



10/09/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्त क्रमांक : 3775/2024

नोंदणी

Regn 63m

गावाचे नाव : इगतपुरी शहर

(1) विलेखाचा प्रकार	अॅग्रीमेंट हू नेल
(2) मोवदला	6500000
(3) बाजारगावाप्रमाणे (बाजारगावाप्रमाणे) बायलितपट्टाकार नाकारणी देतो की पट्टेदार ते नमुद करावे)	4570500
(4) मू-मापन, पोटहिल्ला व परक्रमांक (असल्यास)	1) पापिकथं नाप: नाशिक इतर पणतः, इतर माहताः, इतर माहताः बाजे इगतपुरी शहर व नगरपरिमद हद्दीतील मिळकत यासां 1) सव्हें नं 17/3/अ यांसी क्षेत्र हे 0-16-00 आर 2) सव्हें नं 17/3/ब यांसी क्षेत्र हे 0-15-00 आर 3) सव्हें नं 17/2 यांसी क्षेत्र हे 1-34-00 आर + पो हे 0-03-00 आर यापैकी क्षेत्र हे 1-08-84 आर या मिळकतीवर मुन हाऊस सिलेब्रेशन्स या नावाने सुरु असलेल्या प्रोजेक्टमधील मधील बांधीव व्हिला नं. बी-07 यांसी फारपेट क्षेत्र 145-83 ची ही मिळकत (Survey Number : 17/3अ 17/3/ब व 17/2 वरील व्हिला नं नं-07 :)
(5) क्षेत्रफळ	1) 145.83 चौ.मीटर
(6) आकारपी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मुन हाऊस लार्डफ्लोर्ड एल एल पी तर्फे भागीदार मुनीत गिरशारी लुल्ला वयः-42; पत्ता:- प्लॉट नं: सी 2/15/01, माळा नं: पशुपतीनाथ, इमारतीचे नाव: माधव संकल्प, ब्लॉक नं: गंधारे कल्याण, रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-421301 फॅन नं:-ABUFM1156E 2): नाव:- मुन हाऊस लार्डफ्लोर्ड एल एल पी तर्फे अशितकुमार गोर्धनदास माखिजा वयः-42; पत्ता:- प्लॉट नं: सी 2/15/01, माळा नं: पशुपतीनाथ, इमारतीचे नाव: माधव संकल्प, ब्लॉक नं: गंधारे कल्याण, रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-421301 फॅन नं:-ABUFM1156E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हरीशकुमार सचंद नाथानी वयः-35; पत्ता:- प्लॉट नं: 604 अशोल, माळा नं: डॉवर युएमसी रोड, इमारतीचे नाव: कोमल पॅलेस जवळ. ब्लॉक नं: सेक्शन 17, रोड नं: उल्हासनगर, महाराष्ट्र, अम्बाला पिन कोड:-421003 फॅन नं:-AANPN2001R 2): नाव:- पिंकी हरीशकुमार नाथानी वयः-49; पत्ता:- प्लॉट नं: 604, माळा नं: बशोक डॉवर, इमारतीचे नाव: युएमसी रोड कोमल, ब्लॉक नं: पॅलेस जवळ, रोड नं: सेक्शन 17 उल्हासनगर, महाराष्ट्र, पिन कोड:-421003 फॅन नं:-ADEPN1372R
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3775/2024
(12) बाजारगावाप्रमाणे मुद्रांक शुल्क	390000
(13) बाजारगावाप्रमाणे नोंदणी शुल्क	30000
(14) नोटा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना 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.

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CHALLAN
MTR Form Number-6



GRN	MH008037886202425E	BARCODE	[Barcode]				Date	10/09/2024-11:26 19	Form ID	25 2
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty Registration Fee					
Office Name					IGT_JGATPURI SUB REGISTRAR					
Location					NASHIK					
Year					2024-2025 One Time					
Account Head Details					Amount in Rs.					
0030046401 Stamp Duty					390000.00					
0030063301 Registration Fee					30000.00					
Total					4,20,000.00					
Payment Details					STATE BANK OF INDIA					
Cheque/DD Details					FOR USE IN RECEIVING BANK					
Cheque/DD No					[Blank]					
Name of Bank					STATE BANK OF INDIA					
Name of Branch					[Blank]					
Remarks (If Any)					PAN2=ABUFWJ156E-SecondPartyName=MOONHOUSE LIFESTYLE LLP partnership firm through M G Lulla And Others-					
Amount In					Four Lakh Twenty Thousand Rupees Only					
Words					[Blank]					
Bank CIN					00040572024091054673					
Bank Date					10/09/2024-11:24:26					
Bank-Branch					STATE BANK OF INDIA					
Scroll No , Date					Not Verified with Scroll					

Department ID [Blank] Mobile No. 7276270372
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालान फॉर्मेट दुय्यम निरांशक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालान लागू नाही.

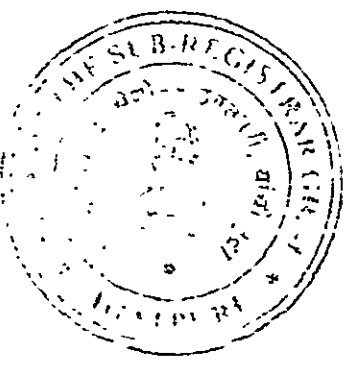
Challan Defaced Details

Sr No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-110-3775	0004462308202425	10/09/2024-14.49.47	IGR324	30000 00
2	(IS)-110-3775	0004462308202425	10/09/2024-14:49:47	IGR324	390000 00
Total Defacement Amount					4,20,000.00

Valuation ID		20240910723		10 September 2024, 11:00:01 AM	
मूल्यांकनाचे वर्ष	2021	निलंबित	नाशिक	मूल्यांकन विभाग	दालुखा इतरपुणे
उप मूल्यांकन विभाग	113 - मुळ न प. महाराष्ट्र वलण शासक्या दशिकेकडील गृहियात व तत्सम विभागातील मिळकती (वि.क. 112च्या दशिकेकडील अर्तगत मिल्कन्या)				
अदाय नगर	C. Subee Dabli 2		प्लॉट नं. 11	प्लॉट नं. 11	11/02
व्यापिक मूल्य दर नक्क्यानुसार मूल्यदर रु.					
प्लॉट नं. 1440	निवासी रकमिका	वसालय	दुकाने	औद्योगिक	मात्रमापनाच एकक
	21800	25070	304(40)	0	चौ मीटर
वाघाव क्षत्राचा मादला	वाघाव क्षत्र (Built Up)-	168 03 चौ मीटर	मिळकतीचा वाघा-	निवासी रकमिका	मिळकतीचा प्रकार-
वाघा नमाय रकमिका-	1-आर सी सी		मिळकतीचा वाघ -	0 TO 2वये	वाघाव
अदायान सुविधा -	आर		मदला -	Sub floor Or Ground floor	Rs 217800
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
<p>एकतम मूल्य दर = 100 / 100 Apply to Rate = Rs 21800/-</p> <p>घसा-वातुसा मिळकतीचा प्रति चौ मीटर मूल्यदर</p> $= ((\text{व्यापिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-वातुसा टक्क्याचे}) + \text{खुल्या जमिनीचा दर}$ $= ((21800 - 1440) * (100 / 100)) + 1440$ $= \text{Rs } 218000$ <p>१) मुख्य मिळकतीचे मूल्य</p> $= \text{वगेस प्रमाण मूल्य दर} * \text{मिळकतीचे क्षत्र}$ $= 218000 * 168 03$ $= \text{Rs } 3663054/-$					
Applicable Rules	= 3, 9 18 19				
एकतम अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य + नदरपान मूल्य + घसिनदन मजला क्षत्र मूल्य + रकमिका मजली मूल्य (खुली वातुकी) + वगिन मजली मूल्य + अदिसा मातल तन्नाय मूल्य + खुल्या जमिनपान</p> <p>वातल मजलाय मूल्य - इतरांनी आरतीन्क मुला मातल मूल्य + अदिसा मातल तन्नाय मूल्य + खुल्या जमिनपान</p> $A + B + C + D + E + F + G + H + I + J$ $= 3663054 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs } 3663054/- + 25\% = 4579500 /-$ <p>= ₹ ४५७९५००/-</p>				

Home Print

दस्तावेज क्र. 130064
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CHALLAN
MTR Form Number-6



GRN	MH008037886202425E	BARCODE	[Barcode]				Date	10/09/2024-11:26:19	Form ID	25.2	
Department	Inspector General Of Registration					Payer Details					
Stamp Duty	Registration Fee					TAX ID / TAN (If Any)					
Type of Payment	Registration Fee					PAN No (If Applicable)	AANPN2001R				
Office Name	IGT_IGATPURI SUB REGISTRAR					Full Name	Hareshkumar Roopchand Nathani And Others				
Location	NASHIK					Flat/Block No.	Gat No 17/3A 17/3/B Villa No B-07				
Year	2024-2025 One Time					Premises/Building					
Account Head Details			Amount In Rs.		Road/Street	Igatpuri Shahar					
0030046401	Stamp Duty		390000.00		Area/Locality	Igatpuri					
0030063301	Registration Fee		30000.00		Town/City/District						
					PIN	4	2	2	4	0	3
					Remarks (If Any)	PAN27ABUFM1156E-SecondPartyName=MOONHOUSE LIFESTYLE LLP partnership firm through M G Lulla And Others-					
					Amount In Words	Four Lakh Twenty Thousand Rupees Only					
Total			4,20,000.00								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572024091064673	CK00DOOMF6			
Cheque/DD No					Bank Date	RBI Date	10/09/2024-11:24:26	Not Verified with RBI			
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No , Date		Not Verified with Scroll				

Department ID :

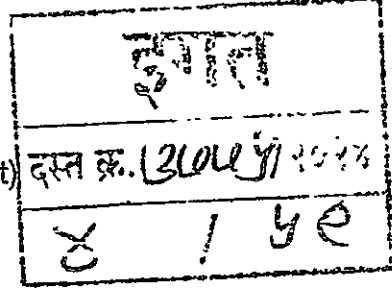
NOTE:- This challan is valid for document to-be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7276270372

सदर चलान कोषागार निबंधक कार्यालयानात नोंदणी करावयाच्या हस्तगमाती लागू आहे. नोंदणी न झाल्याच्या दस्तऐवजाती सदर चलान लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0924101502940
Date	10/09/2024
Received from self, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Igatpuri of the District Nashik.	
Payment Details	
Bank Name	SBIN
Date	10/09/2024
Bank CIN	10004152024091002793
REF No.	CHR0322764
This is computer generated receipt, hence no signature is required.	

Ward No. :
Village : Igatpuri
Villa area : 145.83 sq. meters (carpet)
Mkt. Value : Rs. 45,79,500/-
Actual Value : Rs. 65,00,000/-
Stamp Value : Rs. 3,90,000/-



AGREEMENT FOR SALE

This Agreement made at Igatpuri
on this 10th day of September 2024

BETWEEN

MOONHOUSE LIFESTYLE LLP, a limited Liability partnership firm, through its designated Partners 1. Shri Munit Girdhari Lulla and 2. Shri Ajitkumar Gordhandas Makhija, having its office at C2/1501, Pashupatinath Madhav Sankalp, Gandhare, Kalyan 421301, hereinafter called and referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being and the partners that may be inducted hereinafter. their heirs. executors. administrators. assigns and survivors) being the Party of the First Part

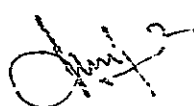
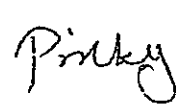

Mr. Hareshkumar Roopchand Nathani, aged about 53 years, occupation Business residing at 604, Ashoka Tower, UMC Road, Near Komal Palace, Section - 17, Ulhasnagar-421003, Thane, Maharashtra Party of the Second Part.

AND

Mrs. Pinky Hareshkumar Nathani, aged about 49 years, occupation Business residing at 604, Ashoka Tower, UMC Road, Near Komal Palace, Section - 17, Ulhasnagar-421003, Thane, Maharashtra hereinafter called and referred to as the "Allottee/Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.

AND

WHEREAS Mr. Nareshkumar Sureshchandra Gupta was seized and possessed of all those pieces and parcel of land bearing Survey no. 17/3/A, adm. 0H-16R-

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Survey no. 17/3/B, adm. 0H-16R-0P and Survey no 17/2, adm. 1H-37R-0P
(including Pot, Kharaba of an area adm. 0H-03R-00P) lying, being and situate
at Mouje Igatpuri, Tal. Igatpuri, Dist. Nashik, within the local limits of Igatpuri
Municipal Council. (hereinafter for the sake of brevity called and referred to as
the "said LARGER property").

AND WHEREAS by and under Sale Deed dated 29.01.2007, registered in the office of sub- registrar of Assurances, Igatpuri, at serial no. 162/2007 on even date, Mr. Nareshkumar Sureshchandra Gupta have sold, transferred and conveyed the said larger property unto Shri Mahendra Keshav Jadhav on such terms, conditions and consideration mentioned therein.

AND WHEREAS that by and under Sale Deed dated 29.02.2008, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 500/2008 on 22.08.2008, Shri Mahendra Keshav Jadhav have sold, transferred and conveyed the said larger property unto Mrs. Sunanda Anil Bharmecha on such terms, conditions and consideration mentioned therein.

AND WHEREAS by and under Sale Deed dated 24.12.2010, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3086/2010 on even date, Mrs. Sunanda Anil Bharmecha have sold, transferred and conveyed the said larger property and one another property unto Shri Shashikant Shivchand Parekh, Vishal Kantilal Jain, Rajesh Popatlal Jain on such terms, conditions and consideration mentioned therein.

AND WHEREAS by and under Sale Deed dated 8th February 2019, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 390/2019 on even date, Shri Shashikant Shivchand Parekh, Vishal Kantilal Jain, Rajesh Popatlal Jain, as Owners have sold, transferred and conveyed property bearing Survey no. 17/3/A, adm. 0H-16R-0P, Survey no 17/3/B, adm. 0H-16R-0P and Survey no. 17/2, adm. 10884 sq. mtrs., (hereinafter for the sake of brevity called and referred to as "entire property") unto Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs. Madhu Ajitkumar Makhija, Mrs. Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija, the Purchasers on such terms, conditions and consideration mentioned therein.

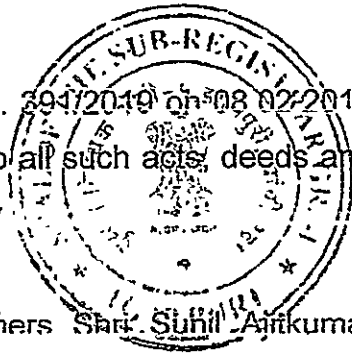
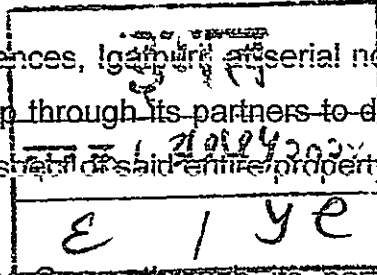
AND WHEREAS Shri Shashikant Shivchand Parekh, Vishal Kantilal Jain, Rajesh Popatlal Jain, also executed Power of Attorney, registered in the office

Shri 2

Pinky

Shri

of Sub Registrar of Assurances, Igatpuri at serial no. 3917/2019 on 08/02/2019
in favour of Synergy Group through its partners to do all such acts, deeds and
things set out therein in respect of said entire property



AND WHEREAS Synergy Group through its partners Shri. Sushil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs. Madhu Ajitkumar Makhija, Mrs. Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija are seized and possessed of otherwise well and sufficiently entitled to all those pieces and parcel of land bearing Survey no. 17/3/A, adm. 0H-16R-0P, Survey no. 17/3/B, adm. 0H-16R-0P and Survey no. 17/2, adm. 10884 sq. mtrs., totally adm. 14084 sq. mtrs. (hereinafter for the sake of brevity called and referred to as "entire property")

AND WHEREAS Tahasildar, Igatpuri was pleased to grant permission for use of the said property for non-agricultural purpose (residential) and as evidenced from mutation entry no. 5064 the same is required to be utilized within a period of 5 years from the date of transfer in accordance with Sec 63-1A of the Maharashtra Tenancy and Agriculturist Lands Act, 1948 vide order dated 15.11.2021.

AND WHEREAS an area adm 400 sq. mtrs out of Survey no. 17/2, an area adm. 150 sq. mtrs, out of Survey no. 17/3/A and an area adm. 100 sq. mtrs out of Survey no. 17/3/B is affected by Samruddhi Highway and the same is transferred to Maharashtra State road Development Corporation as evidenced by letter dated 29/12/2021, 28.01.2021 and 24.01.2021 respectively etc.

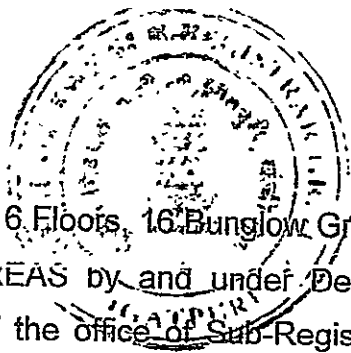
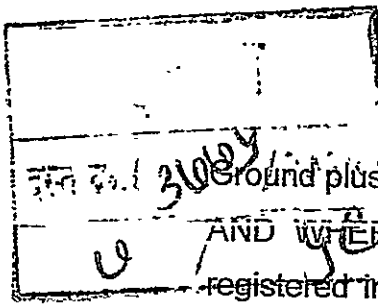
AND WHEREAS in pursuant to the acquisition of area mentioned hereinabove by Maharashtra State road Development Corporation, the name of Maharashtra State road Development Corporation is mutated in record of rights in respect of Survey no. 17/2, Survey no. 17/3/A and Survey no. 17/3/B as absolute owners vide mutation entry no. 5400 respectively .

AND WHEREAS Igatpuri Municipal Council was pleased to grant building permission and approved and sanctioned plans on the said larger property vide sanction of revised Building permission and commencement certificate bearing outward no. INP/PWD/B.P./03/2022 dated 8th March, 2022 for carrying out construction of an FSI 11163.02 sq. Mtrs. of the total area adm. 14084.00 sq. mtrs. on the said larger property as under:

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



Ground plus 6 Floors, 16 Bungalow Ground plus 1st Floor

AND WHEREAS by and under Development agreement dated 03.10.2022, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no.

3366/2022 on even date, Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs. Madhu Ajitkumar Makhija, Mrs. Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija as Owners have granted development rights in respect of all those pieces and parcel of land bearing Survey no. 17/3/A, adm. 0H-14R-50P, Survey no. 17/3/B, adm. 0H-15R-0P and Survey no. 17/2, adm. 1H-07R-84P out of an area adm. 1H-37R-0P (including Pot Kharaba of an area adm. 0H-03R-00P) all lying, being and situate at Mouje Igatpuri, Tal. Igatpuri, Dist Nashik, within the local limits of Igatpuri Municipal Council (hereinafter for the sake of brevity called and referred to as "said property") more particularly described in Schedule hereunder mentioned unto Moonhouse Lifestyle LLP through its designated Partners 1. Shri Munit Girdhari Lulla and 2. Shri Ajitkumar Gordhandas Makhija as Developers.

AND WHEREAS in pursuant to the Development agreement dated 03.10.2022, Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs Madhu Ajitkumar Makhija, Mrs. Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija have also executed Power of Attorney dated 03.10.2022 registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3367/2022 on even date in favour of Moonhouse Lifestyle LLP through its designated Partners 1. Shri Munit Girdhari Lulla and 2. Shri Ajitkumar Gordhandas Makhija to do all such acts, deeds and things set out therein in respect of said property.

AND WHEREAS as the terms and condition of Development agreement dated 03.10.2022 is varied and modified, the Power of Attorney dated 03.10.2022 registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3476/2022 on even date is supersede by executing Deed of Revocation of Power of Attorney dated 20.08.2024, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3476/2024 on even date.

AND WHEREAS by and under Supplementary Agreement dated 20.08.2024, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3477/2024 on even date, executed by and between Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs. Madhu Ajitkumar Makhija, Mrs. Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija and Moonhouse Lifestyle LLP

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through its designated Partners 1. Shri Munit Girdhari Lulla and 2. Shri Ajitkumar Gordhandas Makhija, the terms and condition of Development agreement dated 03.10.2022 is varied and modified accordingly on terms and condition mentioned therein.

AND WHEREAS in pursuant to Supplementary Agreement dated 20.08.2024 Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs. Madhu Ajitkumar Makhija, Mrs. Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija have also executed Power of attorney dated 20.08.2024, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3478/2024 on even date in favour of Moonhouse Lifestyle LLP through its designated Partners 1. Shri Munit Girdhari Lulla and 2. Shri Ajitkumar Gordhandas Makhija to do acts, deeds and things set out herein in respect of said property.

AND WHEREAS the Promoters are in possession of the Said Property, being Developer.

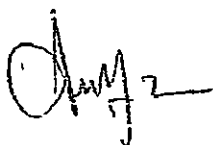
AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as 'MOONHOUSE CELEBRATIONS' (Said Project) in phase wise manner as per the plans sanctioned by competent authority, the Promoters are entitled to construct 12 villas on the said property in phase 1.

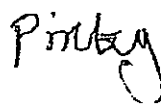
AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Buildings (hereinafter referred to as "the Said Plans").

AND WHEREAS the Promoters have appointed Architect Shri Manish Jadhav, registered with the Council of Architects, and the Promoters have appointed a structural engineer Umesh Joshi for preparation of the structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.

AND WHEREAS the Promoters have registered the project in phase 1 under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is P51600050554 annexed at Annexure F.

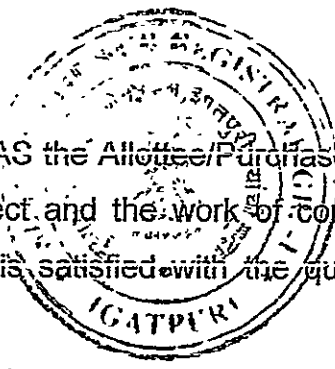
AND WHEREAS the Promoters have provided to the Allottee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/Purchaser/s/Purchaser and the Allottee/Purchaser/s/Purchaser is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.







AND WHEREAS the Allottee/Purchaser/s/Purchaser has/have seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.



AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/Purchaser/s/Purchaser also the future expansion buildings and have represented and brought to the notice of the Allottee/Purchaser/s/Purchaser and the Allottee/Purchaser/s/Purchaser is/are fully aware and having the correct knowledge that the scheme of construction

AND WHEREAS as recited hereinabove the Promoters have sole and exclusive right to sell the Villas to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the Allottee/Purchaser(s) of the Villas to receive the sale consideration in respect thereof; (hereinafter for the sake of brevity Villas is also referred to as Apartments).

AND WHEREAS on demand from the Allottee/Purchaser/s/Purchaser, the Promoters have given inspection to the Allottee/Purchaser/s/Purchaser of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

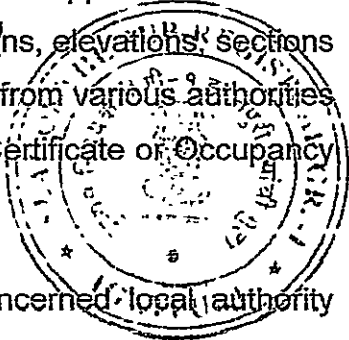
AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

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AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/Purchaser/s/Purchaser, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the Villas and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Villas.

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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 buildings 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 Purchaser has agreed to purchase and the Promoter has agreed to sell Villa No. 7 being constructed in the said Complex known as "MOONHOUSE CELEBRATIONS".

AND WHEREAS the Promoters have accepted the offer of the Allottee/Purchaser/s/Purchaser and agreed to sell Villa bearing number 7 (herein after referred to as the said "Apartment/Villa") being constructed in the said Complex known as "MOONHOUSE CELEBRATIONS" by the Promoters.

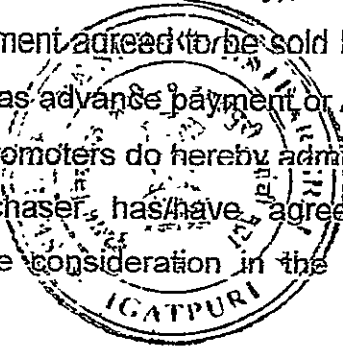
AND WHEREAS the carpet area of the said Villa is 145.83 square meters and for this purpose "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/Purchaser/s/Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/Purchaser/s/Purchaser, but includes the area covered by the internal partition walls of the apartment.

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 hereinafter;

Handwritten signatures of the parties involved in the agreement.

AND WHEREAS prior to the execution of these presents the Allottee/Purchaser/s/Purchaser has/have paid to the Promoters a sum of Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand Only), being part payment of the sale consideration of the Apartment ~~agreed to be sold~~ by the Promoters to the Allottee/Purchaser/s/Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/Purchaser/s/Purchaser has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

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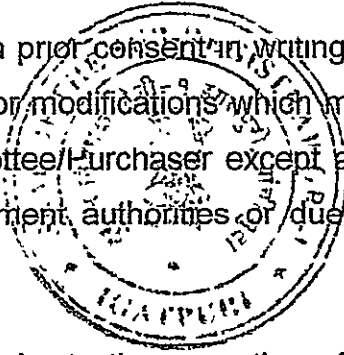
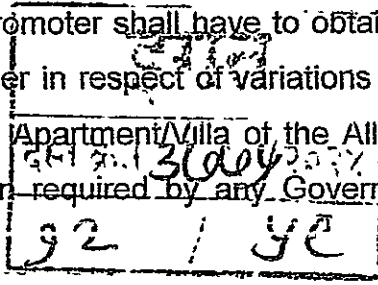
AND WHEREAS under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Villa with the Allottee/Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the Allottee/Purchaser/s/Purchaser hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1 The Promoters are entitled to construct 12 Villas on the said property in phase 1 in accordance with the plans, designs and specifications as approved by the Igatpuri Municipal Council from time to time with only such variations and modifications as the Igatpuri Municipal Council may deem fit and the Allottee/Purchaser/s/Purchaser hereby consent to the same. The Allottee/Purchaser/s/Purchaser herein is/ are fully aware and having the full and absolute knowledge of the Scheme of construction, the Number of buildings, number of Villas and the Allottee/Purchaser/s/Purchaser herein along with the other Allottee/Purchasers will not raise any objection. hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/Purchaser in respect of variations or modifications which may adversely affect the Apartment/Villa of the Allottee/Purchaser except any alteration or addition required by any Government authorities or due to change in law.



2. The Allottee/Purchaser/s/Purchaser has/have prior to the execution of this agreement satisfied himself/herself/themselves and also the Promoters has assured with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/Purchaser/s/Purchaser hereby agrees & confirms the title of the Promoters' right of development of the said property and no requisition or objection shall be raised by the Allottee/Purchaser on any matter relating thereto or howsoever in connection therewith.
3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said Villas shall be granted by the concerned local authority.
4. 1(a) (i) The Allottee/Purchaser/s/Purchaser hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/Purchaser/s/Purchaser Villa No. 7 of carpet area admeasuring 145.83 sq. meters along with open space appurtenant to the said Villa in the project known as "**MOONHOUSE CELEBRATIONS**" (hereinafter referred to as "the Apartment/ the Villa") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of **Rs.65,00,000/-** (Rupees Sixty Five Lac Only) (ii) The Allottee/Purchaser/s/Purchaser hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/Purchaser/s/Purchaser covered parking spaces bearing No situated at stilt/Podium being constructed in the layout for the consideration of Rs. /-. However, the Allottee/Purchaser/s/Purchaser of such Parking shall not enclose or cover the same without the written permission of the Promoters and/or the society or such body formed, as the case may be and Municipal Council and other concern authorities.

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1(b) The total aggregate consideration amount for the Villa including garages/covered parking spaces is thus Rs.65,00,000/-

1(c) The Allottee/Purchaser has paid on or before execution of this agreement a sum of Rs.6,50,000/- (Rupees Six Lacs Fifty Thousand Only)

(10% of the total consideration on Bookings) as an earnest money and hereby agrees to pay to the Promoters the balance amount of Rs.58,50,000/- (Rupees Fifty Eight Lacs Fidy Thousand Only) in the following manner :-

- i. Amount of Rs.6,50,000/- (10% of the total consideration on Agreement) to be paid to the Promoters at the execution of Agreement
- ii. Amount of Rs.6,50,000/- (10% to be paid to the Promoters) on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs.5,20,000/- (8% to be paid to the Promoters) on completion of the 1st slabs of the building or wing in which the said Apartment is located
- iv. Amount of Rs.5,20,000/- (8% of the total consideration) to be paid to the Promoters on completion of the 2nd slabs of the building or wing in which the said Apartment is located.
- v. Amount of Rs.2,60,000/- (4% of the total consideration) to be paid to the Promoters on completion of the walls and external plaster of the said Apartment.
- vi. Amount of Rs.6,50,000/- (10% of the total consideration) to be paid to the Promoters on completion of the Internal plumbing, Internal Plaster, and waterproofing, , building or wing in which the said Apartment is located.
- vii. Amount of Rs.8,12,500/- (12.5% of the total consideration) to be paid to the Promoters on completion of the Tilling Work of the said Apartment.
- viii. Amount of Rs.6,50,000/- (10% of the total consideration) to be paid to the Promoters on completion of UG Tank, Swimming Pool, Compund Wall & Septic Tanks as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- ix. Balance Amount of Rs.8,12,500/ (12.5% on Completion of Doors, Fittings, Sanitary Work, Electric Switches, Windows and Colour Work and at the time of handing over of the possession of the

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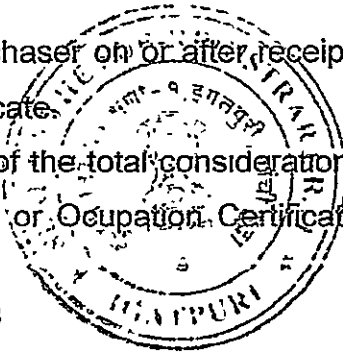
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Apartment to the Allottee/Purchaser on or after receipt of occupancy certificate or completion certificate.

X. Amount of Rs. 3,25,000/- (5% of the total consideration) to be paid to the Promoters on Possession or Occupation Certificate whichever is earlier.

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1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Apartment.

The transaction covered by this contract at present attracts GST. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any other tax by whatever name called in connection with this transaction are liable to be tax, as the case may be is liable for such transaction the same shall be payable by the Allottee/Purchaser along with the other Allottee/Purchasers of the building on demand at any time

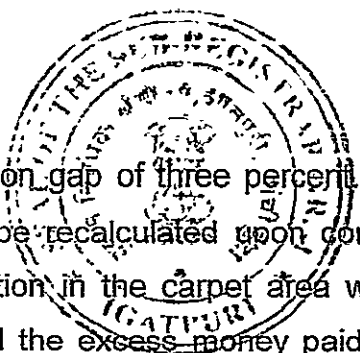
1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee/Purchaser 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 Allottee/Purchaser, which shall only be applicable on subsequent payments.

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

1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee/Purchaser after the construction of the Villa 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

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variation gap of 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/Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, the Promoters shall demand additional amount from the Allottee/Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

5.1 The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Villa.

5.2 Time is essence for the Promoters as well as the Allottee/Purchaser. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/Purchaser and the common areas to the association of the Allottee/Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/Purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

6. The Promoters hereby declares that the potential Floor Space Index available as on date in respect of the said property is 31356.16 square meters only and proposed Built-up area as per sanctioned plan on the said property is 11163.02 sq.mtrs., and the Promoters has planned to utilize Floor Space Index of 2240.64 Sq. Mtrs. (consisting of basic FSI Ancillary FSI and Premium FSI as per UDCPR) in phase 1 and remaining FSI in phase 2 by availing by or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to

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the said Project. The Promoters has disclosed the Floor Space Index of
consumed be utilized by them on the project land in the said Project and
Allottee/Purchaser has agreed to purchase the said Villa based on the
proposed construction and sale of villa to be carried out by the Promoters
by utilizing the proposed FSI and on the understanding that the declared
proposed FSI shall belong to Promoters only.

7.1 If the Promoters fails to abide by the time schedule for completing the said Project and handing over the Villa to the Allottee/Purchaser, the Promoters agrees to pay to the Allottee/Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/Purchaser, for every month of delay, till the handing over of the possession. The Allottee/Purchaser agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/Purchaser to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee/Purchaser(s) to the Promoters.

(Explanation: Rate of interest payable by promoter to Allottee/Purchasers or by Allottee/Purchasers to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.

In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

7.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 7.1 above, on the Allottee/Purchaser committing default in payment on due date of any amount due and payable by the Allottee/Purchaser to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/Purchaser committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Allottee/Purchaser, by Registered Post AD at the address provided by the Allottee/Purchaser and / or mail at the e-mail address provided by the Allottee/Purchaser, 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/Purchaser fails to rectify

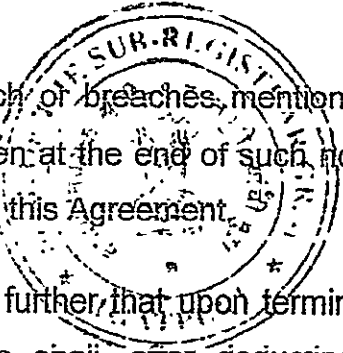
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the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 2% of the total consideration payable hereunder as liquidated damages, refund to the Allottee/Purchaser the balance of the sale price which the Allottee/Purchaser may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination. the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee/Purchaser to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee/Purchaser shall have no objection for the same.

- 8. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.
- 9. The Promoters shall give possession of the Apartment to the Allottee/Purchaser on or before December 2024 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters fails or neglects to give possession of the Apartment to the Allottee/Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/Purchaser the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 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 Villa on the aforesaid date, if the completion of Villa is delayed on account of –

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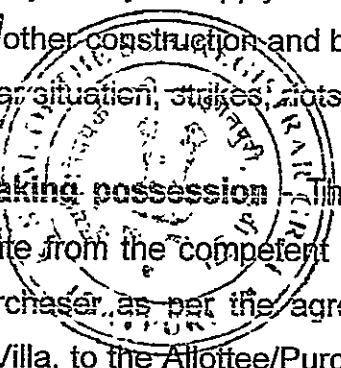
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a) Non availability, delay in supply or situation, inflation in rates of steel, cement and other construction and building materials.

b) War or similar situation, strikes, riots, accident or any Act of God

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9 (10.1 Procedure for taking possession)



The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/Purchaser, as per the agreement shall offer in writing the possession of the Villa, to the Allottee/Purchaser in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Villa to the Allottee/Purchaser. The Promoters agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/Purchaser agree/s to pay the maintenance charges as determined by the Promoter or association of Allottee/Purchaser/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/Purchaser/s/Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

10.2 The Allottee/Purchaser/s shall take possession of the Villa within 15 days of the written notice from the Promoters to the Allottee/Purchaser/s intimating that the said Apartment is ready for use and occupancy

10.3 **Failure of Allottee/Purchaser to take Possession of Apartment:** Upon receiving a written intimation from the Promoters as per clause 10.1, the Allottee/Purchaser shall take possession of the Villa 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 Villa to the Allottee/Purchaser. In case the Allottee/Purchaser fails to take possession within the time provided in clause 10.1 such Allottee/Purchaser shall continue to be liable to pay maintenance charges as applicable.

10.4. If within a period of five years from the date of handing over the villa to the Allottee/Purchaser, the Allottee/Purchaser brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee/Purchaser shall be entitled to receive from the

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Promoters, compensation for such defect in the manner as provided under

the Act;

Provided after receiving of the Villa from the Promoters, any damage due to

wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottee/Purchasers and the Allottee/Purchasers alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Allottee/Purchasers shall not carry out any alterations of the whatsoever nature in the said Villa and specific the structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee/Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

11. The Promoters have brought to the clear notice and knowledge of the Allottee/Purchaser that during the course of construction, the Promoters may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Allottee/Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoters agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoters shall obtain necessary consent and no objection for sale and transfer of the Villa as intended to be acquired by the Allottee/Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Allottee/Purchaser herein, and the Promoters further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

12. The Promoters shall be entitled to sell the premises in the said building/project /layout for the purpose of using the same as bank, dispensaries, nursing homes, Restaurant, maternity homes, coaching classes and for other non-residential purpose and the Allottee/Purchaser/s/Purchaser herein along with the other

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13. The Allottee/Purchaser/Purchaser shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending

Allottee/Purchaser/Purchaser

13. The Allottee/Purchaser/Purchaser hereby made aware that the Promoters intended to acquire adjacent land for development either by acquiring development rights or on ownership basis and purchaser/s hereby gives irrevocable consent to the Promoters to develop the adjoining properties by amalgamating the same with the said property and grant right of way and / access to the purchasers, occupiers, visitors of the adjoining buildings and labours, contractors, carts, vehicles, for ingress and egress to the said adjoining plot/s and building from the said property and the Allottee/Purchaser/s/Purchaser or any person claiming through them shall not have right to raise any objection or dispute in respect of grant of access, right of way through the said property.

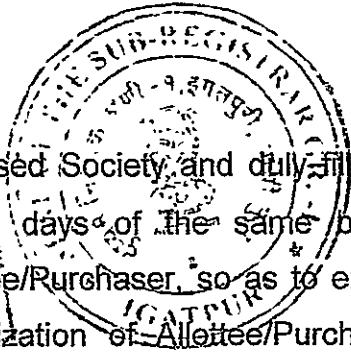
14. The Allottee/Purchaser shall use the Said Apartment/Villa or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee/Purchaser agrees not to change the user of the said Apartment/Villa without prior consent in writing of the Promoters and any unauthorised change of user by the Allottee/Purchaser shall render this Agreement voidable at the option of the Promoters and the Allottee/Purchaser in that event shall not be entitled to any right arising out of this Agreement.

15. The Allottee/Purchaser is entitled to resale the said Villa on payment of entire consideration to the Promoters, however the Allottee/Purchaser/Purchaser shall intimate prior to resale of the said Villa to the Promoters in order to enable the Promoters to record the name of the said Transferee in the register of the society.

16. The Allottee/Purchaser along with other Allottee/Purchaser(s) of Apartments/Villa in the building shall join in forming and registering the Society or Association 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 and for becoming a member, including the byelaws of the

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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/Purchaser, so as to enable the Promoters to register the common organization of Allottee/Purchaser. No objection shall be taken by the Allottee/Purchaser 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, as the case may be, or any other Competent Authority.

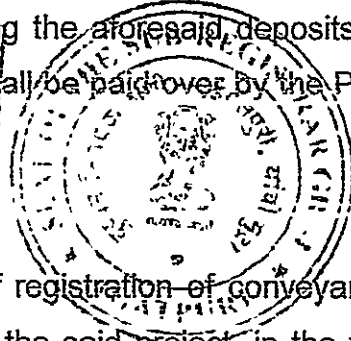
- 16.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.
- 16.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.
- 16.3 The Promoters shall complete the work of the common amenities such as internal road, septic tank common swimming pool, common garden as assured by the Promoters before handing over the possession of the Villa to the Allottee/Purchaser.
- 16.4 Within 15 days after notice in writing is given by the Promoters to the Allottee/Purchaser that the Apartment/ Villa is ready for use and occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property and Building/s namely property 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 said property and building/s. Until the Society is formed and the said structure of the building/s or wings or Villa/s is transferred to it, the Allottee/Purchaser shall pay to the Promoters provisional monthly contribution of Rs. NIL/- per month towards the maintenance only. The amounts so paid by the Allottee/Purchaser to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as

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aforesaid. On such conveyance 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, as the case

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17. At the time of registration of conveyance of the structures of the building constructed in the said project, in the favour of each co-operative housing society or as the case may be, the Allottee/Purchaser shall pay to the Promoters, the Allottee/Purchasers' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. The Promoters shall execute the conveyance deed of the undivided proportionate land after construction of entire project i.e. phase 1 and phase 2 and common area in favour of the Association of Allottee/Purchasers or the competent authority, as the case may be, after completion of the last building in the said project and the Allottee/Purchaser shall pay to the Promoters, the Allottee/Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

18. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

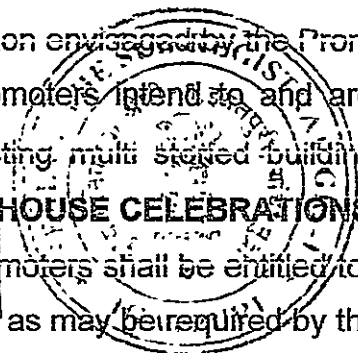
(A) The Promoters hereby represents and warrants to the Allottee/Purchaser as follows:

- i. The Promoters has clear and marketable title with respect to the said property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoters has 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;
- iii. There are no encumbrances upon the said property or the Project;

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(B) The Promoters have informed to the Allottee/Purchaser/s/Purchaser and the Allottee/Purchaser/s/Purchaser is/are aware that as per the Scheme of Construction envisaged by the Promoters:

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(a) The Promoters intend to and are developing the said property by constructing multi storied building in the project to be known as "MOONHOUSE CELEBRATIONS";

(b) The Promoters shall be entitled to amend the lay-out plan of the said property as may be required by the Promoters at their sole discretion with prior express approval and consent of Allottee/Purchaser.

c) the Floor Space Index, by whatever name or form is increased (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or additional FSI by paying premium to the Corporation/Competent Authority (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors, then in such event, the Promoters shall be entitled to construct such additional wings/floors as per the revised building/s plans with prior express approval and consent of Allottee/Purchaser

d) The Promoters are having a scheme of Construction to be implemented on the said property. The commencement of construction, completion/possession etc. of the buildings to be constructed on the said property will be spread over more than 4 years. The Allottee/Purchaser declares and confirms that he/she/they is/are aware that Villa located is an inter connected building / premises to be developed by the Promoters have nothing to do with the ground area below the building and the FSI utilized in the building in which the said Apartment/Villa is located and the ground area is not in proportion to each other and the Allottee/Purchaser shall not be allowed to claim any further or other right to the area other than the said Apartment. The Promoters have reserved unto themselves right to consume total FSI available and also further FSI if any that may be granted or available by reason of any increase in FSI and/or any change in the DCR from time to time till the conveyance is executed in favour of the all societies of the project with prior express approval and consent of Allottee/Purchaser. The Allottee/Purchaser expressly consents to the same as long as

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the total area of the said Villa is not reduced and the structure of the building is not changed.

e) The Promoters proposes to utilise any additional FSI that may be available to them or increase in F.S.I. due to changes in Development Rules or under any Law by constructing additional premises/Villa on the ground floor or additional floors on the building/s constructed by them or by constructing one or more separate building/s or Villa on the said property. The Promoters proposes to use/consume the aforesaid additional F.S.I. till the registration of the Society or any form of organization and execution of Conveyance in its favour;

f) The Promoters have the right to display advertisements hoardings and other neon sign and advertisement materials on or over the terrace, parapet wall of the building with the right to grant permission to any person / firm. (Except Building No. 07)

g) The Promoters has clearly brought to the notice and knowledge of the Allottee/Purchaser and the Allottee/Purchaser is aware that the Promoters intend to complete the said buildings/Villa as per the sanctioned plans and permissions and the said property will be conveyed to such co-operative housing society/ Apex body as per the discretion of the Promoters and as and when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance and the same is clearly seen, verified and accepted by the Allottee/Purchaser herein and accordingly the Allottee/Purchaser has granted his/her express and irrevocable consent for the same and in terms of such contents the final Deed of Conveyance will be executed and registered.

Aforesaid conditions are of the essence of the contract and only upon the Allottee/Purchaser agreeing to the said conditions, the Promoters have agreed to sell the said Apartment to the Allottee/Purchaser.

19. The Allottee/Purchaser/s/Purchaser or himself/themselves with intention to bring all persons into whosoever hands the Apartment/villa may come, hereby covenants with the Promoters as follows :-

i. To maintain the Apartment at the Allottee/Purchaser's own cost in good and tenantable repair and condition from the date that of possession of

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the Villa is taken and shall not do or suffer to be done anything in or to the building in which the Villa 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 Villa is situated and the Villa itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Villa any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Villa is 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 Villa, including entrances of the building in which the Villa is situated and in case any damage on account of negligence or default of the Allottee/Purchaser in this behalf, the Allottee/Purchaser shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Villa and maintain the Villa in the same condition, state and order in which it was delivered by the Promoters to the Allottee/Purchaser and shall not do or suffer to be done anything to the Villa 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/Purchaser committing any act in contravention of the above provision, the Allottee/Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Villa 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 Villa or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Villa is situated and shall keep the portion, sewers, drains and pipes in the Villa and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Villa is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

v. 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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the Villa is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Villa in the compound or any portion of the project land and the building in which the Apartment is situated.

- vii. Pay to the Promoters within fifteen days of demand by the Promoters, his 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 Villa is situated.
- viii. 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 Villa by the Allottee/Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Allottee/Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Villa until all the dues payable by the Allottee/Purchaser to the Promoters under this Agreement are fully paid up.
- x. The Allottee/Purchaser shall observe and perform all the rules and regulations which the Society or Apex Body or Federation 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 Villa 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/Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the 10 terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Villa is situated is executed in favour of Society, the Allottee/Purchaser 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.

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xii. The Allottee/Purchaser shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee/Purchaser in his / her flat.

xiii. If Additional amenities are required by the Allottee/Purchaser, then in that event the Allottee/Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

xiv. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartment/Villa in the said building, if any, shall be exclusively to the respective Allottee/Purchasers of the said Apartment/Villa and the same are intended for the exclusive use of the respective Apartments Allottee/Purchasers as shown in the Floor Plan.

xv. The Allottee/Purchaser/s/Purchaser shall not keep pet animals like cat, dog, rabbit or any other animal and shall not use the passage, lift and stair case passage area for feeding the pet animals.

20. The Allottee/Purchaser/s/Purchaser hereby give an irrevocable consent to the promoter to use and permit to use the common garden for holding the event by the promoter and also, common swimming pool for holding the event without payment of any charge of whatsoever nature.

21. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee/Purchaser as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

22 It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold Villa and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said Apartment to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

23. The Allottee/Purchaser/s/Purchaser has/have seen the layout of the proposed building complex and has agreed and understood the common

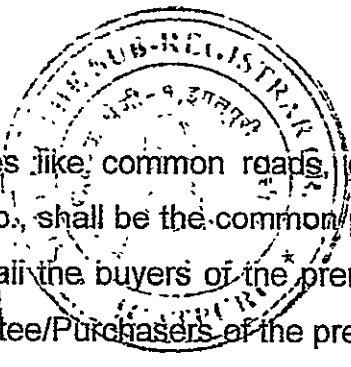
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amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Allottee/Purchasers of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

24. It is brought to the notice of the Allottee/Purchaser/s/Purchaser that the electric meters of all the Villa as well as the water meters will be in the name of the Promoters herein and the Allottee/Purchaser/s/Purchaser and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.

25. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Villa or of the said Plot and Building or any part thereof. The Allottee/Purchaser shall have no claim save and except in respect of the Villa hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

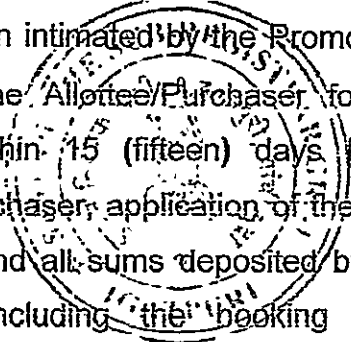
26. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:
After the Promoters executes this Agreement he shall not mortgage or create a charge on the said Villa and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/Purchaser who has taken or agreed to take such Apartment.

27. BINDING EFFECT:
Forwarding this Agreement to the Allottee/Purchaser by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee/Purchaser until, firstly, the Allottee/Purchaser 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/Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the

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Allottee/Purchaser(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/Purchaser 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/Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/Purchaser, application of the Allottee/Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee/Purchaser without any interest or compensation whatsoever.

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28. ENTIRE AGREEMENT

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

29. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

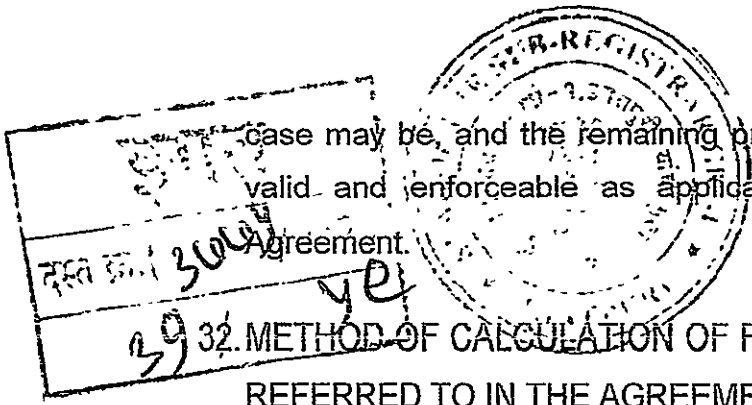
30. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/PURCHASER / SUBSEQUENT ALLOTTEE/PURCHASERS

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/Purchasers of the Villa, in case of a transfer, as the said obligations go along with the Villa for all intents and purposes.

31. SEVERABILITY

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

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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.

32. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee/Purchaser has to make any payment, in common with other Allottee/Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

33. FURTHER ASSURANCES

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

34. PLACE OF EXECUTION

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/Purchaser, in after the Agreement is duly executed by the Allottee/Purchaser 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 Igatpuri.

35. The Allottee/Purchaser and/or Promoters shall present this Agreement as well as the conveyance 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.

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

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Name of Allottee/Purchaser : Mr.Hareshkumar Roopchand Nathani

Mrs.Pinky Hareshkumar Nathani

(Allottee/Purchaser's Address) : 304 Ashoka Tower , UMC Road , Near Komai Palace, Section - 17, Ulhasnagar-421003, Thane, Maharashtra

Notified Email ID:

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M/s Promoters name : MOONHOUSE LIFESTYLE LLP

(Promoters Address) : Opposite Tropical Retreat, Bhavli Dam Road , Pimpri Phata , Igatpuri

Notified Email ID: moonhouselifestylellp@gmail.com

It shall be the duty of the Allottee/Purchaser 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/Purchaser. as the case may be.

37. JOINT ALLOTTEE/PURCHASERS

That in case there are Joint Allottee/Purchasers all communications shall be sent by the Promoters to the Allottee/Purchaser 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 Allottee/Purchasers.

38. Dispute Resolution:- Any dispute between parties shall be settled amicably.

In case of failure to settled 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, thereunder.

39 GOVERNING LAW

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 IGATPURI courts will have the jurisdiction for this Agreement.

40. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottee/Purchasers and the same are

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not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion In all these matters the decision of the Promoters are final and it is binding on the Allottee/Purchasers.

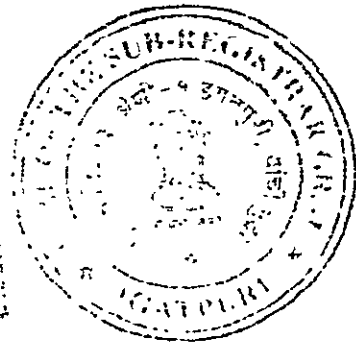
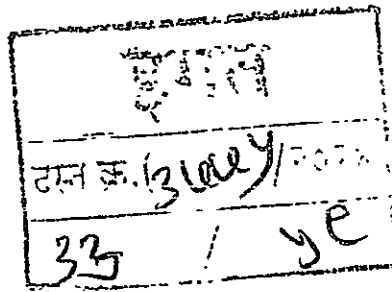
41. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

FIRST SCHEDULE ABOVE REFERRED TO

All those pieces and parcel of land bearing Survey no. 17/3/A, adm. 0H-14R-50P, Survey no. 17/3/B, adm. 0H-15R-0P and Survey no. 17/2, adm. 1H-07R-84P out of an area adm. 1H-37R-0P (including Pot Kharaba of an area adm. 0H-03R-00P) all lying, being and situate at Mouje Igatpuri, Tal. Igatpuri, Dist Nashik, within the local limits of Igatpuri Municipal Council and bounded as follows:

- | | |
|---------------------|---|
| On or towards East | - Survey No.18 Some Portion of Pimpri Road, Some Portions of Remaining Property Adm.28.16 Gunthas, Portion of Survey No.17/1(P) and Portion of Survey No.17/1K(P) |
| On or towards West | - Survey No.19 and Survey No.22 |
| On or towards North | - Survey No.16-1-2 Portion of Survey No.17-1K |
| On or towards South | - Survey No.19 and Survey No.18 |

(Handwritten marks)



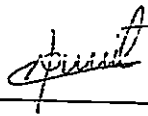
(Handwritten signature)

(Handwritten signature)

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.


SIGNED & DELIVERED
by the within named **PROMOTERS**
MOONHOUSE LIFESTYLE LLP,
a limited Liability partnership firm,
through its designated Partners

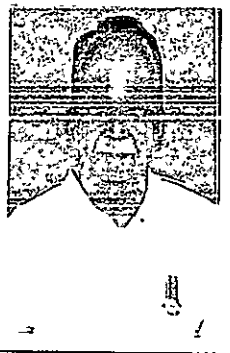
Shri Munit Girdhari Lulla





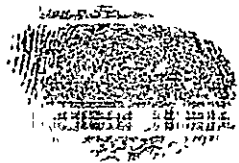
Shri Ajitkumar Gordhandas Makhija

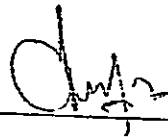




SIGNED & DELIVERED
by the within named **Allottee/Purchaser/s/Purchaser**

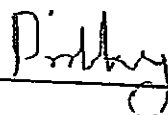
Mr. Hareshkumar Roopchand Nathani







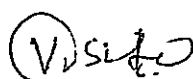
Mrs. Pinky ~~Hareshkumar~~ Nathani





IN PRESENCE OF WITNESSES:

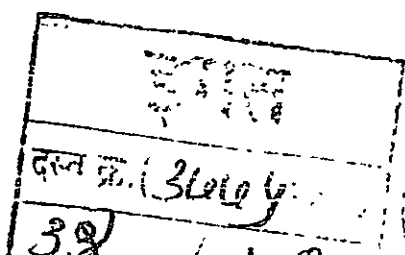
1. Vashdev. A. Mohnan.





2. Priya. V. Mohnani.





SCHEDULE A

All that premises of Villa No. ^B07 of carpet area admeasuring **145.83** sq. meters alongwith open space , appurtenant to the said Villa in the complex known as "MOONHOUSE CELEBRATIONS" constructed on all those pieces and parcels of land bearing Survey no. 17/3/A, Survey no. 17/3/B, and Survey no. 17/2, all lying, being and situate at Mouje Igatpuri, Tal. Igatpuri, Dist Nashik, within the local limits of Igatpuri Municipal Council.

(Handwritten signatures)

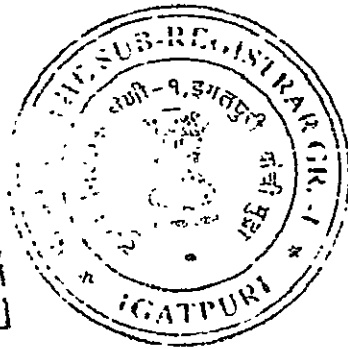
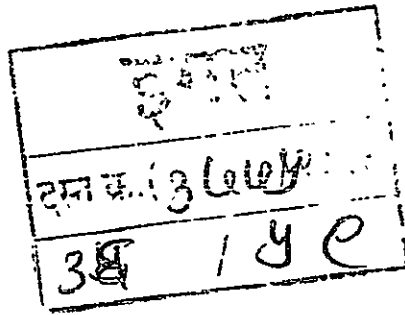
दस्तावेज
दस्तावेज क्र. (30004)/2028
34 / 42



4BHK Villa

INTERNAL AMENITY

- 1 Modular Kitchen with Granite platform in pantry with S.S sink & water purifier
- 2 High Quality door frames with pine woods laminated doors
- 3 Granite windows sill
- 4 Vitrified flooring 4x2 in bedrooms.
- 5 Marble flooring in living & dining areas.
- 6 Fungus resistant paint.
- 7 Anti-skid ceramic flooring in toilets& terraces.
- 8 Ample electric points in living rooms for A/C s, Cable, lights, wi-fi, intercom, refrigerator.
- 9 Concealed copper fire resistance wiring with three face power supply.
- 10 World class sanitaryware
- 11 Inverter Backup
- 12 Modular switch.
- 13 Concealed plumbing UPVC/CPVC pipes.
- 14 Exhaust fan in each bathroom.
- 15 Hot-cold panels in each bathroom.
- 16 Counter wash basin with mirror.



Chand 2 Pooja A

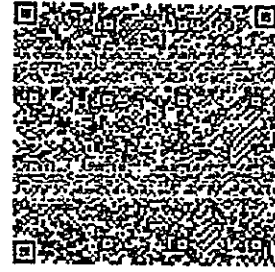
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFM1156E

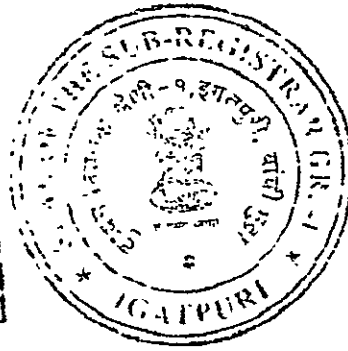


नाम / Name
MOONHOUSE LIFESTYLE LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
30/05/2022

Amrit
A/S

30/05/2022
30 / 05



Amrit *Princy*

अहवाल दिनांक : 11/04/2019

गाव नमुना सात
अधिकार अपिलेख पथक
[महाराष्ट्र जमीन महसूल अधिकाऱा अधिनियम 1957 (तयार करणे व सुविधीय देखणे) नियम, 1957 च्यातील नियम 3,4,5 आणि 6]

गाव - इगतपुरी शहर.
गट क्रमांक व उपविभाग : 17/2

तालुका - इगतपुरी

जिल्हा - नाशिक

सेक्टरचा फेरफार क्रमांक : 5064 व दिनांक : 11/04/2019

गट क्रमांक व उपविभाग 17/2		पू-भारचा पध्दती भोगवटदार सर्वे-1	मोन्यटारदाचे नांव				खाले क्रमांक
सेक्टरचे स्थानिक नाव :-			ठेव	आकार	पो.अ.	फे.फा	
क्षेत्र एकक	हे.आर चौ मी	सशोकान्त दिग्वधद पारख				(5064)	616, 1505
विरासत	1 34.00	विनास कंठीताल वैन				(5064)	कुळाचे माथ
भागफल	-	सनेश भोपटलात जैन				(5064)	इतर अधिकार
नस	-	-----साधारण क्षेत्र-----	0.25 16	0 34	0 03 00		इतर
परकस्य	-						हस्तांतरणाच्या दिनांकभसून 5 वर्षांच्या कालावधीच्या आत सदर
इतर	-	मनोज भगवानदास भोटवाणो				(5064)	जमिनीचा अकृषिक वापर सुरू करायचा (5064)
एकूण क्षेत्र	1 34 00	दिनेश शेष भार्गवारी संस्था तर्फे भार्गवदार	1 08 84	1 47		(5064)	
घोट-उपघट (सांगवलेले असेल)		केलना सुमित माछिजा				(5064)	
वर्ग (अ)	0.03.00	सुशिला अनिलकुमार माछिजा				(5064)	
वर्ग (ब)	-	सुनिश अश्विनुमार माछिजा				(5064)	
एकूण पो छ	0 03.00	भुषिदास मनोज भोटवाणो				(5064)	
आवसादी	1 81	सपु अनिलकुमार माछिजा				(5064)	
सुद्धी किंवा विशेष आकलनाची	-						
पुढे फेरफार क्र (2110),(3018),(3088),(4290),(4961)							तीसरा अंशचा म्हायतन दिवडे :

गाव नमुना सात

पिकाची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकाऱा अधिनियम 1957 (तयार करणे व सुविधीय देखणे) नियम, 1957 च्यातील नियम 21]

गाव :- इगतपुरी शहर

तालुका - इगतपुरी

जिल्हा - नाशिक

सेक्टरचा फेरफार क्रमांक : 5064 व दिनांक : 11/04/2019

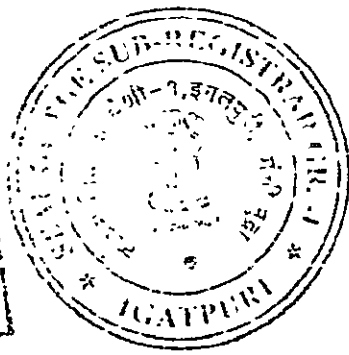
गट क्रमांक व उपविभाग : 17/2

वर्ष	इलाक	पिकाखालील क्षेत्राचा तपशील										सांगवलेला उपायय म्हायतनाचा जमिन	जल सिंचनाचे साधन	नोंद	
		पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र								
		पद्धत विवेक व प्रायेण सांगवलेले क्षेत्र													
		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
		हे.आर चौ मी		हे.आर चौ मी		हे.आर चौ मी		हे.आर चौ मी		हे.आर चौ मी		हे.आर चौ मी			
2017-18	सर्पचर्च										पट्टीक	1.3400			

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक : 11/04/2019
सांकेतिक क्रमांक :- 27200012420150000142019117

(Signature)
अधिकारी, पिकाची नोंदवही
इगतपुरी शहर, जि. नाशिक

दस्तावेज क्र. 13664/2019
3/1/19



.....

.....

अज्ञापन दिनांक : 11/04/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (नया करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम ३,५,६ आणि ७]

गाव - इगतपुरी शहर
गट क्रमांक व उपविभाग : 17/3/अ

तालुका - इगतपुरी

जिल्हा - नाशिक

शेवटचा फेरानास क्रमांक : 5054 व दिनांक : 11/04/2019

गट क्रमांक व उपविभाग 17/3/अ		भू-धारणा पध्दती भोगवट्यादार वर्ग -1	भोगवट्यादाराचे नाव			
जमाचे स्थानिक नाव :-		क्षेत्र	जाफा	पो.न.	च.न.	खाने क्रमांक
संग्रह पत्रक	हे आ वी सी	[शशीकांत शिवचंद पारख [विनास स्वर्गीलाल खेन [रावेरा पोपटलाल खेन -----सागरांक क्षेत्र----- मनोज मंगयानदास सोढयाणी तिनबी मूप भागीवारी संस्था तर्फे भागीदार कन्या सुविल माखिबा सुविन अडितकुमार माखिबा सुविन अडितकुमार माखिबा भूमिका मनोव पोटावणी मधु अडितकुमार माखिबा	0 16 00	0 22	(506)	[310], 1505
विणपत्र	0 16 00				(506)	कुळचे नाव
वाग्यात	-				(506)	इतर अधिकार
सी	-				(506)	इतर
प.न.	-				(506)	इमानदारच्या दिवसक्रमामुन 5 वर्षांच्या फ्लेतावधीच्या आत सध्या
इतर	-				(506)	सोनिता अल्पिक वारस करू कर या (506)
सूचना क्षेत्र	0 16 00				(506)	
पोट-वरात (सागवटीत अलाय)	-				(506)	
वग (अ)	-				(506)	
वग (ब)	-				(506)	
सूचना पत्र	0 00 00	(506)				
अपवाणी	0 22	(506)				
पुढी विचा विरोध आकारणी	-					

नोंद क्रमांक (2180),(3018),(3088),(4290),(4961)

नोंद आणि भुगोपन नोंद :-

गाव नमुना सात
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (नया करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम २१]

गाव - इगतपुरी शहर
गट क्रमांक व उपविभाग : 17/3/अ

तालुका - इगतपुरी

जिल्हा - नाशिक

शेवटचा फेरानास क्रमांक : 5054 व दिनांक : 11/04/2019

पिकाप्रालोचन क्षेत्राचा तपशील													सागवट्यादाराचे अपनव्या नसलेले जमीन	जल सिंचनाचे साधन		
विश्र पिकाप्रालोचन क्षेत्र						निव्वळ पिकाप्रालोचन क्षेत्र										
वर्ष	इलाक	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	वस्तु	क्षेत्र	(१२)	(१३)	(१४)	(१५)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	(१७)
			हे आर वी सी	हे आर वी सी		हे आर वी सी	हे आर वी सी		हे आर वी सी	हे आर वी सी			हे आर वी सी			
2018-19	धारा							भात			0 16 00					

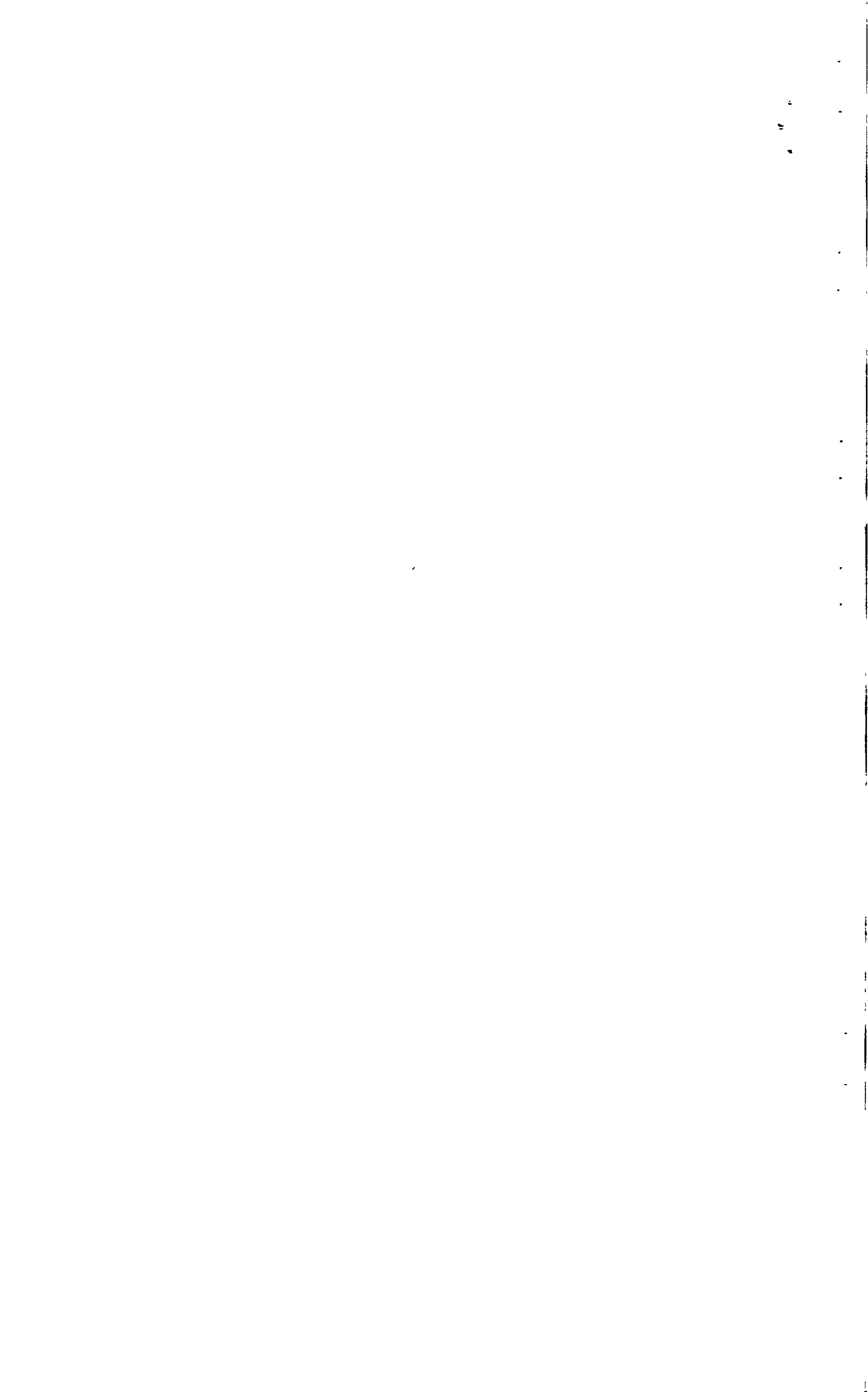
"या प्रमाणित प्रतिसाखी फोन नमून १५/- रुपये मिळाले."
दिनांक :- 11/04/2019
सांकेतिक क्रमांक :- 27200012420150000142019121

[Signature]
(नाव :- *[Name]*)
तालुकी साक्षी - इगतपुरी शहर
जिल्हा - नाशिक
ता.ना. - इगतपुरी शहर
तालुका - इगतपुरी

इगतपुरी
दस्ता क्र. 3106/2019
30 / 30



[Handwritten signatures]
Prilky





संघीय लोकसेवा आयोग

गांधी नमुना सात (अति उच्च अयोग्य पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५ ६, अधिनियम ७]



१. इगतपुरी सात (१४४०१९)

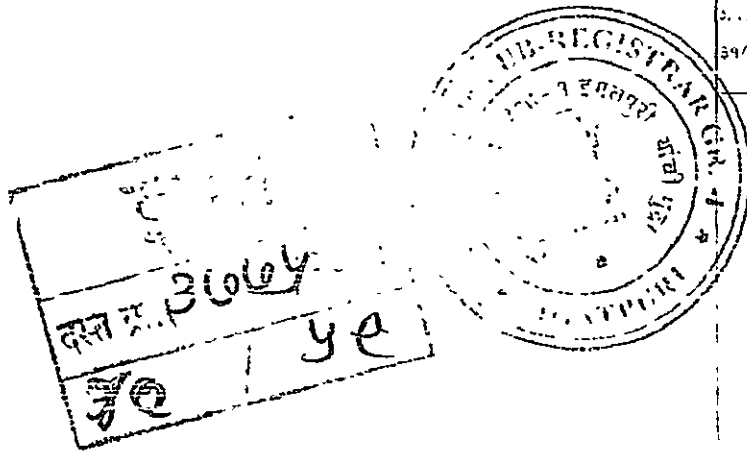
२. इगतपुरी

३. नाशिक

1745771870

1745771870

क्र.	वर्ग	मालक	एकरी	एकरी	एकरी	एकरी	एकरी
१	६९६	[वसुधैव कुटुम्बकम्]	०.३६००	०.२२		(५०६६)	
		[विशाल काशीनाथ]				(५०६४)	
		[अशोक रामराव]				(५०६०)	
		सामाईक	०.००००	०			
							[इत्यादी]
							[इत्यादी]
	१५०५	मनोज भगवानदास मोटवाणी				(५२००)	मालकगिः सात नदर नमितीया अकृषिक नदर
		सिनजी गुप गागीदारी सख्या तर्फे भागीदार				(५४००)	मनु करमा] ५५२६)
	० १६ ००	कमला सुदितल माखिजा				(५४००)	
		सुनिल अजितकुमार माखिजा				(५४००)	ना.तहासिलदार इगतपुरी याच फडाल आदका
		सुनिल अजितकुमार माखिजा				(५४००)	क्र.जना-१/४०४/०१/२०२१ इगतपुरी दि.
		सुनिका मनोज मोटवाणी				(५४००)	१५/११/२०२१ अन्वय झी. म. सिनजी गुप तर्फे
		मनु अजितकुमार माखिजा				(५४००)	भागदार श्री सुनिल ए माखिजा व इतर याच क्षेत्र
			० १५ ००	०.२१			१६०० ०० ची भी क्षेत्रा रुरिता निवारी वापरकारी
							आदशातील १ त १ वा अटी व गागीवर निवमेती
	०.०० ००	१७९१ महाराष्ट्र राज्य रस्ते विकास महामंडळ	०.०१ ००	०.०१		(५४००)	कडे वर्ग (५५२६)
	० १६ ००						नाही
	० २२						५५२६] २-
							३१/०५/२०२३



गाव नमुना वारा (पिकाची वाढ ही)

[महाराष्ट्र जमीन महसूल अधिष्ठाता अधिनियम आणि वाढ क.म. (समाप्त) कलम २ मुद्रितपत्र ३ (अ) नियम १००१ या अन्वये]

इगतपुर्ण शहर (१५४०३९)

उगातपुर्ण

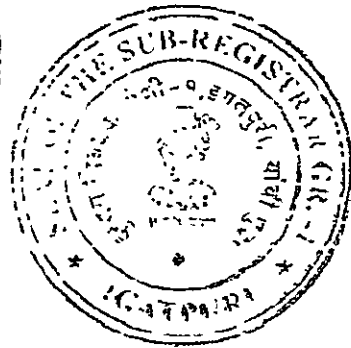
दिनांक

१९४३/४

क्र.सं.	वर्ष	प्रकार	एकक	एकक	एकक	एकक	एकक	एकक	एकक	एकक
२०२०-२१	खरीप							गवत पड	० १६,००	
२०२१-२२	खरीप	१५०५						गवत पड	० १६,००	
२०२२-२३	संपूर्ण वर्ष	१५०५*						गवत पड	० १५,००	
		१३९१*						खरीप	० १०,००	

...

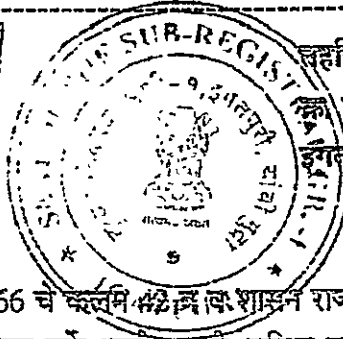
दस्त क्र. (३०७) २०२३
४९ / ५९



वाचले

- 1) महाराष्ट्र शासन, महसूल व वन विभाग यांचे कडील महाराष्ट्र जमीन महसूल संहिता (सुधारणाअध्यादेश 2017 अधिसूचना दिनांक 05/01/2017 अन्वये महाराष्ट्र जमीन महसूल अधिनियम 1966 चे नव्याने समाविष्ट कलम 42व.
- 2) महाराष्ट्र शासन, महसूल व वन विभाग यांचे कडील महाराष्ट्र जमीन महसूल संहिता (सुधारणाअध्यादेश 2014 अधिसूचना दिनांक 22/08/2014.
- 3) महाराष्ट्र शासन, महसूल व वन विभाग यांचे कडील शासन निर्णय क्र. एनएपी- 2016/प्र. क्र. 7/टी- 1, दिनांक 22/01/2016.
- 4) मा. जिल्हाधिकारी नाशिक यांचेकडील आदेश क्र. मशा/कक्ष/3/2/नगवि/508/21 दि. 07/09/2021
- 5) मुख्याधिकारी इगतपुरी नगरपरिषद इगतपुरी यांचेकडील झोन दाखला क्र. इनप/नगररचना/गट नं.17 झो.दा/86/18 दि. 09/02/2018
- 6) अर्जदार मे. सिनिर्जी ग्रुप तर्फे भागीदार श्री. सुनिल ए. माखिजा श्री. मनोज भगवानदास मोटवाणी, रा 502, श्री. गणेश इलाईट, तुपसाखरे लॉन्स, महामार्ग बस स्टॅण्ड, नाशिक यांचा दि. 13/10/2021 रोजीचा अर्ज.
- 7) अर्जदार श्री मे. सिनिर्जी ग्रुप तर्फे भागीदार श्री. सुनिल ए. माखिजा व इतर यांचा अकृषिक आकारणी व रुपांतरित कराची रक्कम भरणा दि.29/10/2021 रोजी 0029173701 लेखाशिर्षाखाली भरणा केल्याबाबत चलनाची प्रत

दस्त क्र. (3006/2021)
82 / 19



सहायक कार्यालय इगतपुरी
क्र. जमा-1/42 ख/01/2021
इगतपुरी दि. 15/11/2021

आदेश

महाराष्ट्र जमीन महसूल अधिनियम, 1966 चे कलम 42 व 43 अन्वये शासन राजपत्र दि. 5 जानेवारी, 2017 अन्वये उपरोक्त वाचले क्रमांक 06 नुसार मे. सिनिर्जी ग्रुप तर्फे भागीदार श्री. सुनिल ए. माखिजा श्री. मनोज भगवानदास मोटवाणी, रा. 502, श्री. गणेश इलाईट, तुपसाखरे लॉन्स, महामार्ग बस स्टॅण्ड नाशिक यांनी मानीव रुपांतरणाची रक्कम भरणा केलेली असल्याने तसेच मुख्याधिकारी इगतपुरी नगरपरिषद इगतपुरी यांचेकडील झोन दाखला क्र. इनप/नगररचना/गट नं.17 झो.दा/86/18 अन्वये सदरची मिळकत वाढीव हद्दीच्या मंजूर विकास आराखड्यात निवासी विभागात असल्याने मोजे इगतपुरी शहर, तालुका इगतपुरी, जि. नाशिक येथील गट नं. 17/2 पैकी क्षेत्र 10884.00 चौ.मी. गट नं. 17/3/अ पैकी क्षेत्र 1600.00 चौ.मि. आणि गट नं. 17/3/ब क्षेत्र 1600.00 चौ.मि. असे एकूण क्षेत्र 14084.00 चौ. मि. क्षेत्रास रहीवास वापराकामी खालील अटी व शर्तीवर अकृषिक परवानगी देण्यात येत आहे.

- 1) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या विकास/बांधकाम परवानग्या घेणे बंधनकारक राहिल. तसेच सहाय्यक संचालक / कार्यकारी अभियंता नगर रचना यांनी मंजूर केलेल्या अभिन्यांसातील खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.
- 2) सदर मिळकतीबाबत कोणताही वाद अथवा प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास अर्जदार सर्वस्व जबाबदार राहिल. त्यास हे कार्यालय जबाबदार राहणार नाही. व सदर अकृषिक रुपांतरण आदेश रद्द होणेस पात्र राहिल.
- 3) सदर मिळकतीबाबत भविष्यात सदर जमिन मोगलटदार वर्ग 2/ न.अ.श., न. श. ना.ज.क.म., देवस्थान इनाम, व इतर कोणत्याही नियंत्रित सत्ता प्रकाराची असल्यास तसेच शासनास अधिभार देय असल्यास सक्षम प्राधिका-याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देय होणाऱ्या मजराणा / इतर रकमा भरणेची जबाबदारी अर्जदार यांची राहिल.
- 4) सदरचा आदेश अर्जदार यांचा चालू 7/12 न प्रतिज्ञापत्राच्या अधिन राहून दिलेला आहे.
- 5) प्रस्तावित मिळकतीच्या इतर हक्कांत कोणतेही/ वित्तीय बोजे असल्यास त्यास अधिन राहून सदरचे चलन मंजूर केले आहे.
- 6) अकृषिक अभिन्यांसातील (Layout) नगररचना व मुल्यानिर्धारण विभागा यांचे अधिप्रायसह स्थानिक प्राधिकरणाची परवानगी घेतल्याशिवाय सदर गटांचे 7/12 चे विभाजन करता येणार नाही.
- 7) सक्षम प्राधिकरणात नगररचना व मुल्यानिर्धारण विभागाच्या असल्याने अधिप्रायाने Layout मंजूर करून भूखंड विकासाचे प्रारंभ प्रमाणपत्र दिल्यानंतर सुद्धा, प्रत्यक्ष बांधकाम सुरु करण्यापूर्वी स्थानिक प्राधिकरणाची बांधकाम परवानगी घ्यावी.

Signature

- 8) नियमानुसार आवश्यक त्या केंद्र व राज्य शासनाच्या अखत्यारीत असलेल्या विभागांची तसेच पर्यावरण विभाग व महाराष्ट्र प्रदुषण नियंत्रण मंडळ इत्यादी विभागांच्या परवानग्या बांधकामा पूर्वी घ्याव्यात.
- 9) अर्जदार यांनी शासन राजपत्र दि. 5 जानेवारी, 2017 अन्वये महाराष्ट्र महसूल अधिनियम, 1966 चे कलम 42 ब व 42 क मध्ये नमुद केले नुसार 60 दिवसाचे आत सनद घेण्यासाठी या कार्यालयास संपर्क करावा.



(परमेश्वर कासुळे)
तहसिलदार इगतपुरी

प्रति, मे. सिनिर्जी ग्रुप तर्फे भागीदार श्री. सुनिल ए. माखिजा श्री. नमो भगवानदास मोटवाणी, रा. 502, श्री. गणेश इलाईट, तुपसाखरे लॉन्स, महामार्ग बस स्टॅण्ड, नाशिक

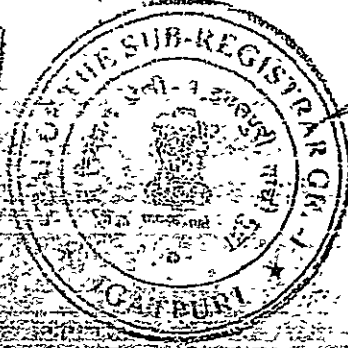
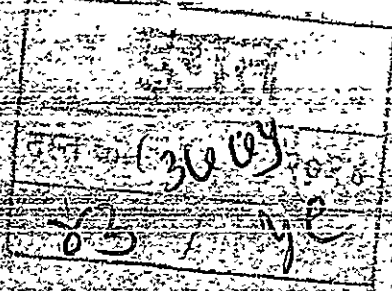
प्रत- 1) तलाठी इगतपुरी यांस माहितीसाठी रवाना

२/- उक्त आदेशा प्रमाणे गांवी अधिकार अभिलेखाच्या इतर हक्कात कलम ४२ च अन्वये रहीवास प्रयोजनार्थ मानीव बिनशेती अशी नोंद घेवून अर्जदारास दुरुस्त ७/१२ उतारा देण्यात यावा. व याबाबत गाव नमुना नं. २ ला योग्य त्या नोंदी घेण्यात यावी. आणि वरील अटी व शर्तीमध्ये नमुद केल्यानुसार अर्जदारास बिनशेतीची सनद मिळाल्या नंतरच स्वतंत्र ७/१२ उतारे तयार करण्यात यावेत.

2) मुख्याधिकारी इगतपुरी नगरपरिषद इगतपुरी यांना माहितीसाठी

3) उप अधिक्षक भुमी अधिलेख इगतपुरी यांस योजना फी भरणा करून घेणेसाठी रवाना.

(परमेश्वर कासुळे)
तहसिलदार इगतपुरी



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IGATPURI MUNICIPAL COUNCIL, IGATPURI, DIST. NASIK.

igatpurimunicipal.com / www.org.inatour/nagarparishad
मुख्याधिकारी कार्यालय दुधवनी क्र.244398 02553, कार्यालय दुधवनी क्र. - 244010 02553, फॅक्स क्र. - 244399 02553

UNIFIED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS

APPENDIX "D-1"

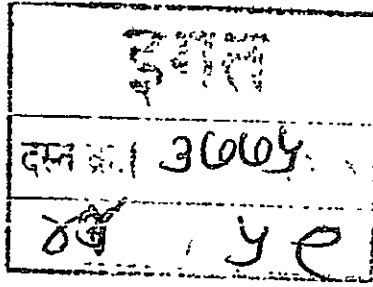
SANCTION OF REVISED BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Out ward no:INP/PWD/B.P/03/2022

Dated:08.03.2022

प्रती

मे.सिनर्जी ग्रुप
भागीदार श्री.सुनिल ए.मखिजा आणि इतर 4
तर्फे जनरल मुखत्यारपत्र धारक
श्री.मनोज भगवानदास मोटवाणी
रा.नाशिक



विषय:-इगतपुरी नगरपरीषद हद्दीतील जुना गावठा विभागातील सर्व्हे नंबर:17/2+17/3/अ+17/3/व या मंजूर जागेतील वाणिज्य व निवासी इमारत बांधकाम परवाना मंजुरीबाबत.
संदर्भ :-आपला दिनांक:-11.05.2021 रोजीचा न.प.कडील आवक क्रमांक: 1718 चा विनंती अर्ज

महाशय,

आपण खालील ठिकाणी महाराष्ट्र नगरपरीषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम 1969 च्या कलम 109 अन्वये व महाराष्ट्र प्रादेशिक नगर रचना अधिनियम 1966 चे कलम 88/89 अन्वये विकास कार्य करण्यासाठी इमारत बांधकाम परवाना मिळण्यासाठी दिनांक11.05.2021 रोजी न.प.कडील आवक क्रमांक:1718 नुसार केलेल्या अर्जास अनुसरून वाणिज्य व निवासी इमारत बांधकाम करणेसाठी खालील व पाठीमागे दिलेल्या अटी व शर्ती पात्र राहून आणि या सोबतच्या इमारत बांधकाम नकाशावर निरंक रंगाने दर्शविलेल्या बांधकामास पात्र राहून आपणास हे प्रारंभ प्रमाणपत्र म.प्रा.व.न.र अधिनियम 1966 चे कलम 89 नुसार हा बांधकाम परवाना देणेत येत आहे..

बांधकामचा तपशील :- निवासी वापरासाठी

बांधकामाच्या जागेचे वर्णन

गावठा / सि.स.न:-

गट क्र/ ख क्र :गट नंबर:-

रस्ता/प्रभाग क्र / मोहल्ला :-जुना गावठा

प्लॉटचे क्षेत्रफळ :-14084.00 चौ.मी

मजल्यांची संख्या :- तळ +सहावा मजला,16 बंगले तळ+ पहिला मजला

बांधकाम परवानगी अटी व शर्त

- 1) Application should construct as per the sanctioned plan. Construction work should be strictly carried out in accordance with sanctioned plan enclosed herewith.
- 2) Before to start / development of the building work. The plot owner should be demarcated the plot boundary from the appropriate authority.
- 3) The land vacated in consequence of enforcement of the setback rules shall form part of Public Street.

सर्व्हे नंबर:17/2+17/3/अ+17/3/व

भुखंड क्रमांक -विभाग-जुना गावठा

शहर :-इगतपुरी

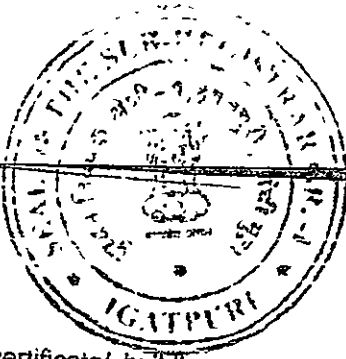
बांधकामचे क्षेत्रफळ 11163.02 चौ.मी

घर क्र / हिस्सा क्र :-

Chang


Pinky

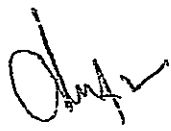
शुभ
दस्तावेज क्र. (3009)/2022
41 / ye

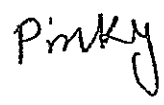


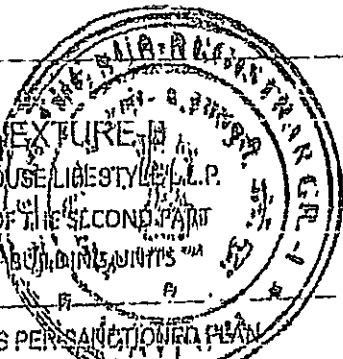
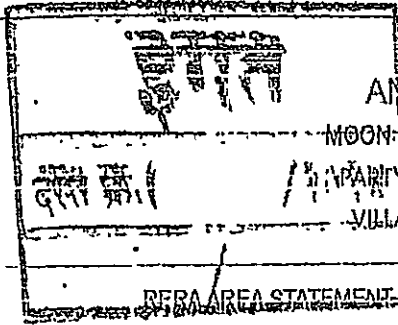
- This Commencement certificate/ building permission shall remain valid for the period of one year commencing from the date of issue and thereafter it shall be come invalid automatically unless otherwise renew in stipulated period construction work commence after expiry of period for which commencement certificate is granted will be treated as unauthorized and action as per the provision let down in Maharashtra municipal council ,panchayat , and industrial township act 1965 and Maharashtra regional and town planning acct 1966 will be taking against such defaulter which should be clearly noted.
- 5) This permission does not entitles to develop the land which does not waste in use.
 - 6) The drained shall be lined out and covered up properly to the satisfaction of municipal council authority, the influent from the septic tank kitchen bath etc. should be properly connected to the municipal council drainage in the nearest vicinity invert level of the effluent of the premises should be such that the effluent gets into the municipal drain by gravity self self cleaning velocity in case there is no municipal drain within 60 m should be connected to a soak pit to be provided by the owner
 - 7) Staking of building materials , debris on public road is strictly prohibited
 - 8) The building material of debris if found on public road the same will be remove by authority and cost incurred in the removal of such material shall be recovered from the owner.
 - 9) At least five trees should be planted around the building in the open space of the plot, completion certificate shall not be granted if trees are not planted on land as per section 19 of tree preservation act 1975.
 - 10) Proper arrangement for rain water harvesting should be made at site
 - 11) The applicants construct the building work as per earthquake resistance design mention is 456-2015
 - 12) Fly ash brick and fly ash based and related material shall be used in the construction of the building.
 - 13) Solar energy system should be provided in the building, if the owner fails to provide the system the occupancy certificate will not be issue unless and until the above condition is fulfilled by the owner.
 - 14) There is no objection to obtain electricity connection for construction purpose from MSEB.
 - 15) Fire protection arrangement, should be done in the building as per as fire prevention and wild life save act 2006
 - 16) All the construction should be strictly observed and breach of any of the condition will be dealt with in accordance with the provision of Maharashtra municipal council, panchayat and industrial township act 1965 and MRTP act 1966.
 - 17) Development Charges of Rs 29,47,038/- has been Recovered vide Municipal Reciept No:F-104/1628 and Fire Fighting and Other Charges Rs 14,0458/- has been Recovered Vide Municipal Reciept No: No:F-104/1629 and Security Deposite Rs 5000/- has been Recovered vide Municipal Receipt No:F-104/1630 dated:08.03.2022




Chief Officer
Igatpuri Municipal Council

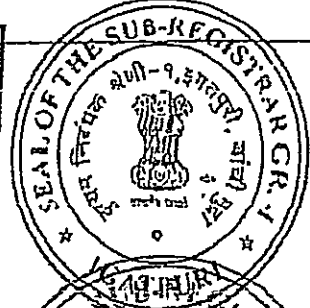




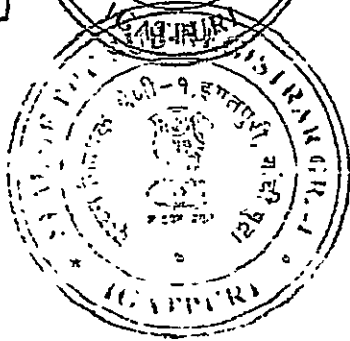


SS. NO.	FLOOR NO.	DUNGALOW No.	Carpet area of Flat	Area of Balcony attached to Flat	Area of Double Height Terraces attached to Flat	Total
1	2	3	4	5	6	7
1	VILLA	B-01	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
2	VILLA	B-02	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
3	VILLA	B-03	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
4	VILLA	B-04	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
5	VILLA	B-05	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
6	VILLA	B-06	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
7	VILLA	B-07	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
8	VILLA	B-08	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
9	VILLA	B-09	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
10	VILLA	B-10	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
11	VILLA	B-14	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
12	VILLA	B-15	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
13	VILLA	B-16	145.83 SQ.M.	06.93 SQ.M.	---	152.76 SQ.M
14	FIRST FLOOR	121.	61.92 SQ.M.	16.64 SQ.M.	---	77.56 SQ.M
15	SECOND FLOOR	218.	40.66 SQ.M.	07.00 SQ.M.	---	47.66 SQ.M.
16	SECOND FLOOR	219.	61.20 SQ.M.	---	---	61.20 SQ.M.
17	THIRD FLOOR	301,310.	103.50 SQ.M.	26.25 SQ.M.	---	259.50 SQ.M
18	THIRD FLOOR	302,309,311,321.	61.92 SQ.M.	16.64 SQ.M.	---	309.84 SQ.M
19	THIRD FLOOR	303,304,305,306,307,308, 313,314,315,316,317,318,319.	30.76 SQ.M.	6.04 SQ.M.	---	465.40 SQ.M
20	THIRD FLOOR	312,320	40.66 SQ.M.	07.00 SQ.M.	---	95.32 SQ.M
21	FOURTH FLOOR	401,408,409,419.	61.20 SQ.M.	---	---	244.80 SQ.M
22	FOURTH FLOOR	402,403,404,405,406,407, 411,412,413,414,415,416,417.	30.76 SQ.M.	6.04 SQ.M.	---	465.40 SQ.M
23	FOURTH FLOOR	410,410.	40.66 SQ.M.	07.00 SQ.M.	---	95.32 SQ.M
24	FIFTH FLOOR	501,510.	103.50 SQ.M.	26.25 SQ.M.	---	259.50 SQ.M
25	FIFTH FLOOR	502,509,511,521.	61.92 SQ.M.	15.54 SQ.M.	---	309.84 SQ.M
26	FIFTH FLOOR	503,504,505,506,507,508, 513,514,515,516,517,518,519	30.76 SQ.M.	6.04 SQ.M.	---	465.40 SQ.M
27	FIFTH FLOOR	512,520	40.66 SQ.M.	07.00 SQ.M.	---	95.32 SQ.M
28	SIXTH FLOOR	601,608,609,619	61.20 SQ.M.	---	---	244.80 SQ.M
29	SIXTH FLOOR	602,603,604,605,606,607, 611,612,613,614,615,616,617.	30.76 SQ.M.	6.04 SQ.M.	---	465.40 SQ.M
30	SIXTH FLOOR	610,610.	40.66 SQ.M.	07.00 SQ.M.	---	95.32 SQ.M

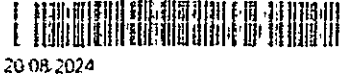
ದಸ್ತಖ್ತೆ (28/06/2024)
 22/ES



ದಸ್ತಖ್ತೆ (30/06/2024)
 22/ES







20/08/2024

सूची क्र.2

व्यवन निबंधक यु.नि. इगतपुरी

दस्त क्रमांक - 3477/2024

नोंदणी

Regn 63m

गावाचे नाव इगतपुरी	
(1) विलेखाचा प्रकार	पुरवणी करारनामा
(2) मोबदला	11252400
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकाराने जातारणी देतो की पट्टेदार ते मजबूत करावे)	77865500
(4) भू-मापन, पोटहिल्ला व गरजनाम (अगल्यात)	1) पातिकाचे नाव: नागिक इतर वर्णन, इतर माहिती, जंग माहिती बुध्ती किंवा नागिक पोट बुकची तात्का इगतपुरी पैकी क्षेत्र इगतपुरी या गावाचे विभागातील सर्व्हे न 17/3/ अ याची क्षेत्र 0 हे 14 50 आर, सर्व्हे न 17/3/ अ याची क्षेत्र 0 हे 15.00 आर व सर्व्हे न 17/2 याची क्षेत्र 1 हे 34 .00 आर+पोट खराब 0 हे 03 आर वगे एकूण क्षेत्र 1 हे 37 आर पैकी 1 हे 07 84 आर असे एकूण क्षेत्र 1 हे 37 34 आर (दि 03/10/2022 रोजी नोंदविलेल्या डेव्हलपमेंट करारनामा दस्त न 3368/2022 ला पुरवणी करारनामा) (Survey Number 17/3/ अ, 17/3/ व 17/2, Plot Number . .)
(5) क्षेत्रफळ	1) 1.3734 आर चौ मीटर
(6) जाकारणी किंवा सुट्टी देण्यात अंतर्गत क्षेत्र	
(7) दस्तावेज करून देणा-या विद्धान देवणा-या पत्रकाराने नाव किंवा दिशाणी न्यायानेचा घडणुकांना किंवा अर्देव असल्यास, प्रतिपादिते नाव व पत्र	1) नाव:-सिनर्जी ग्रुप भागीदारी संस्था वगे भागीदार सुनिन अजितकुमार माधिका वय-47, पत्ता-प्लॉट नं 1401, माळा नं - इमारतीचे नाव: मोहन अल्तेजा, ए विंग, ब्लॉक नं अल्पाईन, छटकपाडा, कल्याण - रोड नं - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं-ADRF0118H 2) नाव:-सिनर्जी ग्रुप भागीदारी संस्था वगे भागीदार मनीष मणिकानंदन पोट्टवानी वय-48; पत्ता-प्लॉट नं: 1401, माळा नं - इमारतीचे नाव: मोहन अल्तेजा, ए विंग, ब्लॉक नं अल्पाईन, छटकपाडा, कल्याण - रोड नं - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं-ADRF0118H 3) नाव:-सिनर्जी ग्रुप भागीदारी संस्था वगे भागीदार भूमिका मनोज पोटवानी वय-42, पत्ता-प्लॉट नं 1401, माळा नं - इमारतीचे नाव: मोहन अल्तेजा, ए विंग, अल्पाईन, ब्लॉक नं , छटकपाडा, कल्याण - रोड नं - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं-ADRF0118H 4) नाव:-सिनर्जी ग्रुप भागीदारी संस्था वगे भागीदार नवु अजितकुमार माधिका वय-66, पत्ता-प्लॉट नं 1401, माळा नं - इमारतीचे नाव: मोहन अल्तेजा, ए विंग, अल्पाईन, ब्लॉक नं छटकपाडा, कल्याण - रोड नं - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं-ADRF0118H 5) नाव:-सिनर्जी ग्रुप भागीदारी संस्था वगे भागीदार संजना सुशील माधिका वय-41; पत्ता-प्लॉट नं 1401, माळा नं - इमारतीचे नाव: मोहन अल्तेजा, ए विंग, अल्पाईन, ब्लॉक नं , छटकपाडा, कल्याण - रोड नं - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं-ADRF0118H 6) नाव:-सिनर्जी ग्रुप भागीदारी संस्था वगे भागीदार सुरीन अजितकुमार माधिका वय-43, पत्ता-प्लॉट नं: 1401, माळा नं - इमारतीचे नाव: मोहन अल्तेजा, ए विंग, अल्पाईन, ब्लॉक नं छटकपाडा, कल्याण - रोड नं - महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं-ADRF0118H
(8) दस्तावेज करून देणा-या पत्रकाराने व किंवा दिशाणी न्यायानेचा घडणुकांना किंवा अर्देव असल्यास, प्रतिपादिते, नाव व पत्र	1) नाव:-ने.सुन हाऊस लॉईफ्लॉट ईट एन पी वगे भागीदार सुनील निरंजनीलाल सुल्ता वय-42, पत्ता-प्लॉट नं. सी -2/1501, माळा नं - इमारतीचे नाव पशुपतीनाथ विलिंग्ग माधव संकल्प कॉम्प्लेक्स, ब्लॉक नं: गाघारे कल्याण वेस्ट , रोड नं - महाराष्ट्र, ठाणे पिन कोड:-421301 पॅन नं.-ABUFM1156E 2) नाव:-ने.सुन हाऊस लॉईफ्लॉट ईट एन पी वगे भागीदार अनितकुमार गोविंदराव माधिका वय-67; पत्ता-प्लॉट नं: सी -2/1501, माळा नं - इमारतीचे नाव: पशुपतीनाथ विलिंग्ग माधव संकल्प कॉम्प्लेक्स, ब्लॉक नं: गाघारे कल्याण वेस्ट , रोड नं - महाराष्ट्र, ठाणे पिन कोड:-421301 पॅन नं.-ABUFM1156E
(9) दस्तावेज करून दिल्याचा दिनांक	20/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3477/2024
(12) बाजारभावमात्रे मुद्रांक शुल्क	29600
(13) बाजारभावमात्रे नोंदणी शुल्क	100
(14) शेर	



नोंदणी नंतरची प्रथम प्रत

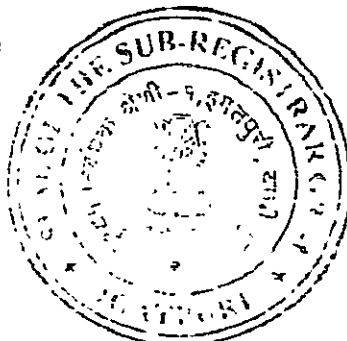
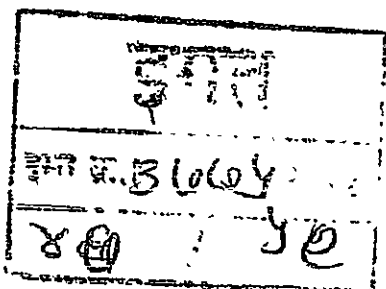
यु.नि. इगतपुरी
व्यवन निबंधक भेजी-९
इगतपुरी

मुल्यांकासाठी विचारात घेतलेला तपशील:-

मुल्यांकासाठी आरपकठा नाही कारण अधिनिमित्त दस्त कारणाचा तपशील अधिनिमित्त दस्त

मुद्रांक शुल्क आकारवताना 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.





गावचाच नाव इगतपुरी

- (1) निवडणुकीचा प्रस्ताव
- (2) मासिक
- (3) वास्तव्य भाडो (भाडोपत्राच्या बाबत निवडणुकीच्या वेळी पत्रे देणे व नमुने देणे)
- (4) भू-मापन, पाटदस्तावेज व परतमापन (अप-ग्राय)

1) फर्निचर व नाव नोंदित वस्तू वस्तु नोंदणी - जवळपास इगतपुरी विस्थापन समितीचे फंड वृद्धी नावाच्या इगतपुरी येथे भू-मापन व वास्तव्य भाडोपत्राच्या बाबत निवडणुकीच्या वेळी 17/3/2022 पर्यंत 07:14.50 आणि 17/3/2022 पर्यंत 15:00 पर्यंत नमूद 17/2 पर्यंत 17:34.00 आणि 17:37.34 आणि (Survey Number 17/3/A 17/3/B & 17/2)

- (5) वेतन
- (6) आवाजाची विद्या जुडी देण्यात येणे
- (7) सन्मानचक्र व अन्य सन्मानचक्र देणे

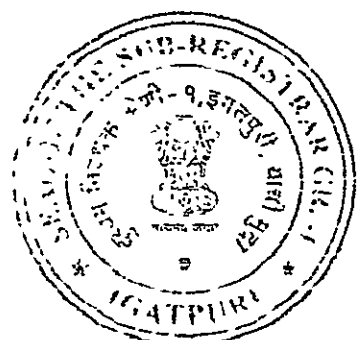
1) 13/04/2022 - ...
 1) नाव: शिवाजी युव पाटनरक्षक फर्म वर्फे पाटनर मुनिष अतिनवृत्त मासिका -- वय: 45, पत्ता: ...
 2) नाव: शिवाजी युव पाटनरक्षक फर्म वर्फे पाटनर मंदीर भगवानराय मंदीरवाणी -- वय: 44, पत्ता: ...
 3) नाव: शिवाजी युव पाटनरक्षक फर्म वर्फे पाटनर मुनिष अतिनवृत्त मासिका -- वय: 40, पत्ता: ...
 4) नाव: शिवाजी युव पाटनरक्षक फर्म वर्फे पाटनर मध अतिनवृत्त मासिका -- वय: 84, पत्ता: ...
 5) नाव: शिवाजी युव पाटनरक्षक फर्म वर्फे पाटनर कृष्ण मणीय साखिजा -- वय: 39, पत्ता: ...
 6) नाव: शिवाजी युव पाटनरक्षक फर्म वर्फे पाटनर मुनिष अतिनवृत्त मासिका -- वय: 41, पत्ता: ...

(8) इतर	...
(9) इतर	...
(10) इतर	...
(11) इतर	...
(12) इतर	...
(13) इतर	...
(14) इतर	...



नोंदणी जिल्हा प्रमुख प्रत

इगतपुरी
 दिनांक 13/10/2022
 48 / 42





K. T. JAIN

B.Com., LL.B.

Advocate High Court

**Office & Corr. : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898
Email - advktjain@gmail.com**

Ref. No. :

Date : 10/12/2022

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

To,
Maharashtra Real Estate Regulatory Authority,
Mumbai

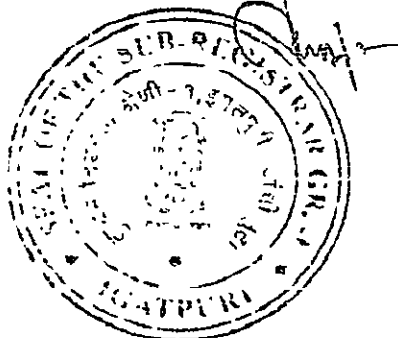
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey no 17/3/A, adm 0H-14R-50P, Survey no 17/3/B, adm. 0H-15R-0P and Survey no 17/2 adm 1H-07R-84P out of an area adm. 1H-37R-0P (including Pot Kharaba of an area adm. 0H-03R-00P) all lying, being and situate at Mouje Igatpuri, Tal Igatpuri, Dist Nashik within the local limits of Igatpuri Municipal Council (hereinafter for the sake of brevity called and referred to as the "said property")

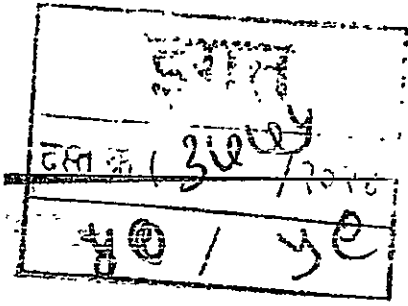
I have investigated title of the said property on the request of MOONHOUSE LIFESTYLE LLP through its designated Partners 1 Shri Munit Girdhari Lulla and 2. Shri Ajtkumar Gordhandas Makhija "The Promoters/Developers" and perused following documents : e -

- 1 7 / 12 extracts
- 2 Relevant Mutation entries.
3. Copy of Sale Deed dated 29 01 2007, registered in the office of Sub-Registrar of Assurances, Igatpuri at serial no 162/2007 on even date, executed by and between Shri. Nareshkumar Sureshchandra Gupta and Shri Mahendra Keshav Jadhav in respect of property bearing Survey no 17/3/A, adm 0H-16R-0P, Survey no 17/3/B, adm. 0H-16R-0P and Survey no 17/2, adm 1H-37R-0P (including Pot Kharaba of an area adm 0H-03R-00P)

5/1/11
राश्री 1360/10/10
४२ / ५२



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4. Copy of Sale Deed dated 29.02.2008, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 500/2008 on 22 08 2008, executed by and between Shri Mahendra Keshav Jadhav and Mrs. Sunanda Anil Bharmecha in respect of property bearing Survey no. 17/3/A, adm 0H-16R-0P, Survey no. 17/3/B, adm. 0H-16R-0P and Survey no. 17/2, adm 1H-37R-0P (including Pot Kharaba of an area adm. 0H-03R-00P).
5. Copy of Sale Deed dated 24 12.2010, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no 3086/2010 on even date, executed by and between Mrs Sunanda Anil Bharmecha and Shri Shashikant Shivchand Parekh Vishal Kantilal Jain, Rajesh Popatlal Jain in respect of property bearing Survey no. 17/3/A, adm. 0H-16R-0P, Survey no 17/3/B, adm. 0H-16R-0P and Survey no. 17/2, adm 1H-37R-0P (including Pot Kharaba of an area adm 0H-03R-00P) and one another property
- 6 Copy of Sale Deed dated 8th February 2019, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no 390/2019 on even date. executed between Shri Shashikant Shivchand Parekh, Vishal Kantilal Jain, Rajesh Popatlal Jain as Owners and Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs. Madhu Ajitkumar Makhija Mrs Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija as Purchasers in respect of property bearing Survey no 17/3/A adm 0H-16R-0P, Survey no 17/3/B, adm 0H-16R-0P and Survey no 17/2, adm 10884 sq mtrs totally adm 14084 sq mtrs
7. Copy of Power of Attorney, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no 391/2019 on 08 02 2019 executed by Shri Shashikant Shivchand Parekh, Vishal Kantilal Jain, Rajesh Popatlal Jain as Owners in favour of Synergy Group through its partners in respect of property bearing Survey no. 17/3/A, adm 0H-16R-0P, Survey no. 17/3/B, adm 0H-16R-0P and Survey no 17/2, adm adm 10884 sq mtrs totally adm 14084 sq mtrs

Amir Pinky

K. T. JAIN

B.Com., LL.B.

Advocate High Court

Court : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898
Email - advktjain@gmail.com

Date :

No. :

8. Letter issued by Maharashtra State road Development Corporation dated 29.12.2021, 28.01.2021 and 24 01.2021
9. Copy of the order dated 15.11.2021 issued by Tahasildar, Igatpuri for grant of permission for use of the said property for non-agricultural purpose (residential)
10. Copy of sanction revised Building permission and commencement certificate bearing outward no. INP/PWD/B.P./03/2022 dated 8th March, 2022 issued by Igatpuri Municipal Council.
- 11 Copy of sanctioned plan issued by Igatpuri Municipal Council bearing outward no INP/PWD/B.P./03/2022 dated 8th March, 2022
- 12 Development agreement dated 03.10.2022, registered in the office of Sub-Registrar of Assurances, Igatpuri, at serial no. 3366/2022 on even date executed by and between Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs. Bhumika Manoj Motwani, Mrs Madhu Ajitkumar Makhija, Mrs Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija as Owners and Moonhouse Lifestyle LLP through its designated Partners 1 Shri Munit Girdhari Lulla and 2 Shri Ajitkumar Gordhandas Makhija as Developers in respect of said property
13. Power of Attorney dated 03 10 2022, registered in the office of Sub-Registrar of Assurances Igatpuri at serial no. 3367/2022 on even date executed by Synergy Group through its partners Shri Sunil Ajitkumar Makhija, Shri Manoj Bhagwandas Motwani, Mrs Bhumika Manoj Motwani, Mrs Madhu Ajitkumar Makhija, Mrs Kangana Sushil Makhija and Shri Sushil Ajitkumar Makhija as Owners in favour of Moonhouse Lifestyle LLP through its designated Partners 1 Shri Munit Girdhari Lulla and 2 Shri Ajitkumar Gordhandas Makhija

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सुजा
दस्तावेज क्र. 3366/2022
89 / 40



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14 Search Report dated 10/12/2022 issued by Advocate Sahebrao Baburao

On perusal of the above mentioned documents and all the other relevant documents relating to title of the said property, I am of the opinion that the title of the owner is clear and marketable and without any encumbrances and that MOONHOUSE LIFESTYLE LLP have right to carry out construction in accordance with the permission and plan approved and sanctioned by Igatpuri Municipal Council

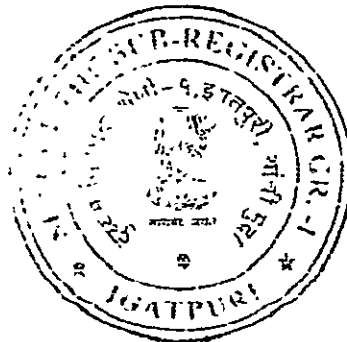
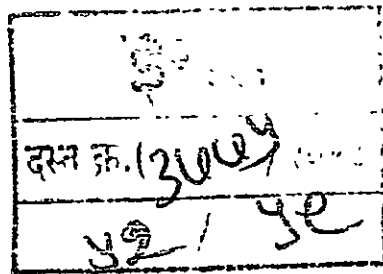
OWNER OF LAND

SYNERGY GROUP through its partners 1 Shri Sunil Ajitkumar Makhija, 2 Shri Manoj Bhagwandas Motwani, 3. Mrs. Bhumika Manoj Motwani, 4 Mrs Madhu Ajitkumar Makhija, 5. Mrs. Kangana Sushil Makhija and 6. Shri Sushil Ajitkumar Makhija in respect to bearing Survey no. 17/3/A, adm. 0H-14R-50P, Survey no 17/3/B, adm. 0H-15R-0P and Survey no. 17/2, adm. 1H-07R-84P out of an area adm 1H-37R-0P (including Pot Kharaba of an area adm. 0H-03R-00P) all lying, being and situate at Mouje Igatpuri, Tal Igatpuri, Dist Nashik, within the local limits of Igatpuri Municipal Council.

The report reflecting the flow of the title of MOONHOUSE LIFESTYLE LLP through its designated Partners 1. Shri Munit Girdhari Lulla and 2 Shri Ajitkumar Gordhandas Makhija of the said property is enclosed herewith as annexure.

Jain
Adv. K T Jain

Encl Annexure



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Maharashtra Real Estate Regulatory Authority

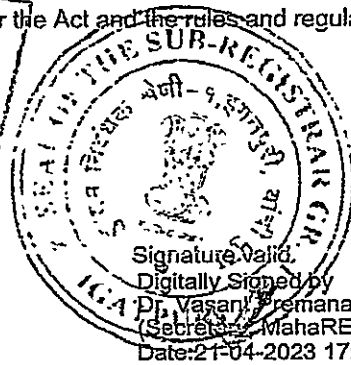
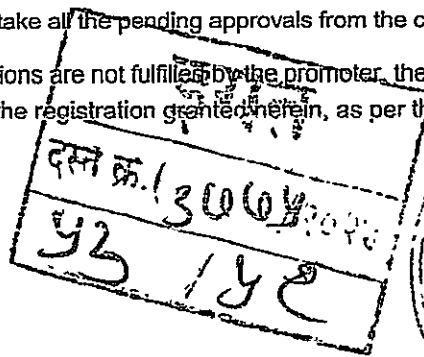
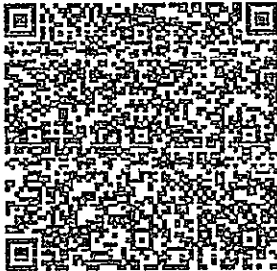
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600050554

Project: **MOONHOUSE CELEBRATIONS**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 17/3/A, 17/3/B and 17/2 at Igatpuri (M CI), Igatpuri, Nashik, 422403;**

1. **Moonhouse Lifestyle Llp** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421301.**
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 (f) 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 **21/04/2023** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 21/04/2023
Place: Mumbai

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

[Handwritten signature]

[Handwritten signature]



भारत सरकार
Government of India
आधार

Issue Date: 11/04/2013



Munit Girdhari Lulla
DOB: 15/09/1982
Male

6483 7541 8295

मेरा आधार, मेरी पहचान

Munit

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

MUNIT GIRDHARI LULLA
GIRDHARI KALYANDAS LULLA
15/09/1982
Permanent Account Number
AEDPL2580H

17/09/2008



भारत सरकार
Government of India
आधार

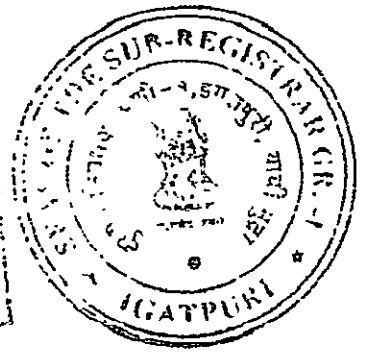


अजितकुमार गोर्धनदास मखिया
Ajilkumar Gordhandas Makhija
जन्म तारीख / DOB 29/05/1953
पुरुष / Male

भारत

दस्तावेज क्र. (3006) / 2013

93 / 1 / 82



7454 9741 3166

माझे आधार, माझी भोलव

MJ

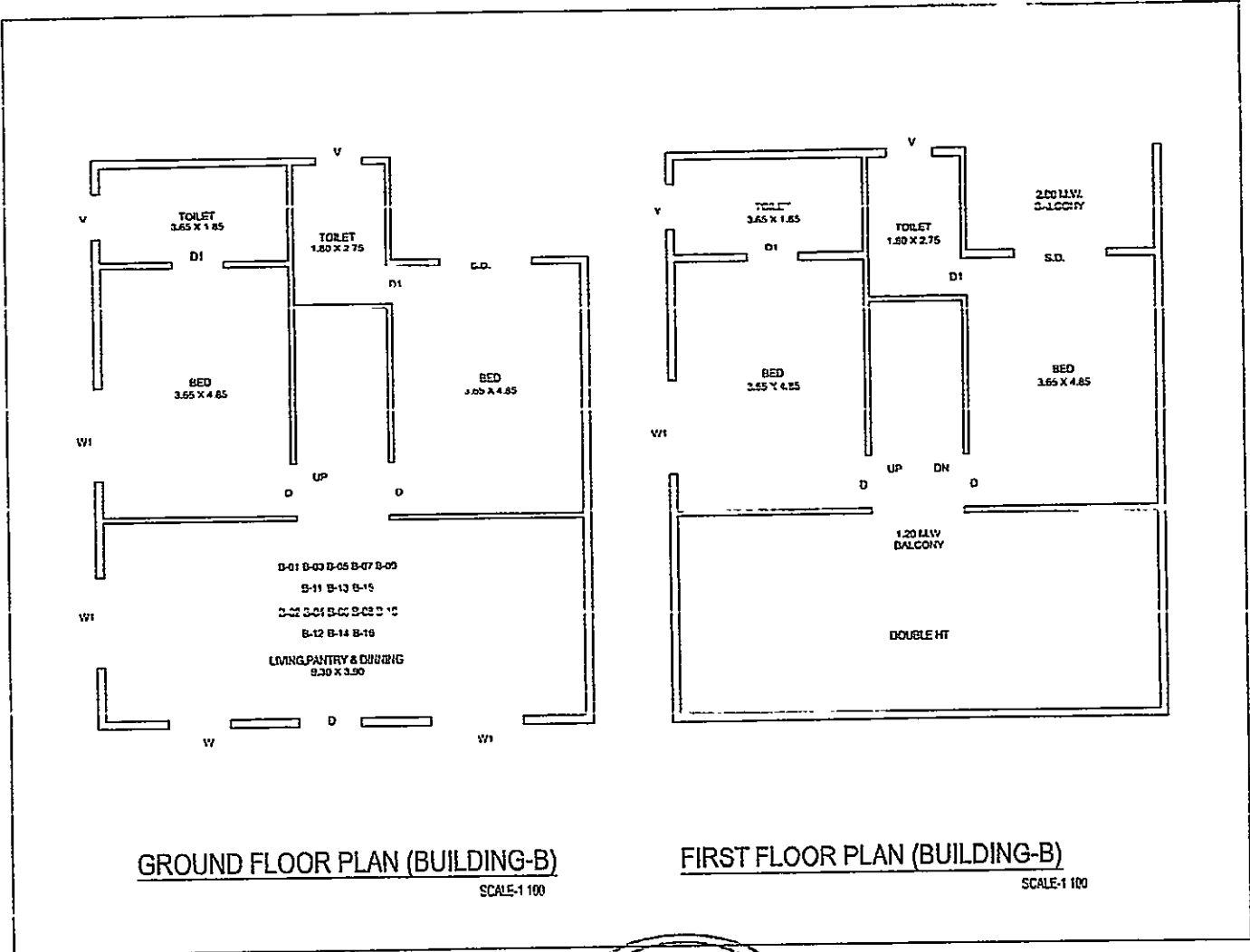
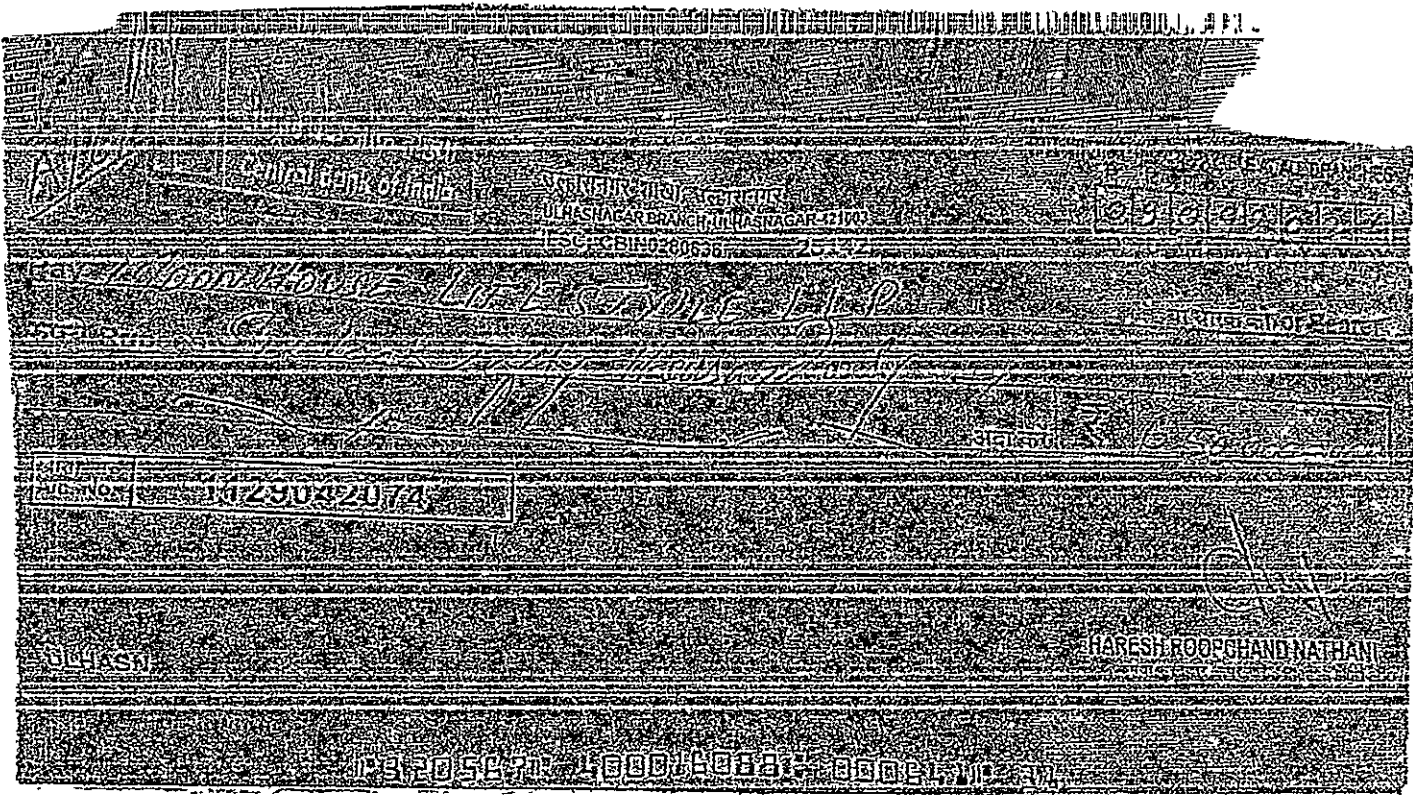
आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

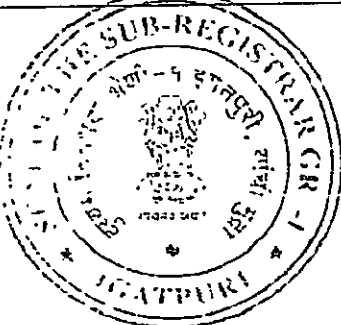
नाम / Name
AJILKUMAR GORDHANDAS MAKHIA

पिता/पति/बाप / Father's Name
GORDHANDAS MEWAL DAS MAKHIA

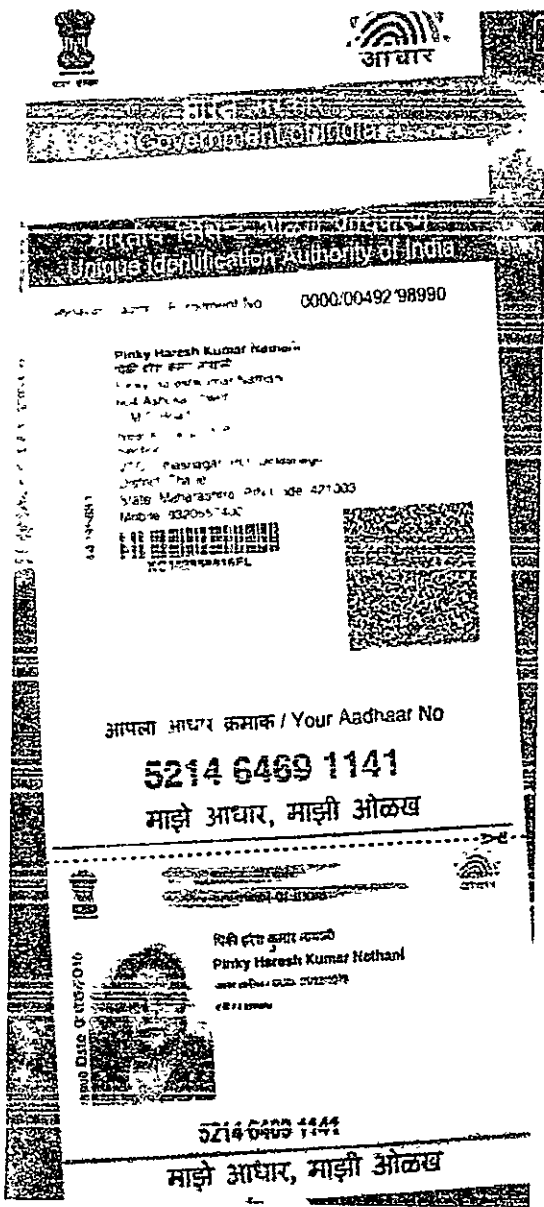
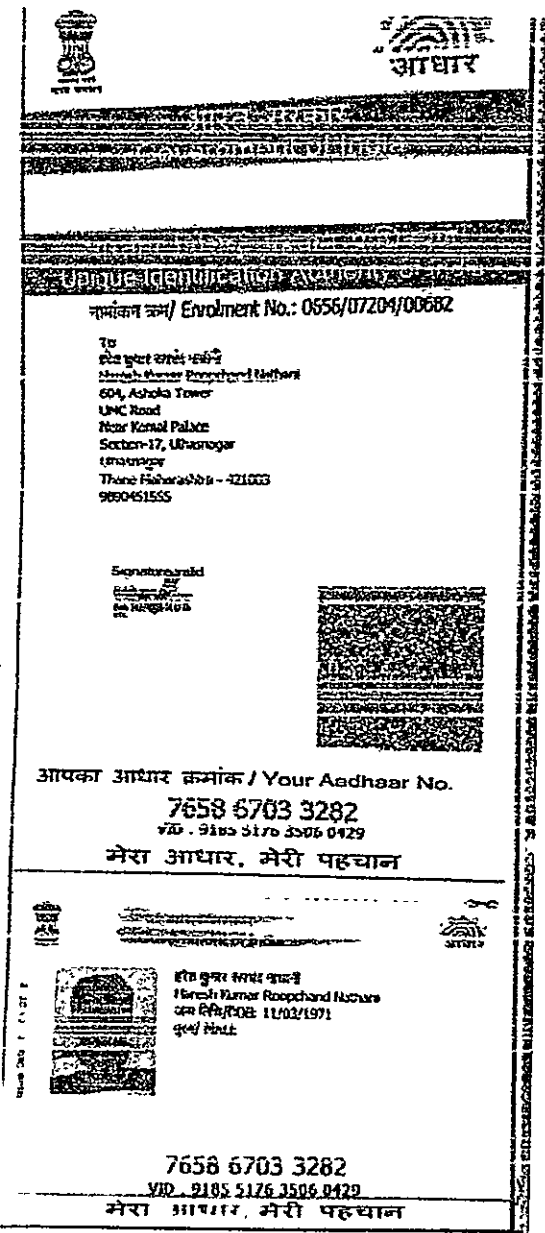
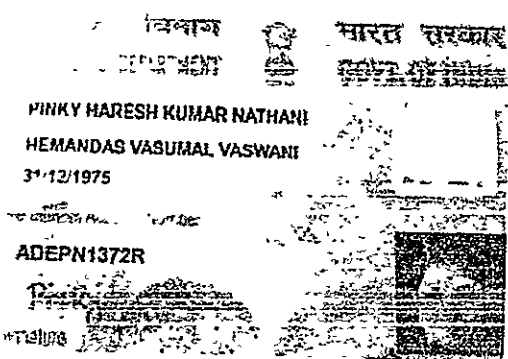
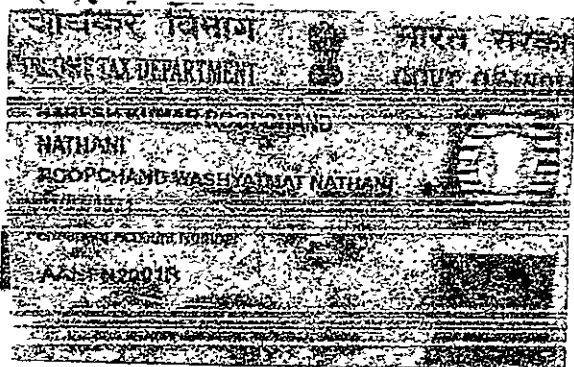
जन्म तारीख / DOB
29/05/1953



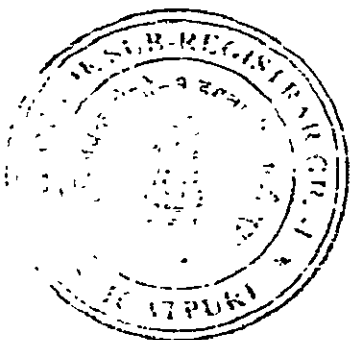
Handwritten registration details in a box, including the number 13664 and the date 28/1/20.



Handwritten signatures and initials at the bottom of the page.



हुमना
रमेश क. वासवनी
५४ ५२



110/3775

मंगळवार, 10 सप्टेंबर 2024 2:49 म.नं.

दस्त गोपवारा भाग-1

इगत

५७-३८

दस्त क्रमांक: 3775/2024

दस्त क्रमांक इगत /3775/2024

वाजार मूल्य: रु. 45,79,500/- मोबदला: रु. 65,00,000/-

भगलेले मुद्रांक शुल्क. रु.3,90,000/-

दु. नि. सह. दु. नि. इगत यांचे कार्यालयात

अ. क्र. 3775 वर दि.10-09-2024

रोजी 2:49 म.न. वा. हजर केला.

पावती:5430

पावती दिनांक: 10/09/2024

सादरकरणांराने नाव: हर्षेशकुमार रुपचंद नाथानी

नोंदणी फी

रु. 30000 00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकुण: 31200.00

दस्त हजर करणाऱ्याची सही:

[Signature]
Sub Registrar Igatpuri - 9
इगतपरी

[Signature]
दर्या Sub Registrar Igatpuri - 9
इगतपरी

दस्ताचा प्रकार: ॲग्रीमेंट दू सेल

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

शिक्का क्र. 1 10 / 09 / 2024 02 . 49 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 09 / 2024 02 . 49 : 38 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९१८ अंतर्गत अगोत्या तरतीनुसारच नोंद घेतला जाई. सदर दस्तऐवज नोंद घेतल्यानंतर त्याची नोंद घेतल्या जाई. नोंद घेतल्यानंतर त्याची नोंद घेतल्या जाई. नोंद घेतल्यानंतर त्याची नोंद घेतल्या जाई. नोंद घेतल्यानंतर त्याची नोंद घेतल्या जाई.

लिहून देणारे

लिहून घेणारा



(187)



10/09/2024 2 58:37 PM

दस्त गोपवारा भाग-2

डग्त

दस्त क्रमांक:3775/2024

दस्त क्रमांक :डग्त/3775/2024
दस्ताचा प्रकार :-अॅग्रीमेंट दू मेल

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मुन हाऊस लाईफस्टाईल एल एल पी तर्फे भागीदार मुनीत गिरधारी लुल्ला पत्ता प्लॉट नं: सी 2/15/01, माळा नं: पशुपतीनाथ, इमारतीचे नाव: माधव मकल्प, ब्लॉक नं: गधारे कल्याण, रोड नं: 0, महाराष्ट्र, ठाणे. पॅन नंबर:ABUFM1156E	लिहून देणार वय :-42 स्वाक्षरी:- 		
2	नाव:मुन हाऊस लाईफस्टाईल एल एल पी तर्फे अजितकुमार गोर्धनदाम माखिजा पत्ता:प्लॉट नं सी 2/15/01, माळा नं: पशुपतीनाथ, इमारतीचे नाव: माधव मकल्प, ब्लॉक नं: गधारे कल्याण, रोड नं: 0, महाराष्ट्र, ठाणे पॅन नंबर:ABUFM1156E	लिहून देणार वय :-45 स्वाक्षरी:- 		
3	नाव:हरेशकुमार रुपचंद नाथानी पत्ता:प्लॉट नं: 604 अशोक, माळा नं: टॉवर युगममी रोड, इमारतीचे नाव: कोमल पॅलेस जवळ, ब्लॉक नं: सेक्शन 17, रोड नं: उल्हामनगर, महाराष्ट्र, अम्बाला पॅन नंबर:AAANPN2001R	लिहून देणार वय :-35 स्वाक्षरी:- 		
4	नाव:पिंकी हरेशकुमार नाथानी पत्ता प्लॉट नं: 604, माळा नं: अशोक टॉवर, इमारतीचे नाव: युगममी रोड कोमल, ब्लॉक नं: पॅलेस जवळ, रोड नं: मेक्शन 17 उल्हामनगर, महाराष्ट्र, पॅन नंबर:ADEPN1372R	लिहून देणार वय :-49 स्वाक्षरी:- 		

वरील दस्ताऐवज करून देणार तथाकथीत अॅग्रीमेंट दू मेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 10 / 09 / 2024 02 : 54 : 32 PM

ओळख:-

खालील इतम अमे निवेदीत करतात की ते दस्ताऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:श्रीमप्रकाश - कल्याणी वय:52 पत्ता:Ra Mumbai पिन कोड:422403			
2	नाव:वाशदेव आसुदोमल मोहनानी वय 54 पत्ता:Ulhasanagar पिन कोड:422403			

दस्ताऐवज निष्पादनाचा कबुलीजवाव देणाऱ्या अनु क्र. 1, 2, या पक्षकाराची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मुन हाऊस लाईफस्टाईल एल एल पी तर्फे भागीदार मुनीत गिरधारी लुल्ला	10/09/2024 02:55:20 PM	मुनीत गिरधारी लुल्ला M 1168819335084986368
2	लिहून देणार मुन हाऊस लाईफस्टाईल एल एल पी तर्फे अजितकुमार गोर्धनदाम माखिजा	10/09/2024 02:55:05 PM	अजितकुमार गोर्धनदाम माखिजा M 1275413004809752576





Sub Registrar Igatpuri

दुयम निबंधक श्रेणी - 9
इगतपुरी

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Hareshkumar Roopchand Nathani And Others	eChallan	00040572024091064673	MH008037886202425E	390000.00	SD	0004462308202425	10/09/2024
2		DHC		0924101502940	1200	RF	0924101502940D	10/09/2024
3	Hareshkumar Roopchand Nathani And Others	eChallan		MH008037886202425E	30000	RF	0004462308202425	10/09/2024

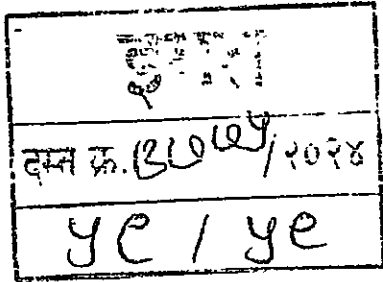
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3775 /2024

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- 2 Get print immediately after registration

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..... 30009 पर नोंदला
दि. १० माहे ०९ सन २०२४

[Signature]
दुयम निबंधक श्रेणी-१,
इगतपुरी

