

Receipt (pavti)

B

86/4306

पावती

Original/Duplicate

Monday, May 22, 2023

नोंदणी क्र.: 39म

10:46 AM

Regn.: 39M

पावती क्र.: 5628 दिनांक: 22/05/2023

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल1-4306-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पद्मनाभन श्रीनिवासन -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2560.00

पृष्ठांची संख्या: 128

एकूण:

रु. 32560.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
11:03 AM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

सह दुय्यम निबंधक, पनवेल-१

बाजार मूल्य: रु.4456129 /-

मोबदला रु.7000000/-

भरलेले मुद्रांक शुल्क : रु. 420000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2005202303497 दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2005202303530 दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018029183202223E दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:



22/05/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल ✓

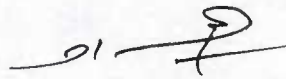
दस्त क्रमांक : 4306/2023

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7000000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4456129
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती : , इतर माहिती: प्रभाव क्षेत्र 27.1 दर 82500/-सदनिका क्र. 1201, बारावा मजला, ए - विंग, रिध्दी सिध्दी हाईट्स, प्लॉट नं. 100, सेक्टर नं. 18 पार्ट, उलवे, नवी मुंबई, ता. पनवेल, जि. रायगड, चटई क्षेत्र 43.398 चौ.मी. + बाल्कनी क्षेत्र 2.508 चौ.मी. ((Plot Number : 100 ;))
(5) क्षेत्रफळ	1) 43.398 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. संकल्प ग्रुप तर्फे भागीदार किरीट जे. भयानी यांच्या तर्फे क.ज. अखत्यारी देविदास अनंत भुजवळ - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 2 व 3, साई दर्शन, प्लॉट नं. 8 व 8ए, सेक्टर नं. 19, कामोटे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार्: (ं:). पिन कोड:-410206 पॅन नं:-ACXFS8159B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): गाव:-पद्मनाभन श्रीनिवासन. - वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: हरी मंदिर अपार्टमेंट, सदनिका क्र.बी-301, सिडको गार्डन, सेक्टर - 10, नवीन पनवेल,, महाराष्ट्र, राईगार्: (ं:). पिन कोड:-410206 पॅन नं:-ARXPS0032L 2): नाव:-पी. अनुराधा - वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: हरी मंदिर अपार्टमेंट, सदनिका क्र.बी-301, सिडको गार्डन, सेक्टर - 10, नवीन पनवेल, महाराष्ट्र, राईगार्: (ं:). पिन कोड:-410206 पॅन नं:-ATLPP4977D
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2023 ✓
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2023 ✓
(11) अनुक्रमांक, खंड व पृष्ठ	4306/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	


 सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6

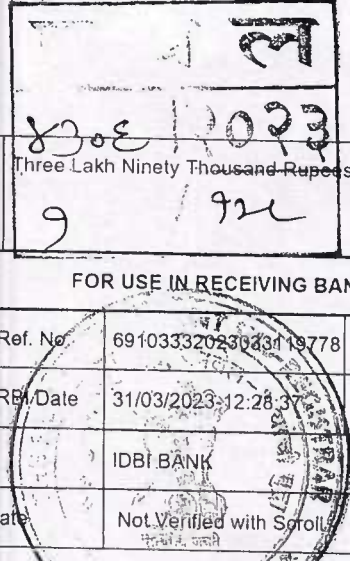


GrN	MH018029183202223E	BARCODE			Date	31/03/2023-12:27:29	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	ARXPS0032L					
Location	RAIGAD			Full Name	PADMANABHAN SRINIVASAN					
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 1201, 12TH FLOOR, A -WING, RIDDHI					
				Premises/Building	SIDDHI HEIGHTS ,					
				Road/Street	PLOT NO 100, SECTOR NO 18 PART, ULWE,					
				Area/Locality	PANVEL, RAIGAD					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=ACXFS8159B~SecondPartyName=MS SANKALP GROUP-					
				Amount In	830810023 Three Lakh Ninety Thousand Rupees Only					
				Words	9 / 922					
Total	3,90,000.00									
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
	Cheque-DD Details			Bank CIN	Ref. No.	69103332023033119778 2800741060				
Cheque/DD No.				Bank Date	RBI Date	31/03/2023-12:28:37 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 चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी नुसत्या दस्तासाठी सदर चालन लागू नाही.

Mobile No. : 9820143403





CHALLAN
MTR Form Number-6



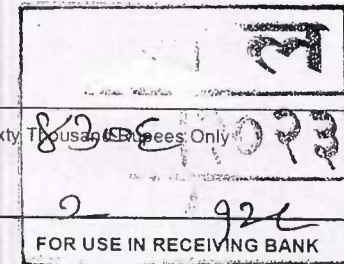
CHLN	MH000272698202324E	BARCODE			Date	06/04/2023-16:20:05	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	ARXPS0032L					
Location	RAIGAD			Full Name	PADMANABHAN SRINIVASAN					
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1201, 12TH FLOOR, A -WING, RIDDHI					
				Premises/Building	SIDDI HEIGHTS ,					
Account Head Details		Amount In Rs.								
0030046401 Stamp Duty		60000.00		Road/Street	PLOT NO 100, SECTOR NO 18 PART, ULWE,					
				Area/Locality	PANVEL, RAIGAD					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	PAN2=ACXFS8159B~SecondPartyName=MS SANKALP GROUP~					
				Amount In	Sixty Thousand Rupees Only					
Total	60,000.00		Words	FOR USE IN RECEIVING BANK						
Payment Details		IDBI BANK								
Cheque-DD Details		Bank CIN	Ref. No.	69103332023040617504	2801916446					
Cheque/DD No.		Bank Date	RBI Date	06/04/2023-16:21:08	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 दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9820143403



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2005202303497

Date 20/05/2023

Received from , Mobile number 9820143403, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Panel 1 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 20/05/2023

Bank CIN 10004152023052003049

REF No. 2835749124

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

प	म
४३०६	२२३
३	१२८



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2005202303530

Date 20/05/2023

Received from , Mobile number 9820143403, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

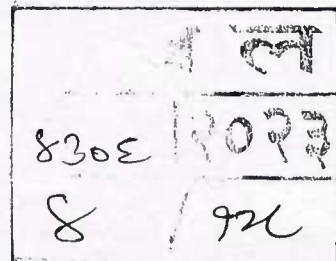
Bank Name IBKL

Date 20/05/2023

Bank CIN 10004152023052003074

REF No. 2835750310

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





CHALLAN
MTR Form Number-6



GRN	MH000272698202324E	BARCODE	06/04/2023-16:20:05	Date	06/04/2023-16:20:05	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable)	ARXPS0032L				
Location	RAIGAD	Full Name	PADMANABHAN SRINIVASAN				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 1201, 12TH FLOOR, A -WING, RIDDHI				
		Premises/Building	SIDDHI HEIGHTS ,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	60000.00	PLOT NO 100, SECTOR NO 18 PART, ULWE,	PANVEL, RAIGAD		4 1 0 2 0 6

Remarks (If Any)		PAN2=ACXFS8159B--SecondPartyName=MS SANKALP GROUP--					
Total	60,000.00	Amount In Words	Sixty Thousand Rupees Only				

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	691033320230406175042881916446			
Cheque/DD No.		Bank Date	RBI Date	06/04/2023-16:21:08			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	100 , 10/04/2023				

Department ID : **Signature Not Verified**
 NOTE:- This challan is valid only for use in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल नोदणी कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2023.05.22 10:49:17
 IST
 Challan Defacement Secure
 Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-4306	0001242577202324	22/05/2023-10:45:51	IGR146	60000.00



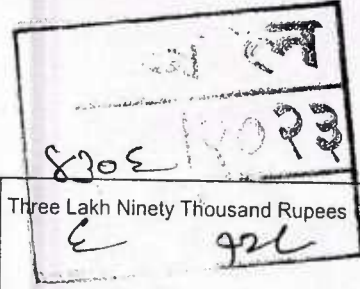
CHALLAN
MTR Form Number-6



GRN	MH018029183202223E	BARCODE		Date	31/03/2023-12:27:29	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable)	ARXPS0032L				
Location	RAIGAD	Full Name	PADMANABHAN SRINIVASAN				
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 1201, 12TH FLOOR, A -WING, RIDDHI				
		Premises/Building	SIDDHI HEIGHTS ,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	360000.00	PLOT NO 100, SECTOR NO 18 PART, ULWE,	PANVEL, RAIGAD		4 1 0 2 0 6	PAN2=ACXFS8159B--SecondPartyName=MS SANKALP GROUP--
0030063301 Registration Fee	30000.00					
₹ 390000.00		Amount In	Three Lakh Ninety Thousand Rupees Only			
Total		Words	८३०९१०९३ ९२८			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023038719778-2000741060			
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-12:28:37 31/03/2023			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	1, 31/03/2023				

Department ID : **Signature Not Verified**
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल नोदणी कार्यालय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
 Digitally signed by DEPARTMENT OF DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
 Date: 2023.05.22 10:49:06 IST
 Mobile No. : 9820143403

Challan Defaced Details
 Document Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-86-4306	0001242574202324	22/05/2023-10:45:44	IGR146	30000.00



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

Receipt of Document Handling Charges

PRN 2005202303530

Receipt Date 22/05/2023

Received from , Mobile number 9820143403, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 4306 dated 22/05/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

DEFACED

₹ 560

DEFACED

Payment Details

Bank Name IBKL

Payment Date 20/05/2023

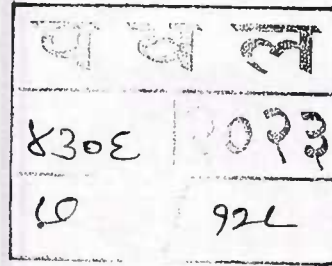
Bank CIN 10004152023052003074

REF No. 2835750310

Deface No 2005202303530D

Deface Date 22/05/2023

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





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

Receipt of Document Handling Charges

PRN 2005202303497

Receipt Date 22/05/2023

Received from , Mobile number 9820143403, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4306 dated 22/05/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 20/05/2023

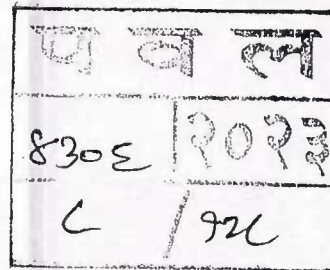
Bank CIN 10004152023052003049

REF No. 2835749124

Deface No 2005202303497D

Deface Date 22/05/2023

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

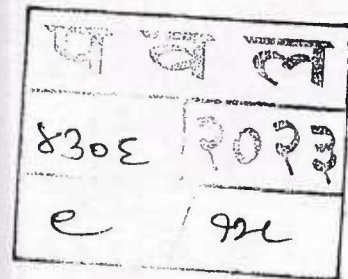


मल्याकन पत्रक (प्रभाव क्षेत्र - बाधीव)	
Valuation ID	20230522716
22 May 2023, 10:39:15 AM पवत।	
मल्याकनाचे वर्ष	2023
जिल्हा	रायगड
तालुक्याचे नाव:	पनवेल
गावाचे नाव:	उलवे, गन्हाण, खारकोपर
प्रमुख मलू िवभाग	27
उप मलू िवभाग	27.1
क्षेत्राचे नाव:	Influence Area
सर्वे नहा / न. पट्टमाहः	
वार्षिक मलू दर तक्त्यानसुर मलूदर रु.	
मलूदर	मोजमापनाचे एकक
82500	चौ. मीटर
बाधीव क्षेत्राची माहिती	
िमळकतीचेत्र -	50.245 चौ. मीटर
बाधकामाचे वर्गीकरण -	1-आर सी सी
उदवाहन सञ्चय	आहे
िमळकतीचापर -	िमळकतीचापर -
िमळकतीचेय -	िमळकतीचेय -
मजला -	मजला -
िनवासीदिना	िनवासीदिना
0 TO 2वर्षे	0 TO 2वर्षे
िमळकतीचाकार -	िमळकतीचाकार -
मलूदर/बाधकामाचा दर-	मलूदर/बाधकामाचा दर-
बाधीव	बाधीव
Rs.82500/-	Rs.82500/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानसुर िमळकतीचा चौ. मीटर मलूदर	= (वार्षिक मलूदर * घसा-यानसुर टक्केवारी)
	= (82500 * (100 / 100))
	= Rs.82500/-
मजला िनहापर/वाढ	= 1.075 of 82500 = Rs.88688/-
Rules Applicable	3, 19, 18
A)	मलू िमळकतीचेलू
	= चरील प्रमाणे मलू दर * िमळकतीचेत्र
	= 88688 * 50.245
	= Rs.4456128.56/-
एकत्रित अितमलू	
	= मलू िमळकतीचेलू + खलू विमनीबरेल वाहन तळाचे मलू + बडिल वाहन तळाचे मलू + स्पातक्या मजतीचे मलू/खलू घालकनी + चरील मजतीचे मलू + सगली भोवतांप्या खलू
	जागेचे मलू + तळापरणे मलू + भेडगाईन मजला क्षेत्र मलू + बडिल घालकनी + स्वयञ्जित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 4456128.56 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.4456129/-
	= ₹ चव्वेचाळीस लाख छप्पन्न हजार एक शें एकोणतीस /-

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 सह दुय्यम निबंधक, पनवेल-



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 6th day of APRIL, 2023 between M/S. SANKALP GROUP, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at Shop No.-2 & 3, Sai Darshan, Plot Nos.-8 & 8A, Sector No.-19, Kamothe, Navi Mumbai-410 209, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners

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acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas an **Agreement to Lease was executed on 27/10/2015** between the Corporation and (1) Shri Raghunath Narayan Gharat (2) Shri Parshuram Narayan Gharat (3) Shri Ganpat Shankar Gharat (4) Smt. Mainabai Shankar Gharat (5) Shri Vitthal Narayan Gharat (6) Shri Ramesh Joma Gharat (7) Shri Ananta Joma Gharat (8) Sau. Vanita Shridhar Bhagat (9) Sau. Shantabai Arun Bhagat (10) Smt. Kusum Madhukar Gharat (11) Smt. Nilam Ashok Bhagat (12) Shri Umesh Madhukar Gharat (13) Smt. Nayna Sanjay Thakur (14) Smt. Shubhangi Santosh Patil (15) Shri Sanjay Harishchandra Thakur (16) Shri Krishna @ Kisan Atmaram Gharat (17) Shri Vikas Atmaram Gharat (18) Shri Jaywant Atmaram Gharat (19) Smt. Gangabai Keshav Naik (20) Smt. Ramabai Gana Gharat (21) Shri Pundalik Tukaram Gharat (22) Shri Gulab Tukaram Gharat (23) Shri Shrikant Tukaram Gharat (24) Shri Mahendra Tukaram Gharat (25) Smt. Shakuntala Tulshiram Thakur (26) Smt. Banubai Amrut Bhagat (27) Smt. Shobha Shyam Thakur (28) Smt. Vimal Keshav Gharat (29) Shri Anil Keshav Gharat (30) Shri Ravindra Keshav Gharat & (31) Shri Pradip Keshav Gharat, hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEES" and therein referred to as "THE LICENSEES" of the OTHER PART, as per the terms and the conditions mentioned in the said agreement to lease and after construction of the buildings on the said plot, the corporation shall execute the Lease Deed in favour of the licensees granting the lease of the said plot to the licensees for a period of 60 (Sixty) years from the date of said Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel under its Receipt Nos.-15132 & 15175, Doc. No.- PVL4-13547-2015, dated 27/10/2015.

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And whereas as per the said Agreement to Lease the Corporation under erstwhile 12.5% Gaothan Expansion S cheme of CIDCO Ltd. consented to

grant to the said original licensees a lease of all that piece or parcel of land bearing Plot number 100, Sector No.-18 Part, admeasuring 3599.79 Sq. Mts., situated at Ulwe Node, Navi Mumbai, Tal.-Panvel, Dist-Raigad, hereinafter

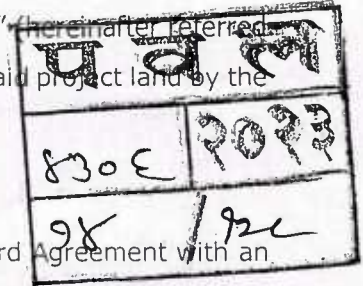
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And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide its **Commencement Certificate bearing reference number CIDCO/BP-15253/TPO (NM & K)/2016/1926, dated 11/08/2017** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as "**Annexure-A**";

And whereas the Promoters have proposed to construct on the project land a building project known as "**RIDDHI SIDDHI HEIGHTS**" consisting of **Ground plus 13 (Thirteen) upper floors** for residential cum commercial use on ownership basis to the prospective buyers;

And whereas the Allottee(s) is/are offered a Flat/Shop bearing number 1201 on the 12th Floor in A wing (hereinafter referred to as "THE SAID FLAT/SHOP") of the Building project called "RIDDHI SIDDHI HEIGHTS" (hereinafter referred to as "THE SAID BUILDING") being constructed on the said project land by the Promoters;



And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

And whereas the Promoters have appointed a structural engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building(s);



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

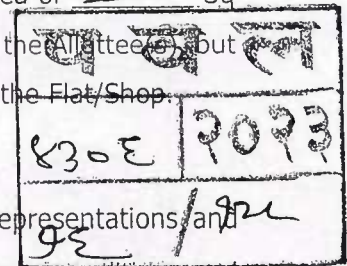
And whereas the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans;

And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat/Shop bearing number **1201** on **12th** Floor in **A** Wing of the said building project known as "RIDDHI SIDDHI HEIGHTS" being constructed of the said Project;

And whereas the carpet area of the said Flat is **43.398 Sq. Mts.** and "Carpet Area" means the net usable floor area of Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area of **2.508 Sq. Mts.** appurtenant to the said Flat/Shop for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area of Sq Mts. appurtenant to the said Flat/Shop for exclusive use of the Allottee(s) but includes the area covered by the internal partition walls of the Flat/Shop.

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

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs. 70,00,000/- (RS. SEVENTY LAKHS ONLY)**, Full & Final payment of the sale consideration of the Flat/Shop agreed



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- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said **Flat bearing No. 1201 admeasuring 43.398 Sq. Mts. carpet area™ on the 12th Floor in A Wing of the said building project known as "RIDDHI SIDDHI HEIGHTS"** hereinafter referred to as "THE SAID FLAT/SHOP" and more particularly described in the "**Second Schedule**" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" for a **lump sum price of Rs. 70,00,000/- (RS. SEVENTY LAKHS ONLY)** including and being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.
- 3) The Allottee(s) hereby agree(s) to purchase from the promoters and the promoters hereby agree(s) to sell to the Allottee(s) parking space situated at Stilt area being constructed in the layout. The total aggregate consideration amount for the Flat including parking space is thus **Rs. 70,00,000/- (Rupees Seventy Lakhs Only)**
- 4) The Allottee(s) **have paid on or before execution of this agreement a sum of Rs. 70,00,000/- (Rupees SEVENTY LAKHS ONLY)** as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount null in the following manner

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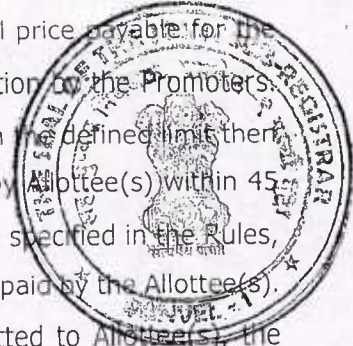
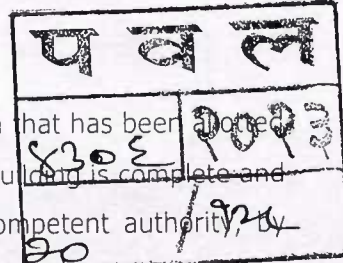
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6) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee(s) for increase in development charges, cost or levies imposed by the competent authorities etc. the Promoters shall enclose the said notification/ order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.

7) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments at the rate of 6% (Six Percent) per annum for the period by which the respective instalment has been prepared. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoters.

8) The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee(s) within 45 (Forty Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan.



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- 9) The Allottee(s) authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.
- 10) The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat/Shop to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat/Shop.
- 11) Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in Clause No.- 4 herein above.

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The Promoters hereby declare that the Floor Space Index available as on date in respect of the project land is 5366.56 Sq. Mts. only. The Promoters have disclosed the Floor Space Index of 1.5 as proposed to be utilized by him on the project land in the said Project and Allottee(s) have agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Promoters



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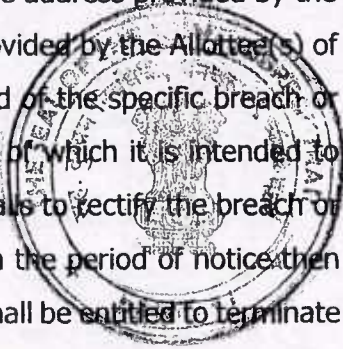
by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

13) If the Promoters fail to abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule i.e. interest as per state bank of India marginal cost of lending rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

14) Without prejudice to the right of promoters to charge interest in terms of sub-Clause No.-13 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoters under this Agreement (including his/her/ them proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing 3 (Three) defaults of payment of instalments, the Promoters shall at his own option, may terminate this Agreement:

a) Provided that, Promoters shall give notice of 15 (Fifteen) days in writing to the Allottee(s) by Registered Post AD at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s) of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, promoters shall be entitled to terminate this Agreement.

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b) Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee(s) after deducting 10% (Ten Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous installments till the date of cancellation by the Promoters to the Allottee(s) as agreed liquidated damages within a period of thirty days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee(s) to the Promoters.

15) The fixture and fittings with regards to flooring and sanitary fittings and amenities like one or more lift with particular brand to be provided by the Promoters in the Flat/Shop and the said building are those that are set out in the "Third Schedule" mentioned hereunder.

16) **The Promoters shall give possession of the Flat to the Allottee(s) on or before May 2023.** If the Promoters fail or neglect to give possession of the Flat/Shop to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date

then the Promoters shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the Flat/Shop with interest at the same rate as may mentioned in the Clause No.-4 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be situated is delayed on account of

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



The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee(s) as per

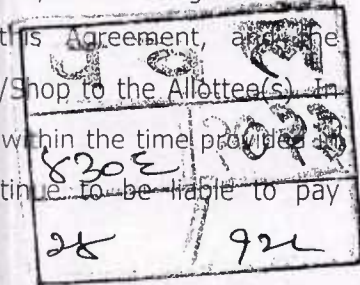
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the agreement shall offer in writing the possession of the Flat/Shop to the Allottee(s) in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Promoters shall give possession of the Flat/Shop to the Allottee(s). The Promoters agree and undertake to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee(s) as the case may be. The Promoters on its behalf shall offer the possession to the Allottee(s) in writing within 7 (Seven) days of receiving the occupancy certificate of the Project.

18) The Allottee(s) shall take possession of the Flat/Shop within 15 (Fifteen) days of the written notice from the Promoters to the Allottee(s) intimating that the said Flat/Shop are ready for use and occupancy.

19) Upon receiving a written intimation from the Promoters as per Clause No.-17, the Allottee(s) shall take possession of the Flat/Shop from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Flat/Shop to the Allottee(s). In case the Allottee(s) fail to take possession within the time provided in Clause No.-17 such Allottee(s) shall continue to be liable to pay maintenance charges as applicable.



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



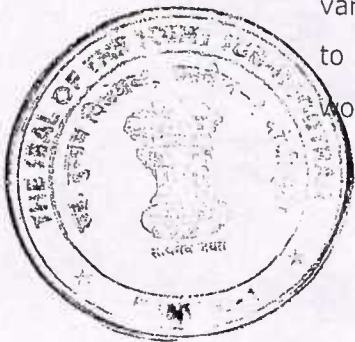
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provided under the Act. Provided however, that the allottee(s) shall not carry out any alterations of the whatsoever nature in the said flat of wing and in specific the structure of the said unit/wing of the said building which shall include but not limit to columns, beams etc or in fittings therein, in particular it is hereby agreed that the allottee(s) shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water, if any of such works are carried out without the written consent of the promoters the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect(s) caused on account of wilful neglect on the part of the promoters, and shall not mean defect(s) caused by normal wear and tear and by negligent use of flat by the occupants, vagaries of nature etc. That it shall be the responsibility of the allottee(s) to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in

the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage. Further, where the manufacturer warranty as shown by the Promoters to the allottee(s) ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/wing. And if the annual maintenance contracts are not done/renewed by the allottee(s) the promoter shall not be responsible for any defects occurring due to the same. That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable. That the allottee(s) has/have been made aware and that the allottee(s) expressly agrees that the regular wear and tear of unit/building/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20° c and which do not amount to structure defects and hence cannot be attributed to either bad workmanships or structural defect. It is expressly agreed that before

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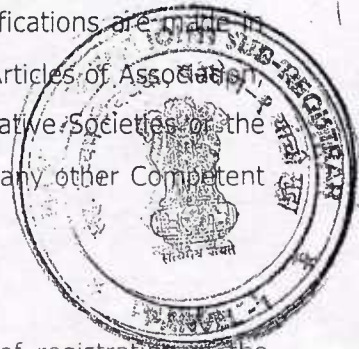
any liability of defect is claimed by or on behalf of the allottee(s), it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the unit/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

21) The Allottee(s) shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of residence and shop for carrying on any business. He/she/they shall use the parking space only for purpose of keeping or parking his/her/their own vehicle.

22) The Allottee(s) along with other Allottees of Flats/Shops in the building shall join in forming and registering the society or association or a

limited company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society or association or limited company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee(s), so as to enable the Promoters to register the common organisation of Allottee(s). No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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23) The Promoters shall, within 3 (Three) months of registration of the society or association or limited company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the

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interest of the Promoters in the said structure of the Building or wing in which the said Flat/Shop is situated.

- 24) The Promoters shall, within 3 (Three) months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the Society, company all the right, title and the interest of the Promoters in the project land on which the buildings are constructed.
- 25) Within 15 (Fifteen) days after notice in writing is given by the Promoters to the Allottee(s) that the Flat/Shop is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/ Shop) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the

concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building(s). Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee(s) shall pay to the Promoters such proportionate share of outgoing as may be determined. The Allottee(s) further agree that till the Allottee's share is so determined the Allottee(s) shall pay to the Promoters provisional monthly contribution of **Rs. 3,300/- (Rupees THREE THOUSAND THREE HUNDRED ONLY)** per month towards the outgoing. The amounts so paid by the Allottee(s) to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/ assignment

lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.

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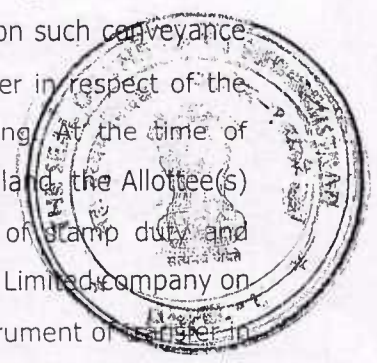


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- 26) The Allottee(s) shall on or before delivery of possession of the said premises keep deposited with the Promoters, the following amounts:
- Rs.1000/- (Rupees One Thousand Only)** for share money, application entrance fee of the Society or Limited Company.
 - Rs.20000/- (Rupees. Twenty Thousand Only)** for formation and registration of the Society or Limited Company.
 - Rs.5000/- (Rupees. Five Thousand Only)** for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company.
- 27) The Allottee(s) shall pay to the Promoters a sum of **Rs. 15000/- (Rupees. Fifteen Thousand Only)** for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoters in connection with formation of the said Society, or Limited Company and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
- 28) At the time of registration of Conveyance or Lease of the structure of the building or wing of the building, the Allottee(s) shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee(s) shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society or limited company.

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- 29) The Promoters hereby represents and warrants to the Allottee(s) as follows:
- a) The Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;
 - b) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
 - c) There are no encumbrances upon the project land or the Project;
 - d) There are no litigations pending before any Court of law with respect to the project land or Project;
 - e) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
 - f) The Promoters have the right to enter into this Agreement and have 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;

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Promoters have not entered into any Agreement for Sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat/Shop which will, in any manner, affect the rights of Allottee(s) under this Agreement;



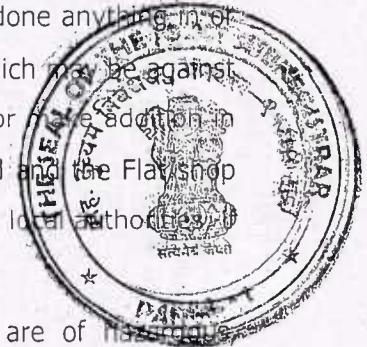
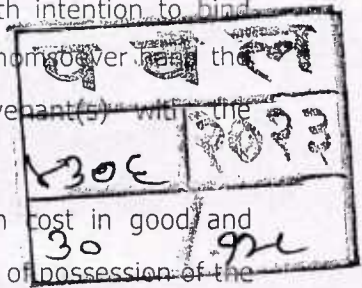
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- h) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Flat/Shop to the Allottee(s) in the manner contemplated in this Agreement;
- i) At the time of execution of the Conveyance Deed of the structure to the association of Allottee(s) the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee(s);
- j) The Promoters have 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 said project to the competent Authorities;
- k) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project.

30) The Allottee(s) for himself/herself/themselves with intention to bind himself/herself/themselves and all persons into whomsoever hand the said Flat/Shop may come, doth hereby covenant(s) with the Promoters(s) as follows:

- a) To maintain the Flat/shop at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat/shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/shop is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/shop is situated and the Flat/shop itself or any part thereof without the consent of the local authorities required.
- b) Not to store in the Flat/shop any goods which are of inflammable, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/shop is



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situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/shop is situated, including entrances of the building in which the Flat/shop is situated and in case any damage is caused to the building in which the Flat/shop is situated or the Flat/shop 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.

- c) To carry out at his/her/their own cost all internal repairs to the said Flat/shop and maintain the Flat/shop in the same condition, state and order in which it was delivered by the Promoters to the Allottee(s) and shall not do or suffer to be done anything in or to the building in which the Flat/shop is situated or the Flat/shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. 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 local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat/shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/shop is situated and shall keep the portion, sewers, drains and pipes in the Flat/shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/shop without the prior written permission of the Promoters and/or the Society or the Limited Company.
- e) 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 in which

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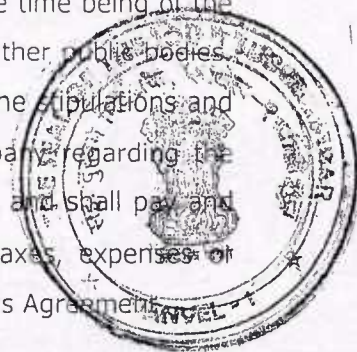
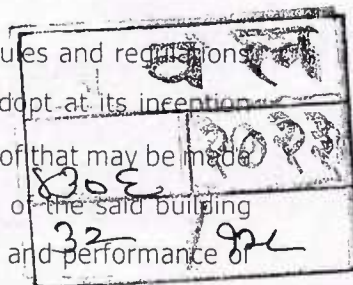


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the Flat/shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/shop in the compound or any portion of the project land and the building in which the Flat/shop is situated.
- g) Pay to the Promoters within 15 (Fifteen) days of demand by the Promoters, their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/shop is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/shop by the Allottee(s) for any purposes other than for purpose for which it is sold.
- i) The Allottee(s) shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/shop until all the dues payable by the Allottee(s) to the Promoters under this Agreement are fully paid up.
- j) The Allottee(s) shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/shops therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local 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/Limited Company regarding the occupancy and use of the Flat/shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- k) Till a conveyance of the structure of the building in which Flat/shop is situated is executed in favour of society/limited society, the Allottee(s)



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shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

- i) Not to change the position of the sliding windows provided by the Promoters in the Flat/Shop by the Flat/Shop Allottee(s) and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof in the said Flat/Shop.
- m) Not to do or permit to be done any act or things which may render void or violable any insurance of the said property and the said building or any part thereof or whereby any increased premium become payable in respect of such insurances.
- 31) The Promoters shall maintain separate account in respect of the sums received by the promoters from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society or limited company or any other legal body to be formed or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have been received.

32) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise and/or assignment in law of the said Flat/Shop or the said building or any part thereof. The Allottee shall have no claim save and except in respect of the said Flat/Shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreational spaces will remain the property of the Promoters until the said structure of the building is transferred to the society/limited company or other legal body as hereinbefore mentioned.

The Promoters shall in respect of any amount unpaid by the Allottee(s) under this Agreement, have a first lien and/or charge on the said Premises agreed to be acquired by the Allottee(s).

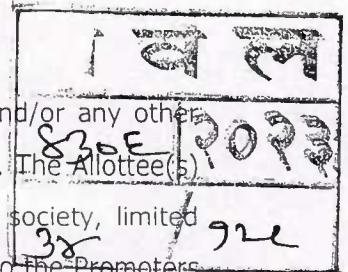
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- 34) Any delay or indulgence by the Promoters in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Promoters to the Allottee(s) for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Promoters of any breach of this Agreement by the Allottee(s) nor shall the same in any manner prejudice the rights of the Promoters.
- 35) The Promoters shall not be liable for any loss, damage or delay due to Maharashtra State Electricity Distribution Co. Ltd. causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises.
- 36) The Allottee(s) shall have no claim save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces etc. which will remain the property of the Promoters until the whole property is transferred to the proposed co-operative society or a limited company or any other legal body as the case may be subject however to such conditions and covenants as the Promoters may impose.
- 37) If there is any increase in FSI (Floor Space Index) and/or any other benefits, then such benefits shall go to the Promoters. The Allottee(s) and/or the member(s) of the proposed co-operative society, limited company or legal body shall not raise any objections to the Promoters utilising such increased FSI and/or using/appropriating such benefits.
- 38) It is agreed that if one or more of such Flat/Shop are not taken purchased or occupied by any person other than the Promoters at the time the Building is ready for part occupation(s), the Promoters will be deemed to be the Owners thereof until such Flats/Shops are agreed to be sold by the Promoters. The Allottee(s) shall from date of possession maintain the said Flats/Shops at his/her/their own cost in a good and



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tenantable condition and shall not do or suffer to be done anything to the said building or the said Flats/Shops, staircase and common passages which may be against the rules or bye-laws of the Corporation or of the Promoters or the co-operative society or limited company or such other legal body as the case may be. No structural/ architectural alteration/modification or changes shall be carried out by the Allottee(s) to the Flat/Shop. The Allottee(s) shall be responsible for breach of any rules and regulations as aforesaid.

39) So long as each Allottee(s) in the said building shall not be separately assessed, the Allottee(s) shall pay proportionate part of the taxes, Cess, assessments etc. in respect of the co-operative society or limited company or a legal body as the case may be whose decision shall be final and binding upon the Allottee(s).

40) The Allottee(s) shall not let, sub-let, transfer or assign or part with possession of the said Flat/Shop without the consent in writing of the Promoters until all the dues payable by him/her/them to the Promoters under this Agreement are fully paid. The Allottee(s) and the persons to whom the said premises is let, sub-let, transferred, assigned or given possession of shall from time to time sign all papers and documents, applications and do all acts, deeds and things as the Promoters and/or the co-operative society or limited company and/or legal body as the case may require for safeguarding the interest of the Promoters and/or the other Allottee(s) in the said buildings.

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41) The Allottee(s) and the person to whom the said Premises is let, Sub-let, transferred, assigned or given possession of, shall observe and perform all the Bye-laws, rules and regulations which the co-operative society or limited company at the time of registration may adopt and all the provisions of the Memorandum and Articles of Association of the limited company when incorporated and all the additions, alterations or



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amendments thereof for protection and maintenance of the said building and the said Premises and all the rules and regulations and the bye-laws for the time being of the Corporation or local authority or Government or other public bodies. The Allottee(s) and the persons to whom the said Premises is let, sub-let, transferred,

assigned or given possession of shall observe and perform and stipulate conditions laid down by such co-operative society or limited company or legal body as the case may be regarding the occupation and use of the building and/or the said Premises and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.

42) Subject to what is mentioned above, the Promoters will form a co-operative society or limited company or legal body after having sold all the Premises to the Allottee(s). All the Allottee(s) shall extend his/her/their necessary co-operation in the formation of the co-operative society or the limited company. On the co-operative society or legal body being registered or limited company being incorporated, the rights of Allottee(s) will be recognized by the said co-operative society or limited company or legal body and the rules and regulations framed by them shall be binding on the Allottee(s).

43) The Promoters' Advocate shall prepare and/or approve the documents to be executed in pursuance of this Agreement and also bye-Laws of the co-operative society or the Memorandum and Articles of Association of the limited company or of the legal body in connection with the formation and registration of the co-operative society or incorporation for the limited company or legal body. His costs shall be borne and paid by the Allottee(s) proportionately.

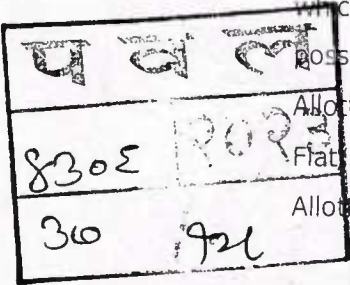
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- 44) In case any security deposit or any other charges are demanded by any Authority for the purpose of giving water, electricity, sewerage, drainage and/or any other appropriate connection to the said building the same shall be payable by all the Allottee(s) in proportionate share and the Allottee(s) agree(s) to pay on demand to the Promoters his/her/their share of such deposits/charges.
- 45) If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Corporation, Government and/or any other public authority in respect of the said Plot and/or building the same shall be the responsibility of the Allottee(s) of the said building and the same shall be borne and paid by all the Allottee(s) in proportionate share.
- 46) The Promoters shall have a right until execution of the Transfer/ Assignment in favour of the proposed co-operative society or limited company or legal body to make additions, alterations, put additional structure as may be permitted by the Corporation and Other Competent Authorities. Such addition, alterations, structures will be the sole property of the Promoters who will be entitled to dispose off the same in any way they choose and the Allottee(s) hereby consent(s) to the same.
- 47) It is expressly agreed and confirmed by the Allottee(s) that the terraces which are attached to the respective Flat/Shop will be in exclusive possession of the said Allottee(s) of the said Flat/Shop and other Allottee(s) will not in any manner object to the Promoters selling the Flat/Shop with an attached terrace with exclusive rights of the said Allottee(s) to use the said terraces.



- 48) The Allottee(s) shall maintain at his/her/their own cost the said Flat/ Shop agreed to be purchased by him/her/them in the same condition, state and Order in which it is delivered to him/her/them and shall abide

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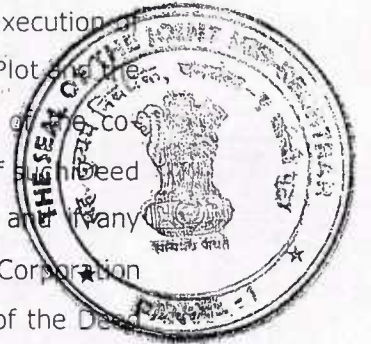
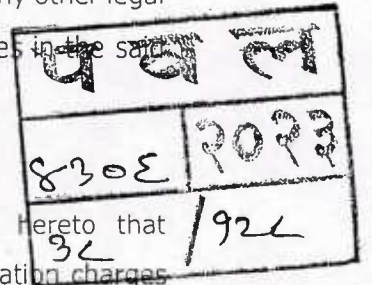
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by all bye-laws, rules and regulations of the Government of Maharashtra, M.S.E.D. Co. Ltd., Corporation and any other Authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions, rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

49) This Agreement shall always be subject to the terms and conditions of the Tripartite Agreement and of the Agreement to Lease and also the lease to be granted by the Corporation and the rules and regulations, if any made by the Corporation and/or the Government of Maharashtra and/or any other authority.

50) The Allottee(s) hereby agree(s) to pay to the Promoters the Stamp Duty and Registration Charges pertaining to this Agreement and also to bear and pay his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed/ Deed of Assignment to be executed by the Corporation in favour of the co-operative society or limited company or any other legal body as may be formed by the Allottee(s) of the premises in the said Building.

51) It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if the Corporation charges any premium and/or any other amount for the purpose of execution of the Deed of Lease by the Corporation in respect of the said Plot of the building constructed/to be constructed thereon in favour of the co-operative society or limited company or other legal body or if a Deed of Lease is already executed in favour of the Promoters and if any premium or any other amount is required to be paid to the Corporation for the purpose of obtaining the permission for execution of the Deed of Assignment/Transfer of the said Lease by the Promoters in respect of the said Plot and the building constructed/to be constructed thereon



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in favour of such co-operative society or limited company or other legal body, then such premium amount shall be borne and paid by the Allottee(s) proportionately. In order to enable such co-operative society or limited company or other legal body to make payment of any premium and/or any other amount that may be demanded by the Corporation as aforesaid, the Allottee(s) hereby agree(s) and bind(s) himself/herself/themselves to pay such

Co-operative society or limited company or any other legal body his/her/their share in such premium and/or amount payable to the Corporation in proportion to the area of the Flat/Shop in the said building.

52) The Allottee(s) hereby covenant(s) to keep the premises, walls, sewerage or drainage pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building other than his/her/their own premises.

53) The Allottee(s) shall at no time demand partition of his/her/their interest of their premises in the building. It is being hereby agreed and declared by the parties that the interest in the said building is impartible and it is agreed by the Allottee(s) that the Promoters shall not be liable to execute any document for that purpose in respect of the said premises in favour of the Allottee(s).

54) The Promoters shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The Allottee(s) undertake(s) to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority or Government or other public authority. The Allottee(s) agree(s) and confirm(s) that the Promoters shall not be liable to pay any maintenance or common expenses or outgoings in respect of the unsold Flats/Shops in the said building. The Promoters shall,

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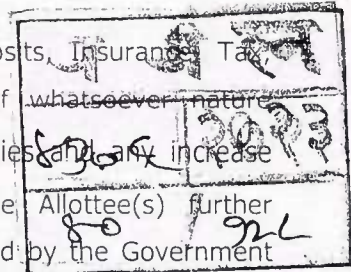
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however, pay the municipal tax/cess payable to the concerned authority in respect of such unsold Flats/Shops.

55) The Promoters shall not be bound to carry out any extra additional work for the Allottee(s) without there being a written acceptance by the Promoters to carry out the said additional extra work for the Allottee(s) which again shall be at the sole discretion of the Promoters. If the Promoters have agreed to do any additional extra work for the Allottee(s), the Allottee(s) shall deposit the amount within 7 (Seven) days from the date when the Promoters inform the Allottee(s) the estimated cost for carrying out the said additional extra work. If the Allottee(s) fail(s) to deposit the estimated cost for carrying out the said additional extra work of the Allottee(s) agreed to be carried out by the Promoters, then the Promoters shall not be liable to carry out the additional/extra work in the premises of the Allottee(s).

56) The Allottee(s) undertake(s) to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority or Government or other public authority.

57) The Allottee(s) undertake(s) to pay any Deposits, Insurance Tax, Charges, Levies, Penalties, Cess, GST etc. of whatsoever nature imposed by any Government or Local Authorities and any increase thereof in aforesaid taxes and charges. The Allottee(s) further undertake(s) to pay GST which may be imposed by the Government authorities as and when levied.



58) It is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights hereunder granted in favor of the Allottee(s) in respect of the said Flat/Shop, the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title or interest in the premises in the building and the said property which comes to the share of the Promoters. The Allottee(s)



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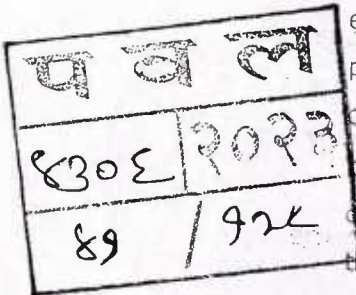
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shall not interfere with the rights of Promoters by any dispute raised or court injunction and/or under provision of any other applicable law. The Promoters shall always be entitled to sign undertaking and indemnity on behalf of the Allottee(s) as required by any authority of the stamp or central government or competent authorities under any law concerning construction of building for implementation of their scheme for development of the said property.

- 59) The Allottee(s) and the persons to whom the said Flat/Shop is permitted to be transferred with the written consent of the Promoters, shall observe and perform byelaws and/or the rules and regulations of the co-operative society or other organization, as and when registered and the additions, alterations or amendments thereof and shall also observe and carry out the building rules and regulations and the buy-laws for the time being of the municipal council and/or public bodies. The Allottee(s) and persons to whom the said Flat/Shop is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such co-operative society or other organization, regarding the occupation and use of the said Flat/Shop and the said property and shall pay and contribute regularly and punctually towards rates, cess, taxes and/or expenses and all other outgoings.

- 60) Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between parties hereto that, the promoters herein have decided to have the name of the project "RIDDHI SIDDHI HEIGHTS" and building will be denoted by letters or name "RIDDHI SIDDHI HEIGHTS " building numbers in numerical as per sanction plan or as decided by the promoter herein on a building and at the entrances of the scheme. The allottees(s) in the said project/building(s) or proposed organization are not entitled to change the aforesaid project name and remove or alter promoter's name board in any circumstances. The name of the co-operative society or limited company or other legal body to be formed, may bear the same name. The name of the building however shall not be changed under any circumstances. This condition is essential condition of this agreement.

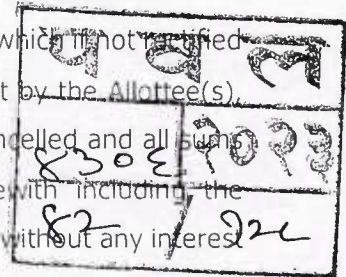


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61) After the Promoters execute this Agreement for sale, they shall not mortgage or create a charge on the Flat/Shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has\have taken or agreed to take such Flat/Shop.

62) Forwarding this Agreement to the Allottee(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (Thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters 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 Promoters, then the Promoters shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 15 (Fifteen) 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.



63) This Agreement, along with its schedules and annexure constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/shop/building, as the case may be.

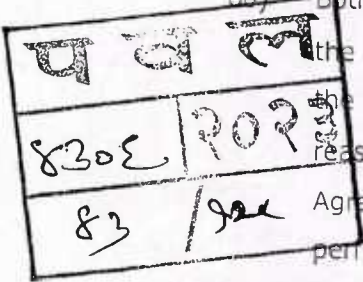


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- 64) This Agreement may only be amended through written consent of the Parties.
- 65) It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee(s) of the Flat/Shop, in case of a transfer, as the said obligations go along with the Flat/Shop for all intents and purposes.
- 66) 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 laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made 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.
- 67) Wherever in this Agreement it is stipulated that the Allottee(s) has/ have to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat/Shop to the total carpet area of all the Flat/shop in the Project.

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



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69) The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee(s), in Panvel after the Agreement is duly executed by the Allottee(s) and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel, Raigad.

70) The Allottee(s) and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

71) All notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A/D and notified Email ID at their respective addresses specified below:

ALLOTTEE(S):

MR. PADMANABHAN SRINIVASAN
MRS. P. ANURADHA

**Address - Hari Mandir Apartment, Flat No. B-301, Cidco Garden,
Sector - 10, New Panvel, Maharashtra - 410 206.**

Notified Email ID - padmanabhan@jnport.gov.in

PROMOTERS:

M/S. SANKALP GROUP

**Shop No.-2 & 3, Saidarshan, Plot Nos.-8 & 8A, Sector No.-19,
Kamothe-410 209.**

Notified Email ID - sankalpgroup2015@gmail.com



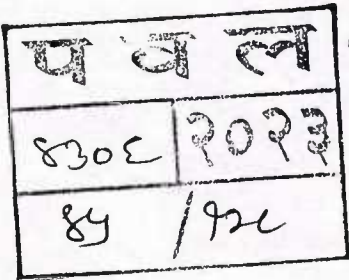
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It shall be the duty of the Allottee and the promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoters or the Allottee, as the case may be.

- 72) That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
- 73) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the allottee(s) only.
- 74) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 75) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement



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FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

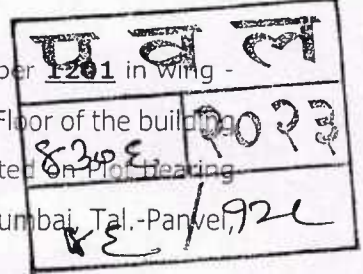
All that piece and parcel of land under erstwhile 12.5% Goathan Expansion Scheme bearing Plot bearing number 100, situated at Sector No.-18 Part, Ulwe Node, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring about 3599.79 Sq. Mts. or thereabout bounded as follows; that is to say:

- On or towards the East by : Plot No.-99
On or towards the West by : 33 Mts. wide Channel
On or towards the North by : Plot Nos.-91, 92 & 93
On or towards the South by : 30 Mts. wide Road

SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat / Shop

All that Residential/Commercial premises bearing Flat number 1201 in Wing -
A admeasuring carpet area 43.398 Sq. Mts. on the 12th Floor of the building
to be known as 'RIDDHI SIDDHI HEIGHTS' being constructed on Plot bearing
No.-100 situated at Sector No.-18 Part, Ulwe Node, Navi Mumbai, Tal.-Panvel,
Dist.-Raigad.



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THIRD SCHEDULE ABOVE REFERRED TO

AMENITIES

'Riddhi Siddhi Heights', Plot No.-100, situated at Sector No.-18 Part,
Ulwe Node, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- 2' x 2' Flooring in all the Rooms.
- Beautiful decorative granite kitchen platform with S. S. Sink and tiles up to full height.
- Concealed glazed tiles up to full height and good quality sanitary fittings.
- Concealed glazed plumbing with hot and cold mixer arrangements.
- Main door with decorative laminate and internal wooden door.
- Powder coated sliding window.
- Copper wiring with modular switches and telephone & TV points in living room and master bed rooms.
- Internal wall POP patra finish moulding in Living Room.
- Underground & overhead tank with adequate storage capacity.
- Special water proofing treatment with china chips.

Internal & External reputed paint.

Good quality lift.

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

SIGNED, SEALED & DELIVERED)

BY THE WITHIN NAMED PROMOTERS)

M/S. SANKALP GROUP)

P.A.N.-ACXFS8159B)

REPRESENTED BY ITS PARTNER)

MR. KIRIT J. BHAYANI)

IN THE PRESENCE OF

1) Sumant Choudhary)

2) Rakesh A. Patil)

SIGNED, SEALED & DELIVERED BY)

THE WITHIN NAMED ALLOTTEE(S))

1) **PADMANABHAN SRINIVASAN**)

P.A.N.- ARXPS0032L)

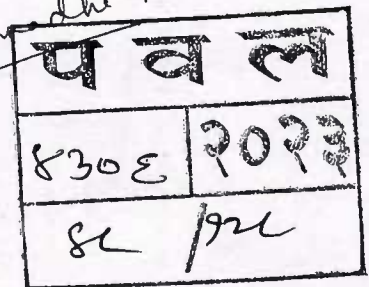
2) **MRS. P. ANURADHA**)

P.A.N.- ATLPP4977D)

IN THE PRESENCE OF

1) _____)

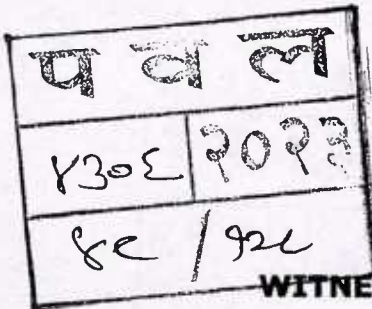
2) _____)



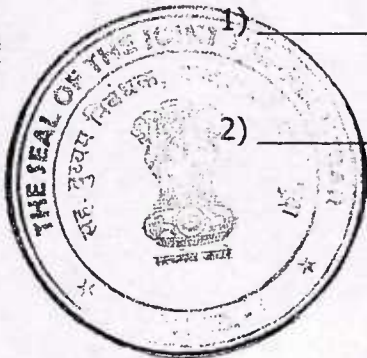
R E C E I P T

Received of and from the within named Allottee(s), **PADMANABHAN SRINIVASAN , & MRS. P. ANURADHA**, the day and the year first herein above written the sum of **Rs. 70,00,000/- (Rupees. Seventy Lakhs Only)** being as full & Final payment of the consideration amount against sale of Flat No. **1201** in Wing **A** admeasuring **43.398 Sq. Mts.** carpet area on the **12th** Floor of the building to be known as "RIDDHI SIDDHI HEIGHTS" being constructed on Plot No.-100, Sector No.-18 Part, Ulwe Node, Navi Mumbai, Tal. -Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:

Date	Cheque/RTGS/ DD/PO No.	Drawn on (Bank & Branch)	Amount in Rs.
27.03.2023	IMPS	IDBI Bank	51,000/-
27.03.2023	010997	State Bank of India	3,00,000/-
11.04.2023	011003	State Bank of India	10,00,000/-
24.04.2023	011006	State Bank of India	5,00,000/-
29.04.2023	011007	State Bank of India	10,00,000/-
04.05.2023	RTGS	State Bank of India	41,49,000/-
(Rs. Seventy Lakhs Only)			70,00,000/-



WITNESS:

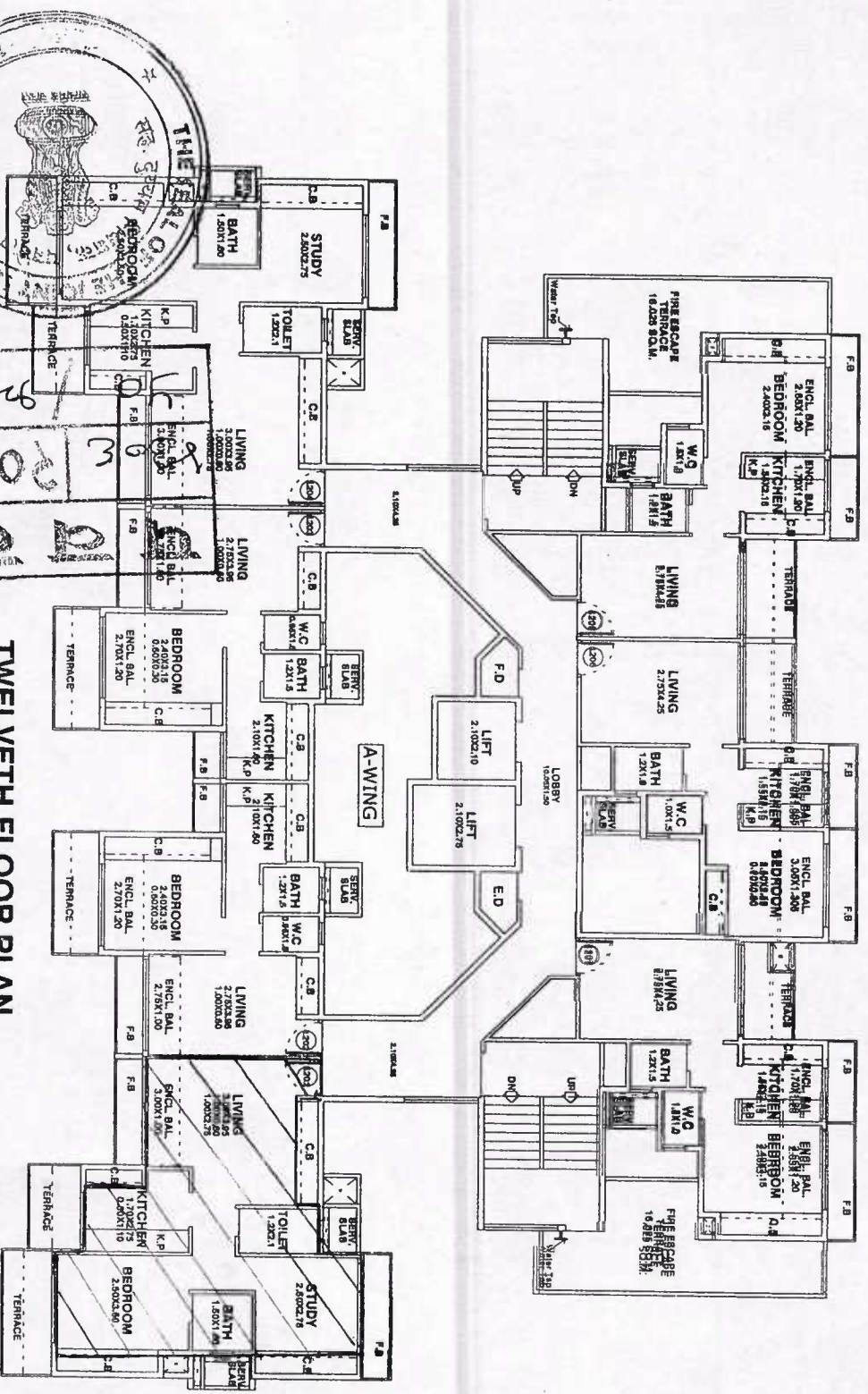


**We Say Received
For M/S. SANKALP GROUP**

(PARTNER)



Anuradha P



TWELVETH FLOOR PLAN

FLAT/SHOP NO.:

CARPET AREA (SQ. FT.): 113.398

PROJECT :-

PROPOSED RESIDENTIAL BUILDING ON
PLOT NO.- 100, SECTOR-18(P),
ULWE, NAVI MUMBAI.

BUYERS SIGN : 1)

BUYERS SIGN : 2)

DEVELOPERS BY

DEVELOPERS SIGN :

NORTH

ARCHITECTS



TRIARCH DESIGN STUDIO
ARCHITECTS AND INTERIOR DESIGNERS
HEAD OFFICE: SHIVAJI BUILDING, SHIVAJI NAGAR, PUNE-411005
BRANCH OFFICE: 103, COMMERCE CENTRE, PLOT NO. 100, SECTOR 18(P), ULWE, NAVI MUMBAI.
CONTACT: 020-26111111, 020-26111112, 020-26111113



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W. R. H.

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P5200001444B**

Project: **RIDDHI SIDDHI HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. - 100 SECTOR NO. - 18 PART at Ulawa, Panvel, Raigarh, 410206;**

1. **Sankalp Group** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410209.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **04/12/2017** and ending with **30/05/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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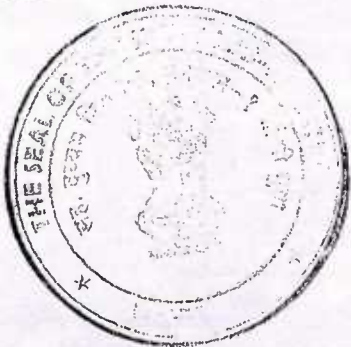
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 13:33:23



Dated: 09/09/2021
Place: **Mumbai**

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

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CIDCO OCCUPANCY COMPLETION CERTIFICATE

WE MAKE CITIES

CIDCO/BP-15253/TPO(NM & K)/2016/10230

Date : 30 December,
2022

Unique Code : 20170302102050501

To,

M/s. Sankalp Group, Through Its Partners Shri.
Nikunj Rameshbhai Thakkar and Shri. Kirit
Jamnadas Bhayani and Others Fore.
Shop No. 2 & 3, Sai Darshan, Plot Nos. 8 & 8A,
Sector 19, Kamothe, Navi Mumbai.
PIN - 410209

Sub : Occupancy Certificate for **Residential [ResiComm Bldg]** Building on Plot No. **100** ,
Sector **18** at **Ulwe 12.5 % Scheme Plot**, Navi Mumbai.

Ref : Your architect's online application.

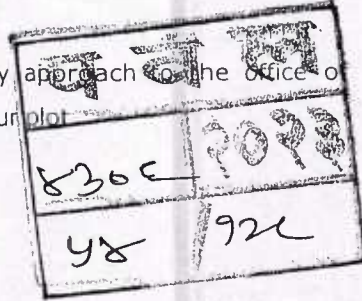
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [ResiComm Bldg]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot



Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<rchaudharia@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

CIDCO/BP-15253/TPO(NM & K)/2016/10230

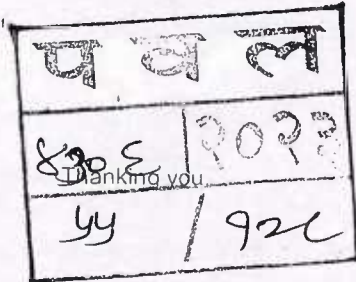
Date : 30 December,
2022

Unique Code : 20170302102050501

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of Residential [ResiComm Bldg] Building G+13 (2 wings) [Total BUA = 5366.56Sq.mtrs , Residential BUA = 4960.86 Sq.mtrs , Commercial BUA = 405.7 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 158No. , No. of Residential Units = 149No. , No.of Commercial Units = 9No. , Any Other Units = 0No. Ground+No. Of Floors = G+13 (2 wings)] Plot No. 100 ,] , Sector - 18 at Ulwe 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of HEMANT P DHAVALÉ Architect has been inspected on 27 December, 2022 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11 August, 2017 and that the development is fit for the use for which it has been carried out. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.

This Occupancy Certificate is granted based on the Order of Hon'ble High Court dated 08/12/2022 in WP 12452 of 2022. The Occupancy Certificate shall subject to the final outcome of PIL No.154 of 2016 and PIL Nos. 121 and 122 of 2019. The Orders passed by Hon'ble Court in these PILs shall be binding on all the parties concerned. The lessee/developer or any of the flat purchasers or any person shall not be entitled to claim any equities whatsoever in the event the decisions/orders in PIL No. 154 of 2016 and/or PIL Nos. 121 and 122 of 2019 are adverse to the interest of the lessee/developer or petitioner or the person claiming through the petitioner or to that of the flat purchasers.



Yours faithfully
Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Page 2 of 2

Reference No. : CIDCO/BP-15253/TPO(NM & K)/2016/1926

Date : 11/8/2017

To,
M/s. Sankalp Group, Through Its Partners Shri.
Nikunj Rameshbhai Thakkar and Shri. Kirit
Jamnadas Bhayani and Others Fore.
Shop No. 2 & 3, Sai Darshan, Plot Nos. 8 & 8A,
Sector 19, Kamothe, Navi Mumbai.
PIN - 410209

ASSESSMENT ORDER NO. 2017/1760

Sub : Payment of New development charges for Residential + Residential + Mercantile /
Business (Commercial) Building on Plot No. 100, Sector 18 at Ulwe 12.5 % Scheme
Plot, Navi Mumbai.

- Ref : 1) Your architect's online application dated 20/06/2016
2) Final Transfer Order No. CIDCO/Est/12.5%/Ulwe/304/2016/5129, dtd. 12/02/2016
3) Maveja NOC No. CIDCO/Est/12.5%/Ulwe/304/2016/9440, dtd. 09/06/2016
4) Height Clearance NOC No. Navi/WEST/B/042816/127101, dtd. 13/06/2016
5) Fire NOC No. CIDCO/FIRE/HQ/029/2017, dtd. 06/04/2017
6) MS&DCI NOC No. EE/Nerul/Tech/001783, dtd. 15/06/2017
7) 50% IDC Paid of Rs. 17,99,820/- vide Receipt No. 16995, dtd. 29/06/2017

Your Proposal No. CIDCO/BP-15253/TPO(NM & K)/2016 dated 30 June, 2016

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/s. Sankalp Group, Through Its Partners Shri. Nikunj Rameshbhai Thakkar and
Shri. Kirit Jamnadas Bhayani and Others Fore.
2) Location : Plot No. 100, Sai Darshan, Ulwe, Navi Mumbai.
3) Plot Category : Residential + Residential + Mercantile / Business (Commercial)
4) Plot Area : 5599 sq. m.
5) Permission : FSI
6) Rates as per ASR : 19.60

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resi: 5399.635 * 8	- 43197
Total Assessed Charges				43197

7) Date of Assessment : 11 August, 2017

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/AJDI TPO/0690	06/28/2016	43197	01235: TPO/Account/7609	30/6/2016	Demand Draft
2	CIDCO/BP/2017/0469	05/12/2017	7987850	00955: TPO/Account/7609/2017	9/8/2017	Demand Draft

Unique Code No. 2017 03 021 02 0505 01 is for the New Development Permission for
Residential + Residential + Mercantile / Business (Commercial) Building on Plot No. 100,
Sector 18 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.

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Yours faithfully,
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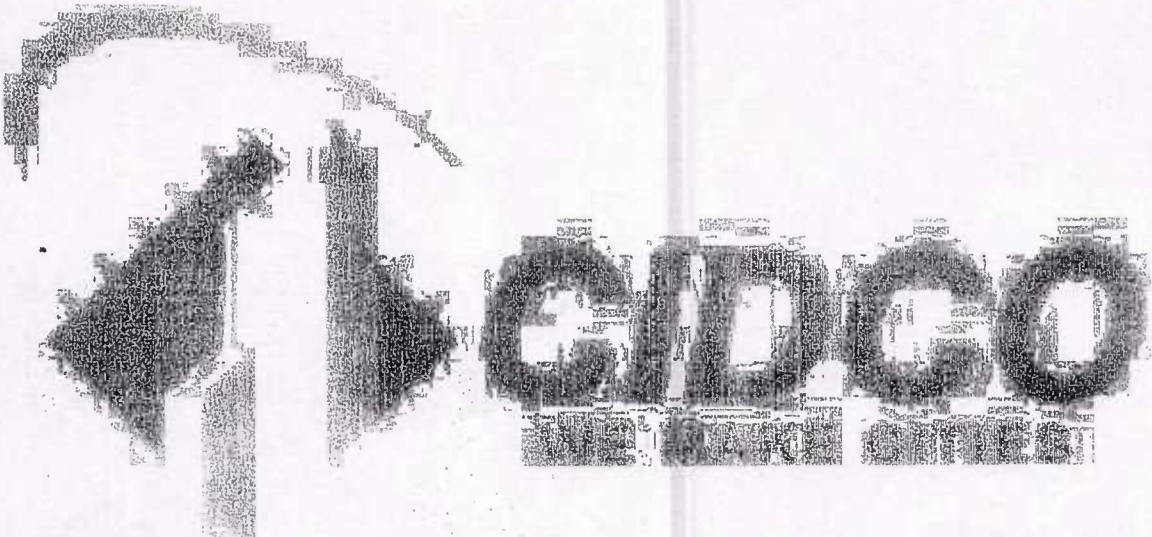
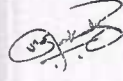


Reference No. : CIDCO/BP-15253/TPO(NM & K)/2016/1926
CC to : HEMANT P DHAVAL

Date : 11/8/2017

ASSOCIATE PLANNER (BP)

TRIARCH DESIGN STUDIO, Bhagavati
Bhuvan, Saraswati Baug, Jogeshwari (E),
Mumbai. , Shop No. 18, Gauri Commercial
Complex, Plot No. 19, Sector-11, CBD,
Belapur, Navi Mumbai.



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Reference No. : CIDCO/BP-15253/TPO(NM & K)/2016/1926

Date : 11/8/2017

To,

M/s. Sankalp Group, Through Its Partners Shri.
Nikunj Rameshbhai Thakkar and Shri. Kirit
Jamnadas Bhayani and Others Fore.
Shop No. 2 & 3, Sai Darshan, Plot Nos. 8 & 8A,
Sector 19, Kamothe, Navi Mumbai.
PIN - 410209

ASSESSMENT ORDER NO. 2017/1760

Unique Code No.	2	0	1	7	0	3	0	2	1	0	2	0	5	0	5	0	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential + Residential + Mercantile / Business (Commercial) Building on Plot No. 100, Sector 18 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.

Ref. : 1) Your Proposal No. CIDCO/BP-15253/TPO(NM & K)/2016 dated 30 June, 2016

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

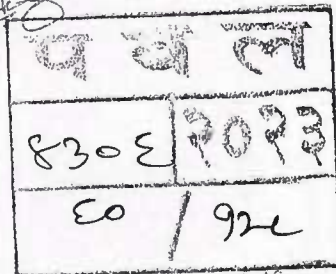
- 1) Name of Assessee : M/s. Sankalp Group, Through Its Partners Shri. Nikunj Rameshbhai Thakkar and Shri. Kirit Jamnadas Bhayani and Others Fore.
- 2) Location : Plot No. 100, Sector 18, Ulwe, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business + Commercial
- 4) Plot Area : 99.64
- 5) Permissible SI : 1.5
- 6) GROSS VALUE FOR ASSESMENT : Rs. 252.42 Lakhs
- A) ESTIMATED COST OF CONSTN : Rs. 19360
- B) AMOUNT OF CESS : Rs. 2565668.51

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20170302102050501	12/5/2017	2565668.51	00955/TPO/Account/7609/2017	9/8/2017	Demand Draft

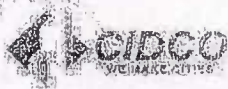
Yours faithfully,

MPL
11/8/17
ASSOCIATE PLANNER (BP)



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COMMENCEMENT CERTIFICATE

To,

M/s. Sankaip Group, Through Its Partners Shri.
Nikunj Rameshbhai Thakkar and Shri. Kirit
Jamnadas Bhayani and Others Fore.
Shop No. 2 & 3, Sai Darshan, Plot Nos. 8 & 8A,
Sector 19, Kamotha, Navi Mumbai.
PIN - 410209

Sub : Development Permission for Residential [ResiComm Bldg] + Residential
[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on
Plot No. 100, Sector 18 at Ulwe 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1) Your architect's online application dated 20/06/2016

2) Final Transfer Order No. CIDCO/Est/12.5%/Ulwe/304/2016/5129, dtd. 12/02/2016

3) Waiver NOC No. CIDCO/Est/12.5%/Ulwe/304/2016/9440, dtd. 09/06/2016

4) Height Clearance NOC No. Navi/WEST/B/042816/127101, dtd. 13/06/2016

5) Fire NOC No. CIDCO/FIRE/HQ/029/2017, dtd. 06/04/2017

6) MSDDL NOC No. EE/Navi/Tech/001783, dtd. 15/06/2017

7) 50% IDC Paid of Rs. 17,99,820/- Vide Receipt No. 16996, dtd. 29/06/2017

Dear Sir / Madam,

Please refer to your application for Development Permission for Residential [ResiComm
Bldg] + Residential [Resi+Comm] + Mercantile / Business (Commercial)
[Resi+Comm] Building on Plot No. 100, Sector 18 at Ulwe 12.5 % Scheme Plot,
Mumbai.

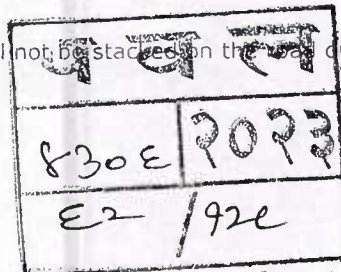
The Development Permission is hereby granted to construct Residential [ResiComm
Bldg] + Residential [Resi+Comm] + Mercantile / Business (Commercial)
[Resi+Comm] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and
Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately
obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the
commencement of the construction work.

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



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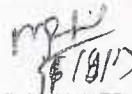
Reference No. : CIDCO/BP-15253/TPO(NM & K)/2016/1926

Date : 11/8/2017

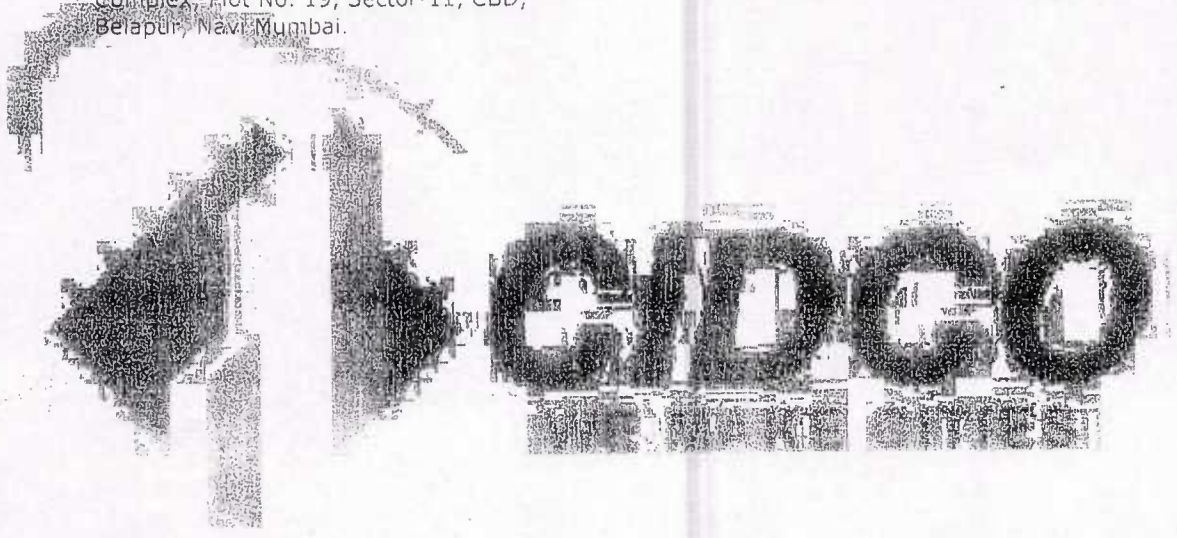
The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.

Thanking you,

Yours faithfully,


ASSOCIATE PLANNER (BP)

C.C. to : HEMANT P DHAVAL
TRIARCH DESIGN STUDIO, Bhagavati
Bhuvan, Saraswati Baug, Jogeshwari (E),
Mumbai. , Shop No. 18, Gauri Commercial
Complex, Plot No. 19, Sector-11, CBD,
Belapur, Navi Mumbai.



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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/s. Sankalp Group, Through Its Partners Shri. Nikunj Rameshbhai Thakkar and Shri. Kirit Jamnadas Bhayani and Others Fore. , Shop No. 2 & 3, Sai Darshan, Plot Nos. 8 & 8A, Sector 19, Kamothe, Navi Mumbai. for Plot No. 100 , Sector 18 , Node Ulwe . As per the approved plans and subject to the following conditions for the development work of the proposed Residential [ResiComm Bldg] + Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12.5 % Scheme Plot 1Ground Floor + 13Floor; 1Ground Floor + 13Floor Net Builtup Area [Residential [ResiComm Bldg] =2,278.02,Residential [Resi+Comm] =2,682.84,Mercantile / Business (Commercial) [Resi+Comm] =405.70 Other [Others] =2680.84 Total BUA = 5366.56] Sq m .

Nos. Of Residential Units :- 68, Nos. Of Residential Units :- 81, Nos. Of Mercantile / Business (Commercial) Units :- 9

A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and Plinth Completion Certificate is issued.

B. Applicant should construct Hutments for labors at site.

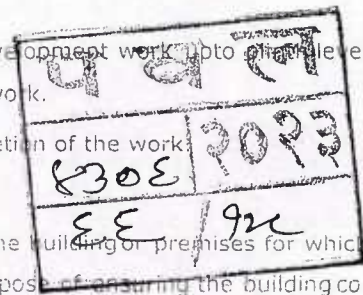
C. Applicant should provide drinking water and toilet facility for labors at site.

1. This certificate is liable to be revoked by the Corporation if

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control



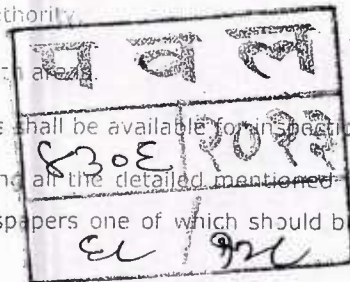
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Reference No. : CIDCO/BP-15253/TPO(NM & K)/2016/1926
Regulations and conditions of this certificate.

Date : 11/8/2017

3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTT Act - 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of **Rs 18,000.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose.
8. You shall approach Executive Engineer, M.S.E.B for the power requirements, location of the transformer, etc.
9. As per Govt. of Maharashtra memorandum vide No. BB/4193/1504/dt.24/94 of 24.11.94, dated 19th July, 1994 for all buildings following additional conditions shall apply:
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City Survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with area.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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Reference No. : CIDCO/BP-15253/TPO(NM & K)/2016/1926

Date : 11/8/2017

11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

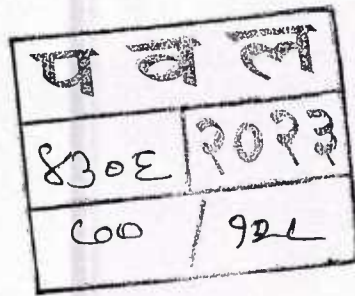
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area, for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

CC to : HEMANT P. DHAVALE

TRIARCH DESIGN STUDIO, Bhagavati
Bhuvan, Saraswati Baug, Jogeshwari (E),
Mumbai. Shop No. 18, Gauri Commercial
Complex, Plot No. 19, Sector-11, CBD,
Belapur, Navi Mumbai.

CC to : Separately to :

1. M (TS)
2. CLC
3. EE (KHR/PNI/KLM/DRON)
4. EE



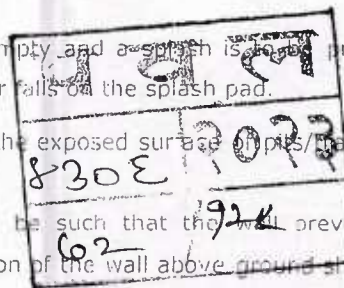
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SCHEDULE**RAIN WATER HARVESTING**

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.
 - i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
 - iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic use and such other purposes. The storage tanks shall be provided with an overflow.
 - iv) Surplus rain water after storage may be recharged into ground through pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be



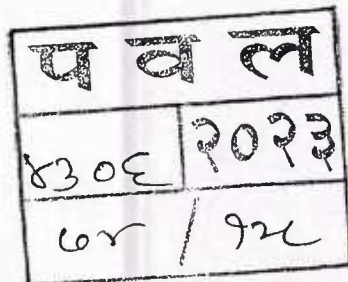
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Reference No. : CIDE0/BP-15253/TPO(NM & K)/2016/1926
15 cms.

Date : 11/8/2017

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.
Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.
Provided further that it will be ensured that for such use, proper disinfectants and fire water pollution arrangements have been made.



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SEARCH REPORT

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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: उन्वे

पावती क्र.: 15703

दिनांक: 17/11/2017

दत्तऐवजाचा अनुक्रमांक: पवल2-0-2017

दत्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एंड. प्रतिभा एम जाधव पवार

वर्गान शोध अर्ज क्र. 3940/2017 मीजे उन्वे ता.पनवेल जि.सयगड येथील प्लॉट नं. 100 सेक्टर 18 पीटी सन 2015 ते 2017 3 वर्षे

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Joint Sr Panvel 2

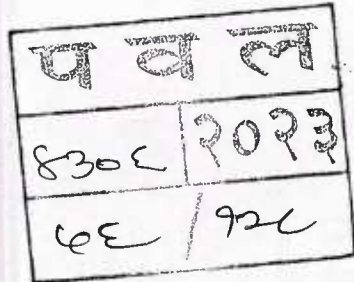
सहसुधाम निबंधक वर्म-२

(पनवेल २)

1); देयकाचा प्रकार: eChallan रक्कम: ₹.300/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH007285394201718E दिनांक: 16/11/2017

बँकेचे नाव व पत्ता:



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Pratibha M. Jadhav-Pawar
B.A. LL.B.

ADVOCATE HIGH COURT

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400 614.
• Tel.: 022-27579060 • Mob.: 93233 60060

Date: 17/11/2017

SEARCH REPORT

Concern for my client M/s. SANKALP GROUP, a partnership firm consisting of Six partners namely 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SHRI. MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT, all adults, Indian inhabitants, having its Registered Office Address at Shop No. 2 & 3, Sai Darshan, Plot No. 8 & 8A, Sector No. 19, Kamothe, Navi Mumbai - 410206, by making application to Sub Registrar Office at Panvel-2 by Receipt No: 15703 dated 17/11/2017 of 3 years i.e. 2015 to 2017 in respect of the property [hereinafter referred to as The Said Plot],

I did not find any entry regarding conveyance or any other adverse transaction of whatsoever nature in respect of the above-mentioned property.

YEAR TRANSACTION

2015 Transactions:

1. AGREEMENT TO LEASE dated 27th October 2015 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION through its Chief Land & Survey Officer as the CORPORATION of the One Part and SHRI. RAGHUNATH NARAYAN GHARAT, 2) SHRI. PARSHURAM NARAYAN GHARAT, 3) SHRI. GANPAT SHANKAR GHARAT, 4) SMT. MAINABAI SHANKAR GHARAT, 5) SHRI. VITTHAL NARAYAN GHARAT, 6) SHRI. RAMESH JOMA GHARAT, 7) SHRI. ANANTA JOMA GHARAT, 8) VANITA SHRIDHAR BHAGAT, 9) SAU. SHANTABAI ARUN BHAGAT, 10) SMT. KUSUM MADHUKAR GHARAT 11) SMT. NILAM ASHOK BHAGAT, 12) SHRI. UMESH MADHUKAR GHARAT, 13) SMT. NAYNA SANJAY

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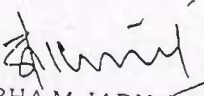


TUKARAM GHARAT, 22) SHRI. GULAB TUKARAM GHARAT 23) SHRI. SHRIKANT TUKARAM GHARAT 24) SHRI. MAHENDRA TUKARAM GHARAT 25) SMT. SHANKUNTALA TULSHIRAM THAKUR 26) SMT. BANUBAI AMRUT BHAGAT 27) SMT. SHOBHA SHYAM THAKUR 28) SMT. VIMAL KESHAV GHARAT 29) SHRI. ANIL KESHAV GHARAT, 30) SHRI. RAVINDRA KESHAV GHARAT, 31) SHRI. PRADIP KESHAV GHARAT as 'The Original Licensees' of the Second Part and M/s. SANKALP GROUP, a partnership firm through its partners namely 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SHRI. MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT, as 'The New Licensees' of the Third Part in respect of the said Plot. The same is registered with the Sub-Registrar of Assurances at Panvel-2 vide Registration Receipt No. 1188, under Document Registration Serial No. PVL2-802-2016, dated 22/01/2016.

2017 NIL

After looking at the records, investigating and after confirming the title, I am of the opinion that the said Plot presently standing in the name of M/s. SANKALP GROUP, a partnership firm consisting of Six partners namely 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SHRI. MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT is free from all encumbrances and as on the date of issuing this Report and as per my search the title of the said Plot is clear & marketable.

SEARCH TAKEN BY


(PRATIBHA M. JADHAV)
ADVOCATE

Date: 17/11/2017

Place: CBD Belapur, Navi Mumbai.

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TITLE CLEARANCE REPORT

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Friday, 17 November 2017 2:12 PM

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: उलवे

पावती क्र.: 15703

दिनांक: 17/11/2017

दस्तऐवजाचा अनुक्रमांक: पवत2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एंड. प्रतिभा एम जाधव पवार

वर्णन शोध अर्ज क्र. 3940/2017 मोजे उलवे ता.पनवेल जि.रायगड येथील प्लॉट नं. 100 सेक्टर 18 पीटी सन 2015 ते 2017 3 वर्षे

शोध व निरीक्षण

रु. 300.00

एकूण:

रु. 300.00

Joint Sr Panel 2

सहाय्यक निबंधक वर्ग-२

(पनवेल २)

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

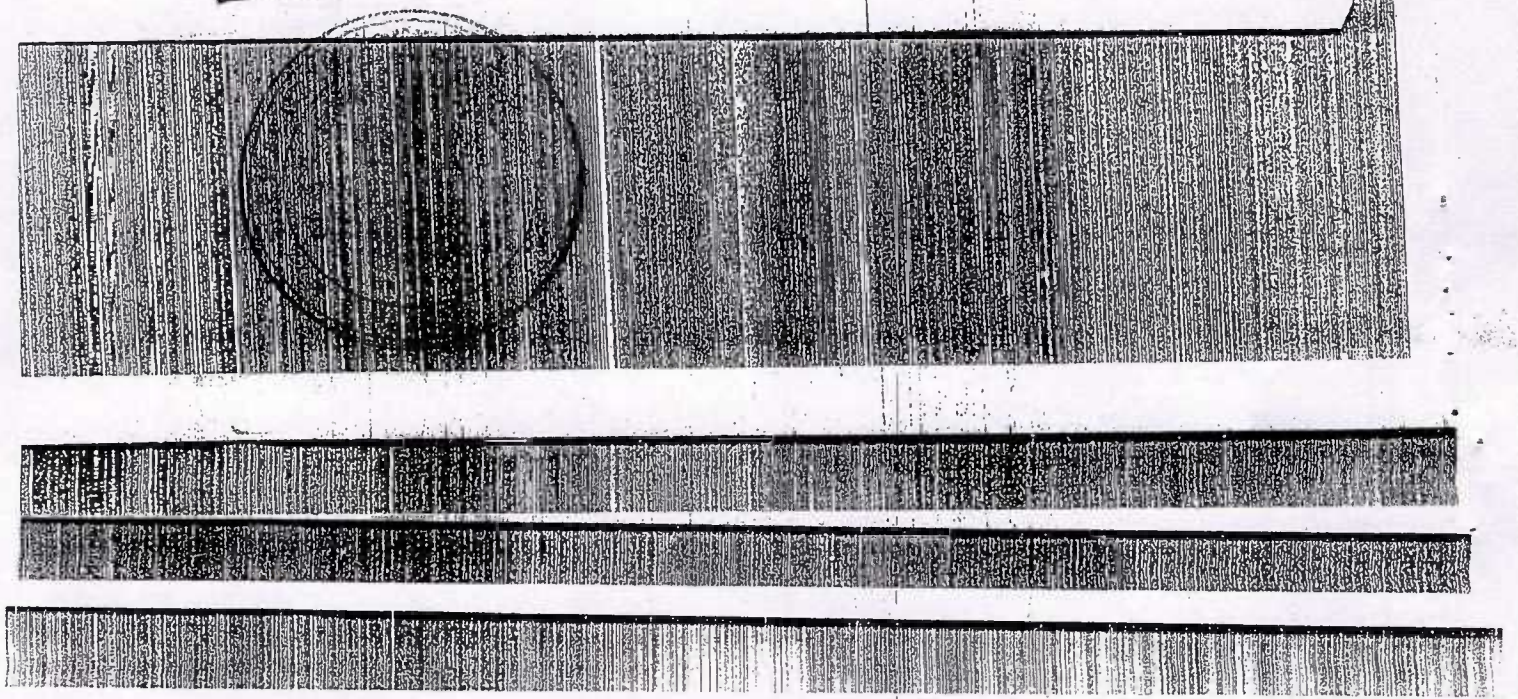
डीडी/पनादेश/पे ऑर्डर क्रमांक: MH007285394201718E दिनांक: 16/11/2017

बँकेचे नाव व पत्ता:

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Pratibha M. Jadhav-Pawar
B.A. LL.B.

ADVOCATE HIGH COURT

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400 614.
• Tel. : 022-27579060 • Mob. : 93233 60060

Date: 17/11/2017

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 100, Sector No. 18PT, having area admeasuring 3599.79 Sq. Mtrs., situated in Ulwe, Tal- Panvel, Dist- Raigad.

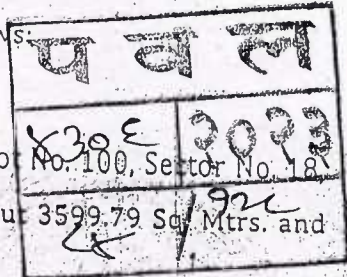
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by M/s. SANKALP GROUP, a partnership firm consisting of Six partners namely 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SHRI. MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT, all adults, Indian inhabitants, having its Registered Office Address at Shop No. 2 & 3, Sai Darshan, Plot No. 8 & 8A, Sector No. 19, Kamothe, Navi Mumbai - 410206, by making application to Sub Registrar Office at Panvel 2 by Receipt No. 15703 dated 17-11-2017 of 3 years i.e. 2015 to 2017 in respect of the property [hereinafter referred to as The Said Plot], which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 100, Sector No. 18, in Ulwe, under 12.5% Scheme admeasuring about 3599.79 Sq. Mtrs. and bounded that is to say:

On or towards North by : Plot No. 91, 92 & 93
On or towards South by : 30 Mtr. Wide Road
On or towards East by : Plot No. 33
On or towards West by : 33 Mtr. Wide Road,



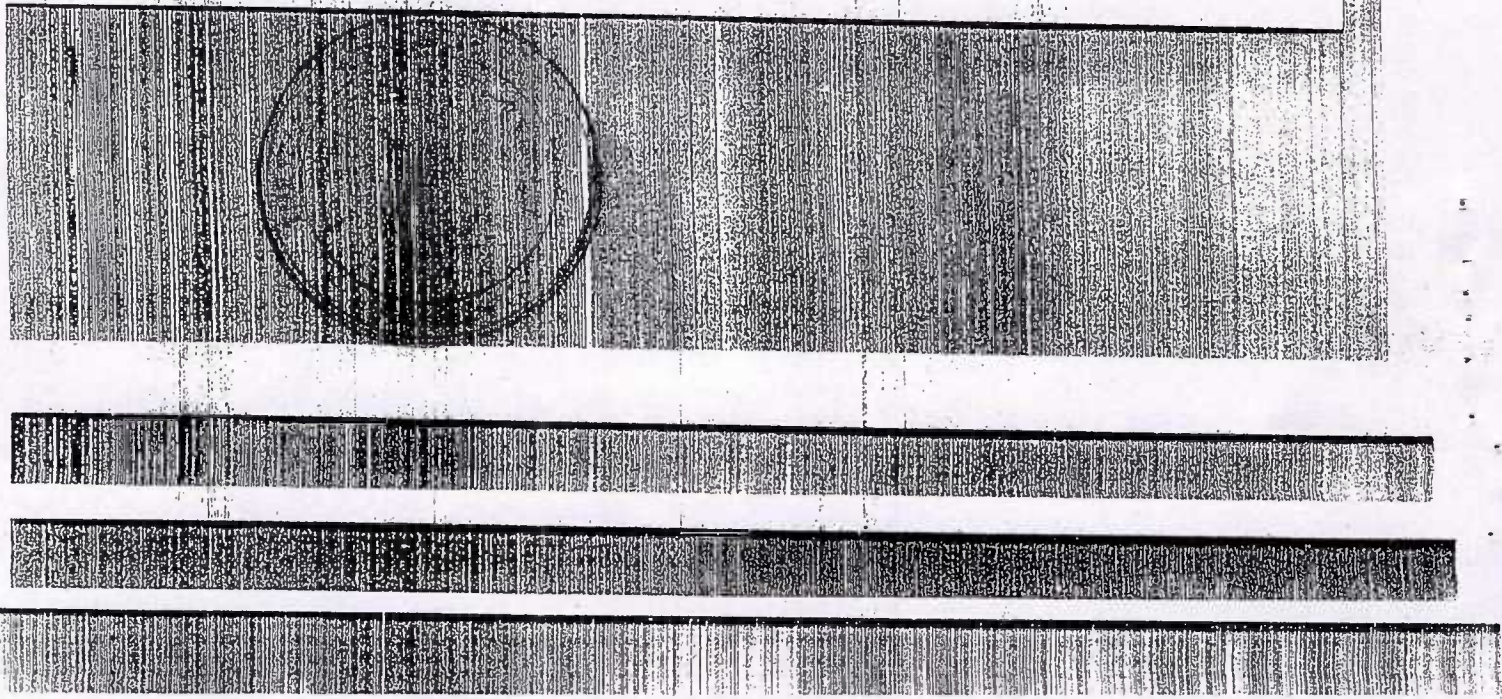
RAGHUNATH NARAYAN GHARAT, 2) SHRI. PARSHURAM NARAYAN GHARAT, 3) SHRI. GANPAT SHANKAR GHARAT, 4) SMT. MAINABAI SHANKAR GHARAT, 5) SHRI. VITTHAL NARAYAN GHARAT, 6) SHRI. RAMESH JOMA GHARAT, 7) SHRI. ANANTA JOMA GHARAT, 8) SAU. VANITA SHRIDHAR BHAGAT, 9) SAU. SHANTABAI ARUN BHAGAT, 10) SMT. KUSUM MADHUKAR GHARAT 11) SMT. NILAM ASHOK BHAGAT, 12) SHRI. UMESH MADHUKAR GHARAT, 13) SMT. NAYNA SANJAY THAKUR, 14) SMT. SHUBHANGI SANTOSH PATIL, 15) SHRI. SANJAY HARISHCHANDRA THAKUR, 16) SHRI. KRISHNA @ KISAN ATMARAM GHARAT 17) SHRI. VIKAS ATMARAM GHARAT 18) SHRI. JAYWANT ATMARAM GHARAT 19) SMT. GANGABAI KESHAV NAIK 20) SMT. RAMABAI GANA GHARAT, 21) SHRI. PUNDLIK TUKARAM GHARAT, 22) SHRI. GULAB TUKARAM GHARAT 23) SHRI. SHRIKANT TUKARAM GHARAT 24) SHRI. MAHENDRA TUKARAM GHARAT 25) SMT. SHANKUNTALA TULSHIRAM THAKUR 26) SMT. BANUBAI AMRUT BHAGAT 27) SMT. SHOBHA SHYAM THAKUR 28) SMT. VIMAL KESHAV GHARAT 29) SHRI. ANIL KESHAV GHARAT, 30) SHRI. RAVINDRA KESHAV GHARAT, 31) SHRI. PRADIP KESHAV GHARAT.

2) AGREEMENT TO LEASE dated 27th October 2015 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION through its Chief Land & Survey Officer as the CORPORATION of the One Part and SHRI. RAGHUNATH NARAYAN GHARAT, 2) SHRI. PARSHURAM NARAYAN GHARAT, 3) SHRI. GANPAT SHANKAR GHARAT, 4) SMT. MAINABAI SHANKAR GHARAT, 5) SHRI. VITTHAL NARAYAN GHARAT, 6) SHRI. RAMESH JOMA GHARAT, 7) SHRI. ANANTA JOMA GHARAT, 8) SAU.

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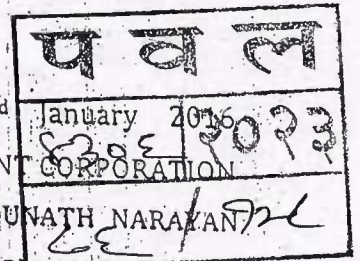
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VANITA SHRIDHAR BHAGAT, 9) SAU. SHANTABAI ARUN BHAGAT, 10) SMT. KUSUM MADHUKAR GHARAT 11) SMT. NILAM ASHOK BHAGAT, 12) SHRI. UMESH MADHUKAR GHARAT, 13) SMT. NAYNA SANJAY THAKUR, 14) SMT. SHUBHANGI SANTOSH PATIL, 15) SHRI. SANJAY HARISHCHANDRA THAKUR, 16) SHRI. KRISHNA @ KISAN ATMARAM GHARAT 17) SHRI. VIKAS ATMARAM GHARAT 18) SHRI. JAYWANT ATMARAM GHARAT 19) SMT. GANGABAI KESHAV NAIK 20) SMT. RAMABAI GANA GHARAT, 21) SHRI. PUNDLIK TUKARAM GHARAT, 22) SHRI. GULAB TUKARAM GHARAT 23) SHRI. SHRIKANT TUKARAM GHARAT 24) SHRI. MAHENDRA TUKARAM GHARAT 25) SMT. SHANKUNTALA TULSHIRAM THAKUR 26) SMT. BANUBAI AMRUT BHAGAT 27) SMT. SHOBHA SHYAM THAKUR 28) SMT. VIMAL KESHAV GHARAT 29) SHRI. ANIL KESHAV GHARAT, 30) SHRI. RAVINDRA KESHAV GHARAT, 31) SHRI. PRADIP KESHAV GHARAT as the 'Licensees' of the Other Part of Plot No. 100, Sector No. 18PT, having area admeasuring 3599.79 Sq. Mtrs., situated in Ulwe, Tal- Panvel, Dist- Raigad. The same is registered before the Sub-Registrar of Assurances at Panvel-4 vide Registration receipt No. 15132 under Document Registration Serial No. PVL-4-13547-2015 dated 27/10/2015 [Hereinafter referred to as "The Said Plot"].

3) TRIPARTITE AGREEMENT dated 22nd January 2016 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION as the Corporation of the First Part, 1) SHRI. RAGHUNATH NARAYAN GHARAT, 2) SHRI. PARSHURAM NARAYAN GHARAT, 3) SHRI. GANPAT SHANKAR GHARAT, 4) SMT. MAINABAI SHANKAR GHARAT, 5) SHRI. VITTHAL NARAYAN GHARAT, 6) SHRI. RAMESH JOMA GHARAT, 7) SHRI. ANANTA JOMA GHARAT, 8) SAU. VANITA SHRIDHAR BHAGAT, 9) SAU. SHANTABAI ARUN BHAGAT, 10) SMT. KUSUM MADHUKAR GHARAT 11) SMT. NILAM ASHOK BHAGAT, 12) SHRI. UMESH MADHUKAR GHARAT 13) SMT. NAYNA SANJAY THAKUR, 14) SMT. SHUBHANGI SANTOSH PATIL, 15) SHRI. SANJAY HARISHCHANDRA THAKUR, 16) SHRI. KRISHNA @ KISAN ATMARAM GHARAT 17) SHRI. VIKAS ATMARAM GHARAT 18) SHRI. JAYWANT ATMARAM GHARAT 19) SMT. GANGABAI KESHAV NAIK 20) SMT.



... GROUP, a partnership firm through its partners namely 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SHRI. MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUNDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT, as 'The New Licensees' of the Third Part in respect of the said Plot. The same is registered with the Sub-Registrar of Assurances at Panvel-2 vide Registration Receipt No. 1183, under Document Registration Serial No. PVL2-802-2016, dated 22/01/2016.

4) CIDCO FINAL ORDER Letter bearing No. CIDCO/VASAHAT/SATYO/ULWE/304/2016/15129 dated 12/02/2016.

5) DEVELOPMENT PERMISSION along with COMMENCEMENT CERTIFICATE issued by ASSOCIATE PLANNER(BP), Navi Mumbai & Khopda of the said Plot vide Letter bearing Reference No. CIDCO/BP-15253/TPO(NM&K)/2016/1926 dated 11th August 2017.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company incorporated under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at 2nd floor, Nariman Point, Mumbai 400 021.

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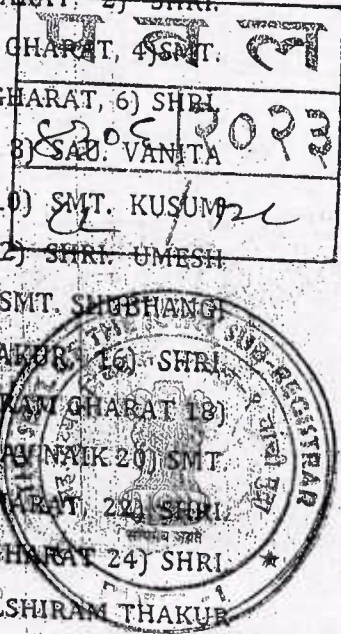


That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the said Act.

That the State Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made, in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of the New Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

That the immovable property consisting of Plot No. 100, Sector No. 18, having area at measuring 3599.79 Sq. Mtrs., situated in Ulwe, Tal- Panvel, Dist- Raigad is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of 1) SHRI. RAGHUNATH NARAYAN GHARAT, 2) SHRI. PARSHURAM NARAYAN GHARAT, 3) SHRI. GANPAT SHANKAR GHARAT, 4) SMT. MAINABAI SHANKAR GHARAT, 5) SHRI. VITTHAL NARAYAN GHARAT, 6) SHRI. RAMESH JOMA GHARAT, 7) SHRI. ANANTA JOMA GHARAT, 8) SMT. VANITA SHRIDHAR BHAGAT, 9) SMT. SHANTABAI ARUN BHAGAT, 10) SMT. KUSUM MADHUKAR GHARAT 11) SMT. NILAM ASHOK BHAGAT, 12) SHRI. UMESH MADHUKAR GHARAT, 13) SMT. NAYNA SANJAY THAKUR, 14) SMT. SHUBHANGI SANTOSH PATIL, 15) SHRI. SANJAY HARISHCHANDRA THAKUR, 16) SHRI. KRISHNA @ KISAN ATMARAM GHARAT 17) SHRI. VIKAS ATMARAM GHARAT 18) SHRI. JAYWANT ATMARAM GHARAT 19) SMT. GANGABAI KESHAV NYIK 20) SMT. RAMABAI GANA GHARAT, 21) SHRI. PUNDLIK TUKARAM GHARAT, 22) SHRI. GULAB TUKARAM GHARAT 23) SHRI. SHRIKANT TUKARAM GHARAT 24) SHRI. MAHENDRA TUKARAM GHARAT 25) SMT. SHANKUNTALA TULSHIRAM THAKUR

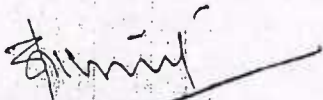


MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT has become the New Licensees/Owners of the said Plot.

By virtue of the said Plot allotted by the CIDCO and further by virtue of the said Agreement to Lease Dated 27th October 2015, & Tripartite Agreement dated 22nd January 2016 the New Licensee has a clear and marketable title to the said Plot and M/s. SANKALP GROUP (Partnership Firm), is authorized to develop the said Plot and to construct the building/s thereon in accordance with the plans sanctioned by the CIDCO Ltd.

On the basis of the above documents placed before me, I hereby certify that M/s. SANKALP GROUP (Partnership Firm), is entitled to develop the said property and that the title of the said property is clear, marketable and free from all encumbrances.

SEARCH TAKEN BY



MRS. PRATIBHA M. JADHAV

ADVOCATE

Date: 17/11/2017

Place: CBD Belapur, Navi Mumbai.

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इतर पावती

Original/Duplicate

Wednesday, 02 May 2018 2:23 PM

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: -उतवे

दस्तावेजाचा अनुक्रमांक: पवल1-4564-2018

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: देविदास अन्तर्ग भुजयळ

वर्णन

पावती क्र.: 5668 दिनांक: 02/05/2018

दस्त-सहाय्यणे जो

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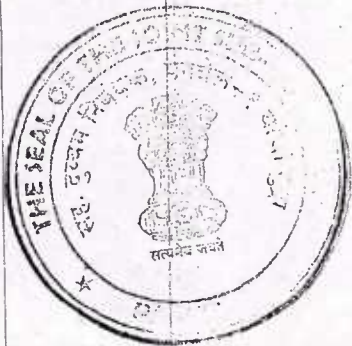
JOINT S/R PAVEL 1

1); देयकाचा प्रकार: By Cash रक्कम: ₹. 20/-

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₹. 20/-	20/5
20	/ 2018



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CHALLAN
MTR Form Number-6

GFN	MH000606327201819E	BARCODE	Date 23/04/2018-13:51:42		Form ID	48(0)									
Department	Inspector General Of Registration		Payer Details												
Type of Payment	Stamp Duty	Registration Fee	TAX ID (If Any)												
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ANHPB9224F											
Location	RAIGAD		Full Name	DEVIDAS ANANT BHUJBAL AND OTHER											
Year	2018-2019 One Time		Fla/Block No.	PLOT NO 100, SECTOR NO 18,											
Account Head Details		Amount In Rs.	Promises/Building												
0030046401	Stamp Duty	500.00	Road/Street	VILLAGE - ULWE, PANVEL,											
			Area/Locality	RAIGAD											
			Town/City/District												
			PIN	4 1 0 2 0 6											
Remarks (If Any)															
PAN2=ACX=661508, PartyName=MS SANKALP GROUP-															
<table border="1"> <tr> <td>प</td> <td>व</td> <td>ल</td> </tr> <tr> <td>830</td> <td>२०१३</td> <td></td> </tr> <tr> <td>५२</td> <td>१२५</td> <td></td> </tr> </table>							प	व	ल	830	२०१३		५२	१२५	
प	व	ल													
830	२०१३														
५२	१२५														
Total	500.00		Amount in Words	Five Hundred Rupees Only											
Payment Details	IOBI BANK		USE IN RECEIVING BANK												
Cheque-DD Details															
Cheque/DD No.			Bank CIN	30320103423270183452010											
Name of Bank			Bank Date	RBI Date	23/04/2018-052:14	Not Verified with RBI									
Name of Branch			Bank Branch	IOBI BANK											
			Screening Date	Not Verified with RBI											

NOTE: This challan is valid for document to be registered in the Registrar's Office. It is not valid for unregistered documents.
 सादर चालन केवल दुरयम निबंधक कार्यालयत मोदणी रुदावयाच्या कार्यालयीन नोंदी न करता घेतली जाई.

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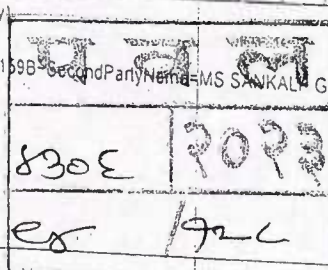


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२३	१२८



CHALLAN
MTR Form Number-6

GRN	MH000806327201819E	BARCODE	Date		23/04/2018-13:57:42	Form ID	48 ()
Department:	Inspector General Of Registration		Payer Details.				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ANHBP8224F			
Location	RAIGAD		Full Name	DEVIDAS ANANT BHUJBAL AND OTHER			
Year	2018-2019 One Time		Flat/Block No.	PLOT NO 100, SECTOR NO.18.			
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	500.00	Road/Street	VILLAGE - ULWE, PANVEL.			
			Area/Locality	RAIGAD			
			Town/City/District				
			PIN	4 1 0 2 0 6			
			Remarks (If Any)	PAN2=ACXFS8159B SecondPartyName=MS SANKALP GROUP-			
							
			Amount In Words	Five Hundred Rupees Only			
Payment Details		IDBI BANK					
Cheque/DD No.			Bank CIN	691033001804212578			
Name of Bank			Bank Date	23/04/2018			
Name of Branch			Bank-Branch	IDBI BANK			
			Scroll No. / Date	100 . 23/04/2018			



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2/21



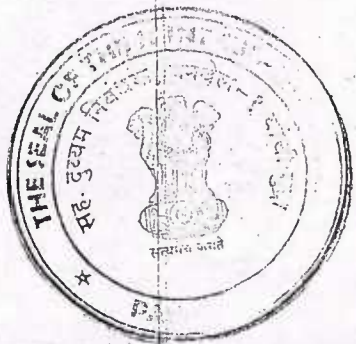
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. 0820143403

Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI01
Date: 2018.04.26
12:23:38 IST
Reason: Secured Document

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	UsrId	Defacement Amount
1	(S)-86-454	0000543811201819	25/04/2018-12:23:38	

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POWER OF ATTORNEY

M/s.SANKALP GROUP, a partnership firm duly registered under the provision of Indian Partnership Act, 1932 holding Pan No.ACXFS8159B, consisting of Six partners 1) SHRI. GORDEN MEHRUMAL JAGWANI, Age -48 years, 2) SHRI. NIKUNJ. RAMESHBHAI THAKKAR, Age - 45 years, 3) SHRI. KIRIT JAMNADAS BHAYANI, Age - 62 years, 4) SRI. MITESH RAVINDRA JOSHI , Age - 26 years, 5) SHRI. RAJESH DASHRATH HUDAR, age - 40 years, and 6) SHRI. NAMDEV SAKHARAM BHAGAT, Age - 61 years, having office at - Shop Nos. 2 &3,Sai Darshan Building, Plot No. 8 & 8A, Sector- 10, Thane, Navi Mumbai.410209.

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SEND GREETINGS

Whereas our firm namely M/s.SANKALP GROUP are developing plots in ULWE by erecting building or building consisting of flats, shops, offices etc.

Whereas our firm has to execute several documents, agreement and several other acts, deeds, matters and things in this behalf.

Whereas our firm has to present the said agreement and other document before all the Registrar of Assurances at Panvel to admit, execute the same before the Registrar of Assurances for the purposes of registration of such documents.

Whereas our company/firm is desirous of appointing fit and proper persons to do all or any several acts, deeds, matters and things in this behalf of and on behalf of and in the name of our companies.

Whereas our Company/firm is desirous of presenting and executing the original agreement signed by M/s.SANKALP GROUP through its partners 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR and



3 Residing at - Sector - 15 A, New Panvel, Tal - Panvel, Dist.Raigad) 4) Mr.DINESH SUDAM VARHADI, Age - 44 years, Indian Inhabitant, Occupation - Service, Residing at - Koproli, Tal - Panvel, Dist.Raigad and 5) Mr. KIRAN MURLIDHAR GAWAI, Age - 43 years, Occupation - Service, Residing at - Malewadi, Akurli, Tal Panvel, Dist.Raigad, it be the any one person (Attorney Holder) are signed document of Registrar to present, the companies true and lawfully attorneys to do all or any of the following acts, deed matters and things severally for and on behalf of and in the name of M/s.SANKALP GROUP To appear before the Sub - Registrar of Assurances of Panvel, Navi Mumbai to present several documents, agreements and or the indentures before the Sub Registrar of Assurances of Panvel, Navi Mumbai at Panvel, Navi Mumbai to admit and to present thereof and to do any act that may be necessary for registration of the said document and to receive back when it has been duly registered and to deliver a proper receipts for the same. And any one person could present the registration document.

To obtain the copies thereof from the office of all the Sub Registrar of Mumbai.



SCHEDULE OF PROPERTY
AT UJWE, TAL - PANVEL, DIST. RAIGAD.

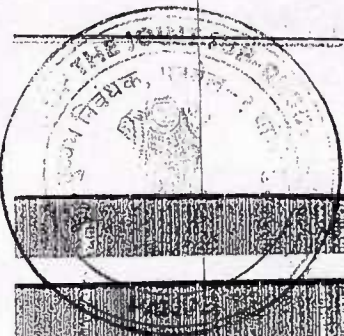
Plot No.	Sector	Area
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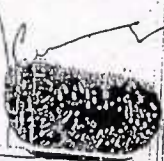
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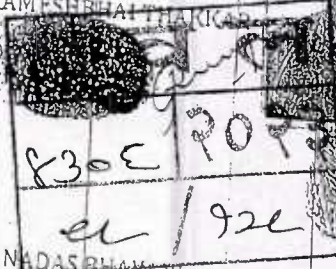


M/s.SANKALP GROUP through its partners 1) SHRI. GORDEN MEHRUMAL JAGWANI, 2) SHRI. NIKUNJ RAMESHBHAI THAKKAR, 3) SHRI. KIRIT JAMNADAS BHAYANI, 4) SRI. MITESH RAVINDRA JOSHI, 5) SHRI. RAJESH DASHRATH HUDAR, and 6) SHRI. NAMDEV SAKHARAM BHAGAT And subscribed our hands on this 26th month of April, 2018.

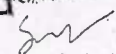
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED M/s.SANKALP GROUP through its partners 1) SHRI. GORDEN MEHRUMAL JAGWANI



2) SHRI. NIKUNJ RAMESHBHAI THAKKAR



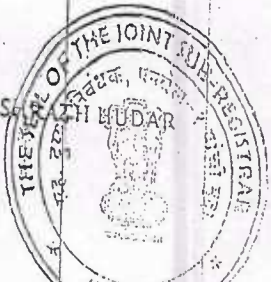
3) SHRI. KIRIT JAMNADAS BHAYANI



4) SRI. MITESH RAVINDRA JOSHI



5) SHRI. RAJESH DASHRATH HUDAR



1) Mr. DEVIDAS ANANT BHUJBAL

U/S
2



2) Mr. MAHESH ANANT BHUJBAL



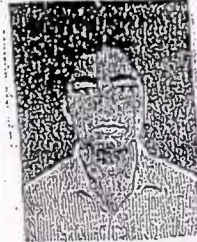
MS



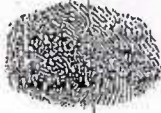
3) Mr. SANKET SHIVAJI DOKE



SJ



4) Mr. DINESH SUDAM VARHADI



Varhadi



5) Mr. KIRAN MURLIDHAR GAWAI



KG

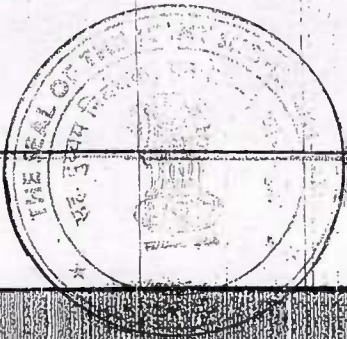


In the presence of:

1) [Signature]

2) [Signature]
पवल
2020
8/24

830E
ee
A24
THE SEAL OF THE REGISTRAR
MR. J. R. ...
2020



353/802

Friday, January 22, 2016

6:23 PM

पावती

Original/Duplicate

नोंटणी क्र. :39न

Regn.:39M

पावती क्र.: 1188

दिनांक: 22/01/2016

गावाचे नाव: उत्तरे

दस्तऐवजाचा अनुक्रमांक: पवत-2-802-2016

दस्तऐवजाचा प्रकार : करारनामा.

साटा करणाऱ्याचे नाव: मे संकल्प गुप वतीने भागीदार गोडन मेहबन जगवानी . .

नोंटणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1360.00

पुस्त्याची संख्या: 66

एकूण:

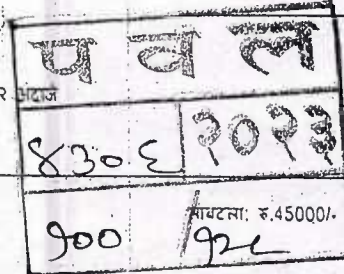
₹. 31360.00

आप्ततास मूळ दस्त ,धवनेत प्रिंट,सूची-२ अदाज

6:44 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹.63356500/-

भरलेले मुद्रांक शुल्क : ₹. 2535000/-



Joint B Panve. 2

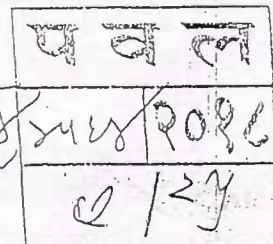
सहदुय्यम निबंधक, वीणा (पनवेल-२)

1) देयकाचा प्रकार: cSBTR/Simple Receipt रकम: ₹. 30000/-

डोडो/धनादेश/पे ऑर्डर क्रमांक: MH00668264/2013165 दिनांक: 21/01/2016

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: ₹. 30000/-



लेखा प्रकार करारनामा

वटरी 45000

बाजारभाव(भाडेपट्टाकारणा 63356500

लिटपट्टाकार आकारणी देतो की
दार ते तमुद करावे)

भू-मालक पोटहिस्ता व परकनामक नस्यान) 1) मलिकेचे नाव:पनवेल इतर वर्णन : इतर माहिती: भूखंड क्र 100,सेक्टर 18 पोट,उत्तवे,ता. पनवेल,जि. रायगड क्षेत्र 3599. 79 चौ. मी. ((Plo: Number : 100 ; SECTOR NUMBER : 18 Part ;))

क्षेत्रफळ 1) 3599.79 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल का

- 1) दत्तएवज कसन देगा-या/तिहून वणा-या पक्षकाराचे नाव किंवा दिवाणी घायातवाचा हुकुमनामा किंवा आदेश नसल्यास,प्रतिसादपे नाव व पत्ता. 1) नाव:-रघुनाथ नारायण घरात . वय:-70; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 2) नाव:-परंपुराम नारायण घरात . वय:-85; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 3) नाव:-गणपत शंकर घरात . वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 4) नाव:-मैनाबाई शंकर घरात . वय:-70; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:

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४४५४२०२
६/१२



- 5) नाव:-विठ्ठल नारायण घरात . वय:-75; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 6) नाव:-अंशु जोमा घरात . वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 7) नाव:-अश्रंत जोमा घरात . वय:-48; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 8) नाव:-बनिता श्रीधर भगत . वय:-44; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 9) नाव:-सुमनाई अरुण भगत . वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 10) नाव:-कुसुम नंधुकर घरात . वय:-48; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 11) नाव:-नीलन अशोक भगत . वय:-24; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:
- 12) नाव:-उमेश नंधुकर घरात . वय:-30; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: शैलधर, ता. पनवेल, जि. रायगड, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाड:(०००). पिन कोड:-410206 पॅन नं.:

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नं. : माळा नं. : इमारतीचे नाव: शॉप नं २ व ३, साई दर्शन, भूखंड क्र ८ व ८अ, सेक्टर १९, कामोठे, ता. पनवेल जि. रायगड, ब्लॉक नं. : रोड नं. : महाराष्ट्र, राईगार: (००). पिन कोड:-410206 फॅन नं:-ACXFS8159B

3): नाव:-मे संकल्प ग्रुप वतीने भागीदार किरीट जमनादास भयानी . . वय:-60; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: शॉप नं २ व ३, साई दर्शन, भूखंड क्र ८ व ८अ, सेक्टर १९, कामोठे, ता. पनवेल, जि. रायगड, ब्लॉक नं. : रोड नं. : महाराष्ट्र, राईगार: (००). पिन कोड:-410206 फॅन नं:-ACXFS8159B

4): नाव:-मे संकल्प ग्रुप वतीने भागीदार नितेश रवींद्र जोशी . . वय:-24; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: शॉप नं २ व ३, साई दर्शन, भूखंड क्र ८ व ८अ, सेक्टर १९, कामोठे, ता. पनवेल, जि. रायगड, ब्लॉक नं. : रोड नं. : महाराष्ट्र, राईगार: (००). पिन कोड:-410206 फॅन नं:-ACXFS8159B

5): नाव:-मे संकल्प ग्रुप वतीने भागीदार राजेश दशरथ हुदार . . वय:-38; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: शॉप नं २ व ३, साई दर्शन, भूखंड क्र ८ व ८अ, सेक्टर १९, कामोठे, ता. पनवेल, जि. रायगड, ब्लॉक नं. : रोड नं. : महाराष्ट्र, राईगार: (००). पिन कोड:-410206 फॅन नं:-ACXFS8159B

6): नाव:-मे संकल्प ग्रुप वतीने भागीदार नागदेव सखाराम भगत . . वय:-59; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: शॉप नं २ व ३, साई दर्शन, भूखंड क्र ८ व ८अ, सेक्टर १९, कामोठे, ता. पनवेल, जि. रायगड, ब्लॉक नं. : रोड नं. : महाराष्ट्र, राईगार: (००). पिन कोड:-410206 फॅन नं:-ACXFS8159B

- (9) दस्तऐवज करून दिल्याचा दिनांक 22/01/2016
- (10) दस्त तोटणी केल्याचा दिनांक 22/01/2016
- (11) अनुकनांक उड व वृष्ट 802/2016
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2535000
- (13) बाजारभावाप्रमाणे नोटणी शुल्क 30000
- (14) शेत



साहदक्यस निबंधक, वॉ (पनवेल-२)

पुणे नगरपालिका विभागाचे पंचनाम
 तपशील
 पुणे नगरपालिका विभागाचे पंचनाम
 १०/२५

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



पुणे नगरपालिका विभागाचे पंचनाम
 ६३०६ / २०२३
 १०३ / १२





27/10/2015

सूची क्र 2

दुष्म निवृत्तक : सह दु.नि.पनवेत 4

दस्त कप्तक : 13547/2015

नोंदणी

Regn.63m

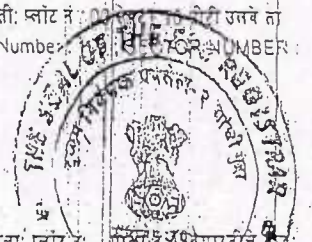
गावाचे नाव : 1) उतवे

- (1) विविधाचा प्रकार अॅग्रीमेंट दू सोड
- (2) जोवरता 45000
- (3) धाजारभाव(भाडेपट्ट्याच्या दायतितपट्टाकार आसतारणी देतो की पट्टेदार ते नमुद करावे) 45000
- (4) भू-मापन,पोटहिल्ला व परक्रमांक (अतन्पयात) 1) पानिकेचे नाव:रायगड इतर इणंन : इतर माहिती: प्लॉट नं : 00 पनवेत जि रायगड क्षेत्र 3599.79 चौ मी (Plot Number: 18पीटी)) इतर हद्द :
- (5) धंयफळ 1) 3599.79 चौ.मीटर पोटहिल्ल क्षेत्र : 0 NA
- (6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.
- (7) दन्तएवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायातयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

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- 2) नाव: शंकरराव शंकरराव शंकरराव ... वय: 72 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 3) नाव: गणेशराव शंकरराव ... वय: 48 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 4) नाव: ... वय: 75 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 5) नाव: ... वय: 68 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 6) नाव: ... वय: 66 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 7) नाव: ... वय: 52 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 8) नाव: ... वय: 47 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 9) नाव: शांताराम ... वय: 53 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 10) नाव: ... वय: 52 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 11) नाव: निलम अशोक भगत ... वय: 40 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206
- 12) नाव: ... वय: 35 ... पत्ता: प्लॉट नं : ... इमारतीचे नाव: ... शेतपर ता पनवेत जि रायगड, ब्लॉक नं : ... रोड नं : ... महाराष्ट्र, राईगाव (000). पिन कोड: 410206

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पंचाल
COY 1098
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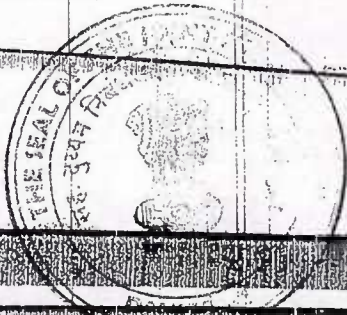


पंचाल
COY 1098
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(8) वस्तुपत्रावकाश...

- (1) अतिक्रमण...
- (2) ...
- (13) ...
- (14) ...

पंचाल
830E
90Y / 92

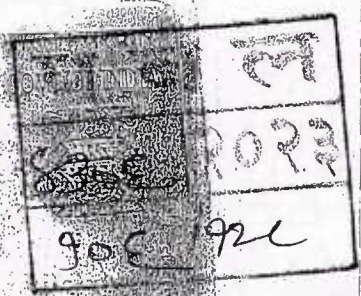
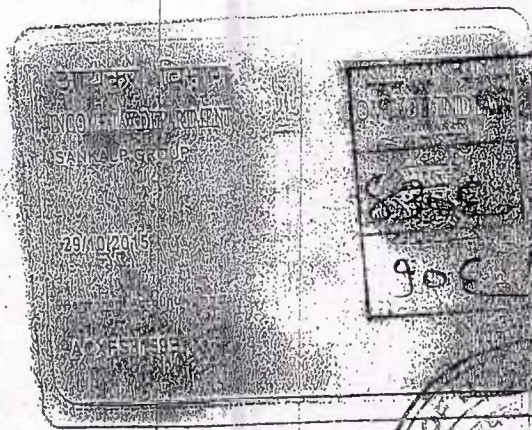
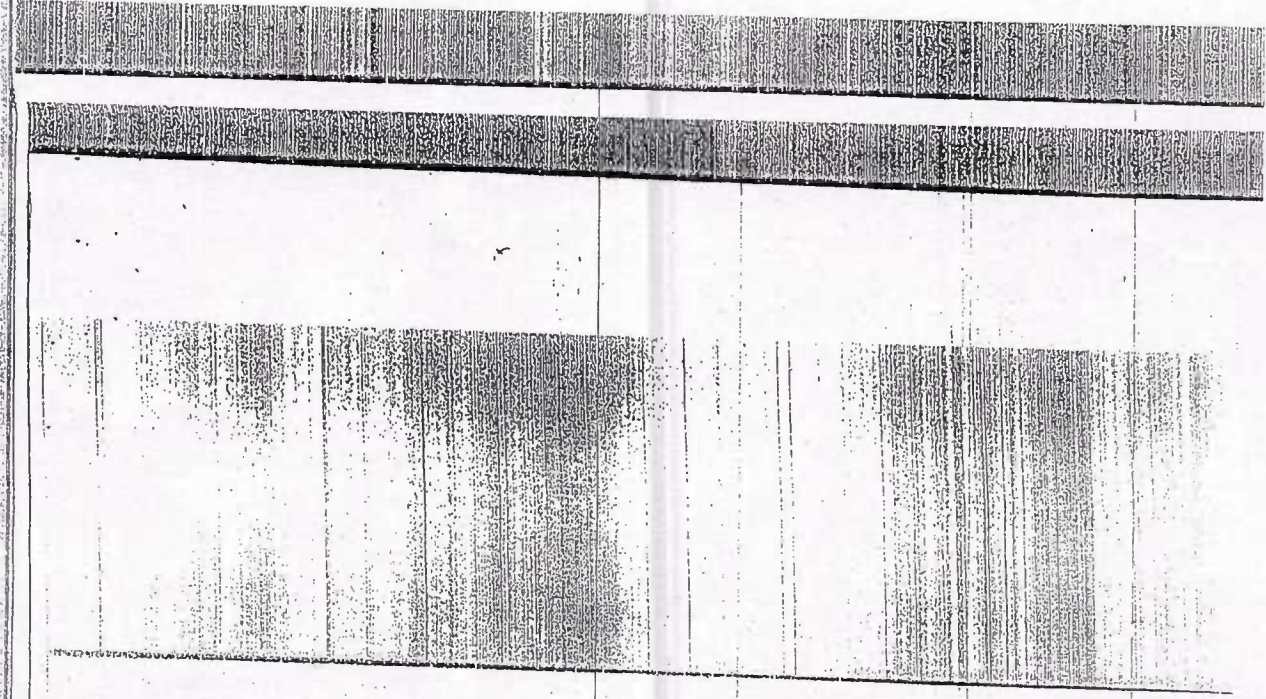


- 19) नाव: गंगाबाई केशव ... वय: 59; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 20) नाव: रमाबाई गंगा परत ... वय: 60; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 21) नाव: ... वय: 50; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 22) नाव: ... वय: 48; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 23) नाव: ... वय: 48; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 24) नाव: ... वय: 60; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 25) नाव: ... वय: 55; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 26) नाव: ... वय: 45; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 27) नाव: ... वय: 45; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 28) नाव: ... वय: 65; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 29) नाव: ... वय: 42; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 30) नाव: ... वय: 40; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 31) नाव: ... वय: 38; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 410206
- 1) नाव: ... वय: 50; पत्ता: प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: ... पिन कोड: 400614

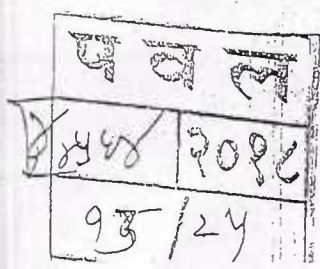
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13547/2015
2700
500



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



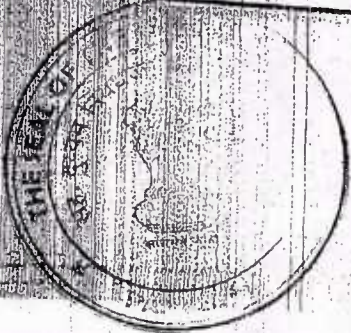
Handwritten signature or initials.



पत्र
१५
१५



१५
१५
१५
१५



आयकर विभाग

INCOME TAX DEPARTMENT



GOVT. OF INDIA

GORDEN MEHRUMAL JAGWANI

MEHRUMAL JESOMAL JAGWANI

प व ल - २
२०२ २०२६

28/08/1969

① Permanent Account Number

AARPJ7543C

प व ल - २
४३०६ २०२३
२०२ १९६

Signature



90021061

③ आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
KUTUB KHANSAH
JALNABAG - 110002
1002955
25/8/69
ABUPOOBA

② आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
NIKUNJ RAMESH BHATTAR
RAMESH BHATTAR
27/8/69
25/8/69
1002955

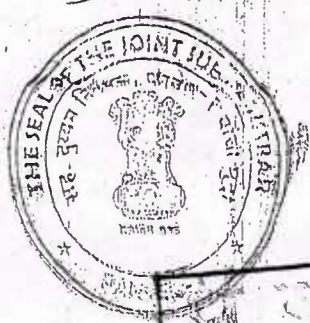
⑤ आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
RAJESH DASHRATH HODAR
DASHRATH PAOU HODAR
011061977
Permanent Account Number
ABNPH1506L

④ आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA
MITESH GANPATI JOSHI
GANPATI JOSHI
28/8/69
28/8/69
1002955

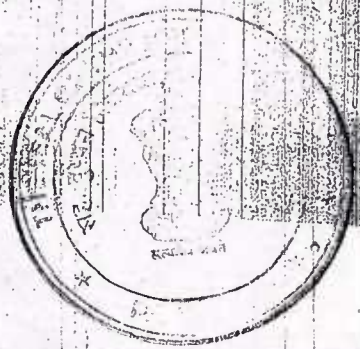
COV 001
MWC 21-01-2011
12-01-2011
Name: MILESH KARUNDE
S/O: B. P. POPAL KARUNDE
Add: AVRA SADAN, NEW SHIVAJI NGR,
THANE (E)
Signature/Thumb
Impression of Holder

आयकर विभाग
GOVT OF INDIA
GANESH KUSHNATH BHATRE
KASHINATH GANUMBHATRE
14/03/1994

94/23



9002
9002



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 DEVIDAS ANANT BHUJBAL
 ANANT NAMDEV BHUJBAL
 27/06/1979
 Permanent Account Number
 ANHPB9224F

Signature

प व ल

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MAHESH ANANT BHUJBAL

ANANT NAMDEV BHUJBAL

15/01/1979

Permanent Account Number

AMTPB41

M.A. Bhujbal

Signature



01020151

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SANKET SHIVAJI CORE

GOVERNMENT OF INDIA

GOVERNMENT OF INDIA

DINESH SUDAM VARHADI

SUDAM VARHADI

15/05/1974

Permanent Account Number

ALRV5774F

Signature

Handwritten signature



पञ्च प्रमुख विभाग
INCOME TAX DEPARTMENT

GOVERNMENT OF INDIA

2448/2023
9/2/23

KIRAN MURLIDHAR GAWAI

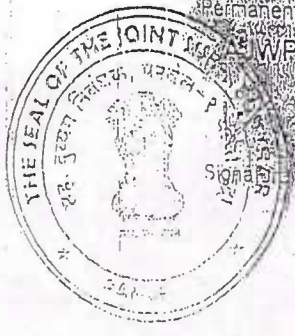
MURLIDHAR CHOKHAJI GAWAI

20/08/1969

Permanent Account Number

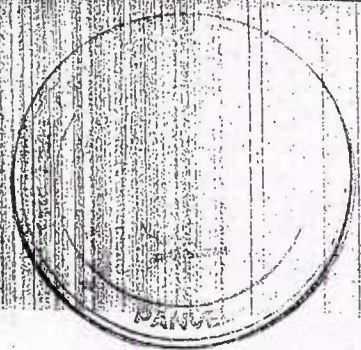
WPG5284F

Signature



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पञ्च ल
8308/2023
999 / 922



-: ओळख देणार :-

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकीय आदेशावृत्त्यास सदर दस्तावीत लिहून देणार / लिहून घेणार व इतर सर्व निष्पादक प्रकार हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पूर्णपणे ओळखतो. तसेच त्यांना सदर दस्तावर त्यांचे स्वताचे फोटो चिकटवून अंगठ्याच्या प्रती उमटवित आहोत व त्यांनी स्वाक्षरी/अंगठा केलेला आहे तसेच साक्षात्कीय केलेल्या ओळखपत्राच्या प्रती दस्तासोबत जोडल्या आहेत. सरदरच्या सर्व व्यक्ती या त्यांचे असेल त्या आहेत. त्यांना पूर्णपणे ओळखत असल्याचा सहया/अंगठा केलेला असून आमच्या आहेत. तसेच या कामी आम्ही आमचे ओळखपत्र साक्षात्कीय प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तींच्या ओळखीत आम्ही सर्वस्वी जबाबदार आहोत.

पुणे
तसेच त्यांना सदर

मोठे
११२



अ.क्र.	ओळखदाराचे नाव व पत्ता	ओळखदाराचे फोटो	सही
1)	शारद गणू भावे श्री. दामू सेदोळ्य पुणे		
2)	परशुराम बाबा भावे		

21/06/1974

Registered Account Number

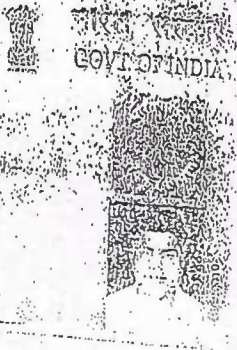
ARJPB2774

Signature

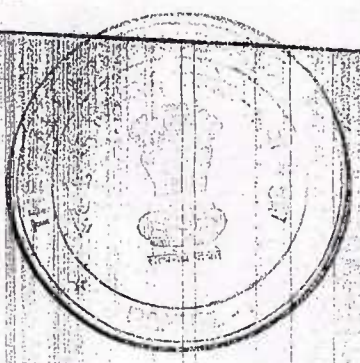


प व ल
8298 / 2020
92 / 24

भारत सरकार
 INCOME TAX DEPARTMENT
 PARSURAM A SARMA
 MANDI, PUNJAB
 PAN/2020/2020
 Registered Account Number
 CWZPS7A05K
 Signature



प व ल
8302 / 2020
923 / 922



Pre-Registration summary(नोंदणी पूर्व गोषवार)

86/4564
गुरुवार, 26 एप्रिल 2018 12:29 म.नं.

दन्त गोषवाटा/भाग-1

पवेल 1

दस्त क्रमांक: 4564/2018

दन्त क्रमांक: 94564/2018

वाजार मुख्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. पवेल 1 यांचे कार्यालयत

पत्रकी: 5548

पावती दिनांक: 26/04/2018

अ. क्र. 4564 का दि. 26-04-2018

नादरकरगाराचे नाव: देविदास अनंत भुजवळ

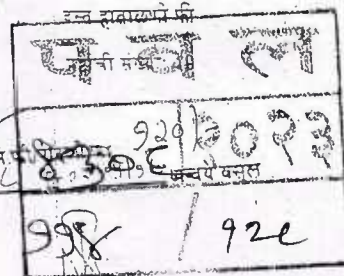
रोली 12:13 म.नं. या. हजर केला.

नोंदणी फी

रु. 100.00

दन्त सहाय्यफेरी फी

रु. 380.00



एकूण: 480.00

(Handwritten signature)

दन्त हजर करणान्याचो मद्दी:

कमी खर्चाचे संदर्भाने...
पावती...

(Handwritten signature)

JOINT S R PANVEL 1

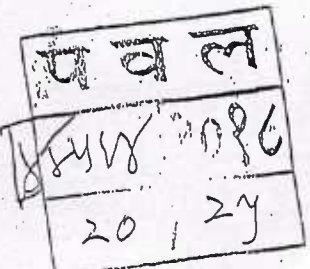
JOINT S R PANVEL 1

दस्ताचा प्रकार: कुलपुत्रन्यायप्र.

मुद्रांक शुल्क: (८८-अ) जेव्हा एकाच सद्यवहाराच्या नवधात... अधिक संकेतवजाची नोंद... एकाच एकत्र प्रगळनासाठी... किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित करणाऱ्या... किंवा... तर्का...

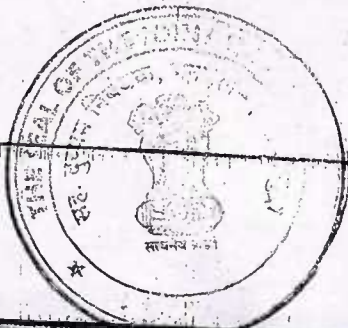
थिक्का क्र. 1 26 / 04 / 2018 12 : 13 : 08 PM ची वेळ:

थिक्का क्र. 2 26 / 04 / 2018 12 : 13 : 36 PM ची वेळ: (फा...)

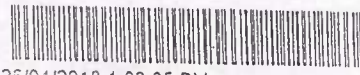


दन्त सहाय्यफेरी... एकाच एकत्र प्रगळनासाठी... किंवा... तर्का...
(Handwritten signature)

पु.प.ल	
४३०६	१०२३
११५	/ १२८



Summary-2(दस्त गोपवारा भाग - २)



26/04/2018 1 03:05 PM

दस्त गोपवारा भाग-2

पवेल 1

दस्त क्रमांक:4564/2018

दस्त क्रमांक :पवेल1/4564/2018

दस्ताचा प्रकार :कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठर
1	नाव:देविदास अनंत भुजवळ - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सेक्टर नं. 15ए, न्यू पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००). पॅन नंबर: ANHPB9224F	गावर ऑफ अटॉर्नी होल्डर वय :-41 स्वाक्षरी:-		
2	नाव:महेश अनंत भुजवळ - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सेक्टर नं. 15ए, न्यू पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००). पॅन नंबर: AMTPB4134B	गावर ऑफ अटॉर्नी होल्डर वय :-39 स्वाक्षरी:-		
3	नाव:दिनेश सुदान - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. कोमोली, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००). पॅन नंबर: AILP 5645	गावर ऑफ अटॉर्नी होल्डर वय :-44 स्वाक्षरी:-		
4	नाव:किरण मुरलीधर - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. मालेवाडी, आकुर्णी, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००). पॅन नंबर: AJWPG52	गावर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-		
5	नाव:मे. संकल्प गुप जगवानी - पत्ता:प्लॉट नं: 8 व 8ए, माळा नं: - साई दर्शन बिल्डींग, ब्लॉक नं: शॉप नं. 2 व 3, रोड नं: सेक्टर नं. 19 कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००). पॅन नंबर: ACXFS8159B	कुलमुखत्यार देणार वय :- स्वाक्षरी:-		
6	नाव:मे. संकल्प गुप तर्फे भार्गवादार - पत्ता:प्लॉट नं: 8 व 8ए, माळा नं: -, इमारतीचे नाव: साई दर्शन बिल्डींग, ब्लॉक नं: शॉप नं. 2 व 3, रोड नं: सेक्टर नं. 19 कामोठे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००). पॅन नंबर: ACXFS8159B	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:-		
7	नाव:मे. संकल्प गुप वतीने -	कुलमुखत्यार देणार		

86/4564

Thursday, April 26, 2018

12:29 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: उलवे

दस्तावेजाचा अनुक्रमांक: पवस1-4564-2018

दस्तावेजाचा प्रकार: मूलसुखन्यायपत्र

पावती क्र.: 5548

दिनांक: 26/04/2018

एकूण:

₹. 480.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अदाजे
12:33 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

वाजार मूल्य: ₹. 0/-

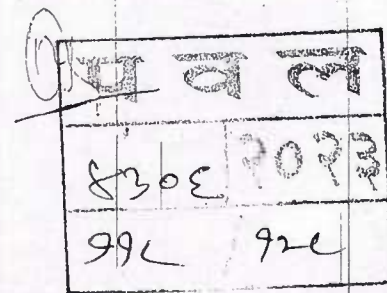
मोबदला ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

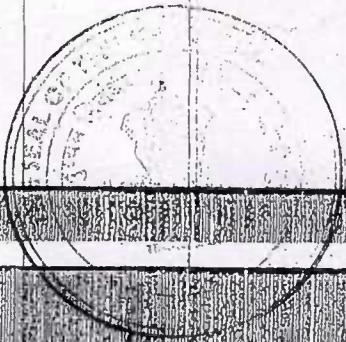
सह-दुय्यम-निबंधक, खग-२
(पनवेल-१)

1) देयकाचा प्रकार: By Cash रकम: ₹. 100/-

2) देयकाचा प्रकार: By Cash रकम: ₹. 380/-



जय ल	
४३०६	२०७३
११२	१२२



★ घोषणापत्र ★

मी, देविदास अनंत भुजबळ याद्वारे घोषित करतो की, दुय्यम निबंधक, पनवेल यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदविणेसाठी सादर करण्यात आला आहे.

मे. संकल्प ग्रुप तर्फे भागीदार किरीट जे. भयानी यांनी दि. 26/04/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सदर दस्त नोंदणीस सादर केला आहे. / निष्पन्न करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरील कुलमुखत्यारपत्र लिहून घेणार व लिहून देणार या व्यक्तींपैकी कोणीही मयत नाहीत. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस आम्ही पूर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास 1908 चे कलम 82 अन्वये शिक्षेस आम्ही पात्र राहू याची आम्हाला जाणीव आहे.

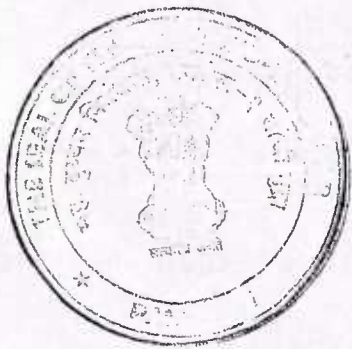
प व ल	
४३०६	२०२३
देविदास अनंत भुजबळ	
(कुलमुखत्यारपत्र धारकाचे नाव सही)	

सदरचे कुलमुखत्यारपत्र मी वाचले असून त्याचे सत्यतेबाबत माझी खात्री पटली आहे.



- 3)
- 4)

प व ल	
४३०६	२०२४
१२९	/ १२६



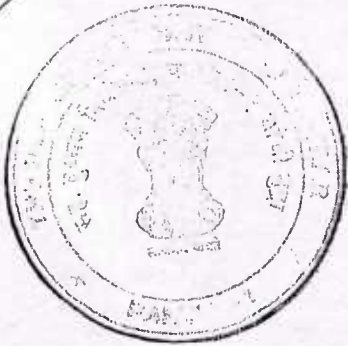


Sm


प व ल	
830E	2023
922	/ 92L



ल क ल
१०१३
१२३




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ARXPS0032L




नाम /NAME
PADMANABHAN SRINIVASAN

पिता का नाम /FATHER'S NAME
SRINIVASAN

जन्म तिथि /DATE OF BIRTH
07-04-1963

हस्ताक्षर /SIGNATURE


P.R. Sharma
 आयकर आयुक्त (कंप्यूटर केंद्र)
 Commissioner of Income-tax(Computer Operations)



भारत सरकार
 Government of India



पदमनाभन श्रीनिवासन
 Padmanabhan Srinivasan
 जन्म तारीख / DOB: 07/04/1963
 पुरुष / Male



3635 6646 7774

आधार - सामान्य माणसाचा अधिकार व ल

Handwritten signature

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India



पत्ता: हरी मंदिर अपार्टमेंट, बी-301,
 सिडको गार्डन, सेक्टर-10, न्यू पारवेल,
 पारवेल, रायगड, पारवेल, महाराष्ट्र,
 410206

Address: Hari Mandir apartment, B-301,
 Sidco garden, sector-10, new parvel,
 Parvel, Raigad, Parvel, Maharashtra,
 410206

3635 6646 7774

www.uidai.gov.in

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THE SEAL OF THE HON'BLE MINISTER FOR REVENUE
 श्री. दुय्यम निंबाकर, पारवेल-१, रायगड
 सचिव व जयते

PARVEL-1


8-30-2023
 928 / 922

आयकर विभाग
INCOME TAX DEPARTMENT

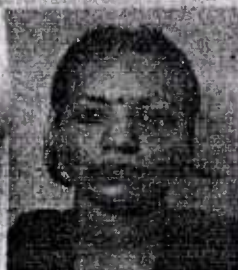
भारत सरकार
GOVT. OF INDIA

ANURADHA
ANI VENKATESAN SACEM
13/10/1969
 Permanent Account Number
ATLPP4977D

Anuradha P.
 Signature


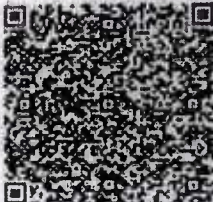


भारत सरकार
GOVERNMENT OF INDIA


 मं. अनुराधा
 P. Anuradha

जन्म वर्ष / Year of Birth : 1969
 स्त्री / Female

3540 6843 6727

आधार — सामान्य माणसाचा अधिकार

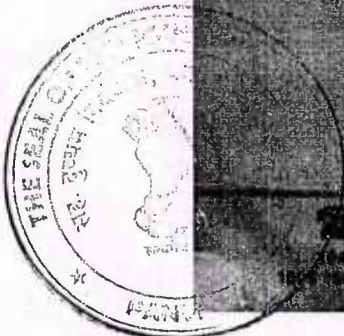
भारतीय विज्ञान-ओळख प्राधिकरण
INDIAN INSTITUTE OF TECHNOLOGY AUTHORITY OF INDIA

आधार

मता : W/O पद्मनाभन, सिरगो
 (वाळवंत, ब- 301, हरी मंदिर आषा,
 सेक-10, न्यू पनवेल, रायगड, महाराष्ट्र
 410206

Address: W/O Padmanabhan,
 garden, B-301, Hari
 Mandir area, sec-10, New
 Panvel, Raigarh, Maharashtra
 410206

8305
 928/92



help@iitaa.gov.in
 P.O. Box No. 1847
 Bangalore-560017

Anuradha P.



THE GOVT OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH46 20110021477
Valid Till 03-04-2026 (NT)

DOI: 04-04-2006

DLD 05-10-2011

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 04-04-2006
LMV 04-04-2005



FORM 7
RULE 16 (2)



DOB : 27-06-1976 BG

Name : DEVIDAS BHUJBAL
D/W of: ANANT BHUJBAL
Add : ROOM-10, 3RD FLR, BHUJBAL WADI,
TAL-PANVEL, DIST-RAIGAD.

RIN : 410205

Signature & ID of
Issuing Authority: MH46 201145

Signature/Thumb
Impression of H

आयकर विभाग

INCOME TAX DEPARTMENT

MAHESH ANANT BHUJBAL

ANANT NAMDEV BHUJBAL

15/01/1979

Permanent Account Number
AMTPB4134B

M.A. Bhujbal

Signature

भारत सरकार

GOVT. OF INDIA

प्र व ल	
830E	2023
92E / 92L	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMANT KUMAR CHOUDHARY

RAJ DULAR CHOUDHARY

17/03/1987

Permanent Account Number

AKAPC7342R

Signature



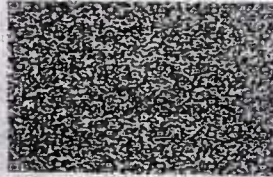
भारत सरकार
Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक: / Enrolment No.: 0647/00246/01128

Download Date: 09/04/2019

To
सुमंत कुमार चौधरी
Sumant Kumar Choudhary
S/O: Raj Dular Choudhary
Siram pur
Sirampur
Darbhanga Bihar - 847101
9702234552

Signature valid



QR Code (Aadhaar Photograph)

प च ल

830E / 1 23

92E / 92

आपला आधार क्रमांक / Your Aadhaar No. :

3687 2483 0318

VID : 9108 1821 0745 8161

माझे आधार, माझी ओळख



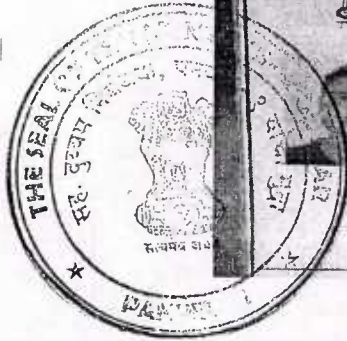
भारत सरकार
Government of India

सुमंत कुमार चौधरी
Sumant Kumar Choudhary
जन्म तारीख/DOB: 17/03/1987
पुरुष/ MALE



3687 2483 0318

VID : 9108 1821 0745 8161



86/4306

सोमवार, 22 मे 2023 10:46 म.पू.

दस्त गोषवारा भाग-1

पवल1

दस्त क्रमांक: 4306/2023

दस्त क्रमांक: पवल1 /4306/2023

बाजार मूल्य: रु. 44,56,129/-

मोबदला: रु. 70,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,20,000/-

दु. नि. सह. दु. नि. पवल1 यांचे कार्यालयात

पावती:5628

पावती दिनांक: 22/05/2023

अ. क्र. 4306 वर दि.22-05-2023

सादरकरणाराचे नाव: पद्मनाभन श्रीनिवासन -

रोजी 10:42 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

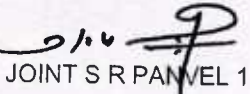
दस्त हाताळणी फी

रु. 2560.00

पृष्ठांची संख्या: 128

दस्त हजर करणाऱ्याची सही:

एकुण: 32560.00



JOINT S R PANVEL 1



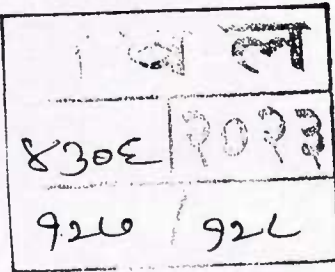
JOINT S R PANVEL 1

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 22 / 05 / 2023 10 : 42 : 22 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 22 / 05 / 2023 10 : 43 : 48 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण पत्रक, निष्पादक व्यक्ती, साक्षीदार, व तसेच जोडलेल्या कागदपत्रांची सत्यता तपासली आहे.* दस्ताची सत्यता, वैधता कायदेप्रीत झाल्यासाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. * दस्तऐवजासोबत जोडलेले कागदपत्रे कुळपुख्यारपत्र व्यक्ती इत्यादी वगळता आढळून आल्यास यन्वी संपूर्ण जबाबदारी निष्पादकाची राहिल.

प्राप्त



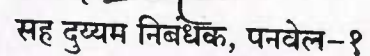
निहून घणारे



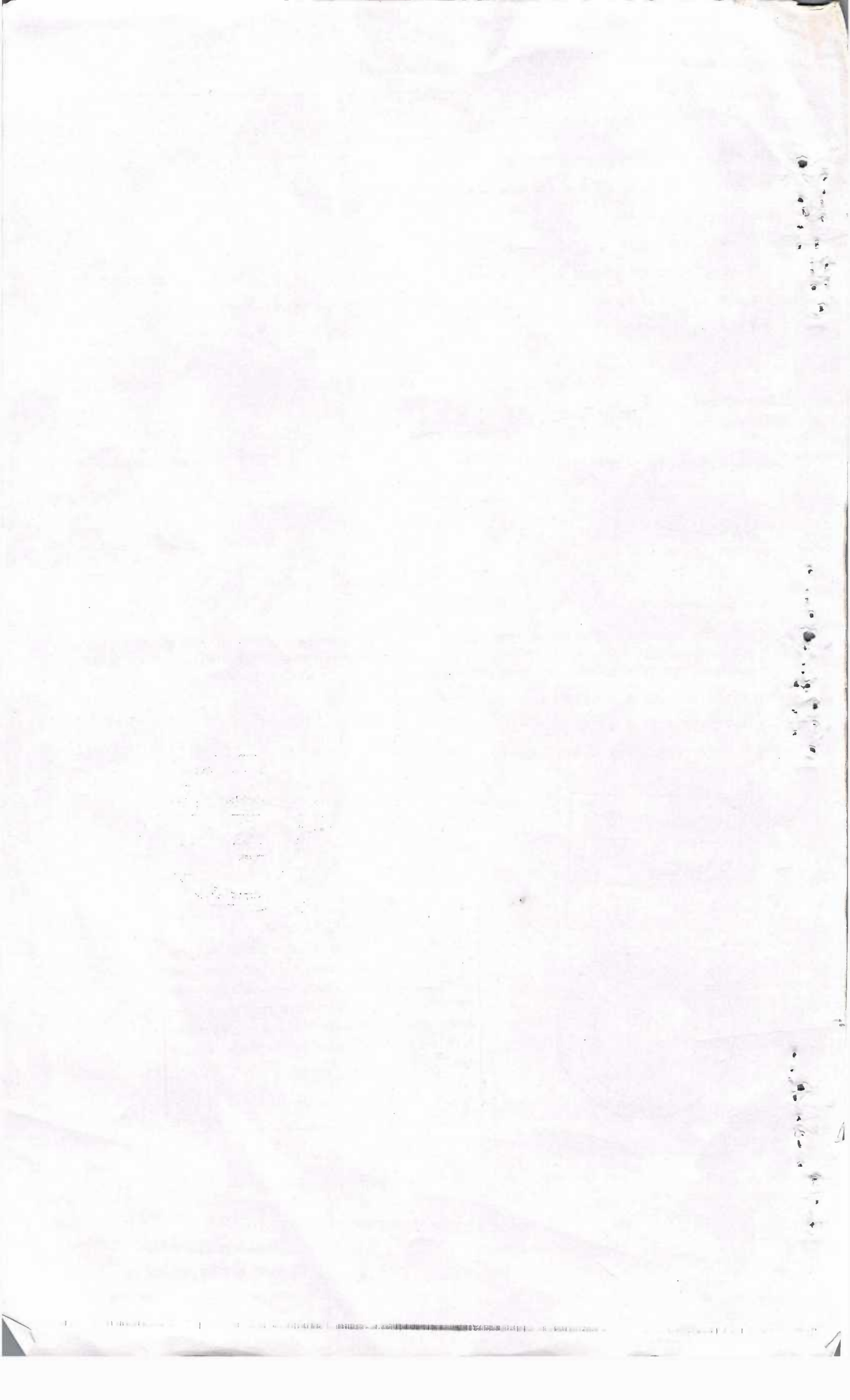
निहून घणारे

प्रमाणित करणेत येते की, या दस्तामध्ये

922 पृष्ठे आहेत.



सह दुय्यम निबधक, पनवेल-१





22/05/2023 10 48:24 AM

दस्त गोषवारा भाग-2

पवेल 1

दस्त क्रमांक:4306/2023

दस्त क्रमांक :पवेल1/4306/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पद्मनाभन श्रीनिवासन - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हरी मंदिर अपार्टमेंट, सदनिका क्र.बी-301, सिडको गार्डन, सेक्टर - 10, स्वाक्षरी:- नवीन पनवेल,, महाराष्ट्र, राईगार्:(०:). पॅन नंबर:ARXPS0032L	लिहून घेणार वय :-59		
2	नाव:पी. अनुराधा - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हरी मंदिर अपार्टमेंट, सदनिका क्र.बी-301, सिडको गार्डन, सेक्टर - 10, स्वाक्षरी:- नवीन पनवेल, महाराष्ट्र, राईगार्:(०:). पॅन नंबर:ATLPP4977D	लिहून घेणार वय :-53		
3	नाव:मे. संकल्प ग्रुप तर्फे भागीदार किरीट जे. भयानी यांच्या तर्फे क.ज. अखत्यारी देविदास अनंत भुजवळ - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 2 व 3, साई दर्शन, प्लॉट नं. 8 व 8ए, सेक्टर नं. 19, कामोटे, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार्:(०:). पॅन नंबर:ACXFS8159B	लिहून घेणार वय :-46		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 05 / 2023 10 : 45 : 47 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुमंत कुमार चौधरी - वय:36 पत्ता:श्रीरामपुर, दरभाग,बिहार पिन कोड:847101		
2	नाव:महेश अनंत भुजवळ - वय:44 पत्ता:शॉप नं. 96, श्री दत्त झेरॉक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206		

शिक्का क्र.4 ची वेळ:22 / 05 / 2023 10 : 46 : 28 AM

पुस्तक क्र. 9

दस्त क्र. 830E

वर नोंदला.

JOINT S R PAVEL 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	सह दय्यम Amount	निबंधक, At	पनवेल-१, Deface Number	Deface Date
1	PADMANABHAN SRINIVASAN	eChallan	69103332023040617504	MH000272698202324E	60000.00	SD	0001242577202324	22/05/2023
2	PADMANABHAN SRINIVASAN	eChallan	69103332023033119778	MH018829183202223E	360000.00	SD	0001242574202324	22/05/2023
3		DHC		2005202303497	2000	RF	2005202303497D	22/05/2023
4		DHC		2005202303530	560	RF	2005202303530D	22/05/2023
5	PADMANABHAN SRINIVASAN	eChallan		MH018029183202223E	30000	RF	0001242574202324	22/05/2023

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

4306 /2023

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

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

Total ^{Council} Agreement Value - 1,06,50,000/-

Agreement Value - 75,00,000/-

Token - 95,000/- online TRF

Society TRF 50-50%

parking NO -

Cash part - 31,50,000/- On or before 1st AGR

TDS - 75,000/-

But - 74,25,000/-

Loan - 50,00,000/-

But - 3,95,000/- on or before 1st AGR

SD - 3,75,000/-

- 3,70,000/-

5,000/- Approx

R.F. - 30,000/-

MC Tax - 500/-

35,500/-

15,000/-

50,000/-

15,000/-

AMU -
AGK for Sale
Sale deed

60 days

15,000/-