of the completion of the construction of each stage in writing/mail and shall support the same with (i) a Certificate from the Promoters' Architect certifying that the given stage of construction has been completed. The Allottee/s agrees and confirms that the payment of instalments shall be made to the Promoter within a period 10 (ten) working days from the date of receipt of the aforesaid written intimation along with a copy of the Architects Certificate, without any delay or default, in terms of this Agreement. It is specifically agreed by the Allottee/s that this Agreement shall not create any right, interest and/or claim of the Allottee/s on the Apartment agreed to be sold until and unless all the amounts due and payable by the Allottee/s and as recorded herein are paid by the Allottee/s to the Promoter in the manner provided herein.



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3.15 The Promoter shall confirm the final RERA Carpet Area that has been allotted to the Allottee/s after the construction of the same is completed and the Occupation Certificate is granted by the concerned authority, by furnishing details of the changes, if any, in the Carpet Area. In case if there is any variation in the area of the Apartment exceeding three percent then in that event the Consideration shall stand modified proportionately and the total price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter.

It is understood between the Parties that every instance of refund by the Promoters to the Allottee/s or further payment of consideration by the Allottee/s to the Promoter shall be made within a period of 30 (thirty) days from the date of the change in area being ascertained.

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

3.16 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Project and handing over the Apartment to the Allottee/s and the Common Areas and Amenities to the Society after receiving the Completion Certificate. Similarly, the Allottee/s shall make timely payments of the instalments and other dues payable by him/her and meet the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoter as provided in the Payment Plan hereinabove.

4. DEFAULT IN PAYMENT OF CONSIDERATION

4.1 The Allottee/s agrees to pay to the Promoter Allottee/s's Interest, as defined above, on all the outstanding amounts which become due but remain unpaid by the Allottee/s to the Promoter under the terms of this Agreement. The

Allottee/s's Interest shall be payable from the date the concerned payment becomes due and payable till the date of actual payment. All payments made by the Allottee/s shall first be adjusted against the outstanding interest amount, if any, then towards the principal amount and then towards Statutory Charges, if any.

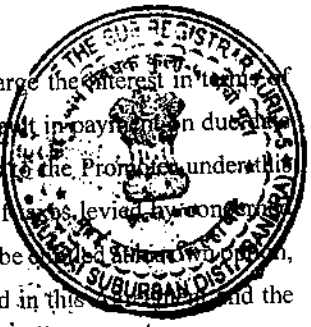
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4.2 In addition to the Allottee/s's liability to pay Allottee/s's interest, the Allottee/s shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid and ~~incurred~~ by the Promoter for the purpose of enforcing payment of and recovering from the Allottee/s any dues whatsoever payable by the Allottee/s under this Agreement.

4.3 Without prejudice to right of the Promoter to charge the interest in terms of this Agreement, on the Allottee/s committing default in payment of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including their proportionate share of ~~taxes~~ levied by competent authority and other outgoings), the Promoter shall be entitled to terminate this Agreement in the manner stated in this Agreement and the consequences of termination as recorded in this Agreement shall follow.



5. INTERNAL APARTMENT AMENITIES AND COMMON AREAS AND AMENITIES

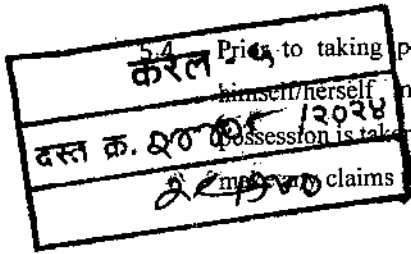
5.1 The Internal Apartment Amenities to be provided in the Said Apartment and the materials to be used in the construction of the Building and the specifications thereof are those as set out in ANNEXURE H.

5.2 The Allottee/confirms that the Promoter shall not be liable to provide any other fixtures and fittings save and except those mentioned in Annexure H. However, in the event of an unreasonable rise in the prices of the fixtures and fittings assured under Annexure H and /or shortage in the availability of such fixtures and /or fittings, the Promoters shall endeavour to obtain similar quality internal apartment amenities. The Allottee/s hereby agrees and undertakes that the Allottee/s shall not raise any objection or dispute in the event of there being any marginal difference in the quality / standard of the Internal Apartment Amenities.

5.3 The Allottee/s hereby confirms that the Promoter has full right to change the fixtures and fittings to be provided, in the circumstances wherein there is an uncertainty about the availability of fixtures and fittings required to be provided, either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoter. The Allottee/s agrees not to claim any reduction or concession in the Consideration on account of any change or substitution in the Internal Apartment Amenities.



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5.4 Prior to taking possession of the Apartment, the Allottee/s shall satisfy himself/herself in respect of the Internal Apartment Amenities. Once possession is taken, the Allottee/s shall not be entitled to raise any demands or claims hereafter.

5.5 With regard to the Common Areas and Amenities which are described in ANNEXURE Annexed hereto, it is agreed that:



The Allottee/s will not have any right, title and interest in respect of the said Common Areas and Amenities; The Allottee/s shall only be permitted to use the said Common Areas and Amenities on such terms and conditions as the Promoter shall deem fit;

(b) The Allottee/s hereby confirms and consents to the irrevocable, absolute and unfettered right of the Promoter to develop, sub-develop and/or assign its rights, give on lease, sub-lease, and/or deal with and dispose of the unsold Apartments and allot parking spaces and including common areas, in the manner deemed fit by the Promoter without any consent or concurrence of the Allottee/s or any other person. The Allottee/s confirms that the aforesaid recreational facilities are available only for the use and enjoyment of the holders of various apartments of the Building. The Allottee/s hereby covenants to exercise his/ her right consistently with the rights of the other prospective Allottee/s and undertakes not to do any act, matter or thing which would affect/ prejudice the right of the other Allottee/s of their respective apartments including the covered parking spaces and the Common Areas and Amenities.

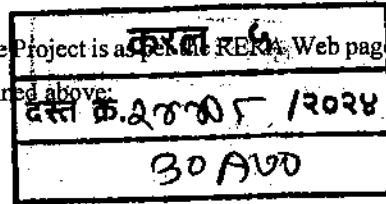
6. LAYOUT OF THE PROJECTLAND

The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents clearly informed, represented and disclosed to the Allottee/s as under:

- (a) According to the Sanctioned Layout Plan, the Project shall comprise of 01 Building having 02 (Two) wings;
- (b) The Building shall have Stilt for Stack parking+ 1st to 17th habitable upper floors;
- (c) The Common Areas and Amenities to be provided in the Project are listed in ANNEXURE D annexed hereto;

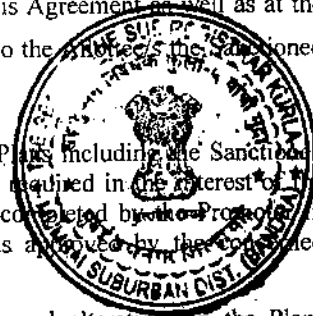


- (d) The estimated date of completion of the Project is as per the REKA Web page subject to Force Majeure Event as defined above.



7. ALTERATION IN THE PLANS

- 7.1 The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents disclosed to the Allottee/s the Sanctioned Layout Plan relating to the Project Land.
- 7.2 The Promoter shall make all efforts that the Plans including the Sanctioned Layout Plan are not altered unless absolutely required in the interest of the Project. The Project shall be developed and completed by the Promoter in accordance with the Approvals and Plans as approved by the concerned authorities.
- 7.3 The Promoter shall not make any additions and alterations in the Plans including the Sanctioned Layout Plan, the nature of fixtures, fittings and amenities relating to the Apartment without obtaining prior consent, in writing, of the Allottee/s in respect thereof. Provided that no prior consent of the Allottee/s shall be required if the variation, modification, alteration or addition in the Apartment is required by the Government, the concerned authorities or due to change in the Applicable Law.
- 7.4 It is agreed by and between the Parties hereto that due to any reason, if there is variation in the area of the said Apartment, then the consequences as stated in Clause 3.15 hereinabove shall apply.
- 7.5 It is further agreed by and between the Parties that the Promoter may make minor additions or alterations in the Apartment as may be required by the Allottee/s or such minor changes or alterations as may be necessary due to the architectural and structural reasons duly recommended and verified by the Architect or Structural Engineer after proper declaration and intimation to the Allottee/s in that regard. Provided that the expression minor additions or alterations excludes structural changes including addition to the area or change in height of the Apartment, or removal of part of the Building, or any change in the structure such as construction or removal or cutting into of any wall or part of a wall, partition, column, beam, joist, floor including mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress of a change to the fixtures or equipment's etc.



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7.6 It is clarified that for the purpose of the aforesaid Clause 7.5, the Allottee/s irrespective of the number of apartment booked by him/ her in the name of his/ her family or in the case of other persons such as companies/firms/association of individuals etc. booked in its name or booked in the name of its associated entities/related enterprises shall be considered as one Allottee/s only.

7.7 The Promoter declares that they shall

utilize the prevailing FSI permissible in respect of the Project Land and the future FSI may become available in future in case of any modification of the Development Control Regulations.

7.8 In the event of any change in the FSI rules or relaxation of permissible building height, if additional FSI becomes available or consumable by whatever name called then in such event, the Promoter shall be entitled to use, utilize, consume and avail such FSI on the Project Land by constructing additional structures or additional floor/s in the Building. If due to any change in the Applicable Laws or by introduction of any policy by the Government of Maharashtra or any other concerned authorities any development benefit including benefit of TDR is available in respect of the Project Land, as recipient plot, then in such an event, the Promoter shall be entitled to avail such benefits/ TDR benefit by utilizing the same on the Project Land as desired by the Promoter.

7.9 The Promoter shall have the absolute, irrevocable and unconditional right and entitlement to and it may in its sole discretion effect and/or cause to be effected, any extra and additional construction whatsoever on and in respect of the Project Land including, but not limited to, constructing additional floor/s or extensions on and/or wing/s and/or other extension/s to the Building to be constructed on the Project Land and/or construct additional and/or other building/s and/or other structures on the Project Land by utilizing the FSI and/or TDR of the Project Land and/or the contiguous, adjacent or adjoining lands or properties at any time, whenever the same is permitted to be constructed by the concerned authorities.

7.10 The Allottee/s hereby expressly waives any right to raise any objection for the amendment of the Plans and/or construction of the additional floors or wings, to use and consume the balance FSI/TDR in respect of the Project Land. The Allottee/s further agrees that he/she shall not be entitled to claim any rebate in the Consideration or any other advantage from the Promoter on the ground of the Promoter making additional construction or any other ground whatsoever.

8. COMPLETION

The Intimation shall be given by the Promoter only upon the Promoter obtaining the Occupation Certificate from the concerned authority.



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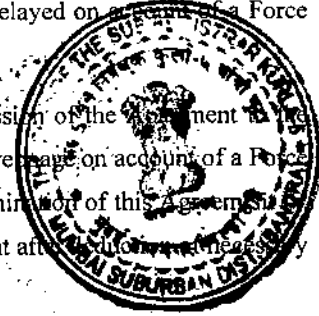
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9. FORCEMAJEURE

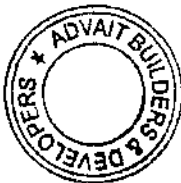
9.1 Upon a Force Majeure Event arising and the same continuing for a period of 30 (thirty) days, the Promoter shall inform the Allottee/s of the same and the Allottee/s shall acknowledge having been put to notice thereof.

9.2 The Promoter shall be entitled to a reasonable extension of time for giving Intimation, if completion of the Apartment is delayed on account of a Force Majeure Event.

9.3 If the Promoter fails or neglects to give possession of the Apartment to the Allottee/so as per the date available on RERA website on account of a Force Majeure Event then, the Promoter shall, on termination of this Agreement, the Allottee/s shall be liable to refund the amount after deducting the necessary cancellation charges as mention below:-



- i. an amount equal to 10% of the Sale Price for the said Flat plus applicable government levies therein (if any) as and by way of adjustment, recovery, and pre-estimated and agreed liquidated damages.
- ii. Service tax, VAT, GST, and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.
- iii. the taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said Flat up to the date of termination of this Agreement.
- iv. the amount of interest payable by the Purchaser/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid.
- v. any diminution in the sale price or market value of the said Flat at the time of termination.
- vi. the amount of brokerage paid by the Promoter;
- vii. Registration and stamp duty charges and expenses for the execution and registration of the Cancellation Deed.
- viii. Charges of postage, telephone/SMS charges, transportation charges.
- ix. All cost, charges, and expenses, including reasonable legal fees, incurred by the Promoter in exercising any right, power, or remedy conferred by this Agreement in favor of promoter, and all such sums shall become part of the Outstanding Balance and shall be paid to the promoter by the Allottee immediately and without any delay or demur.

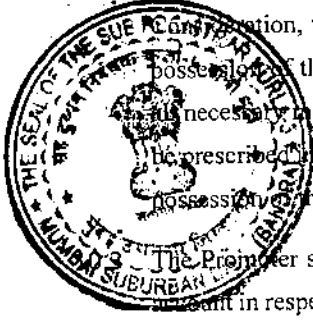


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10. POSSESSION
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10.1 The Promoter shall within 7 (seven) days of receiving the Occupation Certificate of the Project give the Intimation to the Allottee/s. The Intimation shall call upon the Allottee/s to take possession of the Apartment within a period of 15 (fifteen) days from the date of receipt of the Intimation.

10.2 Upon receiving the Intimation, the Allottee/s shall pay the balance amount due to the Promoter within the period stated above and shall take possession of the Apartment from the Promoter. The Allottee/s shall execute all necessary indemnities, undertakings and such other documentation as may be prescribed in this Agreement and under the Act and the Promoter shall give possession of the Apartment to the Allottee/s.



The Promoter shall not be liable, responsible and / or required to render the amount in respect of the amounts mentioned hereinabove. It is hereby clarified that the aforesaid amounts mentioned hereinabove does not include the dues for electricity, gas and other bills for the said Apartment and the Allottee/s shall be liable to pay electricity, gas and other bills for the individual meters separately. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Allottee/s agrees to pay to the

Promoter, such other charges or such other amounts under such heads as the Promoter may indicate and the Allottee/s agrees to pay to the Promoter, such increased charges as the Promoter may indicate without any demur.

10.4 In the event the Allottee/s fails and/or neglects to pay any of the amounts and/or to take possession within the specified period, it shall be deemed that the Allottee/s has taken possession from the date of expiry of the notice period specified in the Intimation and that date shall be deemed to be the "**Possession Date**" and all obligations of the Allottee/s related to possession of the said Apartment shall be deemed to be effective from the said Possession Date.

Further, on failure of the Allottee/s to take possession, the Promoter shall be entitled at his own option, to terminate this Agreement in the manner stated in this Agreement and the consequences of termination as recorded in this Agreement shall follow.

10.5 Maintenance charges shall be decided by the Society and shall be paid to the Society directly by the Allottee/s on and from the Possession Date.

The Promoter shall handover all the necessary documents and plans as per the local laws to the Society within a period of 30 (thirty) days after obtaining the Occupation Certificate.



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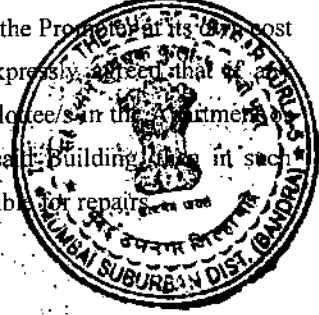
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11. DEFECT LIABILITY PERIOD

If within a period of 5 (five) years from the date of Occupation Certificate in respect of the said Apartment, the Allottee/s brings to the notice of the Promoter, in writing, any structural defect or any other defect in the workmanship, quality or provision of services or any other obligations of the Promoter under this Agreement relating to the development in the Apartment or in the building in which the Apartment is situated, then, wherever possible such defects shall be rectified by the Promoter at its own cost within a period of 30 (thirty) days. It is, however, expressly agreed that if a complaint / defect arises due to changes made by the Allottee/s in the Apartment or the said Building or Allottee/s/s of other flats in the said Building then in such circumstances the Promoter shall not be liable or responsible for repairs.



12. USE AND OCCUPATION

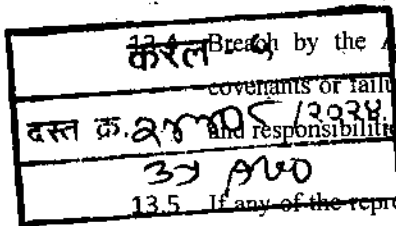
- 12.1 The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and for no other purpose whatsoever.
- 12.2 The Allottee/s shall not carry out any activities from the said Apartment that shall be a cause or a source of nuisance or annoyance to the Promoter or other occupiers of the Building or to any one in its vicinity or neighbourhood.
- 12.3 The Allottee/s shall use the Covered Parking Space only for purpose of parking the Allottee/s's owned vehicle. The Covered Parking Space is for parking light motor vehicles only and not for parking lorry, tempo, public transport vehicle, tourist vehicles etc.
- 12.4 In the event if any increase in local taxes, water charges, insurance and such other levies, are imposed by the concerned authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee/s, the Allottee/s alone shall bear and pay such penalty, premium or other sums of money demanded.

13. TERMINATION

- 13.1 The occurrence, happening or existence of any of following events shall be considered as the "Allottee/s's Event of Default".
- 13.2 Failure on part of the Allottee/s to make payment of any installments/ towards Consideration and/or Statutory Charges and/or any other amounts under this Agreement; or
- 13.3 Failure on part of the Allottee/s to take possession of the Apartment within the time stipulated and in the manner set out in Clause 10.1 hereinabove; or



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Breach by the Allottee/s of any of their representations, warranties and covenants or failure to perform, comply and observe any of their obligations and responsibilities as set forth in this Agreement; or

13.5 If any of the representations, declarations and/or warranties etc. made by the Allottee/s in the Booking Form, Acceptance Letter, Allotment Letter, present Agreement and/or any other documents executed and/or entered into or to be executed and / or entered into by the Allottee/s is untrue or false:

13.6 If the Allottee/s have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound-up;

13.7 If the Promoter is of the opinion that the Allottee/s are unable to pay its debts and/or makes, on any time made, a composition with the creditors;

13.8 If the Allottee/s have been declared and / or adjudged to be of unsound mind;

13.9 If the Promoter is of the opinion and/or belief that the Allottee/s is an undesirable element and/or is likely to cause nuisance and/or cause hindrances in the completion of the development of the said Property and/or anytime thereafter and/or it is apprehended that he/she/they is/are likely to default in making payment of the amounts mentioned in this Agreement:

13.10 If the Promoter is of the opinion and/or belief that any material information affecting the transaction contemplated herein has been suppressed by the Allottee/s;

13.11 Any other acts, deeds or thing, which the Allottee/s may omit or fail to perform in terms of this Agreement, which in the opinion of the Promoter, amounts to an event of default. The Allottee/s hereby agrees and confirms that the decision of the Promoter in this regard shall be final and binding on the Allottee/s.

13.12 On the occurrence, happening or existence of any of the Allottee/s's Events of Default as stated above, the Promoter shall be entitled to give notice of 15 (fifteen) days in writing by registered post acknowledgement due at the address provided by the Allottee/s and/or mail at the e-mail address provided by the Allottee/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement ("**Allottee/s's Default Notice**"). Upon failure of the Allottee/s to rectify/cure the Allottee/s's Event of Default within the time period stipulated in the Allottee/s's Default Notice, this Agreement shall automatically stand terminated without any further notice / intimation to the Allottee/s. It is clarified that upon such automatic termination of this Agreement, no separate document / Deed of Cancellation shall have to be executed / registered between the Parties, provided that if the Promoter

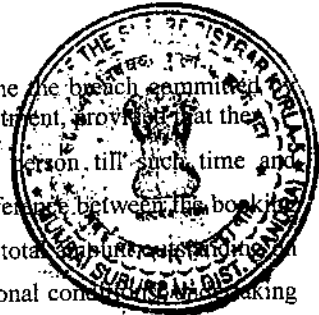


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requires the Allottee/s to execute and register a deed, document, or writing including a Cancellation Deed, then the Allottee/s shall do the same without any delay or demur. On failure of the Allottee/s to execute and register a deed, document, or writing including a Cancellation Deed as stated above, the Promoter shall be entitled to file declaration recording the automatic termination and cancellation of this Agreement before the Sub-Registrar of Assurances.

13.13 The Promoter may, at its sole discretion, condone the breach committed by Allottee/s and may revoke cancellation of the allotment, provided that the Apartment has not been re-allotted to another person, till such time and Allottee/s agrees to pay the unearned profits (difference between the booked price and prevailing sales price) in proportion to total sales till the date of restoration and subject to such additional conditions as may be decided by the Promoter. The Promoter may at its sole discretion waive the breach by Allottee/s for not paying the aforesaid instalments but such waiver shall not mean any waiver in the interest amount and the Allottee/s will have to pay the full amount of interest due.



13.14 On and from the date of such termination on account of Allottee/s's Event of Default as mentioned herein above, the Parties mutually agree that the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Promoter) within a period of 30 (thirty) days of the termination, the Consideration or part thereof which may till then have been paid by the Allottee/s to the Promoter but the Promoter shall not be liable to pay to the Allottee/s any interest on the amount so refunded. Upon the cancellation/ termination, the Promoter shall be entitled to sell or otherwise dispose of the Apartment to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as Promoter may in its sole discretion think fit and proper and the Allottee/s shall not be entitled to raise any objection or dispute in this regard.

13.15 The said refund by the Promoter to the Allottee/s, sent through cheques/demand draft by hand delivery or registered post acknowledgement due at the address of the Allottee/s mentioned herein or by email or by any other means, shall be full and final satisfaction and settlement of all claims of the Allottee/s under this Agreement, irrespective of whether the Allottee/s accepts / encashes the said cheques / demand draft or not.



Handwritten signatures and initials.

करेता In the case of joint allotment of the Apartment in favour of joint Allottee/s, the Promoter shall make all payments/refund under the terms of this Agreement upon termination to the first mentioned Allottee/s, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint Allottee/s.

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13.17 If the Promoter fails or neglects to give possession of the said Apartment to the Allottee/s on the Possession Date subject to a grace period of 6 (six) months or such longer date as may be extended by the Parties by mutual consent then the Allottee/s shall have the option to terminate this Agreement after giving 15 (fifteen) days' notice in writing. Upon such termination of this Agreement by the Allottee/s, the Promoter shall be liable to return the amounts received by the Promoter from the Allottee/s under the terms of this Agreement together with the Promoter's interest and compensation in the manner provided under this Agreement, however excluding the amounts received from the Allottee/s towards payment of the Statutory Charges. In such a case the Promoter shall refund the amount along with the Promoter's Interest and compensation to the Allottee/s within a period of 30(thirty) days from the date on which such refund along with the Promoter's Interest and compensation becomes due and payable to the Allottee/s. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the Allottee/s under this Agreement. It is agreed that, notwithstanding anything contained in the law for the time being in force, upon the termination of this Agreement by the Allottee/s, the claim of the Allottee/s shall be restricted to refund of monies paid with interest as aforesaid and that the Allottee/s shall neither be entitled to claim nor shall it claim for loss and/or damages and/or mental trauma or otherwise howsoever. The Promoter shall be entitled to allot and/or deal with and dispose of the said Flat to any third party without reference or recourse to the Allottee/s.

14. INDUCTION AS MEMBER OF THE SOCIETY

14.1 The name of the Building shall always be "78 East".

14.2 As the Society is already in existence, the Promoter shall call upon the Allottee/s to join in as member of the Society and for this purpose also from time to time sign and execute the application for membership and other papers and documents necessary for becoming a member, duly filled, signed and return to the Promoter within 15 (fifteen) days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to make necessary application to the Society for admitting the Allottee/s as the member of the

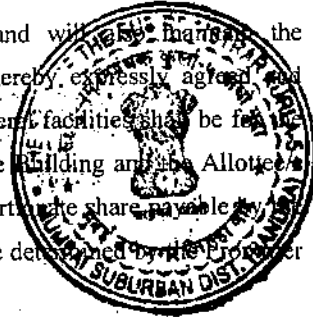


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Society subject to the Allottee/s making payment of requisite membership fees and share application money to the Society.

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14.3 It is expressly agreed that the Society will maintain all the Common Areas and Amenities including but not limited to the internal street lighting, common water tanks and water pipe lines and water connections and all other common services, benefits, facilities and advantages and with the recreation ground, club house etc. and it is hereby expressly agreed and confirmed between the Parties that all such general facilities shall be for the use of the Allottee/s of all the apartments in the Building and the Allottee/s shall pay proportionate share thereof. The proportionate share payable by Allottee/s to the Promoter/ the Society as may be determined by the Promoter /the Society shall be final and binding.



14.4 It is expressly and specifically agreed, understood and confirmed that considering the overall development of the Project Land, the Allottee/shall not take charge or demand administration of the Building, till the construction of the Building is duly completed by the Promoter by obtaining occupation certificate and till entire F.S.I. including TDR consumption benefits available in respect of the Project Land is duly utilized by the Promoter and the Allottee/s and Allottee/s of all the apartments in the Project have observed and performed and fulfilled their obligations under their respective agreements with the Promoter without any delay or default. As the Project Land is owned by the Society the Allottee/confirms that he/ she will not call upon or compel the Promoter to do any other act, deed or thing in pursuance of the Act in regards to the lease of the Project Land and/or the Building.

14.5 The Allottee/shall observe, perform and comply with the rules and regulations and bye-laws of the Society as well as any additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the Project Land and the apartments and covered parking spaces therein. The Allottee/s also agrees to abide by the Applicable Law, the Act and the bye-laws of the Society. The Allottee/s shall also observe and perform all the terms and stipulations laid down by the Society regarding occupation and use of the said Premises and shall pay all taxes and outgoings in respect thereof, in accordance with the terms of this Agreement and as stipulated by the Society.

14.6 The Allottee/s of the other apartments and/or transferees of the Apartment shall, subject to payment of share application money, membership fees, reimbursement of amount contributed by the Promoter to the Society towards contribution of their share to the society fund, be admitted and made members of the Society with the same rights, benefits and interests and subject to the



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conditions, duties, liabilities and obligations as stated herein. The Allottee/hereby expressly recognizes, confirms, agrees and consents to the Promoter's rights, benefit and interests as aforesaid and to what is mentioned hereinabove in this clause and the Allottee/s, shall not raise any objection or dispute in respect thereof.

15. TAXES AND OUTGOINGS

15.1 On and from the Possession Date, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the Carpet Area of the Apartment) of outgoing in respect of the said Premises, the Building and the Project namely share of the registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, insurance, salaries of the sweepers, Chowkidars and other local taxes, charges or such other levies by the concerned authority of Government and all expenses necessary and incidental to the management and maintenance of the said Premises, the Building and the Project.

15.2 The Allottee/s shall be liable to pay the interest, penalty or charges that may become payable on account of any delay in payment towards the taxes and outgoing

15.3 In case after the handing over of possession of the Apartment, on the Promoter determining that there is any deficit in any of the amount, then the Allottee/s shall forthwith on demand pay to the Promoter the Allottee/s's proportionate share to make up such deficit.

15.4 It is hereby clarified that the aforesaid amounts mentioned hereinabove do not include the dues for electricity, gas and other bills for the Apartment and the Allottee/s shall be liable to pay electricity, gas and other bills for the individual meters separately.

15.5 It is clarified that till such time each apartment in the building is not being separately assessed for municipal taxes and water charges, the Allottee/shall pay to the Promoter/ Society a proportionate share of the municipal tax, water charges and all such relevant charges applicable assessed by the concerned authorities in respect of the Building and the Common Areas and Amenities. Such proportion shall be determined by the Promoter/ Society on the basis of the area of the Apartment. However, for the purpose of determining such proportion, the area of the unsold apartments shall not be taken into account.

16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

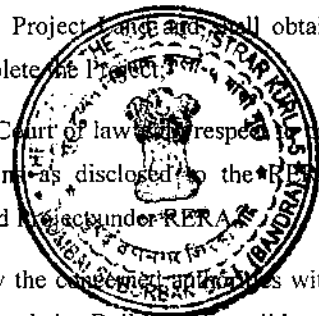
The Promoter hereby represents and warrants to the Allottee/s as follows, which representations and warranties the Allottee/s have independently verified and has satisfied himself / herself / itself regarding the same.



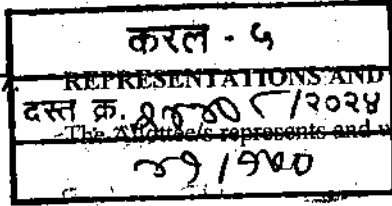
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- 16.1 The Promoter has a clear and marketable title with respect to the Project Land in the manner provided in the Certificate of Title annexed to this Agreement and has the absolute right to carry out re-development upon the Project Land;
- 16.2 The Promoter has actual, physical and legal possession of the Project Land for the implementation of the Project;
- 16.3 The Promoter has lawful rights and requisite approvals from the concerned authorities to carry out development on the Project and shall obtain requisite approvals from time to time to complete the Project;
- 16.4 There are no litigations pending before any Court of law with respect to the Project Land save and except the litigation as disclosed to the RERA Authority at the time of registration of the said Project under RERA;
- 16.5 All approvals, licenses and permits issued by the concerned authorities with respect to the Project, Project Land, Wing and the Building are valid and subsisting and have been obtained by following due process of law. Further, all Approvals, Plans, licenses and permits to be issued by the concerned authorities with respect to the Project, Project Land, and the Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all Applicable Laws in relation to the Project, the Project Land, the Building and the Common Areas and Amenities;
- 16.6 The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- 16.7 The Promoter has duly paid and shall continue to pay and discharge undisputed 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 Project completion time, to the concerned authorities;
- 16.8 No notice from the Government or any other concerned authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Land) has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the said Certificate of Title;
- 16.9 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned authority at the time of sanctioning the Plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned authority Occupation Certificate and/or Completion Certificate in respect of the Apartment.



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17. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE/S

The Allottee/s represents and warrants to the Promoter as follows:-

- (a) The Allottee/s have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up, as the case maybe;
- (b) no receiver and/or liquidator and/or official assignee or any person is appointed of the Allottee/s or all or any of its assets and/or properties;
- (c) The Allottee/s have neither received any notice of attachment under any rule, regulation, statute etc. nor their assets/properties are attached;
- (d) no notice is received from the Government of India (either Central, State or Local) and/or from abroad for his/ her/ their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a habitual defaulter and/or a warrant is issued against him/ her/
- (e) no execution or other similar process is issued and/or levied against him/ her and/or against any of his/ her assets and properties;
- (f) he/ she is not of unsound mind and/or is not adjudged to be of unsound mind;
- (g) he/ she has not compounded payment with his creditors;
- (h) he/ she is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- (i) he/ she is competent to contract and enter into this Agreement as per the Applicable Laws.

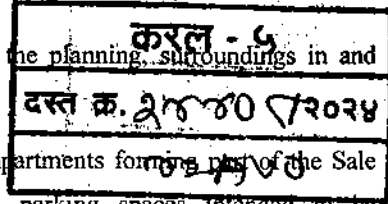
18. MUTUAL COVENANTS

18.1 Notwithstanding anything contained herein, it is agreed between the Parties hereto, that the sample Apartment, if any, constructed by the Promoter and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of show casing the Apartments and the Promoter is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as may be displayed in the sample Apartment other than as expressly agreed by the Promoter under this Agreement.

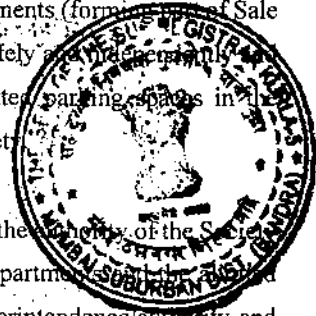
18.2 The Allottee/s confirms, understands and agrees that the information, details, images, sketches and elevation contained in the leaflets/ brochures or any other printed material are only indicative and artistic imagination and may not be exact or accurate, and the same does not form either the basis or part of the offer or contract. The Allottee/s further confirms and accepts that he/ she has only relied upon the approved plans. The Allottee/s confirms that he/she/they



have do inspection and is/are aware of the planning, surroundings in and around the said Project Land.



18.3 The Promoter shall be entitled to allot apartments forming part of the Sale Component together with the allotted parking spaces intended to be constructed on the Project Land with a view that ultimately the Allottee/s of the various apartments in the Building shall be admitted as members of the Society. It is agreed and clarified that the Promoter shall have all the rights and shall be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the apartments (forming part of Sale Component) and the allotted parking spaces separately and independently to the Allottee/s of all the apartments and the allotted parking spaces in the Building shall be admitted as members of the Society.



18.4 Though the Society is in existence, the powers and the authority of the Society and/or the Allottee/s and/or other holders of the apartments and the allotted parking spaces, shall be subject to the overall superintendence/authority and control of the Promoter in respect of all the matters concerning the Building and, in particular the Promoter shall have absolute authority and control as regards the unsold/not allotted apartments etc. and the same till the disposal thereof. Every Allottee/s of an apartment shall be admitted as member of the Society on being called upon by the Promoter with payment Rs. 500/- for the membership money and entrance fee and such Allottee/s shall not be discriminated or treated prejudicially by the Society.

18.5 The Promoter shall, if necessary, become a member of the Society in respect of its right and benefits conferred/reserved herein or otherwise entitled to in whatsoever manner. If the Promoter transfers, assigns and disposes off such rights and benefits at any time to anybody, then the assignee, transferee and/or the buyers thereof shall if necessary become the members of the Society in respect of the said right and benefits. The Allottee/s herein and the Society will not have any objection to admit such assignees or transferees as its members and the Allottee/s hereby gives their specific consent to them being so admitted.

18.6 The Promoter shall not be liable or required to pay to the Society any transfer fees/charges and/or any amount, compensation whatsoever for the sale/allotment or transfer of the apartments (forming part of the Sale Component) after the Building is handed over to the Society. The Society shall not issue Share Certificate to the Allottee/s without obtaining a No Objection Certificate from the Promoter certifying that the Promoter has no outstanding dues pending on any account to be received from the Allottee/s and remaining unpaid. If the Society issues Share Certificates to the Allottee/s without

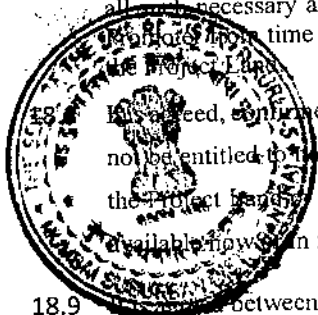


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adhering to or abiding by the aforesaid condition, the Allottee/s as well as the Society shall be jointly and severally responsible and liable to pay such amounts due and payable, if any, by such Allottee/s to the Promoter and the Promoter shall have a charge on the said Apartment and the shares that would have been issued/allotted to the Allottee/s.

18.7 As and when called upon by the Promoter, the Allottee/s agrees and undertakes to unconditionally sign and execute necessary forms, applications, undertakings, documents as may be required by the Promoter for admitting the Allottee/s as the member of the Society. The Allottee/s further agrees and undertakes that the Allottee/s shall do as also cause the Society to do/ ratify, all such necessary acts, deeds, matters and things as may be required by the



from time to time for safeguarding their interest in the Building and its use, and covenanted by the Allottee/s that the Allottee/s shall not be entitled to or shall he/she demand a sub-division or amalgamation of the Project Land or be entitled to any FSI exceeding the FSI used or any FSI available now or in future and consumed in the Building.

18.9 between the Promoter and the Allottee/s that the Promoter shall be entitled to develop the Project Land in the manner as the Promoter may desire. The Promoter is retaining full rights for the purpose of providing ingress or egress to the Allottee/s from the Project Land in the manner deemed fit by the Promoter and the Allottee/s unequivocally consents / agrees not to raise any objection or dispute regards the same now or any time in the future and the Allottee/s acknowledges that hardship may be caused during such time and undertakes expressly never to object to the same. The Promoter shall be entitled to recover the proportionate amount towards such insurance premium from the Allottee/s herein and the Allottee/s of all other apartments in the Project.

19. ALLOTTEE'S COVENANTS

19.1 The Allottee/s shall not raise any objection and/or raise any disputes in respect of the provisions of this Agreement and shall discharge all the obligations towards the Promoter on the terms particularly stated herein.

19.2 The Allottee/s shall pay the entire Consideration, Statutory Charges and all other amounts that may be payable by the Allottee/s under this Agreement and/or under any Applicable Law without any delay or demur.

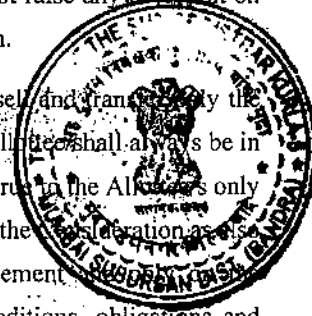
19.3 The Promoter shall be entitled to consume such F.S.I. as may be available in respect of the Project Land or any part thereof or otherwise on the Project Land at present or in future and for the purposes of consuming such balance and/or additional F.S.I. to construct extensions and/or additional floors as the Promoter may think fit and proper in accordance with the terms of the Development Agreement.



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- 19.4 The Promoter shall be entitled from time to time to amend/modify the Sanctioned Layout Plan to construct the Buildings consuming the FSI or may be available from time to time including FSI in any format, if permissible by the concerned authorities, carry on the construction and complete such construction and sell the apartments in the Buildings at the Promoter's absolute discretion.
- 19.5 The Allottee/s as the member of the Society shall not raise any objection on any ground as to the Promoter's rights, reserved herein.
- 19.6 Under this Agreement, the Promoter has agreed to sell and transfer the Apartment and nothing further and the right of the Allottee shall always be in respect of the Apartment only and such right will accrue to the Allottee/s only on the Allottee/s making payment to the Promoter of the consideration as well as all amounts strictly in accordance with this Agreement. The Allottee/s shall ensure performance and full compliance of the terms, conditions, obligations and covenants herein contained.
- 19.7 The Promoter shall be entitled to alter the terms and conditions of the agreements to be executed relating to the other apartments in the Buildings and including the user thereof and the persons who purchase the other apartments in the Buildings shall be entitled to use the apartments acquired by them for such purpose as may be agreed to by and between the Promoter and such persons and as may be permissible under the Act and the rules thereunder;
- 19.8 The development rights for the Project Land have been granted to the Promoter by the Society with a current membership of 40 members and with an understanding that the Allottee/shall be admitted as the member of the Society.
- 19.9 The Promoter shall cooperate with the Allottee/s and assist her/him in acquiring membership to the Society within 90 days from the date of possession mentioned in pursuance of this Agreement for Sale. The Allottee/s agrees and undertakes that within 15 (fifteen) days from the Possession Date, the Allottee/s, *inter alia*, shall do the following to be admitted as a member of the Society:
- Apply for Membership with the applicable membership fee;
 - Execute an undertaking to use the Apartment for the purpose for which it is allotted and not to change the user thereof and to abide by all the bye laws, rules and regulations of the Society;
 - To unconditionally sign and execute necessary forms, applications, undertakings and documents as may be required by the Promoter.



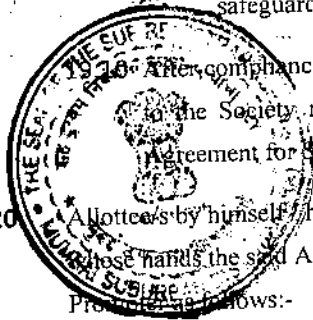
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Pay maintenance charges (as decided by the Society), outgoings due and taxes in respect of the Apartment shall be paid directly to the

Make payment of applicable fee/charges/funds in aggregate as maybe informed by the Society from time to time to be added to the corpus prior to membership in the Society in accordance herewith.

(f) Cause the Society to do/ratify, all such necessary acts, deeds, matters and things as may be required by the Promoter from time to time for safeguarding their interest in the Project Land and the Building.



After compliance with the aforesaid requirements, the Allottee/s shall submit to the Society membership application form along with true copy of this Agreement for Sale (being duly registered).

20 Allottee/s by himself/herself / themselves with intention to bind all persons into whose hands the said Apartment may hereinafter come, hereby covenants with the Promoter as follows:-

(a) The Allottee/shall not do or suffer to be done anything in or to the Building, Apartment, additional areas, staircase, common areas or any passages which may be against the rules, regulations or byelaws of concerned authority or change/alter or make addition in or to the building or to the Apartment itself or any part thereof and to maintain the Apartment and the additional areas at the Allottee/s's own cost in good repair and condition from the date on which the Allottee/s are permitted to use the Apartment. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority and shall also pay any penal charges levied by the authorities.

(b) The Allottee/shall not store anything in the refuge floor nor store any goods in the Apartment which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building or storing of which goods is objected to by the concerned authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building and in case any damage is caused to the structure of the building on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and shall repair the same at their/their own costs.



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- (c) Not to change the user of the Apartment and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the Apartment and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.
- (d) Not to demolish or cause to be demolished the Apartment or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Apartment or any part thereof and keep the portion, sewers, drains, pipes in the Apartment and appurtenances in the same good repair and condition and in particular so as to support, shelter and protect other parts of the building;
- (e) Not to make any alteration in the elevation and outside colour of the paint and glass of the building and not to cover/enclose the service ducts or any of the projections from the Apartment or within the Apartment, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, parris or other structural members in the said Premises without the prior written permission of the Promoter/Society, nor do / cause to do any hammering for whatsoever use on the external/dead wall so the building or do any act to affect the FSI potential of the Project Land.
- (f) Not to affix any fixtures or grills on the exterior of the building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the Apartment. The Allottee/s shall fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertakes to not fix any grill having a design other than the standard design approved by the Promoter.
- (g) Not to install a window air-conditioner within or outside the Apartment.
- (h) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- (i) Not to delay / default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned authority and/or Government and/or other public authority from time to time.
- (j) Not to transfer or assign the Allottee/s's right, interest or benefit under this Agreement and / or let, sub-let, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and licence, care taker, paying guest or tenancy basis or induct any person/s into or part with the Apartment



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until all the payments whether due or not but payable by the Allottee/s to the Promoter under this Agreement or otherwise under any law are fully paid up and until the Allottee/s have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s have intimated in writing to the Promoter and the Promoter has given its prior written consent and also on intending transferee undertaking to observe and perform and carry out the terms and conditions as may be imposed in that behalf and the costs and expenses of such agreement will be paid by the Allottee/s. Such consent shall be at the discretion of the Promoter and upon such terms and conditions as stipulated therein.



Not to throw or dump rubbish, rags, garbage or other refuse or permit the same to be thrown from the Apartment into the compound or the refuge floor or any portion of the Project Land and the building;

Shall not at any time cause or permit any public or private nuisance or to use or any part thereof or do anything which shall cause any annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter. Further, the Allottee/s shall not keep pets and/or domesticated animals in or upon the Apartment, the Building or the Project Land or any part thereof;

- (m) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the

Apartment and/or the Building nor litter or permit any littering in the common areas in or around the Apartment and/or the Building and at the Allottee/s' s own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the Apartment and/or the Building to the requirement and satisfaction of the Promoter and/or the concerned authorities;

- (n) Shall either by himself/ herself/ themselves or any person claiming by / through / from the Allottee/s not do anything which may or is likely to endanger or damage the Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, lifts, automation system if any, DG, STP, basement ventilation system, fire measures, meters, etc. or any other facility provided in the Building;

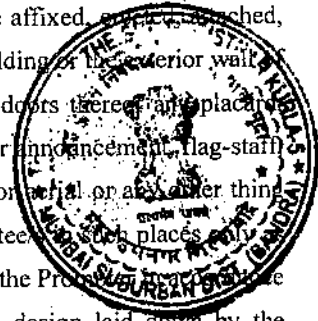


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(o) Shall not display at any place in the building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the building or the Common Areas and Amenities or in any other place or on the window, doors and corridors of the Building;

(p) Shall not affix, erect, attach, paint or permit to be affixed, attached, painted or exhibited in or about any part of the building or the exterior walls of the Apartment or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or anything or any other thing whatsoever save and except the name of the Allottee. Such placards etc. shall have been previously approved in writing by the Promoter and shall be with and in such manner, position and standard design laid down by the Promoter;



(q) Not to use the open places, terrace, stilt in the building or compound or common areas thereof or in the said Project elsewhere for killing of animals and/or birds or in public view or otherwise or to offend religious feelings of other communities;

(r) Not to park at any other place and shall park all vehicles in the allotted/ designated parking spaces only as may be earmarked and prescribed by the Promoter;

(s) Not to any time demand partition of the building and/or the Project Land etc. and/or his/ her/ their interest, if any.

(t) Shall not violate and shall abide by all rules and regulations framed by the Promoter / its designated Project Manager or by the Society for the purpose of maintenance and up-keep of the Buildings and in connection with any interior / civil works that the Allottee/s may carry out in the Apartment.

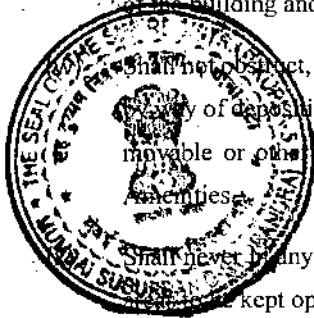
(u) Shall not violate and shall observe and perform all the rules and regulations which the Society may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Building and the apartments therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



M *Advait*

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Shall not do or permit or suffer to be done anything in or upon the Apartment or any part of the building which is or may, or which in the opinion of the Promoter is or may, at any time be or becomes a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining apartments or the neighbourhood provided always that the Promoter shall not be responsible to the Allottee/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining apartments of the building and the Allottee/shall not hold the Promoter so liable.



Shall not obstruct, cause or permit any form of obstruction whatsoever whether movable or otherwise, within the Apartment or in the Common Areas and shall never in any manner enclose any flower beds/pocket terrace/s and other shed or enclosure and shall not include the same in the Apartment and keep the same unenclosed at all times. The Promoter shall have the right to inspect the Apartment and the additional areas at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the Apartment and the additional area to its original state.

21. CREATION OF THIRD PARTY RIGHTS

21.1 BY THE PROMOTER-

- (a) The Promoter can transfer or assign his rights and liabilities in respect of the Project to a third party with prior written consent from two-third Allottee/s, Provided that such transfer or assignment shall not affect the allotment or sale of the Apartment under this Agreement.
- (b) On transfer or assignment being permitted by the Allottee/s, the intending promoter shall be required to independently comply with all pending obligations under this Agreement and under the provisions of the RERA Act.
- (c) It is clarified that any transfer or assignment as stated above shall not result in extension of time to the intending promoter to complete the Project and the intending promoter shall be required to comply with all the pending obligations of the Promoter and in case of default such intending promoter shall be liable to the consequences of breach or delay as provided in this Agreement.



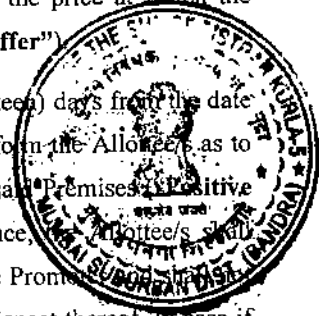
करल - ५

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21.2 BY THE ALLOTTEE/S-

- (a) In case if the Allottee/s desires to assign and transfer his/ her rights under this Agreement to any other person or party then in that event the Allottee/s shall intimate the Promoter/Society, as the case may be, in writing of the Allottee/s's intent to sell and the price at which the Allottee/s intends to sell the said Premises("Offer")
- (b) The Promoter shall within a period of 15 (fifteen) days from the date of receipt of the Offer from the Allottee/s inform the Allottee/s as to whether the Promoter desires to acquire the said Premises ("Positive Acceptance"). In case of Positive Acceptance, the Allottee/s shall complete the sale transaction in favour of the Promoter and shall not negotiate with any other person or party in respect thereof. In case if the Promoter fails to complete the sale transaction within a period of 30 (thirty) days from the date of the Positive Acceptance, then in that event, the Allottee/s shall be at liberty either to grant the Promoter extension of time for completion of the transaction and /or in the alternative cancel the transaction. In case if the Allottee/s elects to cancel the transaction, then in that event the Allottee/s shall be at liberty to deal with the said Premises in such manner as the Allottee/s may deem fit and proper.
- (c) In case if the Promoter fails to respond to the Allottee/s within the aforesaid period of 15 (fifteen) days from the date of receipt of the Offer or respond to the Allottee/s in the negative expressing its disinterest to acquire the said Premises, then in that event, the Allottee/s shall be at liberty to deal with the said Premises in such manner as the Allottee/s may deem fit and proper subject to the payment of all outstanding dues payable by the Allottee/s to the Promoter.
- (d) Stamp duty or other charges as may be applicable on any transfer shall be paid by the Allottee/s / proposed transferee. The Allottee/s shall indemnify and keep indemnified the Promoter against any action, loss, damage or claim arising against Promoter for non payment of such stamp duty and requisite charges.
- (e) The transfer shall be allowed only subject to clearing all the sums that shall be due and payable to Promoter on the date of submission of the request application. The Allottee/s shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer.

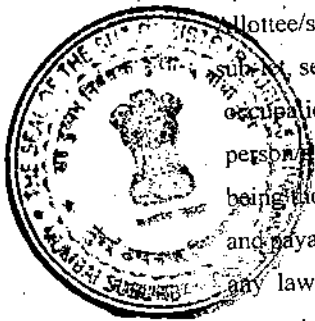


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29/9/20

It is specifically made clear to the Allottee/s that, as understood by the Promoter, at present there is no direction/order passed by the concerned authority restricting any nomination/ transfer/ assignment of the said Apartment by the Allottee/s. However, in the event any such direction/ order is passed by the concerned authority after the date of this Agreement, the Allottee/s shall abide by the same.

(g) It is agreed between the Parties that notwithstanding anything contained herein, the Allottee/shall not transfer or assign the



Allottee/s's right, interest or benefit under this Agreement and/or lease, sub-let, sell, mortgage and/or otherwise transfer, assign or part with occupation or give on leave and license, tenancy basis or induct any person into or part with the said Apartment until all the payments being the Consideration, Statutory Charges and all other amounts due and payable by the Allottee/s under this Agreement or otherwise under any law are fully paid up. The Allottee/shall obtain prior written consent from the Promoter before selling, assigning, letting, sub-letting, etc. of the said Premises as stated above.

22. MISCELLANEOUS

22.1 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment, the Building, the Project Land or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him along with, the Covered parking space and the Internal Apartment Amenities.

22.2 The Allottee/confirms that the Allottee/s have visited and has physically seen the Project Land and is not entering into this Agreement solely on the basis of any advertisement, brochure or oral representation concerning the said Apartment or the Building.

22.3 The Allottee/s hereby declares that he/she has gone through this Agreement and all the documents related to the said Apartment and the Project Land and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has entered into this Agreement and further agrees not to raise any objection in regard to the same.

Mr *Amal*



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22.4 For the purposes of this transaction, the details of the PAN of the Promoters and the Allottee/s are as follows:-

(a) M/S. ADVAIT BUILDERS AND DEVELOPERS PAN No. -

AAQFA1009B

(b) ALLOTTEE/S-PAN. No. AKEPD8628B

23. WAIVER

23.1 No forbearance, indulgence, relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of any provision and any waiver or acquiescence by them of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

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

24. BINDING EFFECT

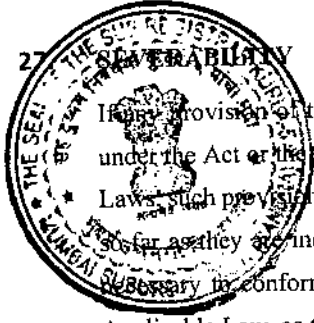
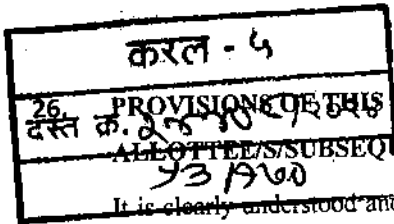
Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with the Schedule and Annexures hereto along with the payments due as stipulated in the Payment Plan by the Allottee/s and secondly, appears for registration of this Agreement before the concerned Sub- Registrar as and when intimated by the Promoter.

25. ENTIRE AGREEMENT

This Agreement, along with its Schedules and Annexures, 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, brochures, documents and/or arrangement entered into, executed and/or provided, whether oral or written between the Parties in regard to the said Apartment, the Building or the Project Land.



M *Doogh*



If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the rules and regulations made thereunder or under other Applicable Law, such provisions of this Agreement shall be deemed to be amended or deleted insofar as they are inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the Applicable Law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

28. FURTHER ASSURANCES

The 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.

29. NOTICES

- a. All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee/s: Mr. Ashish Prakash Dangle

Allottee/s's Address: Room No-8/9 C-7, Near Old Buddha Vihar, Siddharth Colony Chembur, Chembur Mumbai-400071.

Notified Email ID : ashish.dangle0909@gmail.com

Name of Promoters:

1. Advait Builders and Developers

advait.builders@gmail.com



करल - ५

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- b. It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case maybe.
- c. In case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to be considered as properly served on all the Allottee/s.

30. INDEMNITY

The Allottee/s hereby covenants with the Promoter to pay from time to time all times the amounts which the Allottee/s are liable to pay under this Agreement and to indemnify and keep indemnified the Promoter and its agents and representatives, at all times against any expenditure, loss or expense arising many claim, damages, claims, suits, proceedings, expenses, charges that the Promoter may suffer as a result of non-payment, non-observance or non- performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorized alteration, repairs or wrongful use etc. to the said Premises, including the amount expended on litigation in enforcing / defending rights herein and/or on account of or occasioned by any accident or injury to the Allottee/s or their representatives or any person/s visiting the Allottee/s or their family, guests or visitors or staff. or all persons claiming through or under the Allottee/s, before or after taking possession of the said Premises and during the occupation, use and enjoyment of the Building, the Project Land and the Common Areas and Amenities.

31. GOVERNING LAW

The rights and obligations of the Parties under this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.

32. SETTLEMENT OF DISPUTES

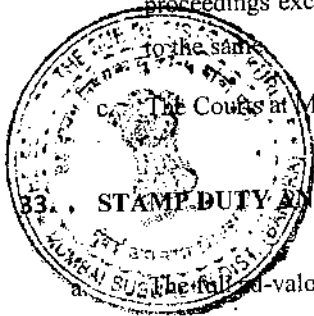
- a. All disputes and differences which may arise between the Parties or any of them, from or out of or in any manner whatsoever relating to these presents or its subject matter, and/or the interpretation thereof, and/or in respect of the rights, duties, liabilities, responsibilities or obligations of the Parties or any of them, shall be attempted to be mutually resolved between the Promoter and the Allottee/s. In the event of failure of the Parties to resolve the dispute, the same shall be referred to arbitration of a Sole Arbitrator to be mutually appointed by the Parties within 30 (thirty) days from the date of notice invoking arbitration. In the event the Parties fail to appoint a Sole Arbitrator as mentioned hereinabove, then in that event the



करल - ५
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Provisions of the Arbitration and Conciliation Act, 1996 shall accordingly apply. Such arbitration shall be held in accordance with and be governed by and be subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The award of the Arbitrator shall be final and binding upon the Parties.

- b. Such arbitration shall be held only at Mumbai and in English language. The Parties shall, however, continue to meet their respective obligations as specified hereunder during the Arbitration proceedings and no payment due or payable to the Promoter shall be withheld (except to the extent disputed and forming part of arbitration dispute) on account of initiation, commencement or pendency of such proceedings except in the event Arbitration proceedings are initiated pertaining



The Courts at Mumbai will alone have exclusive jurisdiction in the matter.

83. STAMP DUTY AND REGISTRATION CHARGES

The full and-valorem Stamp Duty in accordance with the Maharashtra Stamp Act, 1958 shall be borne and paid by the Promoter alone in full. The registration charges in accordance with the Indian Registration Act, 1908 and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including on this Agreement and the expenses incidental to this Agreement shall be borne and paid by the Allottee/s. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s' account.

- b. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within a period of 7 (seven) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

MK *Amal*

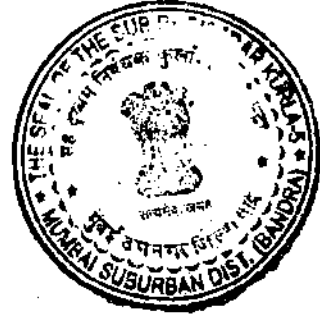


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५६/१९७०

SCHEDULE 1
(Description of the Said Property)

All that piece and parcel of land admeasuring about 1039.51 sq. Mtrs including Tit Bit area of 50.87 Sq. mtrs and scheme R.G. of 198.01 Sq. mtrs and the erstwhile Building No. 78, Nehru Nagar Rajanigandha Chsl, that was consisting of ground plus 4 upper floors, lying being and situated at CTS No. 6 A/1, 6/216 to 6/224, of village Kurla-III, Taluka- Kurla, Mumbai Suburban District together with all easement right situated, lying and being at Nehru Nagar, MHADA Layout, Kurla (E), Mumbai – 400 024 and bound as follows:

ON OR TOWARDS EAST : Nalla.
ON OR TOWARDS WEST : BUILDING NO. 80.
ON OR TOWARDS SOUTH : BUILDING NO. 77.
ON OR TOWARDS NORTH : 40 FEET WIDE ROAD.



Wk *Advaith*

करल - ५
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SCHEDULE 2

(Description of the Said Premises)

Residential Premises being Flat No. 1201, "A" Wing admeasuring 541 sq.ft. RERA Carpet Area, having on the 12th floor, of the Building called "78 East" Building No. 78, Nehru Nagar Rajanigandha Chsl, being constructed in the Project by the Promoter.

W *Amph*



करल - ५
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 १५/११/२०२४

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

SIGNED, SEALED and DELIVERED

By the within named

the party of First part

M/S ADVAIT BUILDERS AND DEVELOPERS)

In pursuance to the authority letter dated .../.../....)

Through its Authorized Partners

Shri Tushar S. Khatu

In the presence of—



Tushar



1. *Rohas Khatu*.....)

2. *[Signature]*.....)



SIGNED SEALED AND DELIVERED

By the within named "ALLOTTEE/S"

MR. ASHISH PRAKASH DANGLE)

Dangle



In the presence of—

1. *Rohas Khatu*.....)

2. *[Signature]*.....)

करल - ५
दस्त नं. २०४०/२०२४
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RECEIPT

RECEIVED from the Allottee/s Mr. Ashish Prakash Dangle, total sum of Rs. 23,86,500/- (Rupees Twenty Three Lakh Eighty Six Thousand Five Hundred Only) being the advance payment payable by the Allottee/s to us on or before the execution of these presents in respect of sale of the said Apartment.



WE SAY RECEIVED

ADVANT BUILDERS AND DEVELOPERS.



M. Khatu

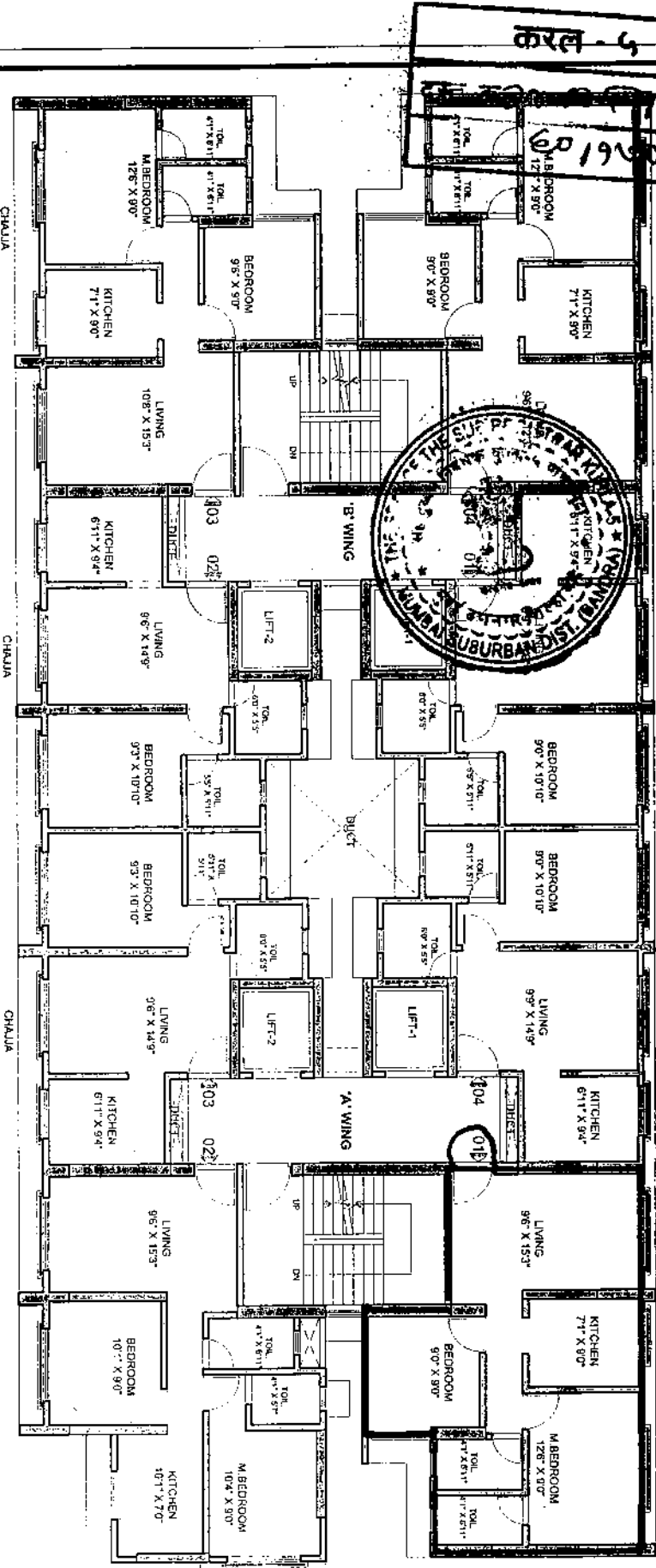
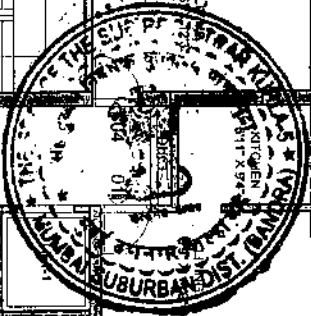
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ROAD SIDE



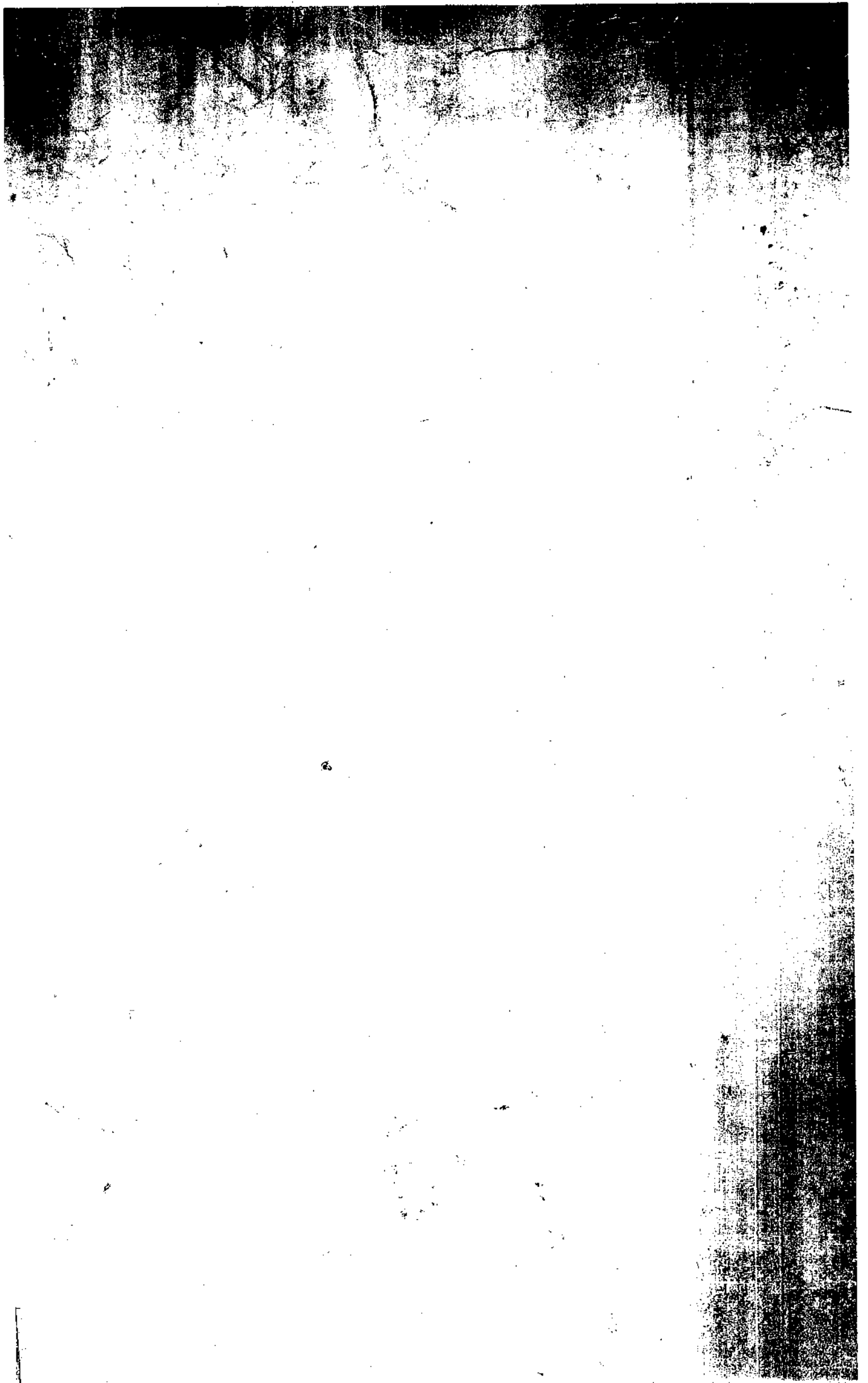
TYPICAL FLOOR PLAN

PROJECT NAME	"78 EAST", NEHRU NAGAR, KURLA.
OWNERS NAME	MRASHISH PRAKASH DANGLE
WING	A
FLOOR	12th
FLAT NO.	1201



M

Advaith



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



करल - ५
दस्त क्र. २४४०७/२०२४
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MAHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted under the Maharashtra Building Regulation Act, 1962 and Maharashtra Building Regulation No. TPB4315/167/CR-51/2015/UD-11 dt. 12.11.2020)

"AMENDED PLAN"

No. MH/EE/ (B.P)/GM/

Date- 22 JUN 2023



To,

Architect,

Shri. Vilas Dikshit of M/s. Shilp Associates,

317, E-Square, Subhas Road, above State Bank of India,

Vile-Parle (E), Mumbai – 400057.

Sub: Proposed redevelopment of existing building No.78 Known as Nehru Nagar
Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1. 6/216 to 6/224, at village
Kurla Nehru Nagar, Kurla (E), Mumbai – 400 024.

- Ref:**
1. Zero FSI IOA plans issued by MHADA dated 01.06.2019.
 2. Zero FSI C.C. Issued on 12.11.2020.
 3. Concession u. No. IT- 148 approved on dtd. 18.06.2021.
 4. Last Amended plans issued on 04.10.2021.
 5. Further C.C. dtd. 25.11.2021.
 6. Further C.C. approved on 25.01.2023
 7. Revised Concession u.no. IT-229 dtd.22.05.2023
 8. Application letter from Architect Shri Vilas Dikshit dated 29.05.2023.

Dear Applicants,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 04.10.2021 approved by MHADA and Amended plans following conditions: -

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.

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करल - ५
दस्त क. २७४०८/२०२४
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3. That the payment as per schedule of installment shall be made.
4. That C/C shall get endorsed.
5. That the up-to-date paid receipts of A. A. & C. I. ward shall be submitted.
6. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
7. That the valid Janata insurance policy shall be submitted.
8. That the quarterly progress report shall be submitted by L.S./Architect.
9. That the certificate from GVK informing this office that the AMSL height of the building under reference is within permissible AMSL issued by the concerned authority shall be submitted before OC.
10. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
11. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. 123708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
12. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MCGM/MIHADA and its officers, servants, agents and the Municipal commissioner / CEO/VP, MIHADA against any all/actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCPR 2034.
13. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
14. That the N.O.C. from local electric supply co. shall be submitted.

करल - ५
दस्त क. २०७०८/२०२४
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15. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

16. That the final outcome of parking provision by Govt. of Maharashtra shall be binding on you.

17. That the applicant shall deploy the construction labour as per provision of labour compensation Act. 1923 and as per suo motto in Supreme Court.

18. The work shall be carried out between 6.00 am to 10.00 pm.

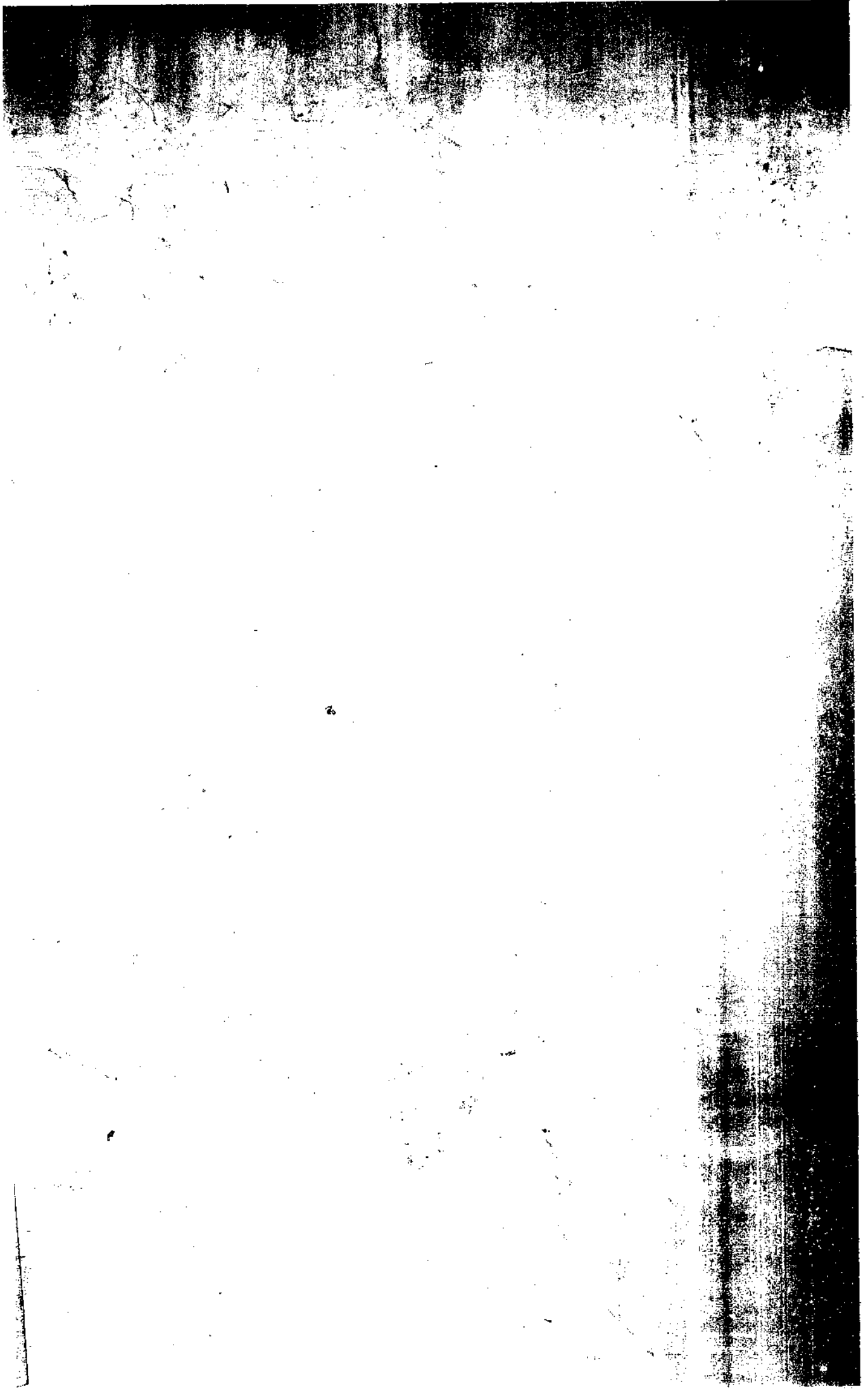
19. That the valid B.G. shall be submitted.

One set of amended plans duly signed and stamped is hereby returned in the token of Approval.



(Signature)
(Anil N. Rathod)

Executive Engineer (E.S.)
B.P. Cell/GM/MHADA.



करल - ५
दस्ता क्र. २४४०८/२०२४
६४११००

"ANNEXURE B"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा

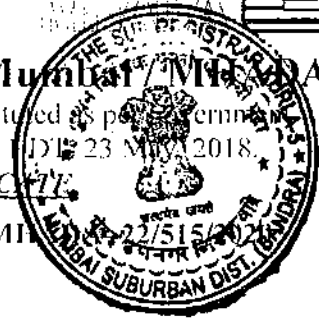


Building Permission Cell, Greater Mumbai/MHADA

(A designated Planning for MHADA layouts constituted as per Government
regulation No. TPB/4315/167/CR-51/2015/UD-1) Dtd: 23 May 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)GM/MHADA
Date: 12 May 2020



To,
M/s. Advait Builders & Developer C. A.
to Rajnigandha Co.- Op. Hsg. Soc. Ltd.
Nehru Nagar, Kurla (E), Mumbai 400024.

Sub:- Proposed redevelopment of existing building No.78 Known as Nehru Nagar
Rajnigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1,6/216 to 6/224 at
village Kurla Nehru Nagar, Kurla (E), Mumbai - 400 024
Ref : 1. I.O.A plans issued by MHADA dated 04.09.2020.
2. A/dated application dated 02.11.2020.

Dear Applicant

With reference to your application dated 02.11.2020 for development
permission and grant of Plinth Commencement Certificate under section 41 & 69
of Maharashtra Regional Town Planning Act, 1966 to carry out development and
building permission under section 45 of Maharashtra Regional and Town Planning
Act, 1966 to redevelopment of the existing building No.78 Known as Nehru
Nagar Rajnigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1,6/216 to 6/224,
at village Kurla Nehru Nagar, Kurla (E), Mumbai – 400 024

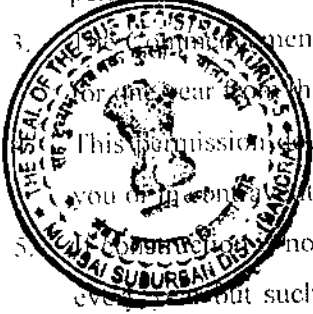
The Commencement Certificate/Building Permit is granted subject to
compliance as mentioned in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-
22/515/2020 dt. 04.09.2020 and following conditions.

गृहनिर्माण भवन, कलानगर, ठाणे - ४०० ०५१
दूरध्वनी : ६६४०६०००
फॅक्स नं. : ०२२-२६५९२०५९

Griha Nirman Bhavan, Kolanagar, Thane (East) - Mumbai 400 051.
Phone : 66405000
Fax No.: 022-26592059
Website : www.mhada.maharashtra.gov.in

करल - ५
दस्त क्र. २४०५/२०२४
१. Area

1. ~~Area~~ created in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. This Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
This permission does not entitle you to develop land which does not vest in you or in compliance of the provision of coastal zone management plan.
4. If such commencement certificate is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.



करल - ५
दस्त क्र. २०००७२०२४
८/६/२०२०

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

8. That the work shall be carried out as per the approved plans, specifications and all other relevant permissions applicable to this proposed work. The undersigned Executive Engineer, Greater Mumbai, has appointed Shri. Dinesh Mahajan, Executive Engineer, Greater Mumbai, to exercise his powers and function of the Planning Authority under the said Act.



This C.C. is issued for work upto plinth as per approved IOA plans dated 04.09.2020.

This C.C. is valid upto 11 NOV 2021

Sd/-

(Dinesh Mahajan)
Executive Engineer/B.P. Cell
Greater Mumbai/ MHADA

Copy to:

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/BP Cell/MHADA
- 3) The Architect/Layout Cell/M.B.
- 4) Executive Engineer/Kurla Division/Mumbai Board
- 5) Asst. Commissioner 'L' Ward (MCGM)
- 6) A.A. & C. 'L' Ward (MCGM)
- 7) A.E.W.W. 'L' Ward (MCGM)
- 8) Architect Shri Vilas Dikshit, Of M/s. Shilp Associates

(Dinesh Mahajan)
Executive Engineer/B.P. Cell
Greater Mumbai/ MHADA

करल - ५
दस्त क्र. २०२०२५/२०२४/एच.ए.डी.एम. महाराष्ट्र-२१/११/२०१
Date 02 DEC 2021

For further up to top of 14th upper floor
 of wing 'A' and wing 'B' i.e. Building comprising
 of common shaft for parking + 1st to 14th upper
 floors of wing 'A' and wing 'B' as per approved
 amended plan dated 04.10.2021.



A. K. Chaudhari
 Executive Engineer (GM)
 Eastern Suburban/
 Maharashtra Housing & Area
 Development Authority
 Banara Hill, Mumbai - 51

करल - ५
दस्त क्र. २४४०७/२०२४
८१/१५००



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/1/Amend

To

9. M/s. Advait Bulider &
Developers C.A. to Nehru Nagar
Rajanigandha Co.Op. Hsg Soc.
Bungalow No.81/A, Kamgar Nagar,
Kurla (E), Mumbai - 400024.



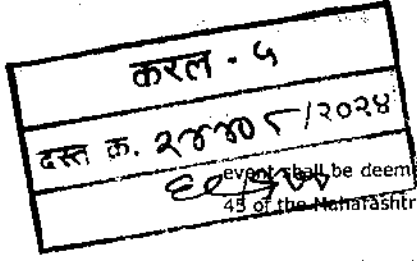
Sub : Proposed redevelopment of existing building No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1, 6/216 to 6/224, at village Kurla Nehru Nagar, Kurla (E), Mumbai - 400 024

Dear Applicant,

With reference to your application dated 05 January, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing building No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1, 6/216 to 6/224, at village Kurla Nehru Nagar, Kurla (E), Mumbai - 400 024.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an



even shall be deemed to have carried out the development work in contravention of section 43 and 43 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 11 November, 2023

Issue On : 12 November, 2020

Valid Upto : 11 November, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2020/CC/1/Old

Remark :

This CC is issued for work under Plinth as approved IOA plans dtd.04.09.2020

Issue On : 02 December, 2021

Valid Upto : 11 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2021/FCC/1/Old

Remark :

This further CC upto top of 14th upper floor of Wing 'A' and Wing 'B' i.e. Building comprising of Common Stilt for parking + 1st to 14th upper floor Wing 'A' & Wing 'B' as per amended plans dtd.04.10.2021

Issue On : 25 January, 2023

Valid Upto : 11 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/1/Amend

Remark :

This Further C.C. is granted vertical extension from 15th floor to 16th upper residential floor for Wing A & B (i.e. Wing - A & B. Wing 'A' & 'B' is consist of Common Stilt + 1st to 16th upper Residential Floor with total building ht. 50.75 mt. from AGL to terrace level as per last approved Amended plans issued by MHADA on dated-04.10.2021 vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-22/515/2021

✓
Name : Anil Nardeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 25-Jan-2023 14:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.

करल - ५
दस्त क्र. २०४०७२०२४
७०/१७०

3. Asst. Commissioner L Ward MCGM.

Copy to :-

4. EE Kuria Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM
7. Architect / LS - VILAS VASANT DIKSHIT.
8. Secretary Nehru Nagar Rajanigandha Co.Op. Hsg Soc.



करल - ५
दस्त क. १००८०८/२०२४
७९/१९७०



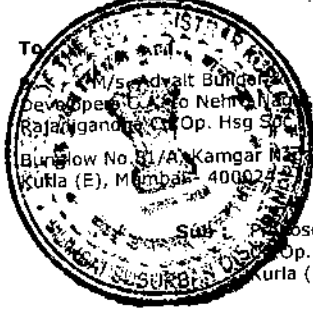
Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/2/Amend

Date : 28 July, 2023



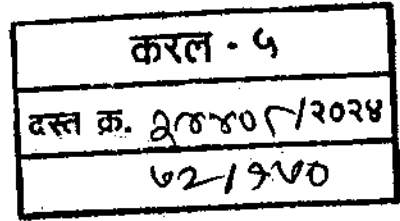
Subject: Proposed redevelopment of existing building No.78 Known as Nehru Nagar Rajanigandha Co. Op. Hsg Soc. Bearing C.T.S. No. 6A/1, 6/216 to 6/224, at village Kuria Nehru Nagar, Kuria (E), Mumbai - 400 024

Dear Applicant,

With reference to your application dated 05 January, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing building No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1, 6/216 to 6/224, at village Kuria Nehru Nagar, Kuria (E), Mumbai - 400 024.**

The Commencement Certificate/Building permission is granted on following conditions.

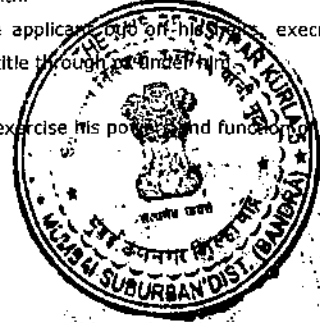
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an



event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but also on his executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.



This CC is valid upto dt. 11 November, 2023

Issue On : 12 November, 2020
Application No. : MH/EE/(BP)/GM/MHADA-22/515/2020/CC/1/Old
Remark :
This C.C. issued for work upto Plinth as approved IOA plans dtd.04.09.2020

Valid Upto : 11 November, 2021

Issue On : 02 December, 2021
Application No. : MH/EE/(BP)/GM/MHADA-22/515/2021/FCC/1/Old
Remark :

Valid Upto : 11 November, 2022

This further CC upto top of 14th upper floor of Wing 'A' and Wing 'B' i.e. Building comprising of Common Still for parking + 1st to 14th upper floor Wing 'A' & Wing 'B' as per amended plans dtd.04.10.2021

Issue On : 25 January, 2023
Application No. : MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/1/Amend
Remark :

Valid Upto : 11 November, 2023

This Further C.C. is granted vertical extension from 15th floor to 16th upper residential floor for Wing A & B (i.e. Wing- A & B. Wing 'A' & 'B' is consist of Common Still + 1st to 16th upper Residential Floor with total building ht. 50.75 mt. from AGL to terrace level as per last approved Amended plans issued by MHADA on dated-04.10.2021 vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-22/515/2021

Issue On : 28 July, 2023
Application No. : MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/2/Amend
Remark :

Valid Upto : 11 November, 2023

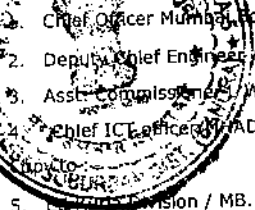
This C.C. is now Further extended from 16th floor to 17th upper Residential Floor for Wing A & 16th to 17th upper residential floors + 18th (pt.) for fitness center for wing B. (i.e. up to Top of 17th upper residential floors of Wing A & up to Top of 18th (pt.) upper floors of Wing B) i.e. height upto 58.05 mtr. from AGL as per approved Amended IOA plans dated 22.06.2023

करल - ५
दस्त क. २४४०८/२०२४
७३ १७०

✓
Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 28-Jul-2023 14:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

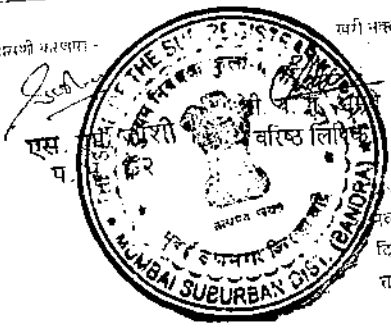
- 
1. Chief Officer Mumbai Board.
 2. Deputy Chief Engineer / B.P. Cell/MHADA.
 3. Asstt. Commissioner / Ward MCGM.
 4. Chief ICT Officer, MHADA for information & uploaded to MHADA website.
 5. Chief Engineer / MB.
 6. A.E.W.W L Ward MCGM.
 7. A.A. & C L Ward MCGM
 8. Architect / LS - VILAS VASANT DIKSHIT.
 9. Secretary Nehru Nagar Rajanigandha Co.Op. Hsg Soc.

करल - ५
 दस्त क्र २७४०८ / २०२४
 ७६ १९४०

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा
 तालुका/न.भु.मा.का. -- न.भु.अ. कुर्ला
 व.पा. क्र. कुर्ला भाग - ३
 शासनाच्या दिवसव्या आकारणीच्या निघा पाड्याच्या
 तालुका आणि त्याच्या वेळ न्यायालयीन नियम न्याय

न.भु.अ. कुर्ला
 मुंबई उपनगर जिल्हा



१५८०
 १०१५४८
 २८५४८
 ३०५४८

कुर्ला

करल - 4
 दस्त क. 28005/2028
 02/11/20

श्री. य. ग. अमते
 वरिष्ठ लिपिक

अर्ज क्रमांक 9760 (अर्जाचा नाव जयशिव याशदा रम)
 अर्ज प्रसंगी क्र. 901486 / संख्या 3
 नसबाना रकम 25,14,150 / रकम 60
 दिरकाची रकम 2
 तयार करणाऱ्या डी. गिरीश / क्र. ER

रखे पत्राचा
 नगर भूमापन अधिकारी
 करल



करल - ५
 दस्त क. २७७०७२०२४
 ७१५०

श्री य. ग. अमृत
 वरिष्ठ लिपिक

अर्ज क्रमांक १५६० अर्जदाराचे नाव रुचिष्म दाखरने
 अर्ज क्रमांकी नमूद क्र. १०१४४६ अर्ज / संख्या ३
 नमूद तारीख १६/११/१६ एतदनुषंग क ६०
 दिवसात प्रेषित २१/११/१६ अर्जाक २
 ह्यार वापर २१/११/१६ अर्जाक ६२

उरी नमूद
 नगर प्रशासन अधिकारी
 कुर्ला



करल - ५
 दस्त क्र. २०१०/२०२४
 ८२५०

मालमत्ता पत्रक

जिल्हा -- कुर्ला भाग - ३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

खण्ड क्र./भा.पत्र.न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	भारणपोधिकार	शारदाता/दिलेल्या अकारपोचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची निवत वेळ
६/२१८	६/२१८		२४-१	H-२	
सुविधापोधिकार					
हक्कनाचा मुळ धारका वर्ष	महाराष्ट्र गृहनिर्माण मंडळ.				
पट्टेदार					
इतर भाग					
नगर श्रेणी					



दिनांक	व्यवहार	खंड क्रमांक	मौजिन धारक (भा) पट्टेदार (प) किंवा भाग (प)	साक्षीकरण
२०/०५/२०२५			ग. नपवादी आयुक्त आणि संचालक पुणे अभियंता (ग.राज्य) पुणे पारंपारिक पॉलिग्रेज कं. न.भू.-२/मि.ग. अक्षरी नगर/२०१५, पुणे दिनांक १६/०५/२०१५ च इकडील आदेश क्र. न.भू.कुर्ला भाग-३/पं.क्र.३१८ दिनांक २०/०५/२०१५ अन्वये केवळ को.सो.सो. नॉनव्हाईथरील क्षेत्र व मिळविलेले पॉलिग्रेज क्षेत्र मंडळात असलेले मिळविलेले पॉलिग्रेज नगूर अर्का क्षेत्र अक्षरी नपवादी पुर्णक एक दर्शाव चा.पी.साक्षीकरण केले.	पं.स.क्र.३१८ प्रमाणे खोली - २०/०५/२०१५ न.भू.अ.कुर्ला
२०/०५/२०२५	अर्को, जयवंद, प्रतिशापत्र च मा सत दुध्यम निवृत्तीक, मुंबई उपनगर जिल्हा यांचे इंडीय नॉनव्हाईथरील क्षेत्र प्रमाणे क्र. ३/२१५०/२०१२ नॉनव्हाईथरी दि. २०/०५/२०१२, भाडोपदा मुंबई क्र. २, बंदर-३/२१५०/२०१२ नॉनव्हाईथरी दि. १२/०५/२०१२, मुंबई क्र. २, बंदर-२/२१५०/२०१२ दि. १२/०५/२०१२, मुंबई क्र. २, बंदर-१/२१५०/२०१२ दि. १२/०५/२०१२ अन्वये न.भू.क्र. ६/२१८ चे मंजूर क्षेत्र क्षेत्र भाडेसुद्धाचे क्षेत्राने महाराष्ट्र सॅमिंग बोर्ड यांचे नाव कायदा क्र. १४/२१८० पासून १९ वर्षांकरिता भाडेसुद्धा सदरी नंहरा भाग खनीगंधा को.ओ.हो.सो.नि. यांचे नॉनव्हाईथरी भाग दाखल केले. भाडे र.र. १६०० प्रति वर्षास		भाडेसुद्धा नंहरा भाग खनीगंधा को.ओ.हो.सो.नि.	पं.स.क्र.३१८ प्रमाणे खोली - २०/०५/२०१५ न.भू.अ.कुर्ला

साक्षीकरण प्रमाणे -

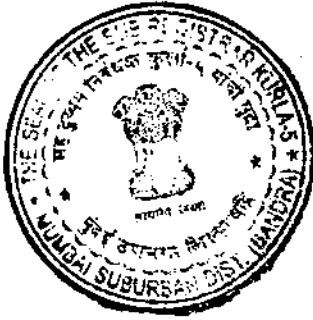
सही म.का.न -

न.भू.अ. कुर्ला
 मुंबई उपनगर जिल्हा

पुणे, म.भू. १२

करल - ५
 दस्त क्र. २४४०८/२०२४
 ६३१७०

श्री. पी. ग. अमृत
 वरिष्ठ लिपिक



अर्ज क्रमांक १५६० अर्जदाराचे नाव माधवराव धारम
 अर्ज येरवडी मधील १०५१८ नं. / संख्या ३
 नवकल तयार झालेला २६/११/२४ नं. २
 दिव्याची नसरी २६/११/२४ नं. २
 सकार कारण २६/११/२४ नं. २

खरी मालक
 नगर प्रशासन अधिकारी
 कला

करल - ५
 दस्त क्र. २५७० / २०२४
 ८७/१७०

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा
 शासनाला दिलेल्या अकराव्या क्रिंवा भाड्याची तपशील आणि त्याच्या पुर तपसणीची नियात वेळ)

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

शेज -- कुर्ला भाग - २

शिव मंबर फाट नंबर क्षेत्र नोंदी भागधारक

२५-०० H-१

सुनिश्चितीपत्र

हक्काचा मूळ धारक वर्ष १९६२ महाराष्ट्र गृहनिर्माण मंडळ.

पट्टेदार

इतर धार

इतर शरी



दिनांक	व्यवहार	खंड क्रमांक	गवित धारक (सा) पट्टेदार (प) किंवा धार (भा)	साक्षात्करण
	अर्ज, जबाब, प्रांतजापत्र व मा.सह दुधाम निबंधक, कुर्ला-३ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीवृत्त दरम क्रमांक ५१२-३/२९५०/२०१२ नोंदणी दि. २७/३/२०१२, भारंमहा सुधी क्र. २, बंदर-३/२९५१/२०१२ नोंदणी दि. २२/४/२०१२, सुधी क्र. २ वरत-१/२९५०/२०१२ दि. १२/४/१२, दुसऱ्या आभरस्तांतण सुधी क्र. २, करल-१/२९२०/२०१५, दि. १०/४/२०१५, अन्ये न.भू.क. ६/२१९ चे संपूर्ण क्षेत्र भाडेपट्ट्याने दिल्याने महाराष्ट्र शेसिंग बोर्ड यांचे नोंद कायम ठेवून दि. १४/१९/२० पासून ९९ वर्षांकरिता भाडेपट्टा सदरी नेहरु नगर रजनीगंधा बा. अं. हो. सो. लि. यांचे नावाची नोंद राखिल धरली. भाडे र.रु. ९६०/- प्रति वर्षास		भा.जमावची आमुस्ता आणीप संचालक भूमि अंशालेख (म.राज्य) पुणे यांचेच क्षेत्र पौरपालिका क्र.मा.पू-१/सा.प. १/११२/२०१५, पुणे दिनांक २६/०२/२०१५, म. इन्डोअन आदेश क्र.मा.पू.कुर्ला भाग-२/क्र.३२८ दिनांक २०/०७/२०१५, अन्ये केवळ नोंदणी नोंदवारीवरील क्षेत्र व मिळकत यांचेकरील क्षेत्र घेण्यात आलेले मिळकत यांचेकरील नभूर अंकी क्षेत्र अंतर्गत पंचवीस पूर्णांक शुन्य दरारास सौ.सं राखिल केली.	क्र.२५७० व.३२८ प्रमाण सही - २७/०३/२०२४ न.भू.अ.कुर्ला
			भा.जमावची अंशालेख क्र.मा.पू.कुर्ला २/२९५०/२०१२ व.३/२९५१/२०१२ व.१/२९२०/२०१५ व.६/२१९ चे संपूर्ण क्षेत्र	क्र.२५७० व.३२९ प्रमाण सही - ३०/०४/२०१६ न.भू.अ.कुर्ला

न.भू.अ. कुर्ला
 मुंबई उपनगर जिल्हा

न.भू.अ. कुर्ला
 मुंबई उपनगर जिल्हा

करल - ५
दस्त क्र. २०७०५ / २०२४
७ १७०

श्री. च. म. अमृते
वरिष्ठ लिपिक

अर्ज क्रमांक १५१० अर्जदारचे नाव जिजिरीण दीकारले
अर्ज करवयाची पत्तिका क्र. १०१५१० / संख्या ३
मकतल तयार करणारा २२२५१० / क्रमांक ६०
दिल्यावयाची रक्कम १००० / रक्कम २
तयार करणारा १००० / रक्कम १२

प्रति भ्रष्टाचारा
नाम भ्रष्टाचारा विभाग
कल्ला



करल - ५

दस्त क्र. २४४०/२०२४

२५००

मालमत्ता पत्रक

जिल्हा -- कुर्ला भाग - ३ तालुका/न.भू.भा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा पाड्ड्याच तपशीलाने तयार केलेला तपसणीचे निवेदन वेळ)

शुद्धी क्र. / फा.प्री.क्र.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	भागपोधिकार
६/२२०	६/२२०		४४-५	H-२
मूविभाधिकार				
हक्काचा मुक्त धारक चाई १९६६		महाराष्ट्र गृहनिर्माण मंडळ.		
पड्डेदार				
इतर भाग				
उत्तर भाग				



दिनांक	व्यवहार	पड्डे क्रमांक	मूविन चारक (धा) पड्डेदार (प) किंवा भाग (भा)	राक्षसबंदी
२५/०८/२०२४			मा.जनाबंदी आयुक्त आणि संचालक भूगर्भ अभिलेख (म.राज्य) पुणे यांचकडील परिपत्रक क्र.ना.भू.-१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फ.क्र.३१८ दिनांक २०/०७/२०१५ अन्वये केवळ चौकरी मीरयहीवरील क्षेत्र व मिळकत पात्रकवरील क्षेत्र मेळात असलेले मिळकत पात्रकेवर भरतु अंकी क्षेत्र अक्षरी चव्हेचाळीस पूर्णांक पाच दशांश चौ.मी. राखल गेले.	फारस क्र. २५८ प्रमाण रसीद दि. २५/०८/२०२४ न.भू.अ.कुर्ला
२५/०८/२०२४	अर्ज, जबाब, प्रतिज्ञापत्र व मा.सह दुय्यम निबंधक, कुर्ला-३ मुंबई उपनगर जिल्हा यांचकडील नोंदणीकृत दस्ता क्रमांक ब.द.र-३/२९५०/२०२२ नोंदणी दि. २७/३/२०१२, भाडेपट्टा सूची क्र. २, ब.द.र-३/२९५०/२०१२ नोंदणी दि. १५/८/२०१२, सूची क्र. २ करल-१/२२०/२०१२ दि. १२/८/१२, दुय्यमः अभिलेखांतरण सूची क्र. २, करल-१/२२०/२०१२ दि. १४/१/२०१५ अन्वये न.भू.क्र. ६/२२० चे परिपूर्ण क्षेत्र भाडेपट्ट्याने दिल्याने महाराष्ट्र हौसिंग बोर्ड याचे मालकत्व ठेवून दि. १/८/१९८० पासून १९ वर्षांपर्यंत भाडेपट्टा स्वारी नेहरु नगर रजनीगंधा को.ओ.हो.या लि. यांचे नांवाची नोंद राखल गेली. भाडे र.रु. १५०० प्रति वर्षास		भाडेपट्टा नेहरु नगर रजनीगंधा को.ओ.हो.सो.लि.	फारस क्र. २५८ प्रमाण रसीद दि. २५/०८/२०२४ न.भू.अ.कुर्ला

न.भू.अ. कुर्ला मुंबई उपनगर जिल्हा

म.भू.अ. कुर्ला मुंबई उपनगर जिल्हा

करल - ५
दस्त क्र. २४४०८/२०२४
No 1560

श्री. य. ग. अमृते
वरिष्ठ लिपिक

१५६० अज्ञेयाराधे नाम बाहिम अकरामे
आज दिनांक १५/०८/२०२४ ३
नवकाल ताया को ६०
दिल्याई तारीख ३
तयार करणार सहायक १२

जती मजदारी
नगर भूसापने अधिकारी
कर्ना



करल - ५
दस्त क्र. २४४०१ / २०२४
CC AVO

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकारपैचा किंवा भाड्याचा तपशील नोंदवण्यासाठी नियत वेळ)

तालुका/न.भू.या.का. -- न.भू.अ. कुर्ला

क्षेत्र चौ.मी. धारणाधिकार

दिनांक/भा.पू.का. नं. प्लॉट नंबर

६/२२१ ६/२२१ २५-० H-२

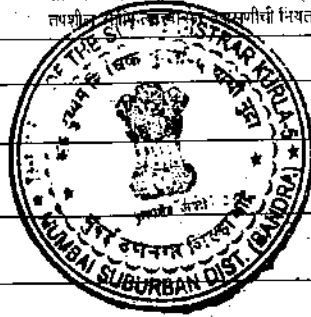
सुधेशाधिकार

हक्काचा मूळ धारक नाव १२६६ महाराष्ट्र गृहनिर्माण मंडळ.

पट्टेदार

इतर भार

इतर शेर



दिनांक	धनदाता	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प), किंवा भार (भा)	सादनांकन
२७/०७/२०१५			भा.उ.भा.व.दी आयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.-१/भ.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/पे.क्र.३२८ दिनांक २७/०७/२०१५ अन्वये वेळळ चौकशी नोंदवरील क्षेत्र व फिन्कवत परिकेवरील क्षेत्र मोजास असलेले निष्कृत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंचवीस पूर्णांक शुन्य दशांश चौ.मी. दाखल केले.	पत्र क्र. ३२८ प्रमाणे सादी - २७/०७/२०१५ न.भू.अ.पुणे
२७/०७/२०१५	अजि. नवदाव. प्रतिज्ञापन व भा.सा.द. सुव्यम निवेदन, कुर्ला-३ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्ता क्रमांक बंदर-३/२९५०/२०२२ नववर्षी दि. २७/०१/२०२२, भा.पं.पु. सुची क्र. २, बंदर-३/२९५/२०२२ नोंदणी दि. २७/०१/२०२२, संपूर्ण क्र. २ परत-२/२९५/२०२२ दि. २७/०१/२०२२ अंमलबजावणी सुची धा. ३, करल-१/२२२०/२०२२, दि. १४/१२/२०१५ अन्वये न.भू.क्र. ६/२२१ व संपूर्ण क्षेत्र भाडेपट्टेद्वारे दिल्याने महाराष्ट्र हॉटेल बोर्ड यांचे कार्य ठेवून दि. १४/१२/२०२० पासून १९ वर्षांकरिता भाडेपट्टा सदरी नेहरु नगर रजनीगंधा को. ऑ. रो. सो. लि. यांचे नावाची नोंद दाखल केली. भाडे र.र. ९६.०/- प्रति वर्षास	भा.उ.पु. नेहरु नगर रजनीगंधा को. ऑ. रो. सो. लि.	पत्र क्र. ३२८ प्रमाणे सादी - २७/०७/२०१५ न.भू.अ.पुणे	

मासिक करमाग -
१२२५ रु. सोनी

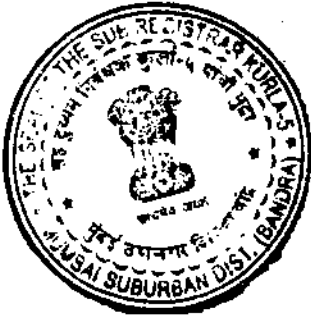
न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

करल - ५
 दस्त क. २५४०८/२०२४
 १२९६०

श्री. य. ग. अहूते
 वारंष्ट लिपिक

अर्ज क्रमांक १५६० अर्जदाराचे नाव श्री. जे. ए. वाळुकर
 अर्ज देण्याची दिनांक १०/१४/२०२४ मंजूर / संख्या ३
 नक्काचा तयार करणारा २८९५४८ मंजूर / संख्या २
 दिस्त्याची प्रतीक्षा २८९५४८ मंजूर / संख्या २
 तयार करणारा २८९५४८ मंजूर / संख्या २

राज्य सरकार
 नगर भूसापन अधिकारी
 कर्नाट

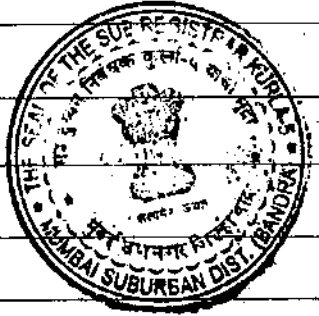


करल - ५
दस्त क्र. २४७७१/२०२४
८० AVO

मालमत्ता पत्रक

गांजे -- कुर्ला भाग - ३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा -- मुंबई उपनगर जिल्हा

सूचना क्र. / दिनांक	दिनांक	पत्रक क्र.	क्षेत्र	धारणाधिकार	शासक/दिलेखा आकरणीचा क्रमा भाड्याचा तपशील अर्जा त्याच्या फेर तपशीलाची नियत वेळ)
५२२२	१२/२२		२४-१	H-२	
सुविधाधिकार					
हक्काचा मूळ धारक वरि	१११.६	महामहूर युवनामोण मंडळ.			
गद्देदार					
इतर धार					
इतर शीरे					



दिनांक	ध्वज	खंड क्रमांक	नविन धारक (धा) पदेदार (प) विना धार (वा)	साक्षात्करण
१२/०७/२०२४			भा.उपनगरी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना भू.-१/गि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकॉडेल आदेश क्र.न.भू.कुर्ला भाग-३/दि.क्र.२१८ दिनांक २७/०७/२०१५ अन्वये केवळ चौकशी नोंदवहोवरील क्षेत्र व मिळकत पात्रकेवरील क्षेत्र मंडळ असलेले मिळकत पात्रकेवर नमूद अंकी क्षेत्र अक्षरी चौवीस पूर्णतः एक दस्तावेज चौ.मी. दाखल केले.	फे.रकर क्र.३१८ प्रमाणे गरी - २०/०७/२०२४ न.भू.अ.कुर्ला
१२/०७/२०२४	अ.१. कब्राने प्रोव्हापन व मा.सह दृश्य निवडक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेवरील नोंदणीकृत दस्त क्रमांक वरि-३/२२५०/२०१२ नोंदणी दि.२०/०६/२०१२, भा.उपनगर भूमी क्र. २/२२५०/२०१२ नोंदणी दि.१२/०४/२०१२, सूची क्र. १ नमू. १/२२५०/२०१२ दि. १२/०४/२०१२, दुरस्तत आभादमोवण सूची क्र. २, करल-२/१२००/२०१५, दि. १२/०४/२०१५ अन्वये न.भू.क. ६/२२२२ चे संपूर्ण क्षेत्र भाडेपट्टा सदरी नमूद-नमूद रजनीमांचा को.ऑ.हा.स.त.ल. यांचे मूलाधी कर दाखल केले. भाडे रकम १२००० प्रॉन वयोस		भाडेपट्टा मेहर नगर रजनीमा को.ऑ.हा.स.त.ल.	फे.रकर क्र.३२५ प्रमाणे गरी - ३०/०७/२०२४ न.भू.अ.कुर्ला

नव्याची नोंदणी

सर्वे करणारा

न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

१२/०७/२०२४

करल - ५
 दस्त क. २४१०५/२०२४
 ८९ १५०

श्री. व. ग. अमले
 चरिष्ठ लिपिक

अर्ज क्रमांक १५८० अर्जदाराचे नाव अर्जदाराचे नाव
 अर्ज मोक्याची तारीख १०/११ दि. संख्या ३
 नक्कास तयार तारीख २६/११ दि. संख्या ६०
 दिल्याची रक्कम २६१५०६ मुलक २
 तयार करणाऱ्या सहायक मुलक ६२

दस्त अमले
 नगर मूकाम अमले
 कला



करल - ५
दस्त क. २०००५/२०२४
२३/१०/२०

श्री. च. ग. अमृत
वरिष्ठ लिपिक



अर्थ मन्त्रालय १५८० अर्जदाराचे नाव श्री. च. ग. अमृत
अर्ज क्रमांक १०१४१८ केली / संख्या: ३
नगरपालिका २२१५११८ नगरपालिका ६०
दिवस २
तयार करणारा ६०

श्री. च. ग. अमृत
नगरपालिका अधिकारी
केली

करल - ५
 दस्त क्र. २५५०/२०२४
 २०/११/२४

मालमत्ता पत्रक

मौजे -- कुर्ली भाग - ३ तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ली जिल्हा -- मुंबई उपनगर जिल्हा

शारम्भला दिलेल्या आकत्राचीच किती पाड्याचा तपशील आणि त्याच्या फेर तपारणीचे नियत वेळ)

संयोजक/अ.संयोजक क्षेत्र धारणीधिकार

२५-२४ H-१

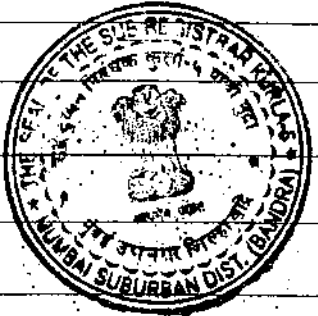
संयोजक/अ.संयोजक

हस्त्याचा मूळ धारक मध्या १९६६ महाराष्ट्र गृहनिर्माण मंडळ.

पड्या

डार भाग

डार जो



दिनांक	करणवार	खंड क्रमांक	मिनि घरा (भा) वगण (पा) किता भाग (भा)	साक्षात्करण
२०/११/२०२४			१. मगाकी सापुला जरीण संघालक भूमि अधिष्ठाता (म.ग.अ.व) पुणे २. मॉन्टगोमरी परिगणक क.मा.भू.-१/१ ३. मि.पा. अडारी पाद/२०१६, पुणे विदाक ४. ए.ए.ए.ए. व डकडील आरोग्य क.मा.भू. कुर्ली भाग-३/फे.क्र.३१८ ५. मिनि २०/११/२०२४, आयचे फेचक ६. चौकणी नॉन-व्होक्सीय क्षेत्र च गिळकल ७. फिचणील क्षेत्र मंडळात असलेले ८. मिहवात पॉलिगवर नभूर अंकी वॉर ९. अडरी मंचमीस पूर्णांक शून्य दरराण १०. मॉ. दरराण कळे	फेचक क.३२४ प्रमाणे मध्या न.भू.अ.कुर्ली
२०/११/२०२४			मार्गदर्शक मंडळ भाग उजवेरीण क. मां ही मॉ. लि.	फेचक क.३२४ प्रमाणे मध्या २०/११/२०२४ न.भू.अ.कुर्ली

मालमत्ता करणारा - एम. एम. मोदी
 प. भू. १२

पारी मजबूत -

न.भू.अ. कुर्ली
 मुंबई उपनगर जिल्हा

करल - ५
वस्तु क्र. २०७८/२०२४
२५/१२/२०

श्री य. ग. अग्रवाल
वरिष्ठ लिपिक



अर्ज क्रमांक १५/० अर्जदाराचे नाव कल्याण चव्हाण रत्न
अर्ज वेळापत्राचे शारीक क्रमांक १०९५१९९ मध्ये / सख्या ३
नववाक्य पत्राचे क्रमांक १०९५१९९ मध्ये / सख्या ६०
दिल्याची तारीख २६/१२/२० मध्ये / सख्या २
संयार करणारा २०९५१९९ मध्ये / सख्या ६२

द्वारा नमोदित
नगर प्रशासन अधिकारी
कला

करल - ५

"ANNEXURE D" पत्र क्र. २६७०/२०२४

२६/११/२०

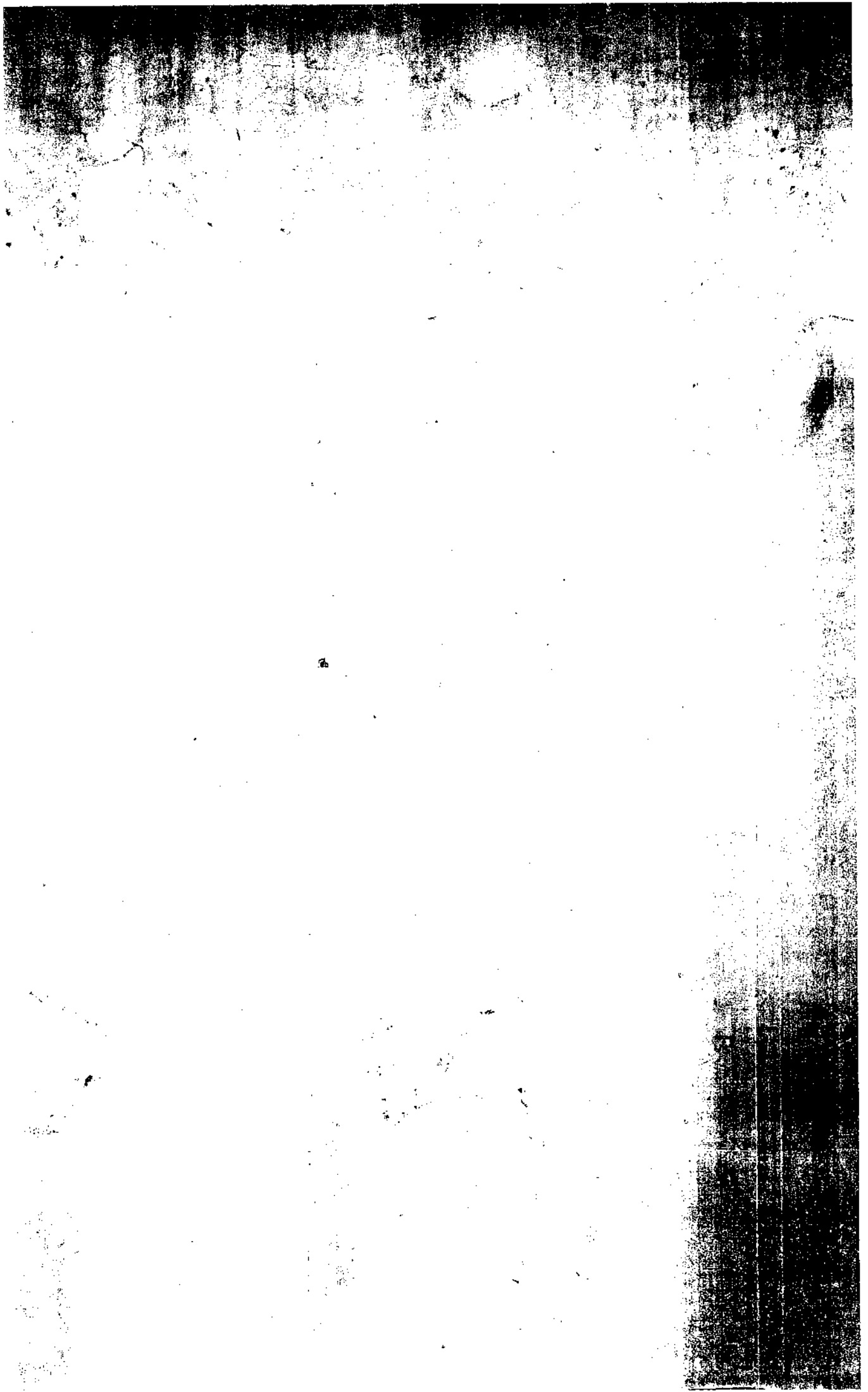
AMENITIES

- Fitness Centre
- Garden
- Elevators with Security Camera
- 24 x 7 Surveillance Camera in complex
- Air Conditioned Entrance Lobby
- Acrylic Paint on external side
- Plastic emulsion inside the flats
- Anti skid tiles in flooring of toilet
- Vitrified tiles in living room, bedroom, kitchen
- Main entrance flush door
- Fire fighting system



AM

Advait



करल - ५
दस्त क्र. २४१०/२०२४
२४/१२/२० Off. Cont. : 022 2163 5632

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

Email : adv_skvaidya@yahoo.co.in

98199 09628
Mob. : 98205 65632

"ANNEXURE E"

To
MaharERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra
400051



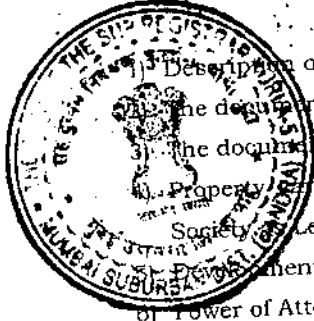
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece of parcel of land bearing CTS No. 6A-1, admeasuring 549.73 square mtrs, AND C.T.S. No. 6/216 to 6/224, admeasuring 240.9 sq. mtrs. of village Kurla-3 forming part of the larger piece of land bearing Survey No.229 & 267 (pt), with the old building having ground and 4 upper stories constructed in the year 1968, and bearing No. 78 standing thereon known as **NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD.**, (Reg. no.BOM/HISG/7964/1982), which property is situate lying and being at Nehru Nagar, Kurla (East) in Greater Mumbai in the Registration District and Sub-District of Mumbai Suburban and bounded as follows :-

On or towards North : By 40 feet wide road,
On or towards South : By Building No. 77
On or towards East : By slum and Nalla
On or towards West : By Building No. 80

I have investigated the title of the said Property on the request of the **M/S. ADVAIT BUILDERS AND DEVELOPERS** being a Partnership Firm duly registered under Indian Partnership Act, 1932, and having its registered office at GA - 42/B, Ground Floor, Lake City Centre, Kapurbawdi Junction, Majiwade Naka, Thane (West), 400607 and current registered address at G/78, Eternity Commercial Premises Co. Soc. Ltd. Situated at Teen Hath Naka, Thane (W)-400604 (hereinafter referred to as "the Said Developers") on basis of following documents i.e.: -

करल - ५
दस्त क. २०७०५/२०२४
२७/१७०



- 1) Description of the property.
- 2) The documents of Lease Deed of plot.
- 3) The document of Deed of Sale of Building
- 4) Property Card issued by City Survey, incorporating name of the Society/Lessee
- 5) Development Agreement
- 6) Power of Attorney
- 7) Search report for more than 30 years upto 15th September 2021

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of M/S. ADVAIT BUILDERS AND DEVELOPERS is the Developer and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

OWNER AND DEVELOPER OF THE LAND:

OWNER/LESSEE: NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD.

DEVELOPER: M/S. ADVAIT BUILDERS AND DEVELOPERS

PLOT DETAILS: ALL THAT piece or parcel of land bearing CTS No. 6A-1, admeasuring 549.73 square mtrs. AND C.T.S. No. 6/216 to 6/224, admeasuring 240.9 sq. mtrs. of village Kurla-3 forming part of the larger piece of land bearing Survey No.229 & 267 (pt), with the old building having ground and 4 upper stories constructed

करल - ५
दस्त क्र. २४३०८ / २०२४
२२-१०-२०

Off. Cont. : 022 2163 5632

98199 09628

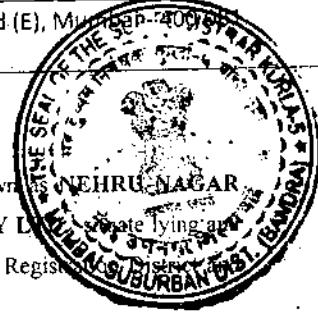
Mob.: 98205 65632

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai
Email : adv_skvaidya@yahoo.co.in



in the year 1968, and bearing No. 78 standing thereon known as NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD. being at Nehru Nagar, Kurla (East) in Greater Mumbai in the Register Sub-District of Mumbai Suburban

The report reflecting the flow of the title of NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD. as the Lessee and M/S. ADVAIT BUILDERS AND DEVELOPERS, as the Developer of the said plot is enclosed herewith;

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

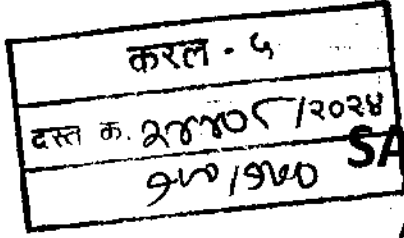
Encl: Annexure.

(SAMIR K. VAIDYA).

Advocate

Date: 16/09/2021

SAMIR K. VAIDYA,
B. Com. LL. B.
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. S. Phadke Road,
Mulund (E), Mumbai - 400 041



SAMIR K. VAIDYA
B.Com., LL.B.

Off. Cont. : 022 2163 5632
98199 09628
Mob.: 98205 65632

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.
Email : adv_skvaidya@yahoo.co.in



FORMAT - A
(Circular No:- 28/ 2021)

LOW OF THE TITLE OF THE SAID LAND.

1. Lease Deed dated 27/3/2012 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. BDR-3/2950 of 20122.
 2. Correction Deed dated 14th January 2015 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. KRL-1/1290 of 2015
 3. Deed of Sale dated 27/3/2012 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. BDR-3/2951 of 2012
 4. Correction Deed dated 14th January 2015 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. KRL-1/1291 of 2015,
 5. Property card issued by City Survey, incorporating name of the Society as Lessee, Mutation Entry 335 dated 30/4/2016
 6. Development agreement dated 29th December 2014 , registered in the office of the sub-registrar of assurance at Kurla under Sr. No. KRL-1/3162/2015,
 7. Power of Attorney dated 29th December 2014 , registered in the office of the sub-registrar of assurance at Kurla under Sr. No. KRL-1/3163/2015
 8. Search report for 30 years from 1991 to 2021.
- Date:16/09/2021

(SAMIR K. VAIDYA)
Advocate

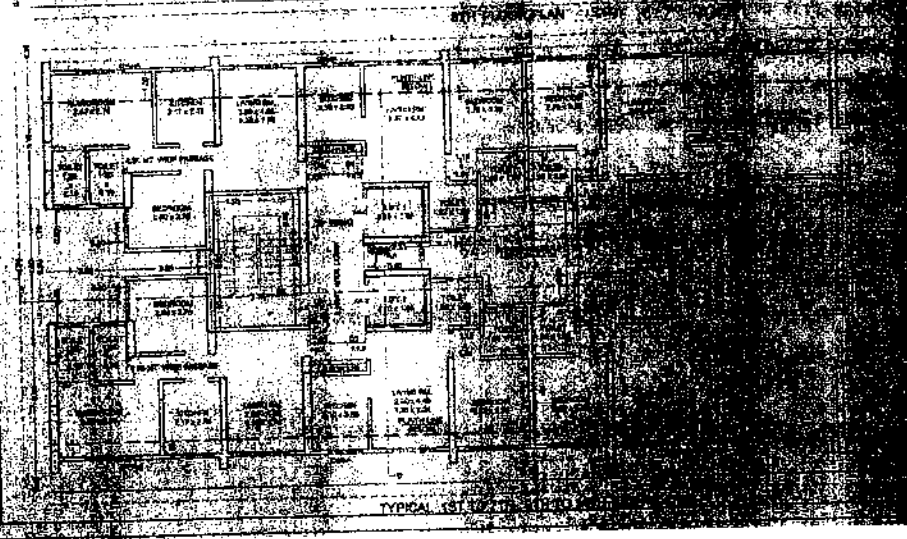
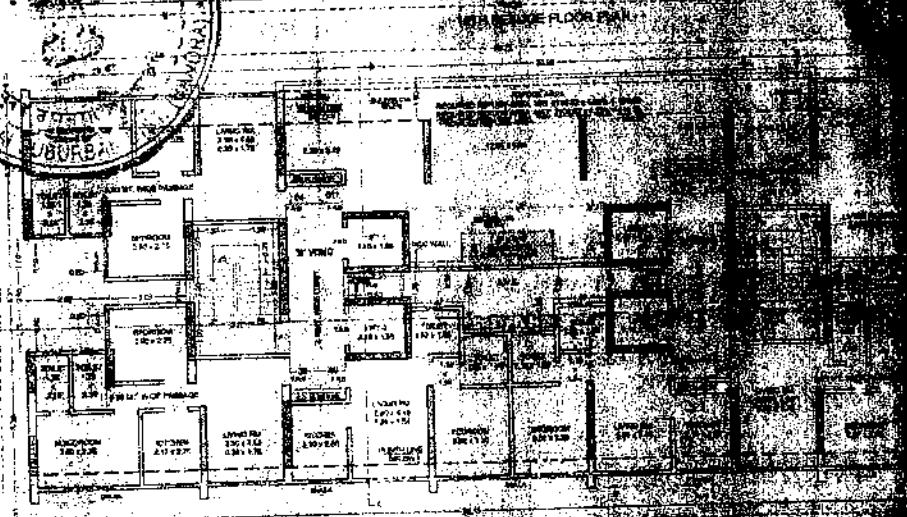
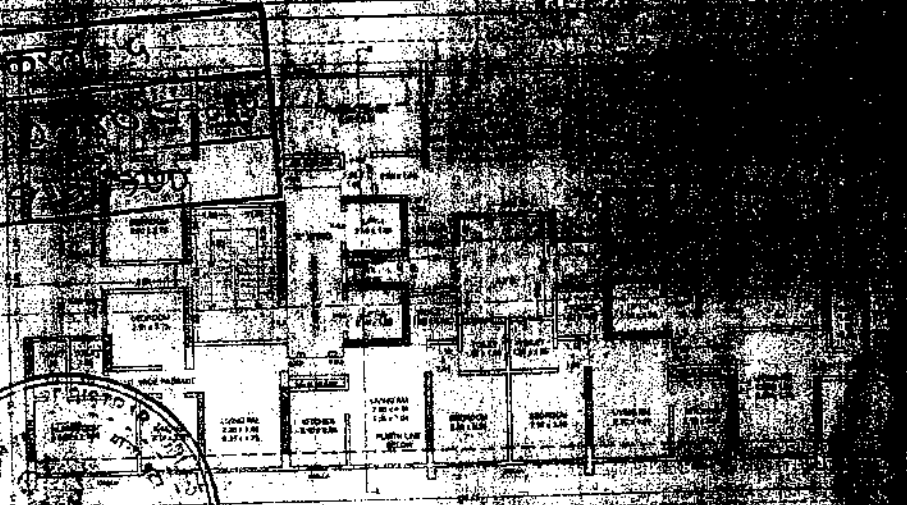
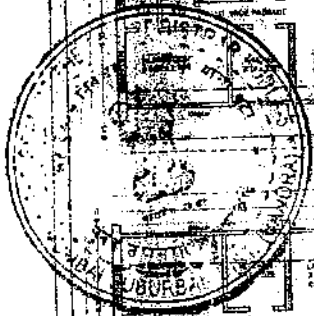
SAMIR K. VAIDYA,
B. Com; LL. B.
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. B. Phadke Road,
Mulund (E), Mumbai - 400 081



करल - ५



0250
दस्तावेज



करल - ५

दस्त क्र. 2880/2028

900/900

SAMIR K. DAI

Index-2(सूची - २)



13/03/2015

सूची क्र.2

दस्तावेज क्र. 3462015
नो. 83m



गावाचे नाव : 1) कुर्ला

(1)विवेकात्मक प्रकार
(2)शेवक
(3) बाजारभावात (भाडेपट्ट्याच्या बाबतिलेखद्वारा आकारणी देणे की पट्टेदार ते मसुदा करावे)

(4) पू.भाषण,पॉटहिल्ला व धरक्यांक (असल्यास)

1) याचिकेचे नाव: मुंबई म.न.पा.उत्तर वर्धन ; इतर माहिती: मीने कुर्ला-3, उणीव व बांधकाम, सी टी एम नं. 6/216 व 6/224, शेव 1052 चौ. मी. मने नं. 229 व 267(पॉट), नेहरू नगर रजनीगंधा चौ. ऑफ ह्युड सोसा लि., विल्डींग नं. 78, नेहरू नगर, कुर्ला पूर्व, मुंबई 400024. (एडीजे/110080/1/1856/14/अ/205/15, दिनांक 25/02/2015) (C.T.S. Number : 6/216 व 6/224 ;)

(5) शेवकड

1) 1052 चौ.मीटर पोटधरान क्षेत्र : 0 NA

(6)आकारणी किंवा जुडी देण्यात येत नाही.

(7) दस्तावेजात कलम देणा-या/विहित ठेक्या-या पत्रकाराचे नाव किंवा दिवाणी त्याच्यामार्फत हुकुमनामा किंवा अदेश असल्यास, प्रतिबाधिते नाव व पत्ता.

1): नाव:-नेहरू नगर रजनीगंधा को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड बर्फे अजिमेर अविनाश बसंत नरसिंकर बय:-41; पत्ता:-प्लॉट नं: ऑफिस विल्डींग नं. 78, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: कुर्ला पूर्व, मुंबई, रोड नं: नेहरू नगर, ... पिन कोड:-400024 पॅन नं:- AABAN9177H
2): नाव:-नेहरू नगर रजनीगंधा को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड बर्फे सेवटी बन्दास धरनबंद वॉरिअरकेर बय:-55; पत्ता:-प्लॉट नं: ऑफिस विल्डींग नं. 78, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: कुर्ला पूर्व, मुंबई, रोड नं: नेहरू नगर, ... पिन कोड:-400024 पॅन नं:- AABAN.177H
3): नाव:-नेहरू नगर रजनीगंधा को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड बर्फे बेजरपन मासबदाब कल्याणराव विशांते बय:-78; पत्ता:-प्लॉट नं: ऑफिस विल्डींग नं. 78, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: कुर्ला पूर्व, मुंबई, रोड नं: नेहरू नगर, ... पिन कोड:-400024 पॅन नं:- AABAN9177H

(8)दस्तावेजात कलम देणा-या पत्रकाराचे व किंवा दिवाणी त्याच्यामार्फत हुकुमनामा किंवा अदेश असल्यास, प्रतिबाधिते नाव व पत्ता

1): नाव:-मेमर्स अट्रिन विल्डर्स मॅज व्हॅलनर्स बर्फे भागीदार गुजार एम चातू बय:-37; पत्ता:-ऑफिस जीए-42/बी, -, नेक सिटी हॅटर, माजिबादे नाका, ठाणे पश्चिम, कापूरदासरी जंक्शन, चितलगर भानुपारा, MAHARASHTRA, THANE, Non-Governmental. पिन कोड:- 400807 पॅन नं:- AAQFA1009B

(9) दस्तावेजात कलम दिल्याचा दिनांक

29/12/2014

(10)दस्त नोंदणी केल्याचा दिनांक

10/03/2015

(11)मनुक्यांक, क्षेत्र व पृष्ठ

3162/2015

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

4731900

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)मेरवा



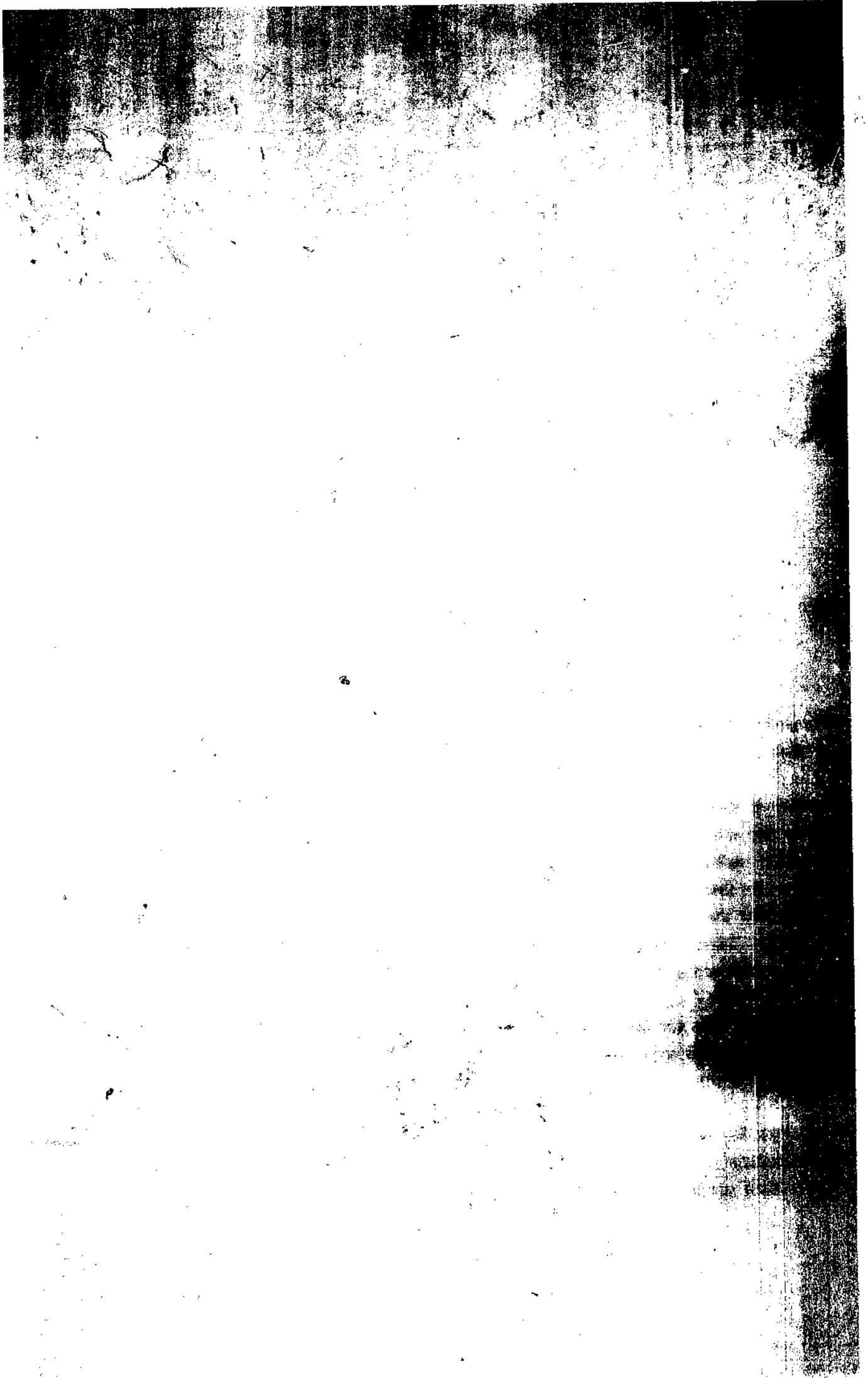
खरी प्रत

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद:-

(1) with the provision of any Municipal Corporation Act, 1947, in the area annexed to the Suburban District, Mumbai.

सह. दुय्यम निदेशक, कुर्ला-१
मुंबई उपनगर जिल्हा



करल - ५
दस्त क्र. २०१०/२०२४
१९५/१९००

सह दुय्यम निबंधक, कुर्ला क्र.३

एन.टी.एन.एल. बिल्डींग, दुसरा मजला, टागोर नगर, नंबर ७, विक्रोली पूर्व, मुंबई-४०००८३, दुरध्वनी क्र.२५७३२२९८
जा.क्र.स.दु.नि.कुर्ला क्र.३/मुल्यांकन/ ६५ /२०२१



पति,
नेहरु नगर रजनीगंधा को.ऑ.हौ.सो.लि.,
२३ नगर, कुर्ला (पूर्व)
मुंबई- ४०००२४

विषय - झोन निश्चित करणेबाबत.

संदर्भ - १.आपल्य सोसायटीचे पत्र दि.२३/१०/२०.

२.या कार्यालयाचे पत्र जा.क्र.३३७/२०, दि.२६/१०/२०

३.मा.उपसंचालक, नगर रचनाकार, मुंबई या कार्यालयाचे पत्र
जा.क्र.५१७/२०, दि.१३/११/२०२०.

महोदय,

उपरोक्त विषयाच्या अनुषंगाने आपण दि.२३/१०/२०२० रोजी या कार्यालयास सादर केलेल्या पत्राभिय पत्रामध्ये नमूद केल्याप्रमाणे मीजे कुर्ला ३ येथील सिटीएस क्र.६५/१,६/२१६ To ६/२२४ झोन निश्चित करणेबाबत विचारणा केलेली आहे. या कार्यालयाचे पत्र जा.क्र.३३७/२०, दि.२६/१०/२० अन्वये सादर सिटीएस क्र.६५/१,६/२१६ To ६/२२४ बाबत मा.उपसंचालक, नगर रचनाकार, मुंबई यांना अहवाल पथ्याबाबत विनंती करण्यात आलेली होती.

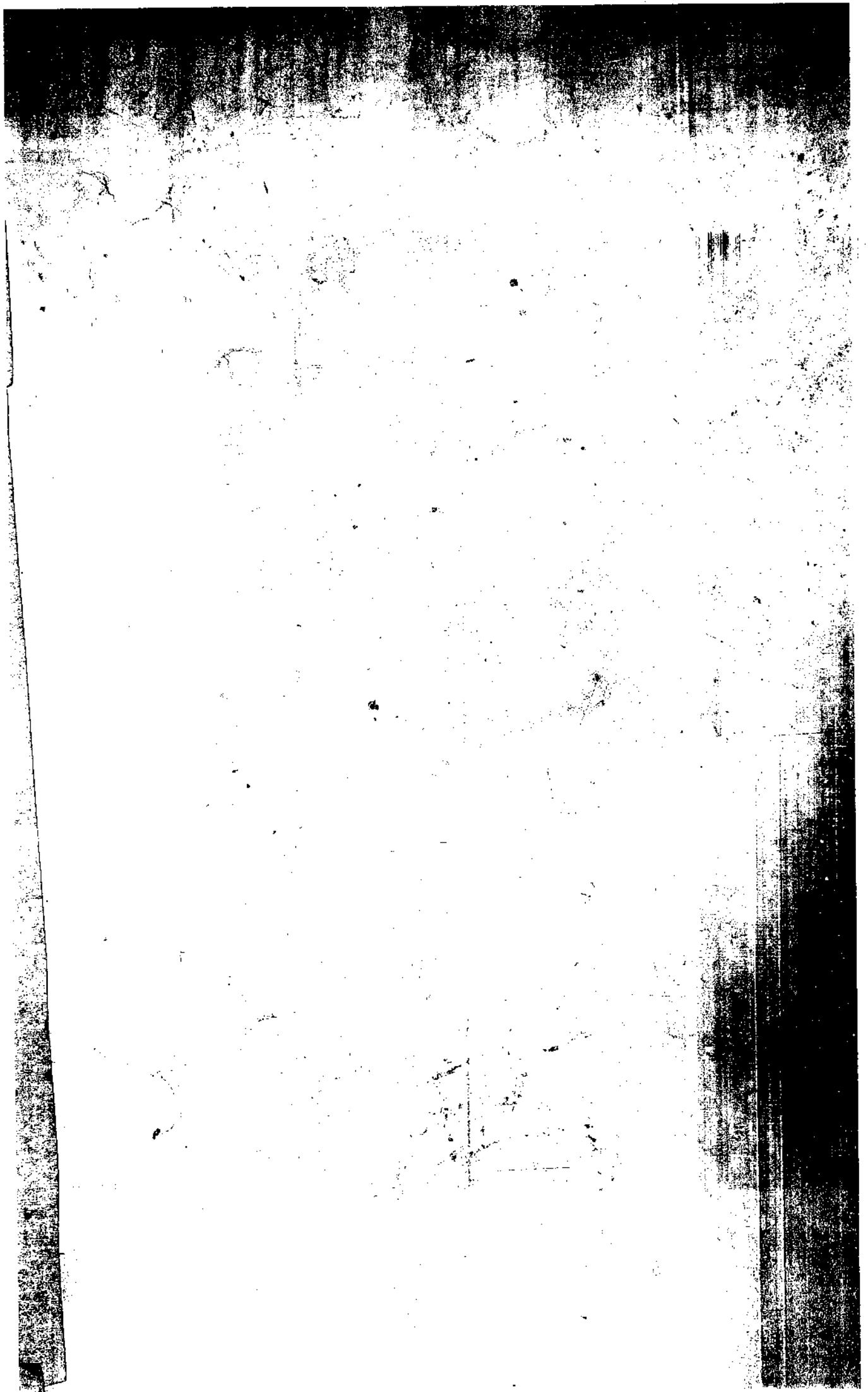
त्या अनुषंगाने मा.उपसंचालक, नगर रचनाकार, मुंबई या कार्यालयाचे पत्र या कार्यालयास प्राप्त झालेले असून सादरचे पत्र योग्य त्या कार्यवाहीसाठी सविनय सादर.

करिता माहितीस्तव सविनय सादर.

सौघत :- मा.उपसंचालक, नगर रचनाकार, मुंबई या कार्यालयाचे पत्र.

आपली विश्वासु,

सह दुय्यम निबंधक
कुर्ला क्र.३ (वर्ग- २)



करल - ५
दस्त क्र. २४५०८/२०२४
९०६-५५०



महाराष्ट्र शासन

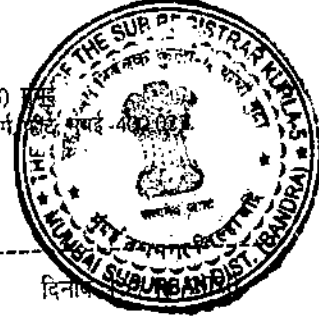
नगर रचना आणि मूल्यनिर्धारण विभाग

उपसंचालक नगर रचना, मुंबई प्रदेश (मूल्यांकन)

जुने जकात गृह, डी.डी. इमारत, पहीला मजला, शहीद भगत सिंग मार्ग, मुंबई - ४०००३२

दूरध्वनी क्र 022-22690369

Email ID ddt@nmbai@gmail.com



जा.क्र. उसनरमुंप्र(मू)म/ 517

प्रति,

सह दुय्यम निबंधक,
कुर्ला क्र.3, (वर्ग-2)

विषय:- मूल्यदर विभाग निश्चित करणेबाबत.

मौजे कुर्ला- III, ता. कुर्ला येथील सि.टी.एस.क्र. 6A/1, 6/216 ते 6/224

संदर्भ:- आपले पत्र जा.क.स.दु.नि. कुर्ला क्र.3/संकिर्ण/337/2020,

दि. 26/10/2020.

उपरोक्त संदर्भिय अर्जांमध्ये मौजे कुर्ला- III, ता. कुर्ला येथील नेहरु नगर रजनीगंधा को.ऑप. हौ. सोसायटी इमारत क्र. 78, सि.टी.एस.क्र. 6A/1, 6/216 ते 6/224 या मिळकती वार्षिक मूल्यदर तक्त्यामध्ये मूल्यदर विभाग क्र. 107/513 मध्ये समाविष्ट करून मिळणेबाबत विनंती केली आहे.

सन 2020-21चे वार्षिक बाजार मूल्यदर तक्त्यासोबतच्या मार्गदर्शक सूचनामधील सूचना क्र. 17(इ) नुसार ("रस्त्यासन्मुख असलेल्या स्थूल जमीनीचे मूल्यांकन करतांना मुंबई शहरासाठी रस्ते सन्मुख असलेले 1/3 क्षेत्र अथवा 2000 चौ.मी. या पैकी जास्त असलेल्या क्षेत्राचे मूल्यांकन व उपनगरासाठी रस्ते सन्मुख असलेले 1/3 क्षेत्र अथवा 4000 चौ.मी. या पैकी जास्त असलेल्या क्षेत्राचे मूल्यांकन संबंधित रस्ता विभागाच्या दराप्रमाणे करावे. मात्र असे 1/3 क्षेत्र मुंबई शहरासाठी 2000 चौ.मी. पेक्षा व उपनगरासाठी 4000 चौ.मी. पेक्षा जास्त असल्यास ते अनुक्रमे 2000 चौ.मी. व 4000 चौ.मी. विचारात घ्यावे उर्वरित क्षेत्राचे मूल्यांकन लागतच्या भुभागापैकी जास्तीचा दर असलेला भुभाग विभागापैकी उच्चतम दर असलेल्या भुभाग विभागातील दराने करावे.") असे नमुद आहे. सदरची सूचना स्वयंस्पष्ट आहे. त्यानुसार उपरोक्त मिळकत सि.टी.एस.क्र. 6 रस्त्या लागत आहे. त्यातील सि.टी.एस.क्र. 6A/1 चे क्षेत्र मालमत्ता पत्रकानुसार 86532.5 चौ.मी. असून त्यापैकी 4000 चौ.मी. क्षेत्राकरीता 107/515 चे दर तसेच उर्वरित क्षेत्रासाठी लागतचे उच्चतम दर असलेला मूल्यदर विभाग क्र. 107/513 नुसार मूल्यदर विचारात घेऊन दस्ताचे मूल्यांकन करणे अभिप्रेत आहे.

संदर्भिय पत्रासोबत प्राप्त कागदपत्रे व उपलब्ध अभिलेखानुसार छाननी केली असता मौजे कुर्ला- III, ता. कुर्ला येथील सि.टी.एस.क्र. 6/216, 6/217, 6/218, 6/219, 6/220, 6/221, 6/222, 6/223 व 6/224 या मिळकती सन 2020-21 चे वार्षिक बाजार मूल्यदर तक्त्यामध्ये मूल्यदर विभाग क्र. 107/513 मध्ये मार्गदर्शक

KIRAN/E/2020-21/MEENAL

करल - ५
दस्. क्र. २४७०८/२०२४
सूचना क्र. ३५ अन्वये समाविष्ट होत आहे. सदर प्रकरणी आपले स्तरावर मुद्रांकीत प्रतीमध्ये सि.टी.एस.क्र. १०/२१६ ते ६/२२४ मिळकतीचा समावेश मुल्यदर विभाग क्र. १०७/५१३ मध्ये करून पुढील कार्यवाही करण्यात यावी.

(Handwritten signature)

(जितेंद्र ल. भोपळे)
उपसंचालक, नगर रचना,
मुंबई प्रदेश (मूल्यांकन), मुंबई



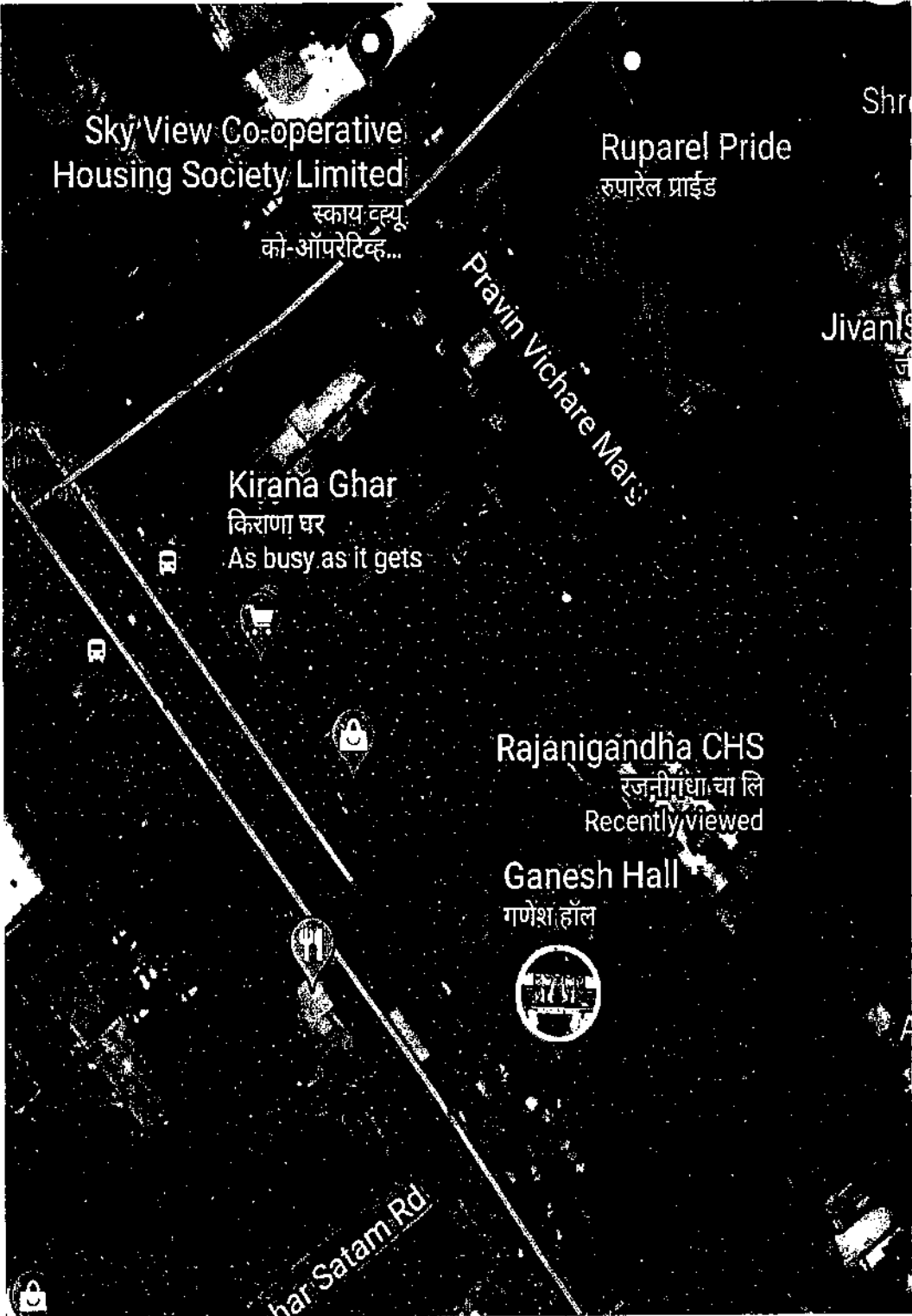
मा. संचालक (तांत्रिक शाखा), NIC, पुणे विद्यापीठ रोड, पुणे यांना माहिती व कार्यवाहीस्तव सादर. कृपया उपरोक्त मोजे कुर्ला-३, ता. कुर्ला या नागरी क्षेत्रातील NIC चे डाटा बेस मध्ये उक्त मूल्य विभागात अंतर्भाव होईल याची विनंती.

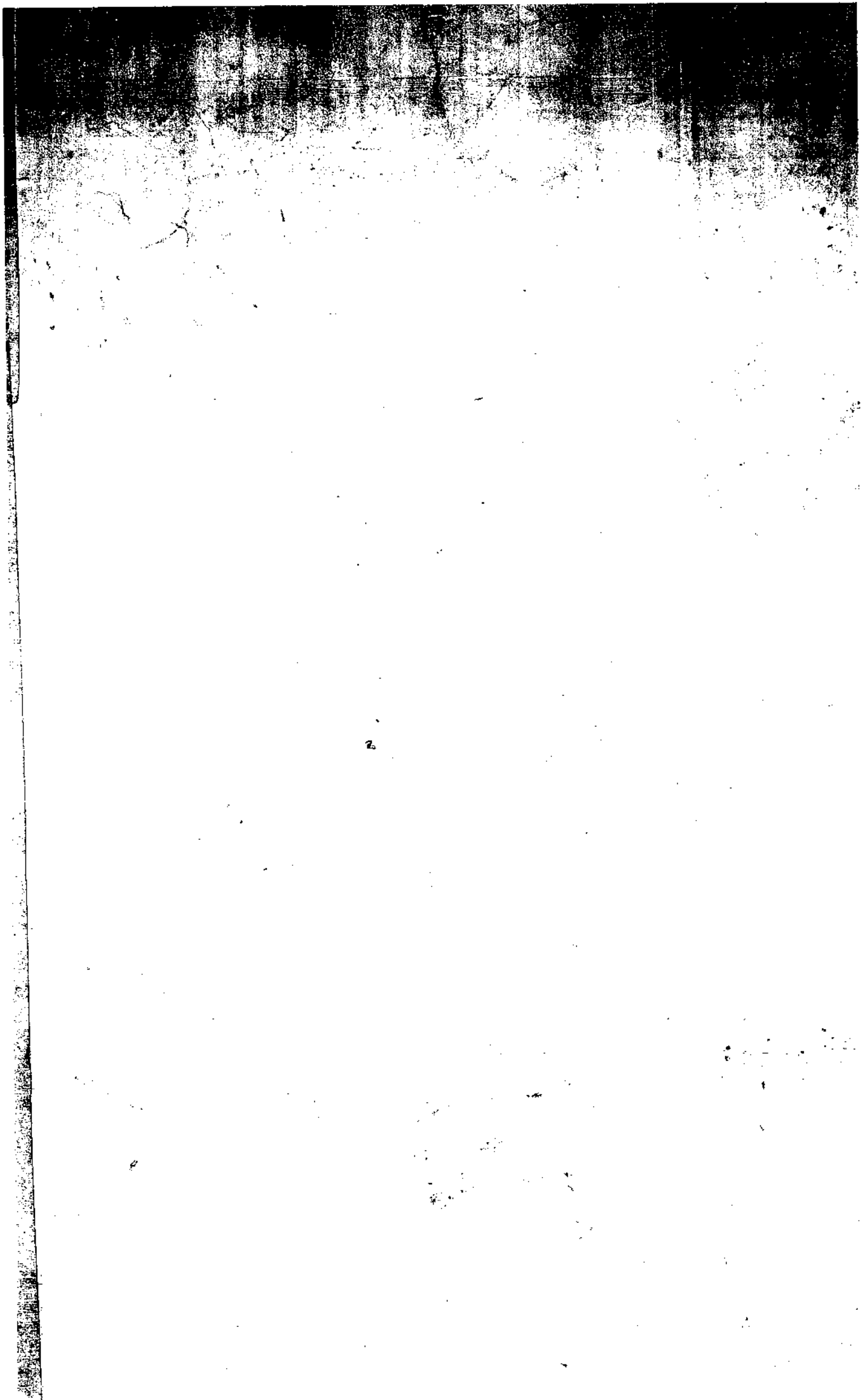
सह. दुय्याप निवधक. कुर्ला-३
राव
आवक क्र. ५२५/२० दिनांक १८/११/२०२०
विभाग
कार्यवाही पूर्ण होण्याचा कालावधी
दिनांक

(Handwritten mark)

सही

करल - ५
दस्त क्र. २०८००७२०२४
१०५/१९७०





करल - ५
दस्त क्र. २०८००७/२०२४
१०२/१९००

Receipt (पावती)

369/2936

पावती

Friday, February 10, 2023

4:51 PM

Original/Duplicate

नोंदणी क्र. 39

Regn: 39

पावती क्र.: 3373

दिनांक

10/02/2023

गावाचे नाव: कुर्ला

दमतेवेवजाचा अस्तक्रमांक: करल-1-2986-2023

दमतेवेवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: अद्वैत विल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्रीकृष्ण खातू

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 960.00

पृष्ठांची संख्या: 48

एकूण:

₹. 1060.00

DELIVERED

कुलमुख्य कुर्ला 1

वाजान मूल्य: ₹. 1/-

गोचदला ₹. 0/-

भरलेले सुदांक शुल्क: ₹. 500/-

सह. दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: ₹. 960/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 1002202309465 दिनांक: 10/02/2023

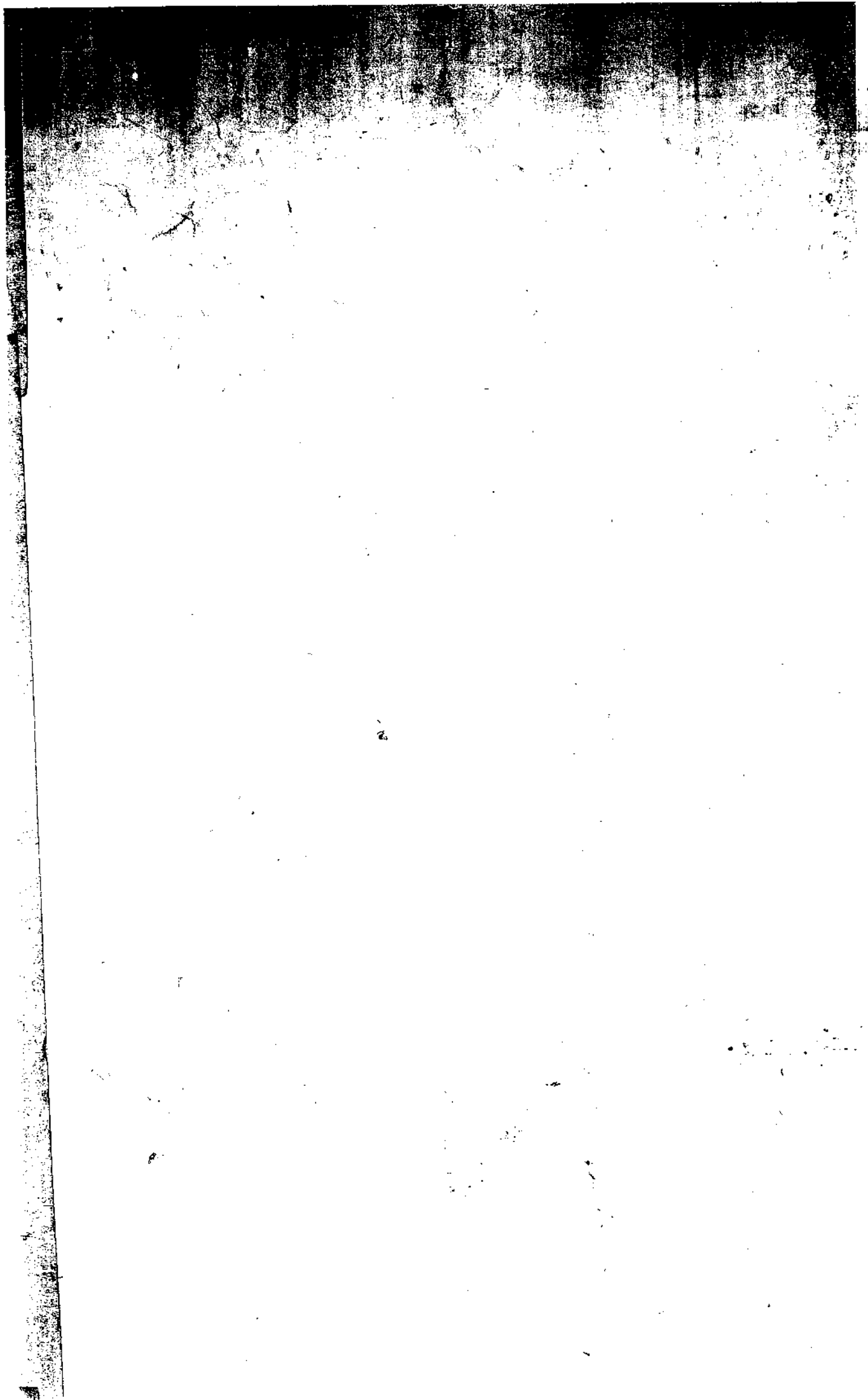
वकचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH015140878202223E दिनांक: 10/02/2023

वकचे नाव व पत्ता:

Mhate

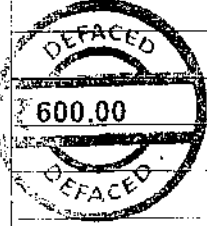
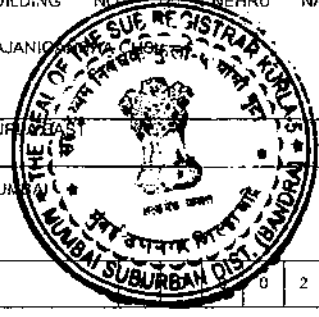




CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. २४४०८

GRN	MH015140878202223E	BARCODE	Date		10/02/2023 15:57	Page No	48(1)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(if Applicable)	AAQFA1009B				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	ADVAIT BUILDERS AND DEVELOPERS				
Location	MUMBAI	Flat/Block No.	BUILDING NO. NEHRU NAGAR				
Year	2022-2023 One Time	Premises/Building	RAJANIC				
Account Head Details		Amount In Rs.	Road/Street	KURLA EAST			
0030045501	Stamp Duty	500.00	Area/Locality	MUMBAI			
0030063301	Registration Fee	100.00	Town/City/District	MUMBAI SUBURBAN DIST. (BANDRA)			
			PIN	0 2 4			
			Remarks (If Any)	PAN2=CULPG8616H-SecondPartyName=RUPESH RAMESH GHULGHULE-			
			Amount In	Six Hundred Rupees			
Total		600.00	Words	२४३			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank: CIN	Ref. No.	69103332023021012855 722749925			
Cheque/DD No.		Bank Date	RBI Date	10/02/2023-15:56:10 Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No., Date	Not Verified with Scroll				



करल - ९
२४३ ७ ४८

Department ID : Mobile No : 9223323485
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याचं चालन केवळ दफ्तार निवरेक कार्यालयत लोदणी करवावयाच्या दस्तऐवजाची लागू आहे. लोदणी न करवावयाच्या दस्तऐवजाची संदर्भ चालन लागू आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement Date	Userld	Defacement Amount
1	(IS)-369-2986	10/02/2023-16:49:39	IGR197	100.00

Wahab
@Salakar



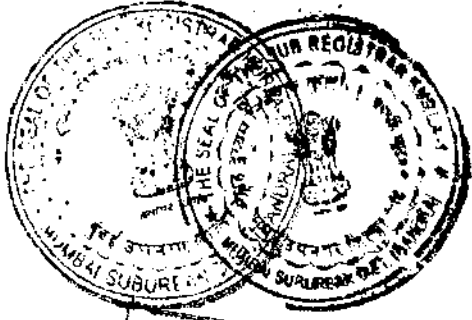
GRN : MH015140878202223 Amount : 600.00

Bank : IDBI BANK

Date : 10/02/2023-15:48:57

2	(S):369-2988	0007526096202223	10/02/2023-16:49:39	IGR197	500.00
Total Defacement Amount					600.00

करल - ५
 दस्त क्र. २७०० ५२०२४
 ७७७ आ०



करल - १ ५४
 २२५४ २ ७
 २०२३

करल - ५
दस्त क्र. २५००८२०२४
११३ १९००



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

Receipt of Document Handling Charges

PRN 1002202309465 Receipt Date 10/02/2023

Received from self, Mobile number 0000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 2986 dated 10/02/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



DEFACED
₹ 960
DEFACED

Payment Details

Bank Name: [unclear] NB	Payment Date: 10/02/2023
Account No: 10004152023021008570	REF No.: 5108275684
Deface No: 1002202309465D	Deface Date: 10/02/2023

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

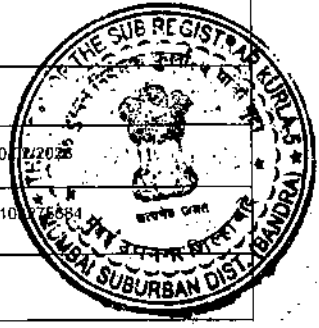
Ushah *Prabhakar*

करल - १
२०२२ १०/०२
२०२३



करल - ५
 दस्त क २०४०१२०२४
 ९९४१९६०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1002202309465	Date 10/02/2023
Received from self, Mobile number 0000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla, 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 10/2/2023
Bank CIN 10004152023021008570	REF No. 510726884
This is computer generated receipt, hence no signature is required.	



*What
 absence*

करल - ९ IV
 २०२३



करल - ५
दस्त क्र. १४५० १२०२४
१९१ १५०

क्र. १५१४
२०२२



करल - ५
दस्त क्र. २४००/२०२४
११६५००

करल - १
२०२३

POWER OF ATTORNEY

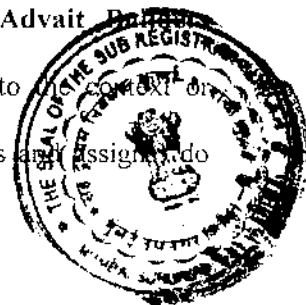
TO ALL TO WHOM THESE PRESENTS SHALL COME THE SUB REGISTRAR, KURLA
SHRIKRISHNA KHATU, an Indian inhabitant holding permanent account
number [AKPPK9114Q] and residing at Bldg. No. 10A, Flat No. 102, Herumb
CHSL, New Mhada Colony Sahakar Nagar, Near Tilak Nagar,
East, Mumbai - 400071 & ASHISH UMESHCHANDRA SAKHARE an Indian
inhabitant holding permanent account number [AWIPS7112F] and residing at Flat
No. 302, Tirumala CHS, Plot No. 10, Sector 21, Opp. MTNL Office Kharghar
Panvel Raigad - 410210 in the capacity of Partners / Authorized Signatory, of
ADVAIT BUILDERS & DEVELOPERS, a Partnership firm duly registered under
Indian Partnership Act 1932 & address Building No. 78, Nehru Nagar Rajanigandha
Chsl, Nehru Nagar, Kurla (E), Mumbai - 400 024 having permanent account
number [AAQFA1009B], hereinafter referred to the as " Advait Builders
Developers" (which expression shall, unless it be repugnant to
meaning thereof be deemed to mean and include its successors and assigns) do
hereby SEND GREETINGS:

WHEREAS:-

1. The firm is the process of redeveloping a piece of land being Building No 78,
Nehru Nagar Rajanigandha Chsl, being all that piece and parcel of land
admeasuring 1039.51 Sq. Mts. bearing Survey No: Survey no. 229 & 267, CTS
No. 6 A/1, 6/216 To 6/224 of, Kurla, (East), Mumbai

[Handwritten Signature]

[Handwritten Mark]



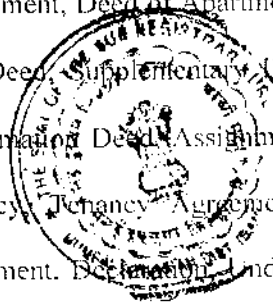
करल - १ १०		
२२५६	८	२०
३०२३		

करल - ४०००२४ Within the registration District and Sub-District of Mumbai City and
 दस्त क्र. २३०००१३०२४
 ७७६ ९६०
 २. The firm intends to construct a building on the portion of the said Property in

the name of "78 EAST", as its Sale component and intends to sell, transfer, lease, mortgage or let on Leave and License basis the premises, Flats, Units, Offices, Shops, apartments, garages, parking spaces, etc.(hereinafter referred as the Said Premises) to be constructed thereon, to the Prospective Purchasers/s.



3. Accordingly, the firm requires to execute and register various Deed of Assignment, Deed of Apartment, Agreement for Sale, Deed of Conveyance, Sale Deed, Supplementary Deed, Rectification Deed, Cancellation Deed, Confirmation Deed, Assignment / Transfer of Right of Way, Surrender of Tenancy, Tenancy Agreement, Lease Deed, Deed of Mortgage, Loan Agreement, Deed of Undertaking, Affidavits and / or any other deeds, document/s, writings, with the Prospective Purchaser/s and otherwise.



4. However, due to preoccupation of work, We shall not be able to personally attend before the Registrar / Sub- Registrar of Assurances for registration of necessary deeds, documents and agreement, affidavit, undertaking, in respect of the said Premises, executed by us on behalf of the firm and hence for the purpose, I/we hereby appoint, constitute **MR. RUPESH RAMESH GHULGHULE** Indian Inhabitant, having his address at of Room No. 203, Vaishnavi Apartment, Laxmi Nagar, Nalasopara (E), 401209 to be my/our

Rupesh



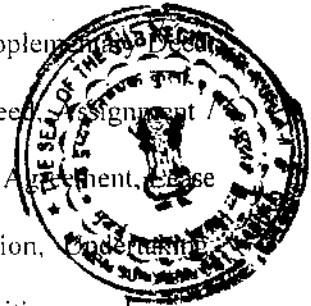
करल - ५	
दस्त क्र. ४००	१२/०४
२९/०६	१९००
२०२३	

lawful attorney to perform and comply with all the acts, deeds and any other related matter as are hereinafter contained with respect to the said Property:

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT
We, TUSHAR SHRIKRISHNA KHATU & ASHISH U. SACHANDR
SAKHARE, in the capacity of the Partner / Authorized Representative of the firm,
do hereby appoint, constitute and nominate **MR. RUPESH RAMESH**
GHULGHULE (hereinafter referred to as "the said Attorney") to be my lawful
attorney to perform and comply with all the acts, deeds and any other related matter
as are hereinafter contained with respect to the said Property:



- (1) To present for the registration of the Deed of Assignment, Deed of Apartment, Agreement for Sale, Deed of Conveyance, Sale Deed, Supplemental Deed, Rectification Deed, Cancellation Deed, Confirmation Deed, Deed of Assignment, Transfer of Right of way, Surrender of Tenancy, Tenancy Agreement, Lease Deed, Deed of Mortgage, Loan Agreement, Declaration, Affidavit and / or any other deeds, document/s, writings under any nomenclature which is executed by us or which will be hereinafter executed by us, in respect to the said Premises, for and on behalf of the firm and complete comply with all the related formalities.



- (2) To register all the above referred deeds, documents, writings as stated hereinabove, executed by us, for and on behalf of the Company, with respect to the said Premises and to appear before any concerned Registrar of Assurances or Sub- Registrar of Assurances or any other Officer of the Registering Authorities to register the same and to represent and / or lodge



Handwritten signatures and initials.

करल - १
 2022 5080
 ३६३३

any documents for registration and admit execution of any such document/s, writings executed by us, for and on behalf of the firm.

करल - ६
 दस्त क्र. 2020/2028
 992/900

(3) To sign and deliver the necessary forms, applications, undertakings and writings as may be required for registering the aforesaid documents before the Sub-Registrar of Assurances at Kurla and / or Bombay or any other registration authority.



To obtain/collect the registered documents from the Registration Office and the requisite fees thereof. To apply for the certified copies of the registered agreements and collect / obtain the same by paying the necessary charges thereof.

AND I, do hereby agree to ratify and confirm all and whatsoever said Attorney do cause to be done by these presents.



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property)

A building consisting of stilt plus 17 upper floors, standing on a piece or parcel of land admeasuring about 1039.51 Sq. Mts bearing CTS NO. 6A/1. 6/216 to 6/224 together with all easement right situate lying and being at MHADA Layout, Nehru Nagar village Kurla, Mumbai Suburban District, Kurla, Mumbai - 400 024 and bound as follows:

- ON OR TOWARDS EAST : Nalla.
- ON OR TOWARDS WEST : By Building No. 80.
- ON OR TOWARDS SOUTH : By Building No. 77
- ON OR TOWARDS NORTH : 40 FEET WIDE ROAD.



करल - १ *IV*
२६६ ५५ २०

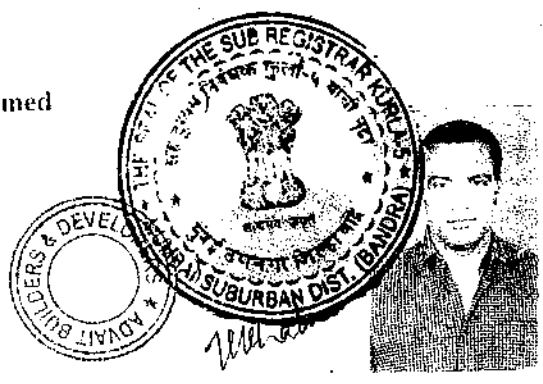
२०२३ करल - ५

दस्त क्र. २०४९ / २०२४
१२० १५०

IN WITNESS WHEREOF we have signed hereunder at Mumbai this
10th day of February, 2023.

Signed and Delivered by the within named

MR. TUSHAR S. KHATU



MR. ASHISH U. SAKHARE

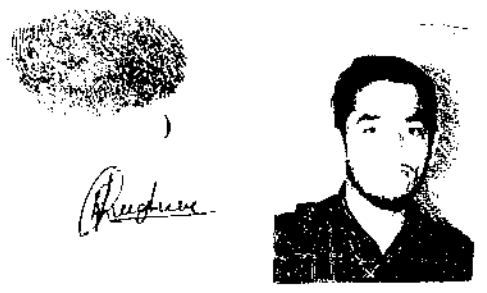


Partner/ Authorized Signatory of
ADVAIT BUILDERS DEVELOPERS.

We Accept:
Signed for and on behalf of "the said Attorney"



Mr. RUPESH RAMESH GHULGHULE



३ P. Ramesh Ghulghule

२ P. Ramesh Ghulghule

करल - १-१४		
२२५६	७२	२०

करल २०२३

करल क. २०२० (२०२४)

१२९ १९२०





The power of service

स्वच्छग्रह

Join us at www.svachhagrah.org to be part of our cleanliness drive



SCAN QR TO PAY YOUR BILL ONLINE

adani Electricity

BILL OF SUPPLY **COMMERCIAL**

ADVAIT BUILDERS & DEVELOPERS
 BLDG 7B NEHRU NAGAR RAJNI GANDHA CHS LTD
 KURLA (EAST)
 NEHRU NAGAR,
 MUMBAI 400024
 Mobile No 80*****06
 Email id ad*****rs@gmail.com
 Connected Load in kW 5.24
 PAN AA*****9B
 GSTIN

To update your email id and mobile no. call us on 19122

24x7 Powerline

19122 We're listening.

For power interruption complaint or restoration status

Bill No. 1C01010D3005 Bill Date 08-02-2023
 Bill Distribution No. Chembur/Tarik Nagar/19

CUSTOMER CARE CENTRE CORRESPONDENCE ADDRESS
करल - 9

2852 7320

करल - 4

Cycle No. 19
वस्तु क्र. 19/2023/80/1/2023

2023-19-00

This electricity bill neither reflects a title nor is it used as a proof of any property or premises.



ACCOUNT NO
152848310

BILL MONTH
JAN-23

DUE DATE
01.03.2023

SMILES EARNED
4110

Electric Smiles

DUE AMOUNT
₹ 48970.00*



DISCOUNTED BILL AMOUNT
 Round sum bill payable (after discount) of ₹ 48560.00 or before discount date 15-02-2023 ₹ 48970.00

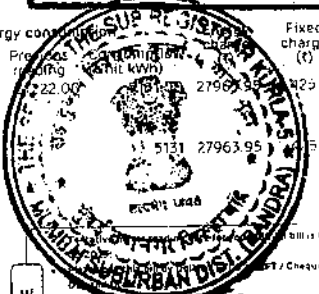
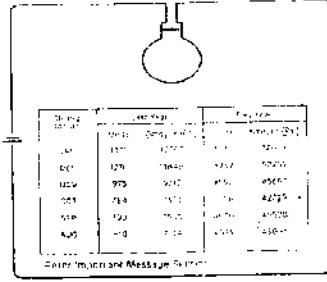
LATE PAYMENT BILL AMOUNT
 Round sum bill payable (including 0.5% of ₹ 650.66) after due date 01-03-2023 ₹ 49620.00*

MAHESH ANDHARI

YOUR CURRENT CONSUMPTION

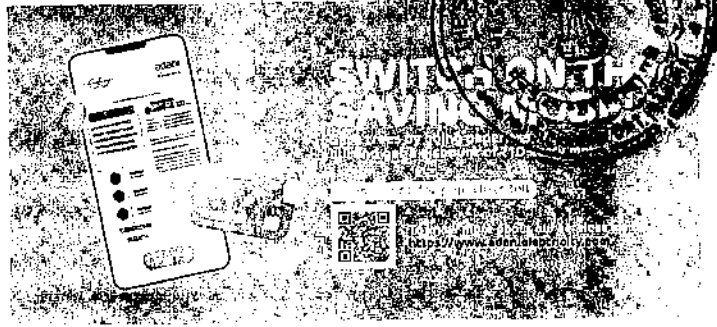
Tariff	Meter number	Multiplying Factor (MF)	Energy consumed (kWh)	Present reading	Previous reading	Fixed charge (₹)
LTN (A)	5152310		27963.95	56153.00	22.00	₹ 29.00
TOTAL			27963.95			₹ 29.00

TRACK YOUR CONSUMPTION (UNITS)



IMPORTANT MESSAGE

- Payment of bill should be made within 15 days of the due date.
- For any queries, please call 19122 or visit our website.
- For more information, please visit our website.



PAY IN SUP FOR CHEQUE DROP

- For cheque payments, date of realization of cheque is 3 days from submission of cheque (whichever is earlier) and is deemed to be the date of receipt of payment (subject to realization)
- Cheque should be Account payee or local clearing and not cash/cater
- Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 152848310
- Remember A/c No. and respective amount on back of the cheque when making multiple bill payments by single cheque



0152848310900048970010320230004962000004856015022023

Round Sum payable ₹ 48970.00 Outstanding Amount (Round sum) ₹ 48560.00 Amount after due date (Round sum) ₹ 49620.00

Due date 01-03-2023 Discount date 15-02-2023

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करल - ५

दस्त क. 28800/2024

927/900

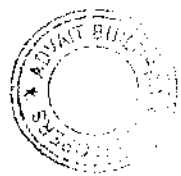
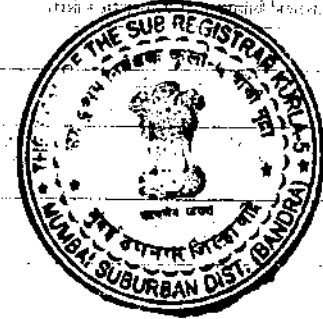
करल - १

2852

21/20

2023

मालमत्ता पत्रक



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शुद्धता = १ IV		
25E	9E	2
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करल - ५

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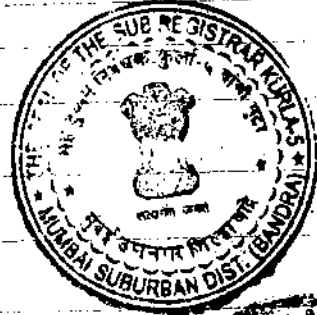
करल १

२०२३ १५६ ३८

२०२३ मध्य उपनगर जिल्हा

मालमत्ता पत्रक

मालमत्ता पत्रक



Faint, illegible text, likely a signature or official note.

Handwritten signature and a circular stamp at the bottom left of the page.

करल - १ IV		
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करल - ५
दस्. २०४०० / २०२४
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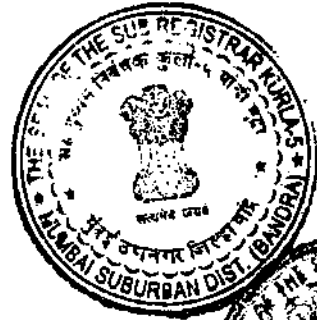
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करल - १ IV		
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मालमत्ता पत्रक

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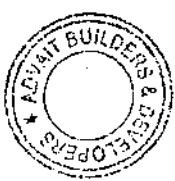
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मालमना पत्रक

कना भाग

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करल - ५
दस्त ज. २४४० / २०२४
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करल - १ ३४

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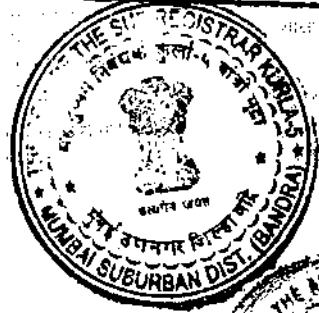
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करल - ५

दस्ता क्र. २४२०८/२०२४

१३० १५०

मालमत्ता पत्रक



सामान्य पत्रक

क्रमांक	करल - १ III
दिनांक	2052 22

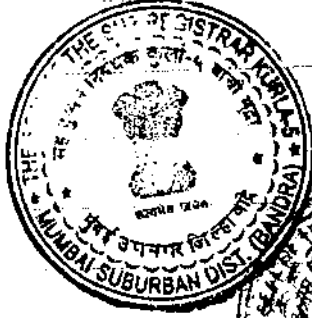
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दस्त क्र. 2770 1/2024
939/1900



करल - १ III		
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मालमत्ता पत्रक

करल - ५	
मुंबई उपनगर जिल्हा	
दस्त क्र. 20000/2024	
932 1940	



करल - 4 TV		
25/11/2028	28	55
2028		

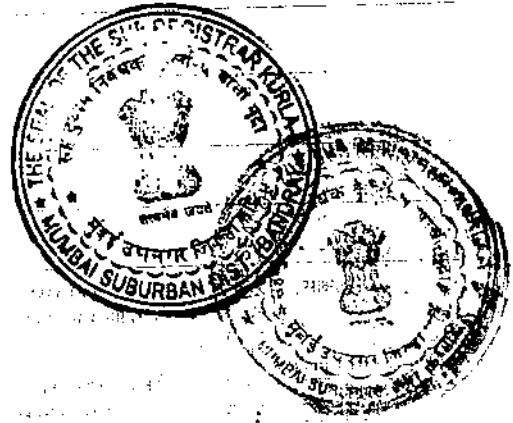
करल - 4
दस्त क. 2830/2028
933/1940



मालमत्ता पत्रक

करल - १ ¹⁰		
२०२६	२५	०८
२०२३		

करल - ६
दस्ता नं. २०२०/२०२४
१३२ १९८०



७४



करल - १		
२२५	२६	४८
२०२३		

करल - ५
दस्त क. २०४० / २०२४
१३५ / १९६०



महानगरपालिका, मुंबई

करल - १		
२०२६	२०	२५
२०२३		

करल - ५	
दस्त क्र. १०२४०/२०२४	
१३६/१५००	

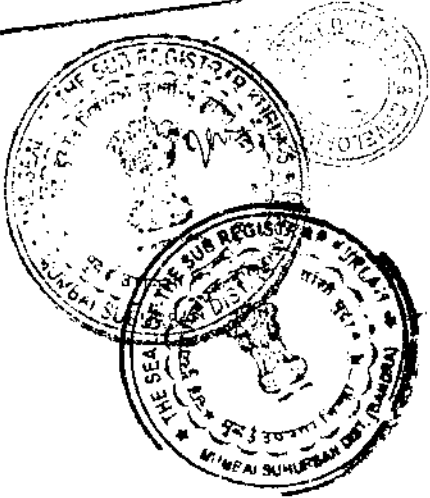


2024



करल - १	
2552	2023
2023	

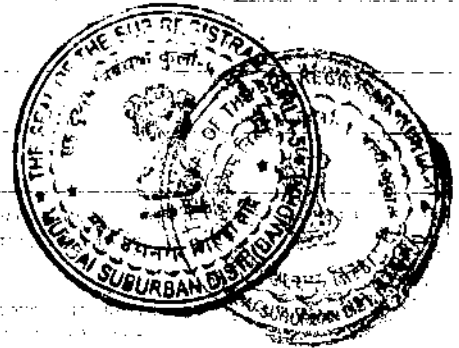
करल - ५
दस्त क्र. 2880/72023
936 Bwo



करल - १ IV		
२५६	२९	वा
२०२३		

संगममला पत्रक

करल - ५
दस्त क्र. १०००/२०२४
१३६/१९७०

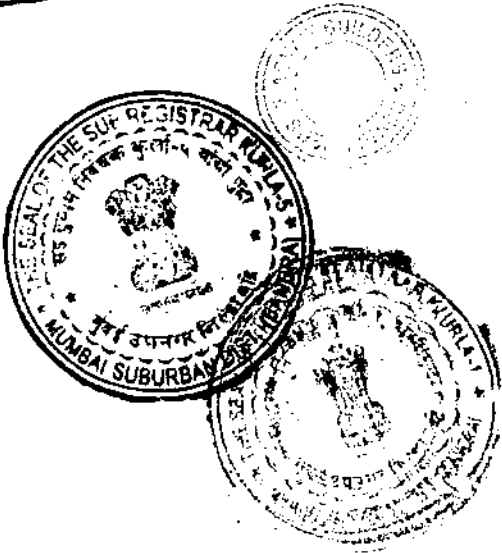


१३६

करल - १ 12
१९६०
३०२३

करल - ५
दसा क. २१४०० दि०२४
९३२/५००

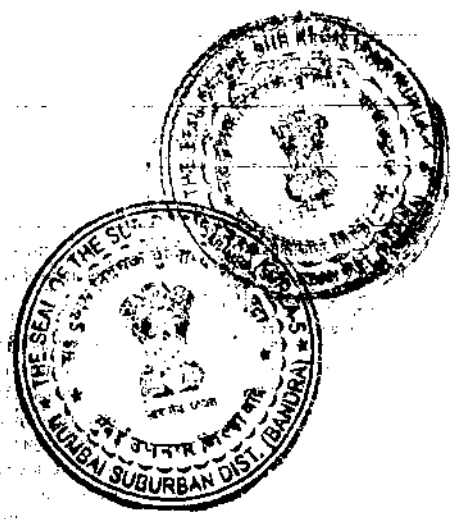
२५/१०/६०
१९६०
१९६०
१९६०



करल - १ IV
२८६६ ३१ १८
२०२३

पालामन्ना भद्रक

करल - ५
मुख्य उपनिर्देशक
दस्त क्र. २०७३०/२०२४
१२० १९६०



करल - १ IV		
225E	32	5C
2023		

करल - ५
दस्त क्र. 20550 दि 2024
759 AMB

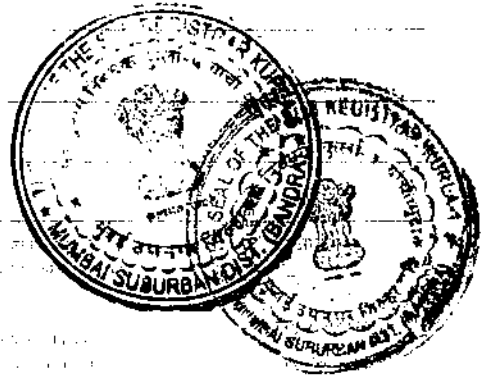


Handwritten notes and signatures in the right margin, including the name 'S. S. ...' and other illegible text.

करल - १ <i>IV</i>		
२९९६	३३	२९
२०२३		

भालमत्ता पत्रक

करल - ५
दस्त क्र. २०७१५/२०२४
१०२/१००



करल - १ IV		
२९९८	३५	४८
२०२३		

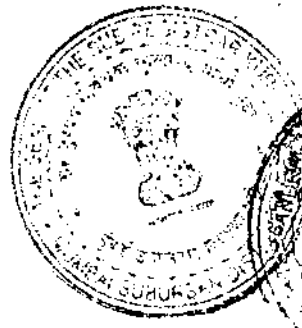
मालमत्ता पत्रक

करल - ५ मिळित मंडळी उपनगरांत कर्ना
दस्त क्र. २००७१२०२४
१००७१५०



करल - १ - 10		
2023	35	85
2023		

करल - 4
 दस्त क. 2070 (2024)
 933 B100



REGISTRAR
 KURUKH DISTRICT
 JHARKHAND

करल - १ ३०		
२५६	३०	३०
२०२३ करल - ५		
दस्त क्र. २००६०१२०२४		
१०६/१५०		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ADVAIT BUILDERS & DEVELOPERS

19/06/2008
Permanent Account Number
AAQFA1008B



Wahab



करल - ५
 तसत क. २३७०८/२०२४
 ९४०/९५०

करल - १ १४
 २२५२ ३९ ४८
 २०२३

भारत सरकार
 Government of India

आधार
 AADHAAR

भारतीय विशिष्ट ओळख प्राधिकरणा
 Unique Identification Authority of India

क्रमांक / Enrolment No.: 2821/27161/00035

102 Herumb CHS, New Mhaca Colony, Sahakar Nagar, Mumbai Suburban Maharashtra - 400071
 922323485

Val d'aj unknown

आपला आधार क्रमांक / Your Aadhaar No. :
5170 0022 5891
 VID : 9198 2671 9469 6844
 माझे आधार, माझी ओळख

भारत सरकार
 Government of India

आधार
 AADHAAR

तुषार श्रीकृष्ण खातू
 Tuskar Shrikrishna Khatau
 जन्म तारीख/DOB: 05/07/1978
 लिंग/ GENDER: MALE

5170 0022 5891
 VID : 9198 2671 9469 6844
 माझे आधार, माझी ओळख

भारत सरकार
 Government of India

आधार
 AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही.
- सुरक्षित QR कोड ऑफलाईन XML ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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

आधार टाईममॅट्रॉन वैध आहे
 आधार अद्ययावत विविध सरकारी व निजी सेवा सुलभतेने उपलब्ध करून देते
 आपला मोबाईल नंबर आणि ईमेल आयडी अद्ययावत ठेवा
 ३-स्टार स्मार्ट फोनमध्ये आधार एप - mAadhaar App घ्या

Aadhaar is valid throughout the country.
 Aadhaar helps you avail various Government and non-Government services easily.
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भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

आधार
 AADHAAR

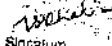
तुषार श्रीकृष्ण खातू
 Tuskar Shrikrishna Khatau
 जन्म तारीख/DOB: 05/07/1978
 लिंग/ GENDER: MALE

5170 0022 5891
 VID : 9198 2671 9469 6844
 माझे आधार, माझी ओळख

१४

करल - १		
२१४६	३८	४४
२०२४		

करल - ५
दस्त क्र. २४४०/२०२४
१२८/१७०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 TUSHAR KHATU
 SHRIKRISHNA SITARAM KHATU
 0507/1978
 Permanent Account Number
 AKPPK9114Q

 Signature



करल - ५
 वस्त क्र. २४४०८/२०२४
 १२२/१५१०

करल - १
 २०२३



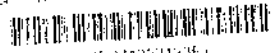
भारतीय विशिष्ट-संकेत प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 2017-9011644894



26/06/2014
 शासक / Owner
 आता / Address
 503, Laxmi Sankar
 Flat No. 503, Laxmi Sankar
 Plot No. 10, Laxmi Sankar
 Opp. M. T. S. L. Office, Kharghar
 Kharghar
 Kharghar Phase - Kharghar
 Maharashtra 410214
 922432894

Ref: 2017-9011644894



SE 27135212 W-1



आपला क्रमांक / Your Enrollment No.

5355 2665 9373

सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India



नोंदविण्याचा क्रमांक / Enrollment No.
 आता / Address
 पत्ता / Address
 5355 2665 9373

5355 2665 9373

सामान्य माणसाचा अधिकार



करल - ५
दस्त क्र. २०१००/२०२४
११०/१५०

करल - ३ IV		
२०२६	११	२०
२०२६		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ASHISH SAKHARE
U D SAKHARE
08/08/1978
Permanent Account Number
AWIPS7112F



करल - ५
 दस्त क्र. २४००७/२०२४
 १११/१६०

करल - १
 २०२३ २२ २५
 २०२३

भारत सरकार
 Government of India

भारतीय प्रत्यक्ष
 Rupesh Ramesh Ghulghule
 जन्म तारीख/DOB: 20/03/1988
 लिंग: MALE

3440 4406 0684
 VID : 9164 7389 4170 9048

माझे माहिती मिळाली आहे



Rupesh



भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता
 अम्दुशी रोड, अम्दुशी पोस्ट-पोस्ट तारु लाले, कोल्हापूर
 महाराष्ट्र - ४०२१०४

Address
 amdushi road, at-amdushi post-pen taru lal, Kolhapur
 Maharashtra - 402104

3440 4406 0684
 VID : 9164 7389 4170 9048

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी खाते संख्या
 Permanent Account Number
 CULPG8616H

नाम/NAME
 RUPESH RAMESH GHULGHULE

पत्ता/Address
 RAMESH RANPAT GHULGHULE

जन्म तारीख/Date of Birth
 20/03/1988

करल - ५
दस्त क्र. २४४०७/२०२४
१५२/५००

2024
2024
2024



करल - ५
 दस्त क. २४४०५/२०२४
 ११३ भा.१०

भारत सरकार
 Government of India

राकेश हमेश म्हास्कर
 Rakesh Hamesh Mhaskar
 जन्म तारीख: DOB: 28/10/1997
 १९९७ MALE

Download Date: 08/11/2021

Issue Date: 13/09/2023

2894 6125 2483
 VID : 9139 0679 8255 0554

माझी आधार, माझी ओळख

करल = ५ IV
 २९९९
 २०२३



Rakeshkar



भारतीय विश्वविद्यालय
 Identification Authority of India

पत्ता ५४ माकठी, माकठी
 माकठी पोस्ट-वावेदिवाळी, तालशेत, उद्यमग.
 महाराष्ट्र ४०२११२

Address: 54, Makhi Makhi,
 at-Makhi Post-Wavediwal, Talashet
 Raigad, Maharashtra, 402112


2894 6125 2483

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


करल - १ IV		
२०१६	३१	१०
२०२०		

करल - ५
दस्त क्र. २४४०७२०२४
९४०७९५०

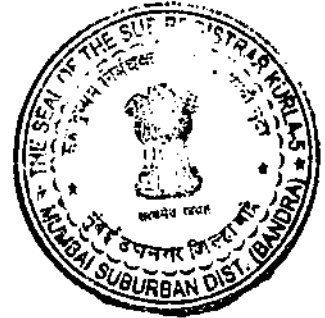
भारत सरकार
GOVERNMENT OF INDIA



श्रीकांत रघुवीर चंदावर्कर
Shrikant Raghavjee Chandavarkar
जन्म वर्ष - Year of Birth: 1979
पुरुष / Male



5317 5064 0778



आधार - सामान्य माणसाचा अधिकार



Prachinakar

भारतीय विशिष्ट-ओकळ प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: A 111 LOT NO 150
VAKRA TUNDA CHS
RSC NO. BERNOLI PRAGATI
40 EKOJI, GURU-2, BERNOLI WEST
S O, Mumbai, Maharashtra,
400052

369/2986
 शुक्रवार, 10 फेब्रुवारी 2023 4:50 म.नं.
करल
 दस्त क्रमांक: करल/2986/2023
 दस्त क्र. 2986/2023
 बाजो मूल्य: रु. 01/-
 953/940
 पारयेने मुसंज शुल्का रु.500/-

दस्त गोथवारा भाग-1

करल
 दस्त क्रमांक: 2986/2023

मोबदला: रु. 00/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालय
 अ. क्र. 2986 अर नि. 10-02-2023
 मोजी 4:45 म.नं. वा. हजार केला.

पावती: 3373

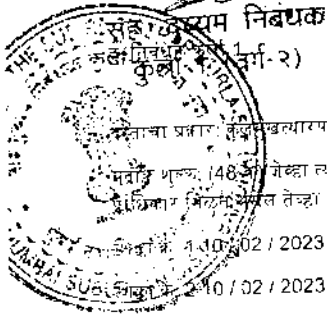
पावती दिनांक: 10/02/2023

भादरकरगाराचे नाव: अद्वैत विल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्रीकृष्ण खातू

नोंदणी फी रु. 100.00
 दस्त हाताळणी फी रु. 960.00
 पृष्ठांची संख्या: 48

एकूण: 1060.00

सु. नि. सह. करल 1 यांची सही



सह. नि. सह. करल 1 यांची सही
 कुर्ला-1 (वर्ग-2)

दस्ताचा प्रसार: कुरल 1 यांच्या कार्यालय
 मोजी शुल्क: 48 रु. शेवट्या त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबींहीत अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीस काम बालविण्याचा
 अधिकार मिळत नाही.
 दिनांक: 10/02/2023 04:45:45 PM ची वेळ: (सादरीकरण)
 दिनांक: 10/02/2023 04:47:08 PM ची वेळ: (फी)

करल - 10/02/2023
 2023





10/02/2023 4 56:46 PM

दस्त गोपबारा भाग-2

करल - ५
 दस्त क्रमांक: 2986/2023
 दस्त क्र. 280072023
 9/24/2023

दस्त क्रमांक : करल 1/2986/2023
दस्ताचा प्रकार : कुलमुख्यारपत्र

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:रुपेश रमेश घुमट्टने
पत्ता:प्लॉट नं. 203, माळा नं. - इमारतीचे नाव: वैष्णवी
अपार्टमेंट, ब्लॉक नं. नानासागरा पुर्व, रोड नं: सक्षी नगर, महाराष्ट्र,
THANE.
पिन नंबर:CULPG8616H
 - 2 नाव:अद्वैत विल्डर्म अंश डेव्हलपर्स चे भागीदार तुंगार भीकृष्ण खानू
पत्ता:प्लॉट नं. - , माळा नं. - इमारतीचे नाव: विल्डींग नं. 78, नेहरू
नगर रजनिगंधा को अप्ट हो सोसा वि. ब्लॉक नं: कुर्ना पूर्व, मुंबई, रोड
नं: नेहरू नगर, महाराष्ट्र, मुंबई.
पिन नंबर:AAQFA1009B
 - 3 नाव:अद्वैत विल्डर्म अंश डेव्हलपर्स चे भागीदार आशिष उमेशशंभू
मावडे
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: विल्डींग नं. 78, नेहरू
नगर रजनिगंधा को अप्ट हो सोसा वि. ब्लॉक नं: कुर्ना पूर्व, मुंबई, रोड
नं: नेहरू नगर, महाराष्ट्र, THANE.
पिन नंबर:AAQFA1009B

पक्षकाराचा प्रकार
 गाँवर ऑफ अटॉर्नी
 वकील
 वय :-27
 स्वाक्षरी:-
Prishu

कुलमुख्यार देणार
 वय :-44
 स्वाक्षरी:-
Mhab

कुलमुख्यार देणार
 वय :-46
 स्वाक्षरी:-
Aradhana

द्वाराचित्र अंगठ्याचा दस्त

दिनांक: 10/02/2023 04 : 50 : 18 PM

दस्ताचा प्रकार: कुलमुख्यारपत्र

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:राजेश रमेश भुस्कर
वय:26
पत्ता:98, साफ्टी, म्, साफ्टी, पोस्ट वावेरिवाळी, तालशेत, रावणद
पिन कोड:402112
 - 2 नाव:धीरंदास रघुवीर नदाशरकर
वय:47
पत्ता:प-13, प्लॉट न. 180, वक्रतुडा को अप्ट हाऊस गोसा, आरएससी - 50, पणजी
महानगरा मार्गे, पोस्ट-2, वॉरिखली वशिष्ठ, मुंबई
पिन कोड:400092

पक्षकाराचा प्रकार
 वकील
 स्वाक्षरी
Prishu

कुलमुख्यार देणार
 वय :-47
 स्वाक्षरी:-
Prishu

द्वाराचित्र अंगठ्याचा दस्त

दिनांक क्र.4 बी वेळ: 10 / 02 / 2023 04 : 52 : 43 PM

दिनांक क्र.5 बी वेळ: 10 / 02 / 2023 04 : 54 : 15 PM नोंदणी पुस्तक 4 मध्ये

निबंध क्र. 1 (वर्ग-2)

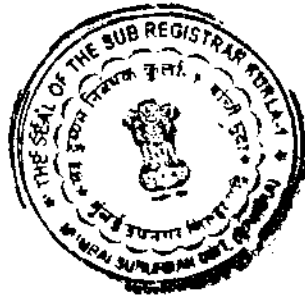
करल - १
 2023

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	ADVAIT BUILDERS AND DEVELOPERS	eChallan	691033320230210	100.00	SD	0007526096202223	10/02/2023
2		DHC		160	RF	1002202309465D	10/02/2023
3	ADVAIT BUILDERS AND DEVELOPERS	eChallan		100	RF	0007526096202223	10/02/2023

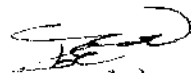
(SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges]

करल - ५
दस्त क. २४५०७/२०२४
१९७/१७०

करल - १	१९
२२६	११
२०२३	



प्रमाणित करण्यात येते, कि या दस्तावध्ये
 एकूण ... गने आहेत.
 करल-१/ ... /२०२३
 पुस्तक क्रमांक ५/ क्रमांकावर नोंदला
 दिनांक: १०/०२/२०२३


 सु. भा. म्हैसने
 सह. दुय्यम निबंधक, कर्ला-९
 मुंबई उपनगर जिल्हा

घोषणापत्र

करल - ५

दस्त क्र. २०००१२०२४

२५/१९००

मी रूपेश रमेश घुलघुले याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला-६ यांचे कार्यालयात करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

अद्वैत बिल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खातू व इतर दिनांक

10/02/2023 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त

नोंदणिस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिली आहे. सदर

कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा

कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२

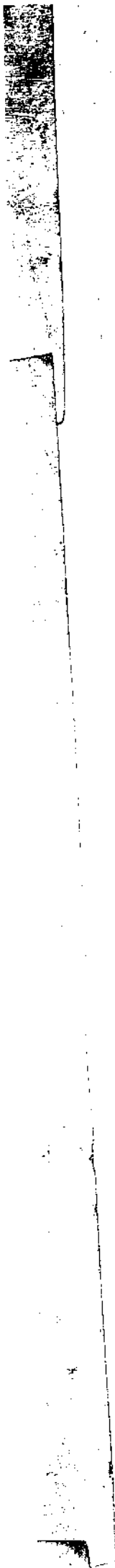
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



कुलमुखत्यारपत्र धारकाचे

नाव व सही

दिनांक:- 09/09/2024



हमीपत्र

करल - ५

दस्त क्र. २१७७०/२०२४

११९१००

आम्ही

लिहून देणार :- ADVAIT BUILDERS AND DEVELOPERS

लिहून घेणार : 1) MR. ASHISH PRAKASH DANGLE,



या हमीपत्राद्वारे सह दुय्यम निबंधक... Kurla-5..... यांना हमी देतो की, सदर दस्तामध्ये नमुद मिळकतीसोबत कोणतेही वाहनतळ (कार पार्कींग) यांची विक्री, हस्तांतरण होत नाही.

दिनांक:- 05/09/2024

ठीकाण:- Chembur



लिहून देणार सही :- M.....

लिहून घेणार सही :- Dangle.....

.....

.....

करल - ५
दस्त क्र. २४४० १२०२४
१६०/१९००



करल - ५
दस्त नं. २०००/७२०२४
१६९ १९००



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ADVAIT BUILDERS & DEVELOPERS

19/04/2008
Permanent Account Number
AAOEA10000000

W



करल - ५
दस्त क्र. २०००८/२०२४
१२५५०



आयकर विभाग
INCOME TAX DEPARTMENT

आयकर अधिकारी
TAX OFFICER

TUBHAR KHATU
SHRIKRISHNA SITARAM KHATU
05204978
PAN Card Account Number
AKPPK9114Q

Signature

Handwritten signature or initials.

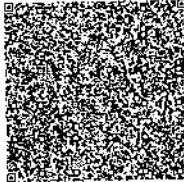
करल - ५
 वस्तु क्र. २०४००१०२४
 १६३/१६०

भारत सरकार
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

नैऋती क्रमांक / Enrolment No.: 2821/27161/00035

तुषार श्रीकृष्ण खातू
 Tushar Shrikrishna Khatau
 Building No 10A Flat No 102 Herumb CHSL
 Near Mhada Colony Sahakar Nagar
 Near Tilaknagar Station
 Chembur East
 Mumbai
 Mumbai Suburban Maharashtra - 400071
 9223323485



आपला आधार क्रमांक / Your Aadhaar No. :
5170 0022 5891
 VID : 9198 2671 9469 6844

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

तुषार श्रीकृष्ण खातू
 Tushar Shrikrishna Khatau
 जन्म तारीख/DOB: 05/07/1978
 लिंग/ GENDER: MALE

Issue Date: 04/01/2013

5170 0022 5891
 VID : 9198 2671 9469 6844

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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

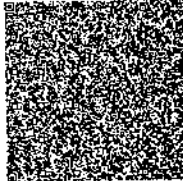
- आपण देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यासाठी मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी अद्ययावत ठेवा
- आपला स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 तुषार श्रीकृष्ण खातू, बिल्डिंग नं 10A फ्लॉट नं 102 हेरुंब
 साहकारनगर, नव म्हाडा कॉलोनी साहकार नगर, टिळकनगर
 स्टेशन जवळ, चेंबूर ईस्ट, मुंबई, मुंबई उपनगर,
 महाराष्ट्र - 400071

Address:
 C/O: Shrikrishna Khatau, Building No 10A Flat
 No 102 Herumb CHSL, New Mhada Colony
 Sahakar Nagar, Near Tilaknagar Station,
 Chembur East, Mumbai, Mumbai Suburban,
 Maharashtra - 400071



5170 0022 5891
 VID : 9198 2671 9469 6844

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

ML

करल - ५
दस्ता नं. २०४४०/२०२४
सरकार
९६७१५०

आयकर विभाग
INCOME TAX DEPARTMENT
MISHRA KASH DANGLE
PRASAD NANA DANGLE
१०/११/१९९९
आयकर विभाग
A/CPD/३६२८३

भारत
GOVT OF INDIA



Range

करल - ५
दस्तावेज क्र. २७३७०/२०२४
१५/१९७०



भारत सरकार
GOVERNMENT OF INDIA

अशिश प्रकाश डंगले
Ashish Prakash Dangle

जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



7185 6679 0655

आधार - सार्वजनिक माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O. प्रकाश डंगले, कम. नं-८/९
पी.७ बुद्धा विहार जवळ, सिद्धार्थ
कामवती चेंबूर, चेंबूर, मुंबई, महाराष्ट्र,
महाराष्ट्र, 400071

Address: S/O. Prakash Dangle,
Room No-8/9 C-7, Near Old
Buddha Vihar, Siddharth Colony
Chembur, Chembur, Chembur
Mumbai, Chembur, Maharashtra
400071

1947
1800 120 1947

help@uidai.gov.in

www.uidai.gov.in



PO Box No. 1947
Bengaluru-560 081

Dangle

करल - ५

दस्त क्र. २४४०५/२०२४

१६६१९६०

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

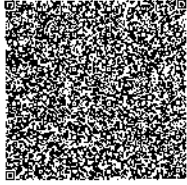
नोंदणी क्रमांक/ Enrolment No.: 2821/27098/02537

Download Date: 08/11/2021

To
रुपेश रमेश घुलघुले
Rupesh Ramesh Ghulghule
amdoshi road
at-amdoshi post-pen tarfe tale
Pen Tarfe Tale
Raigarh, Maharashtra - 402104
8976648353



Issue Date: 01/11/2021

Validly unknown




आपला आधार क्रमांक / Your Aadhaar No. :
3440 4406 0684
VID : 9164 7389 4170 9048

माझे आधार, माझी ओळख

भारत सरकार
Government of India





रुपेश रमेश घुलघुले
Rupesh Ramesh Ghulghule
जन्म तारीख/DOB: 20/03/1995
पुरुष/ MALE

Download Date: 08/11/2021

Issue Date: 01/11/2021

3440 4406 0684
VID : 9164 7389 4170 9048

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
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आधार ओळखीचा पुरावा आहे. नागरिकत्वाचा नाही.
सुरक्षित QR कोड : ऑफलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा.
हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार केलेले पत्र आहे.

INFORM

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

■ आधार देशभरात वैध आहे
■ आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
■ आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
■ आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

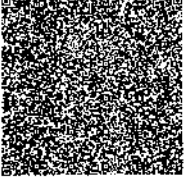
■ Aadhaar is valid throughout the country.
■ Aadhaar helps you avail various Government and non-Government services easily.
■ Keep your mobile number & email ID updated in Aadhaar.
■ Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
अमिंडोशी रोड, गु-अमिंडोशी पोस्ट-पेन तर्फे ताले, पेन तर्फे ताले, रायगड, महाराष्ट्र - 402104

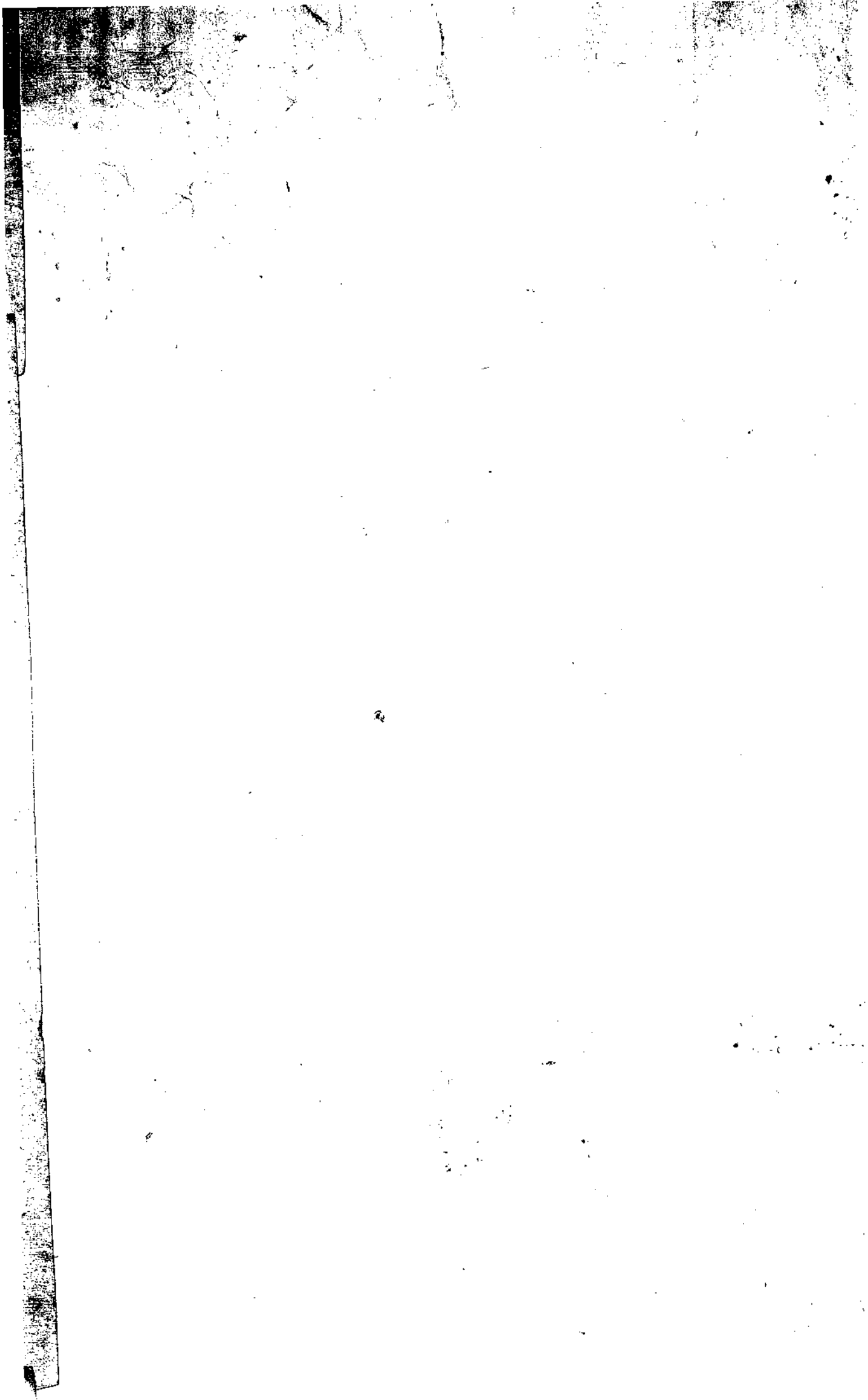
Address:
amdoshi road, at-amdoshi post-pen tarfe tale, Pen Tarfe Tale, Raigarh, Maharashtra - 402104



3440 4406 0684
VID : 9164 7389 4170 9048

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Rupesh



करल - ५

दस्ता क्र. २४३०८/२०२४

१६०/१२००

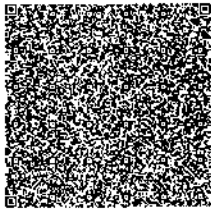
 

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



नोंदणी क्रमांक / Enrolment No.: 2821/36014/01124

To
राकेश रमेश म्हासकर
Rakesh Ramesh Mhaskar
98
Makti
Makti
at-Makti-post-Wavediwali
Talashet
Raigarh Maharashtra - 402112
7738321606




आपला आधार क्रमांक / Your Aadhaar No. :
2894 6125 2483
VID : 9134 2224 4302 3210

माझे आधार, माझी ओळख



भारत सरकार
Government of India



राकेश रमेश म्हासकर
Rakesh Ramesh Mhaskar
जन्म तारीख/DOB: 28/10/1997
पुल्ल/ MALE

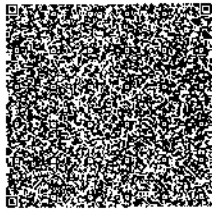
2894 6125 2483
VID : 9134 2224 4302 3210



माझे आधार, माझी ओळख

माहिती / INFORMATION

■ आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
■ आधार अद्वितीय आणि सुरक्षित आहे.
■ सुरक्षित QR कोड/ ऑनलाईन XML/ ऑनलाईन प्रामाणीकरण वापरून ओळख सत्यापित करा.
■ आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar वगैरे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ वर्षीय आणि १४ वर्षीय कर्मकांड्यांच्या व्हर्च्युअल आधार ओळखीचा (VID) देखील वापर होऊ शकतो.
■ 10 वर्षांतून एकदा तरी आधार अपडेट करा.
■ आधार तुम्हाला विविध सरकारी आणि निव्वृत्ती योजनांमध्ये लाभ घेण्यास मदत करते.
■ आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अद्ययावत ठेवा.
■ आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा.
■ सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार पा वैशिष्ट्यांचा वापर करा.
■ आधारची मागणी करण्याच्या योग्य संमती संस्थानी शोध घेणे बंधनकारक आहे.
■ Aadhaar is a proof of identity, not of citizenship.
■ Aadhaar is unique and secure.
■ Verify identity using secure QR code/offline XML/online Authentication.
■ All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
■ Update Aadhaar at least once in 10 years.
■ Aadhaar helps you avail various Government and Non- Government benefits/services.
■ Keep your mobile number and email id updated in Aadhaar.
■ Download mAadhaar app on smart phones to avail Aadhaar Services.
■ Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
■ Entities seeking Aadhaar are obligated to seek due consent.

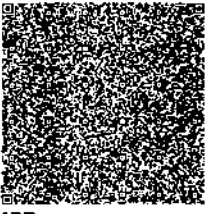


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
98, मकटी, मकटी, मु-मकटी-पोस्ट-वावेदियाळी, तालशेत,
सयाद, महाराष्ट्र - 402112

Address:
98, Makti, Makti, at-Makti-post-Wavediwali,
Talashet, Raigarh,
Maharashtra - 402112



2894 6125 2483
VID : 9134 2224 4302 3210

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

Rakeshkar



6

करल - ५

पत्ता क्र. २०१०५/२०२४

९६७१५०

Government of India

नरेंद्र शंकरलाल हरियानी
Narendra Shankarlal Hariyani
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male

8524 0232 6388

आधार - सामान्य माणसाचा अधिकार



Unique Identification Authority of India

पत्ता रमा भवन बी/10 एम एस रोड
मुलुंड वेस्ट, मुंबई, मुलुंड वेस्ट,
महाराष्ट्र, 400080
Address RAMA BHAVAN B/10, N S
ROAD MULUND WEST, Mumbai, Maharashtra,
West, Maharashtra, 400080

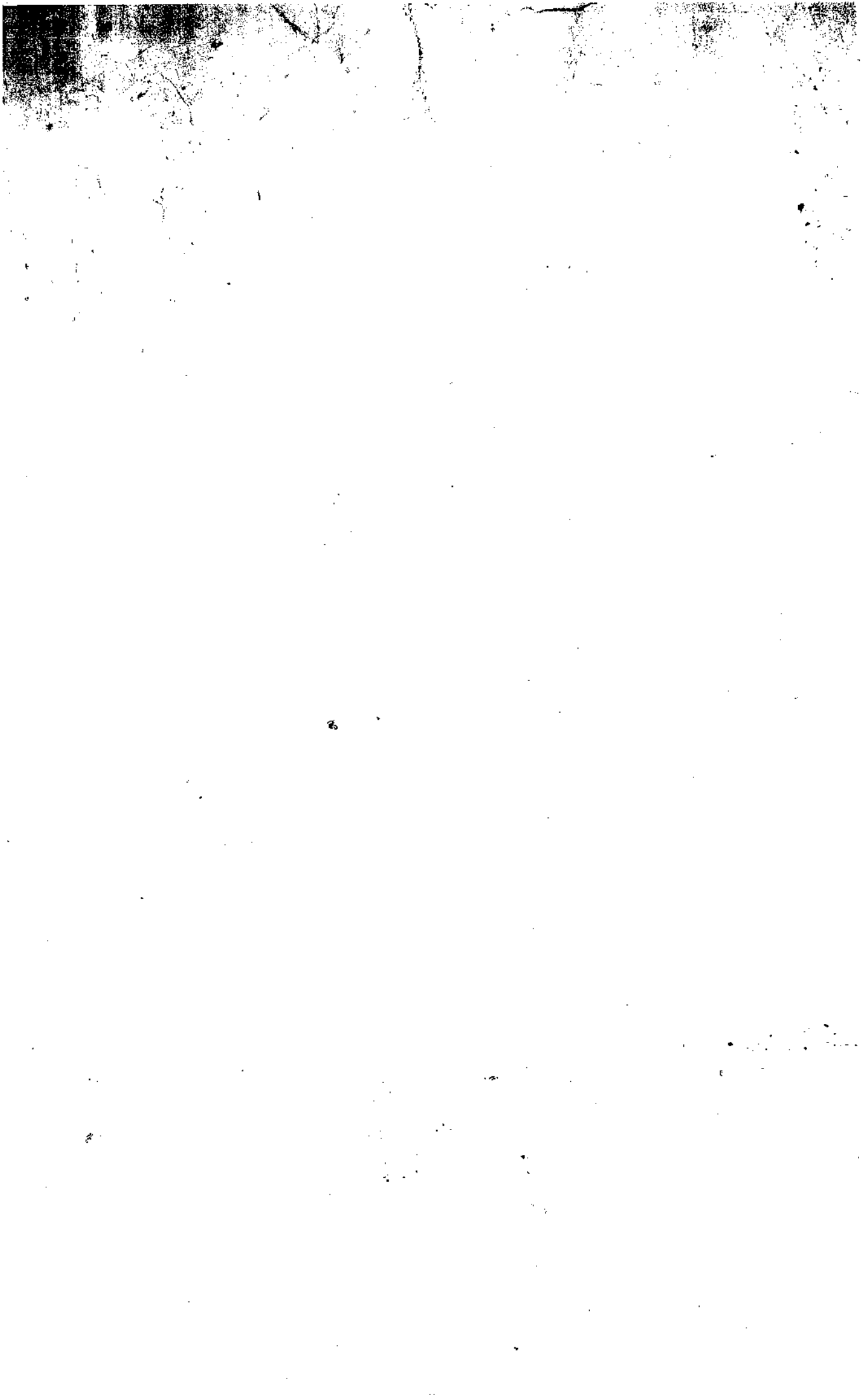
8524 0232 6388

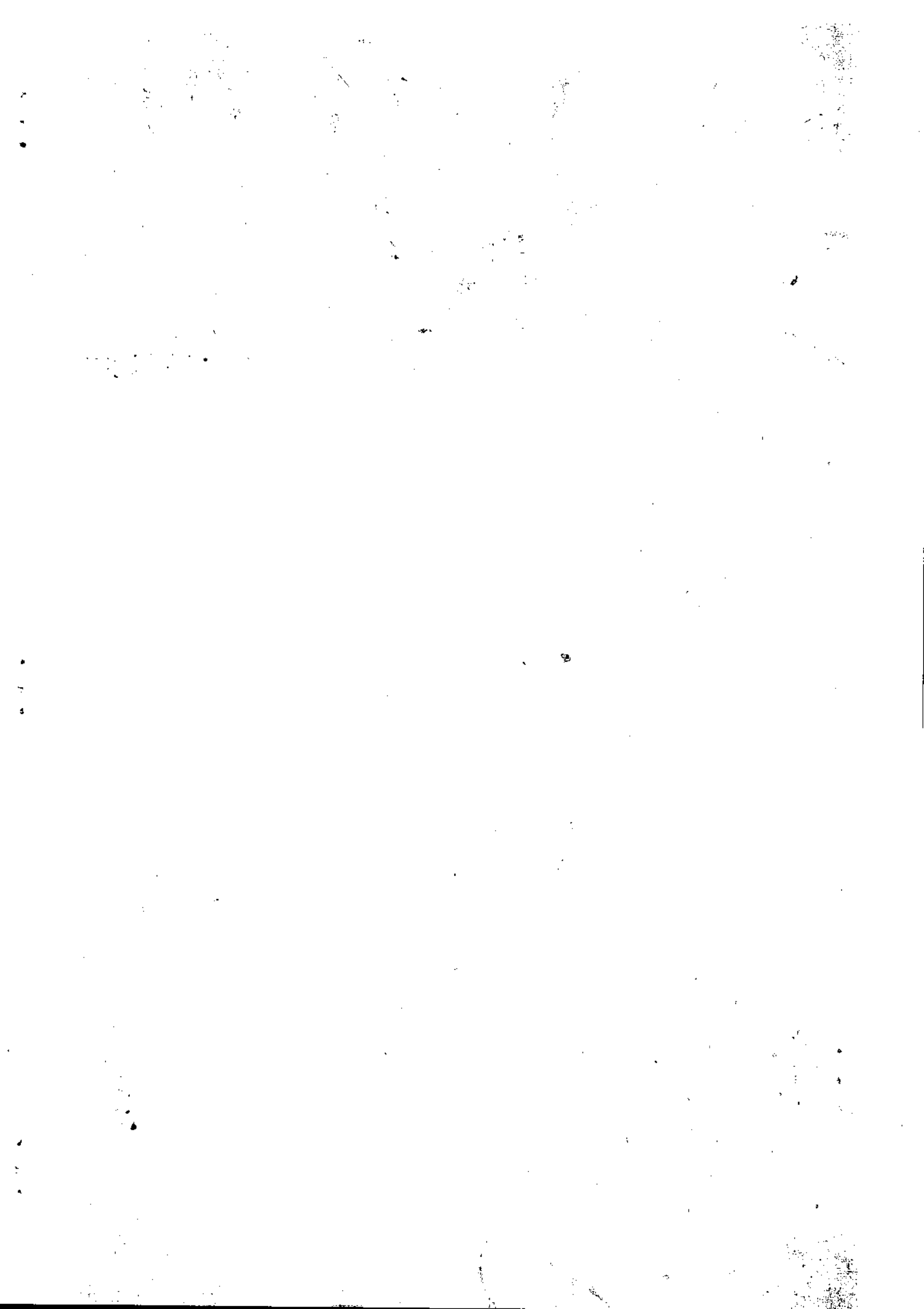
1867
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

०१/२०११ २० ५२५१११





AGREEMENT FOR SALE

DATED THIS ____ DAY OF _____,.....

BETWEEN

M/s ADVAIT BUILDERS AND DEVELOPERS; the PROMOTERS

AND

MR. ASHISH PRAKASH DANGLE

... the Allotee/s

9/5/24, 11:12 AM

Summary 1 (Dastgoshwara bhag 1)

520/24408

गुरुवार, 05 सप्टेंबर 2024 11:12 म.पू.

दस्त गोशवारा भाग-1

करल5

दस्त क्रमांक: 24408/2024

करल - ५

दस्त क्र. 24408/2024

१६६ १९००

दस्त क्रमांक: करल5 /24408/2024

वाजारा मूल्य: रु. 42,15,064/-

मोबदला: रु. 83,52,300/-

भरलेले मुद्रांक शुल्क: रु.5,01,500/-

द. नि. क्र. 24408 वर दि.05-09-2024

अ. क्र. 24408 वर दि.05-09-2024

मार्ज 11:10 म.पू. वा. दृजर केला.

पावती:25762

पावती दिनांक: 05/09/2024

मादरकरणाचे नाव: आशिष प्रकाश डांगळे

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 3400.00

पृष्ठांची संख्या: 170

एकूण: 33400.00

दस्त दृजर करणाऱ्याची मंत्री:

Joint S.R. Kurla-5

सह दुय्यम निबंधक वर्ग २

कुर्ला क्र. ५

दस्तावेज क्रमांक: करणतमी

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कॅम्प कॅम्प कॅम्प (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 05 / 09 / 2024 11 : 10 : 09 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 05 / 09 / 2024 11 : 11 : 19 AM ची वेळ: (फी)



Joint S.R. Kurla-5

दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

प्रातज्ञापत्र

प्रस्तुत दस्तऐवज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६१ मधील तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेला आहे. दस्तऐवजासोबत जोडलेली कागदपत्रे, नकाशे व कुलभूखंडासाठी घातल्या असलेल्या व घेण्यात येत असलेली खात्री दस्तऐवजातील विषयानुसार घेतली असून, त्याची सर्वस्व जबाबदारी घेतल्या जाईल. प्रस्तुत दस्तांतरणास देणारे अथवा ए.ड.ए. घेतल्या जाईल अथवा कोणत्याही अधिनियम/नियम/अधिसूचना अथवा परिपत्रके यांचे निर्बंध नाहीत वा उल्लंघन होत नाही.

लिहून घेणार

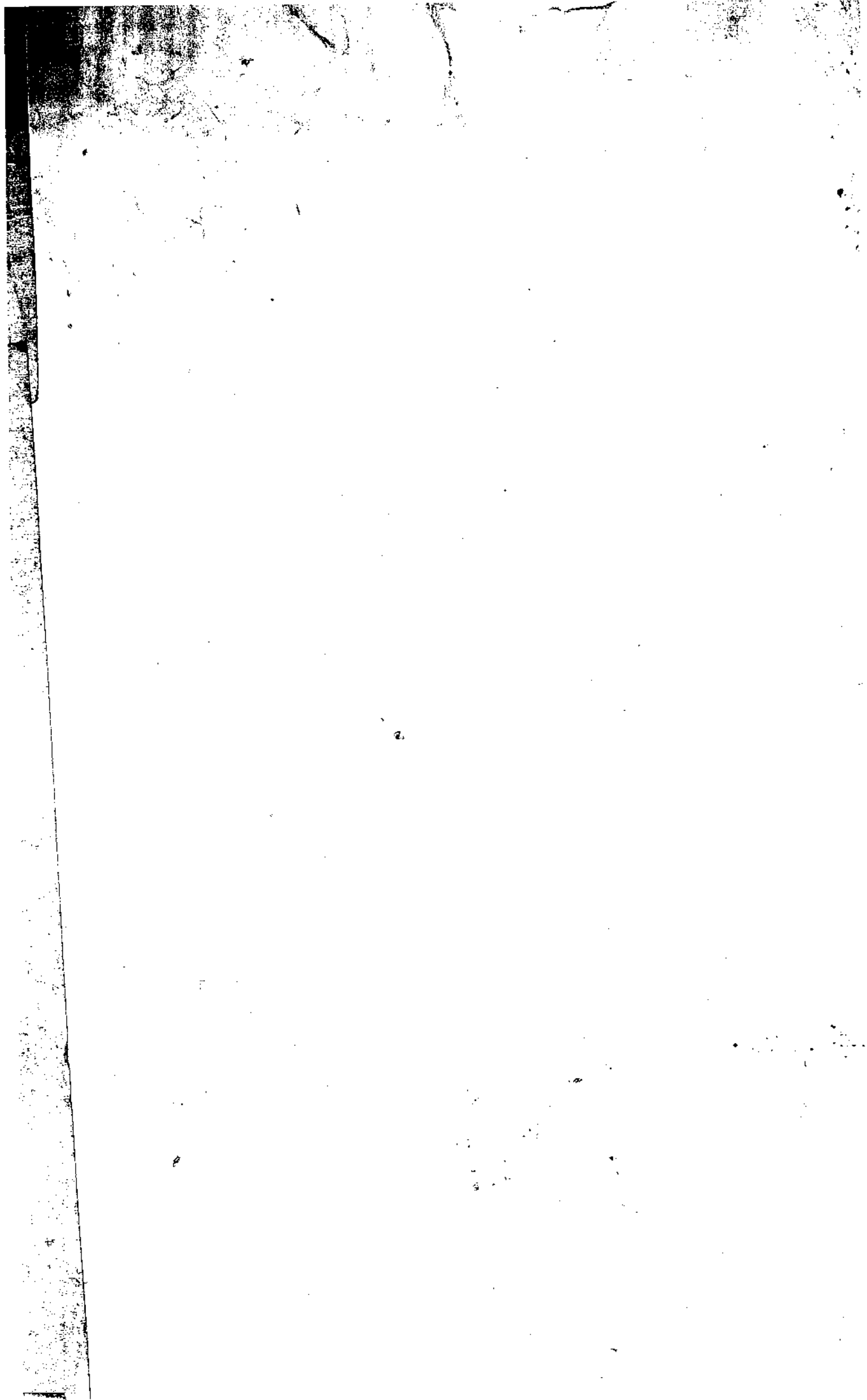
१) *Rhughe*

३.

लिहून घेणार

१) *Dangale*

४.



Summary-2



दस्तावेजाचा भाग-2

करल-5
दस्तावेजाचा क्रमांक: 24408/2024

05/09/2024 11:14:19 AM

दस्तावेजाचा क्रमांक: करल-5/24408/2024

दस्तावेजाचा प्रकार: करणनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: आशिष प्रकाश शंभरकर पत्ता: फ्लॉट नं: 8/9, माळा नं: - , इमागतीचे नाव: सी-7, ज्याक नं: वेंचूर, मुंबई, गेट नं: ओल्ड बूट विहारच्या जवळ, सिद्धार्थ कॉलनी वेंचूर, महाराष्ट्र, MUMBAI. पिन नंबर: AKEPD862BB	निवृत्त घेणारा वय: -36 स्वाक्षरी: <i>Dange</i>		
2	नाव: अर्देन विक्टर व्हेरेंद्र टेकरगर्भ के भार्गवदार नृपान श्री. खातू तर्पे नववृत्तीजवासा करिना कृ. मु. म्हणून रूपेश रमेश चुलचुले पत्ता: फ्लॉट नं: अश्रिम जी/78, माळा नं: वळ मजला, इमागतीचे नाव: इटर्निटी कमिटीचेर विमायमेग को-ऑप सोसायटी लिमिटेड, ज्याक नं: शांति पश्चिम, गेट नं: मीन हात नाका, महाराष्ट्र, THANE. पिन नंबर: AAQFA1009B	निवृत्त घेणारा वय: -29 स्वाक्षरी: <i>Bughra</i>		

वरील दस्तावेजाचे कर्तव्य देणारे न्यायाधीश करणनामा चा दस्ता वेबज करत दिल्याचे कळवत करताना.
शिक्का क्र.3 ची वेळ: 05/09/2024 11:12:35 AM

शिकका क्र.3
प्राथमिक प्रमाणित प्रमाणित करणनामा ची नें दस्तावेजाचे कर्तव्य देणारे न्यायाधीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: वेंद्र अश्रमदार इरिग्यानी वय: 58 पत्ता: 13/बी, जयस्वाल भुवन, एम.जी.गेट, मुंबई पश्चिम, मुंबई पिन कोड: 400080	निवृत्त घेणारा वय: -58 स्वाक्षरी: <i>वेन्द्र अश्रमदार</i>		
2	नाव: गणेश रमेश म्हायकर वय: 26 पत्ता: 98, माचरी, न. माचरी, पोस्ट वावेदिवाडी, बालशेन, रायपट पिन कोड: 402112	निवृत्त घेणारा वय: -26 स्वाक्षरी: <i>Rameshkar</i>		

शिक्का क्र.4 ची वेळ: 05/09/2024 11:13:10 AM

शिक्का क्र.4 ची वेळ: 05/09/2024 11:13:34 AM नोंदणी पुस्तक 1 मध्ये

करल - 5
दस्ता क्र. 24408/2024
960/1900

सह दुय्यम निबंधक कार्यालय 2

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADVAIT BUILDERS AND DEVELOPERS	eChallan	69103332024090415653	MH007816847202425E	501500.00	SD	0004329163202425	05/09/2024
2		eChallan		MH007818067202425E	30000	RF	0004329174202425	05/09/2024
3		DHC		0924047517755	2000	RF	0924047517755D	05/09/2024
4		DHC		0924040819609	1400	RF	0924040819609D	05/09/2024

[SD: Stamp Duty] [R: Registrar Fee] [D: Document Handling Charges]

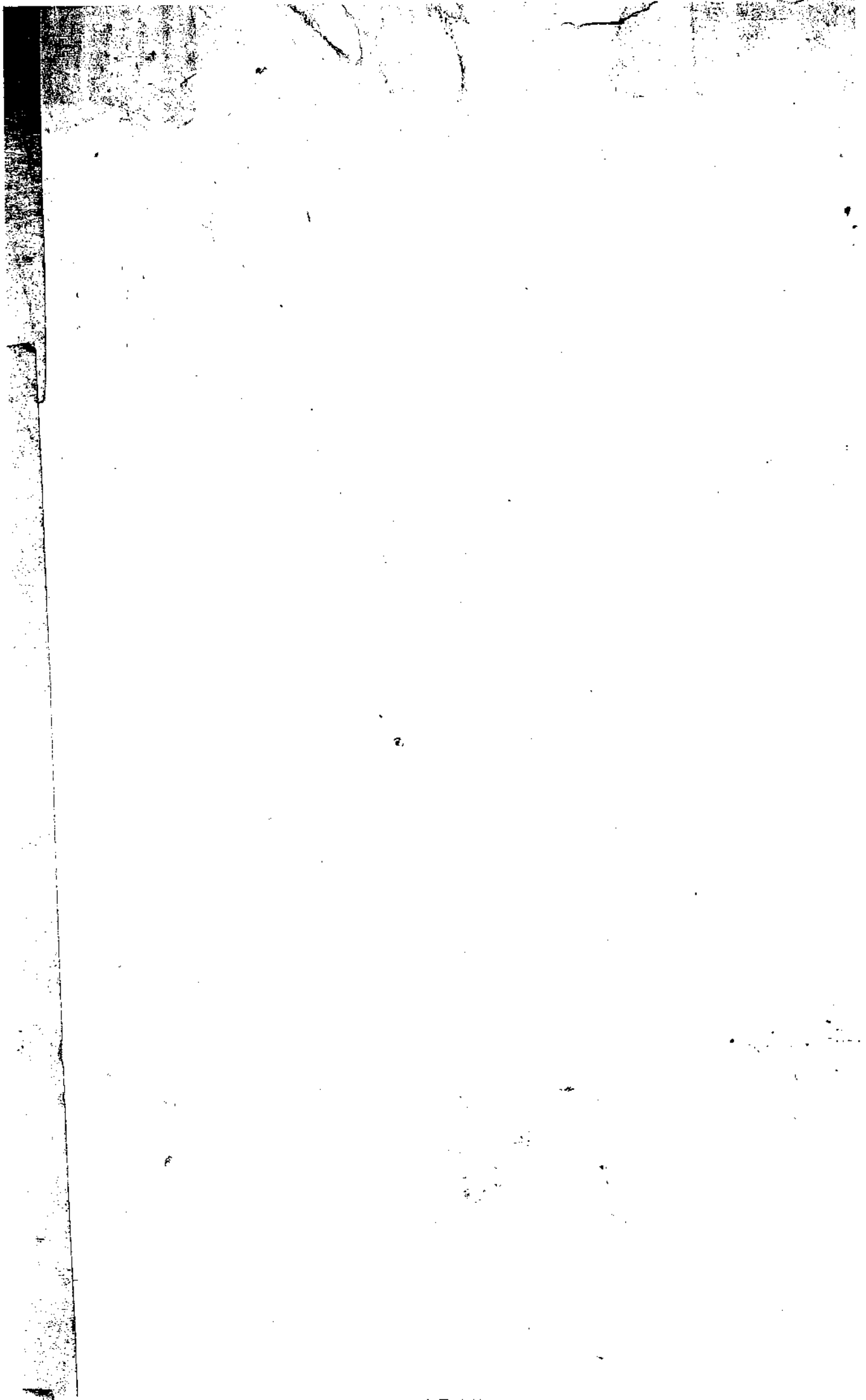


प्रमाणित करण्यात येते की, या दस्तामध्ये 24408/2024
पुस्तक क्र. 1 करल-5/24408/2024
या क्रमांकावर नोंदला.

पुस्तक क्र. 1 करल-5/24408/2024
या क्रमांकावर नोंदला.
दिनांक: 5/9/2024

(ई. डी. देवशा)

सह दुय्यम निबंधक कार्यालय 2 कुर्ला क्र. 5
मुंबई उपनगर, महाराष्ट्र





05/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 24408/2024

नोदंणी :

Regn:63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8352300
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4215064.48
(4) मू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र. 1201, माळा नं: 12 वा मजला, इमारतीचे नाव: ए विंग,78 ईस्ट, ब्लॉक नं: कुर्ला पूर्व मुंबई 400024, रोड: वैहूर नगर रजनीगंधा को-ऑप ही सोसा लि., इतर माहिती: नॉजे कुर्ला 3,सीटीएस नं. 6 ए/1,6/216 से 6/224,सदर सदनिका पिढकतीचे क्षेत्र 541 चौ फुट कारपेट रेराप्रमाणे.((C.T.S. Number : 6 A/1, 6/216 TO 6/224 :))
(5) क्षेत्रफळ	1) 55.31 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:-अद्वैत बिल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खातू तर्फे कबुलीजवाबा करिता कु मु म्हणुन रमेश रमेश सुलभुले वय:-29; पत्ता:-प्लॉट नं: ऑफिस जी/78, माळा नं: तळ मजला, इमारतीचे नाव: इटर्निटी कमर्शियल प्रिमायसेस को-ऑप सोसायटी लिमिटेड, ब्लॉक नं: ठाणे पश्चिम, रोड नं: तीन हात नाका, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AAQFA1009B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष प्रकाश डोंगळे वय:-36; पत्ता:-प्लॉट नं: रुम नं.-8/9, माळा नं: -, इमारतीचे नाव: सी-7, ब्लॉक नं: चेंबूर, मुंबई, रोड नं: ओल्ड बुद्ध विहारच्या जवळ, सिद्धार्थ कॉलनी चेंबूर, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AKEPD8628B
(9) दस्तऐवज करून दिल्याचा दिनांक	05/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/09/2024
(11)अनुक्रमांक,बंड व पृष्ठ	24408/2024
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	501500
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)थेरा	

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADVAIT BUILDERS AND DEVELOPERS	eChallan	69103332024090415653	MH007816847202425E	501500.00	SD	0004329163202425	05/09/2024
2		eChallan		MH007818067202425E	30000	RF	0004329174202425	05/09/2024
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4		DHC		0924040819609	1400	RF	0924040819609D	05/09/2024

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

