



Manas
developers

118/119. Raheja Arcade, Plot No. 61. Sector 11, CBD Belapur, Navi Mumbai - 400 614. | Tel.: 2756 1124

ALLOTMENT LETTER

GST NO : 27ABXPT6229N1ZH

DATE - 12/08/2024

To,

NAME : MR. ANKUR ASHUTOSH BHUSHAN

ADDRESS: FLAT NO. 202, PAWAN APARTMENT, PLOT NO. 18/A, SECTOR NO. 06, KAMOTHE,
PANVEL, RAIGARH, MAHARASHTRA - 410206

SUBJECT : ALLOTMENT LETTER

FLAT DISCRPTION	
FLAT NO :	1305 KRISHNA DHAN , Plot No. 18 Sector 15, Kamothe, Navi Mumbai 410 209
PROJECT :	

AGREEMENT VALUE : (Excluding
Govtment Taxes)

MAHA-RERA (CARPET AREA): 53.474 SQ. M.

DETAILS	AMOUNT
FLAT VALUE	75,00,000
Registration Cost	31,500
Stamp Duty	7% 5,25,000
GST	5% 3,75,000
TOTAL	84,31,500

PLEASE NOTE :

All the above mentioned Government taxes are calculated on the basis of today's rates .Their actual amount will be as and when applicable, which will be borne by the purchaser only.

Payment of 20 Percent of Agreement Value is to be made within 15 days from today . This letter is valid subject to payment done on time by the client . Otherwise the letter stands Cancelled.

INTEREST CHARGEABLE ON DELAY : 18% Per annum from the due date.

PAN NUMBER : ABXPT6229N

BANK DETAILS :

ACCOUNT NAME : MANAS DEVELOPERS KRISHNA DHAN COLLECTION A/C
ACCOUNT NO : 6145208622
IFSC CODE : KKBK0000660
BANK : KOTAK MAHIND BRANCH : BELAPUR NVM MH

Discrepancies if any, to be brought to the notice of the Company immediately on receipt of the invoice/letter
Feel free to contact for any assistance / information required.
Thank you for your business. It's a pleasure to work with you.

Sincerely Yours,

For M/S. MANAS DEVELOPERS


Authorised Signatory



manas
Developers

MUMBAI: 118, 1st Floor, Raheja Arcade, Plot No.61, Sector 11, CBD Belpaur, Navi Mumbai 400614. Tel.: 27561124, 27561057

RECIPT

Receipt No. **339**

Date: 24/4/24

Recieved with thanks from Mr./ Mrs./ M/s. Ankur Ashutosh Bhushan.

_____ The Sum of
Rupees One lakh only.

_____ In Full/Part Payment of Flat No./ Shop No. Flat-1305
Krishna Dham, plot-18, Sec-15, Karmathe, Navi Mumbai

By Cash/ Cheque No. 000062 Dated 20/4/24.

Drawn on Bank of Baroda.

For Manas Developers

Proprietor / Authorised Signature

₹ 1,00,000/-

Signature

This receipt is valid subject to realization of cheque.



manas
Developers

MUMBAI: 118, 1st Floor, Raheja Arcade, Plot No.61, Sector 11, CBD Belpaur, Navi Mumbai 400614. Tel.: 27561124, 27561057

RECIPT

Receipt No. **383**

Date: 13/08/24.

Recieved with thanks from Mr./ Mrs./ M/s. Ankur Ashutosh Bhushan

_____ The Sum of
Rupees Six Lakh Thirteen thousand only.

_____ In Full/Part Payment of Flat No./ Shop No. Flat No.
1305, Krishna Dham, Sec-15, Plot No. 18, Karmathe.

By Cash/ Cheque No. UTR No. SBI N424225410108 Dated 12/08/24.

Drawn on SBI Bank.

For Manas Developers

Proprietor / Authorised Signature

₹ 6,13,000/-

Signature

This receipt is valid subject to realization of cheque.

398/20790

Thursday, October 10, 2024

10:23 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 22706 दिनांक: 10/10/2024

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल3-20790-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अंकुर आशुतोष भूषण

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:42 AM ह्या वेळेस मिळेल.

Sub Registrar Panel 3

बाजार मुल्य: रु.4476866.31 /-

मोबदला रु.7500000/-

भरलेले मुद्रांक शुल्क : रु. 525000/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024090520266 दिनांक: 10/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009550479202425E दिनांक: 10/10/2024

बँकेचे नाव व पत्ता:

[Handwritten Signature]



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

10/10/2024

दस्त क्रमांक : 20790/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4476866.31
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका नं.1305,तेरावा मजला,कृष्ण धन,प्लॉट नं.18,सेक्टर - 15,कामोठे,ता.पनवेल,जि.रायगड क्षेत्र - कारपेट 53.474 चौ.मी((Plot Number : 18 ; SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 53.474 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.मानस डेवलपर्स तर्फे प्रो.प्रा.सुभाष मारुती थोरात यांचे कु.मु.भरत अरुण केळकर वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं.११७ टे ११९,रहेजा आर्केड,प्लॉट नं.61,सेक्टर - ११,सीवीडी,बेलापूर,नवी मुंबई , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:- ABXPT6229N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकुर आशुतोष भूषण वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं.,पवन अपार्टमेंट,प्लॉट नं . १८/ए,सेक्टर - ०६,कामोठे,पनवेल,रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-AMCPB0721F 2): नाव:-अन्वी अंकुर भूषण वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं.,पवन अपार्टमेंट,प्लॉट नं . १८/ए,सेक्टर - ०६,कामोठे,पनवेल,रायगड , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:-CEOPB8922A
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	20790/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

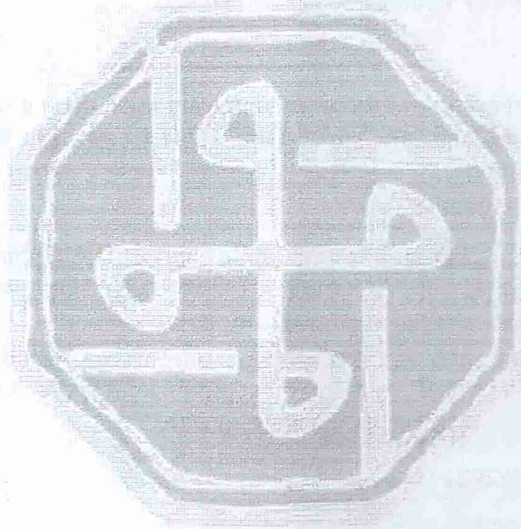
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANKUR ASHUTOSH BHUSHAN	eChallan	02300042024101089083	MH009550479202425E	525000.00	SD	0005260551202425	10/10/2024
2		DHC		1024090520266	1300	RF	1024090520266D	10/10/2024
3	ANKUR ASHUTOSH BHUSHAN	eChallan		MH009550479202425E	30000	RF	0005260551202425	10/10/2024

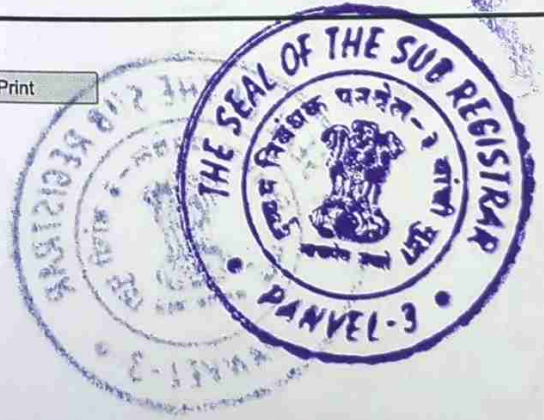
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2024101067	10 October 2024,08:16:55 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	15अ/15-कामोठे सिडको से.क्र.15				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
23600	70800	81400	88700	81400	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	58.821चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.76110/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((76110-23600) * (100 / 100)) + 23600)			
		= Rs.76110/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 76110 * 58.821			
		= Rs.4476866.31/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 4476866.31 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.4476866/-			
		= ₹ चव्वेचाळीस लाख शहात्तर हजार आठ शे सहासष्ठ /-			

Home

Print



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1024090520266

Date 09/10/2024

Received from , Mobile number 9820240383, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

Payment Details

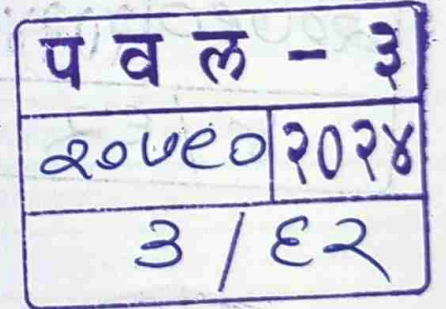
Bank Name MAHB

Date 09/10/2024

Bank CIN 10004152024100919096

REF No. 033598704

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





CHALLAN
MTR Form Number-6



GRN	MH009550479202425E	BARCODE					Date	10/10/2024-00:23:11		Form ID	25.2	
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR					PAN No.(If Applicable)						
Location	RAIGAD					Full Name	ANKUR ASHUTOSH BHUSHAN					
Year	2024-2025 One Time					Flat/Block No.	FLAT NO-1305 13TH FLOOR KRISHNA DHAN					
Account Head Details			Amount In Rs.		Premises/Building	FLAT NO-1305 13TH FLOOR KRISHNA DHAN						
0030046401 Stamp Duty			525000.00		Road/Street	PLOT NO-18 SECTOR-15 KAMOTHTAL-PANVEL						
0030063301 Registration Fee			30000.00		Area/Locality	DIST-RAIGAD						
					Town/City/District							
					PIN	4		1		0 2 0 9		
					Remarks (If Any)	SecondPartyName=MANAS DEVELOPERS-						
					Amount In	Five Lakh Fifty Five Thousand Rupees Only						
Total			5,55,000.00		Words							
Payment Details					FOR USE IN RECEIVING BANK							
Cheque/DD Details					Bank CIN	Ref. No.	02300042024101089083		242841604518			
Cheque/DD No.					Bank Date	RBI Date	10/10/2024-00:24:19		Not Verified with RBI			
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

चवल - 3
20/10/2024
8/E2



Department ID :

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

Mobile No. : 000000000

सदर चलन केवल दुय्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Ankur Bhushan



CHALLAN
MTR Form Number-6



GRN	MH009550479202425E	BARCODE		Date	10/10/2024-00:23:11	Form ID	25.2
-----	--------------------	---------	--	------	---------------------	---------	------

Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name		PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name		ANKUR ASHUTOSH BHUSHAN	
Location		RAIGAD		Flat/Block No.		FLAT NO-1305 13TH FLOOR KRISHNA DHAN	
Year		2024-2025 One Time		Premises/Building		FLAT NO-18 SECTOR-15 KAMOTHE TAL-PANVEL	
Account Head Details		Amount In Rs.		Road/Street		PLOT NO-18 SECTOR-15 KAMOTHE TAL-PANVEL	
0030046401 Stamp Duty		525000.00		Area/Locality		DIST-RAIGAD	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 1 0 2 0 9	
				Remarks (If Any)			
				SecondPartyName=MANAS DEVELOPERS-			
Total		5,55,000.00		Amount In		Five Lakh Fifty Five Thousand Rupees Only	
				Words			

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02300042024101089083	242841604518		
Cheque/DD No.		Bank Date	RBI Date	10/10/2024-00:24:19	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी नोंदणी लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-398-20790	0005260551202425	10/10/2024-10:23:25	IGR148	30000.00
2	(IS)-398-20790	0005260551202425	10/10/2024-10:23:25	IGR148	525000.00
Total Defacement Amount					5,55,000.00

प व ल - ३	
२०७०	२०२४
६/६२	

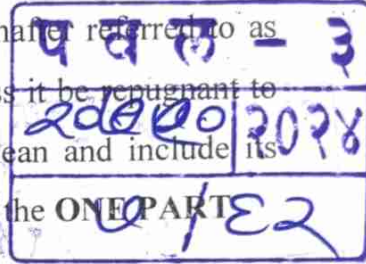


AGREEMENT FOR SALE

THIS AGREEMENT is entered & executed at KAMOTHE, Taluka-Panvel, District- Raigad on 10th day of Oct 2024.

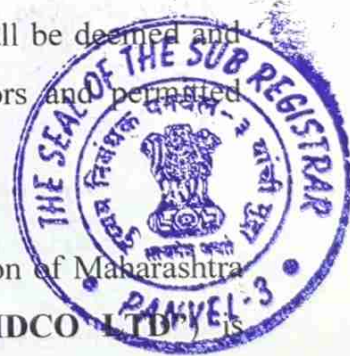
BETWEEN

M/s. **MANAS DEVELOPERS**, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** aged 61 years (PAN No. **ABXPT6229N**) having office address at Office No. 117 to 119, Raheja Arcade, Plot No-61, Sector-11, CBD-Belapur, Navi Mumbai-400614, Taluka & District-Thane, hereinafter referred to as **"THE BUILDER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners, executors, administrators and assigns) of the **ONE PART**



AND

MR. ANKUR ASHUTOSH BHUSHAN (PAN No. **AMCPB0721F**) aged 41 years And **MRS. ANVI ANKUR BHUSHAN** (PAN No. **CEOPB8922A**) aged 39 years, an adult Indian inhabitant residing at FLAT NO. 202, PAWAN APARTMENT, PLOT NO. 18/A, SECTOR NO. 06, KAMOTHE, PANVEL, RAIGARH MAHARASHTRA - 410206. hereinafter referred to as **"THE PURCHASER"** (which expression shall unless repugnant to the context shall be deemed and include his/her/their, heirs, executors, administrators and permitted assigns) of the **OTHER PART**.



- i. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as **"M/s. CIDCO LTD"**) is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state

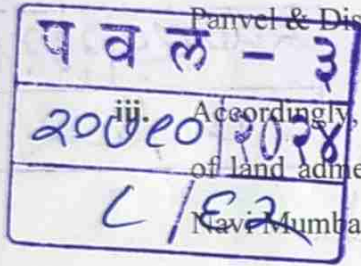
For **MANAS DEVELOPERS**

Sw. M. R. T.
Proprietor

Shubhan
Bhushan

Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

- ii. That the Original Land Owners viz. 1) **Shri. DHANAJI GOMA GOVARI** 2) **Smt. TANMAN KRISHNA GOVARI** 3) **Shri. MAHESH KRISHNA GOVARI** (hereinafter referred to as **Project Affected Person**) whose land of Village- Kamothe, Taluka- Panvel & District-Raigad is been acquired by the Special Land Acquisition Officer, Panvel and handed over the same to M/s. CIDCO Ltd for the development of New Town of Navi Mumbai and as per the scheme of 12.5%, the Project Affected Person was entitled to the Plot of Land on transferable lease at Kamothe Node in Taluka- Panvel & District-Raigad.




- iii. Accordingly, the Project Affected Persons were entitled for the plot of land measuring 1849.87 Sq. Mtrs. at the Node of Kamothe, Navi Mumbai Taluka- Panvel, & District-Raigad.

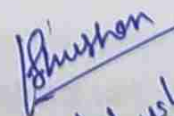
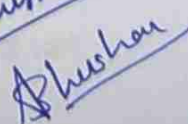
- iv. Thereafter M/s. CIDCO LTD has issued allotment letter dated 09/10/2007 in respect of Plot No.18, containing by measurement 1849.87 Sq. Mtrs. at Sector No-15, at Kamothe, Taluka- Panvel, District-Raigad. (Hereinafter referred to as "**Said Plot**"), to the Project Affected Person, with the various terms and conditions enumerated therein, with the payment of Lease premium and other necessary charges of **Rs.1,05,910/- (Rupees one lac five thousand ~~two hundred~~ and ten only)** in respect of the Said Plot, which is also been paid by Project Affected Person to **M/s. CIDCO LTD.**



- v. Thereafter by an Agreement to Lease dated 29/02/2008 duly registered on 20/06/2008 bearing document which is at **Serial No. Uran- 04798- 2008, Receipt No.5071 dated 20/06/2008**, which is entered and executed between M/s.CIDCO Ltd, therein referred to

For MANAS DEVELOPERS


Proprietor

as Corporation as the First Part and 1) **Shri. DHANAJI GOMA GOVARI** 2) **Smt. TANMAN KRISHNA GOVARI** 3) **Shri. MAHESH KRISHNA GOVARI (Project Affected Person)** as the Licensee as the Other Part therein and by virtue of Agreement to Lease dated 29/02/2008, the Project Affected Person has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.

vi. On 13/04/2009 Shri. Dhaya Gajanan Govari & Others, who are claiming as the relatives of the Project Affected Persons has filed one Regular Civil Suit bearing No.70/2009 for Declaration, Partition & Injunction against the Project affected Persons in respect of Said Plot and other Properties of Project Affected Person before the Hon'ble Civil Judge Junior Division, Panvel. In the Said Regular Civil Suit No.70/2009, the Hon'ble Civil Court, Panvel has rejected ad-interim Order of Status-Quo below Exhibits 32 & 36 vide order dated 26/06/2009 which was in force against CIDCO Ltd, who was as Party Defendant No. 4 to 6. Thereafter Said Civil Suit was pending for adjudication before the Hon'ble Civil Judge Junior Division, Panvel.

vii. In the meantime, due to the paucity of funds and lack of requisite knowledge of construction, the Project Affected Person decided to transfer their leasehold rights in respect of the Said Plot to **M/s. MANAS DEVELOPERS**, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** and after obtaining due permissions from M/s. CIDCO Original allottees transferred their leasehold rights in respect of said Plot to **M/s. MANAS DEVELOPERS**, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** for a valuable consideration by registered Tripartite Agreement dated 17/12/2010 registered on 10/01/2011 bearing document at serial No. PVL3-00309-2011, Receipt No.310 dated 10/01/2011 at the office of Sub

For **MANAS DEVELOPERS**

Subhash
Proprietor

Subhash
Subhash

Registrar Panvel-3, which is entered and executed by and between M/s. CIDCO Ltd, therein referred to as **Corporation** as the **First Part** and the **Project Affected Person**, as the **Original Licensee** as the **Second Part** therein and M/s. MANAS DEVELOPERS, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** as the "New Licensee" as the Other Part. The Said registered Tripartite Agreement dated 17/12/2010 was conditional agreement in view of the pendency of the Regular Civil Suit No.70/2009 before the Hon'ble Civil Judge Junior Division, Panvel.

- viii. Thereafter M/s. CIDCO LTD. has issued **Final Transfer** order dated 14/01/2011 in respect of Said Plot bearing Ref. No. CIDCO/ESTATE/ SATHYO/KAMOTHE/109/2011 in favour of ~~M/s. MANAS DEVELOPERS~~, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** (hereinafter referred to as the **New Licensee/Builder**). The Said Final Transfer order was also conditional order in view of pendency of Regular Civil Suit No.70/2009 in respect of Said Plot before the Hon'ble Civil Judge Junior Division, Panvel against the Project affected Persons.

- ix. The Said Regular Civil Suit No.70/2009 was later on returned by the Hon'ble Civil Judge Junior Division, Panvel to the Plaintiff for want of proprietary jurisdiction vide order dated 16/12/2016.

Thereafter M/s. CIDCO LTD. has issued Corrigendum dated 13/01/2017 bearing Ref. No. CIDCO/ESTATE/ SATHYO/KAMOTHE/109/2017/15562 in favour of M/s. MANAS DEVELOPERS, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** and removed the condition of pendency of Regular Civil Suit No.70/2009.

For MANAS DEVELOPERS

Sh. Thorat
Proprietor

Shri Thorat

Shri Thorat

xi. On 23/01/2015, Sou. Sunita Santosh Gawade & 2 Others has filed Regular Civil Suit bearing No.41/2015 against the Project affected Person as well as against Said Builder and CIDCO Ltd in respect of Said Plot before the Hon'ble Civil Judge Junior Division, Panvel. In the Said Regular Civil Suit No. 41/2015, a settlement is arrived between the Plaintiff i.e., Smt. Sunita Santosh Gawade & 2 Others and Said Builder, who was a Defendant No.4 in the Said Civil Suit. In view of the same settlement Purshsis was filed before the Hon'ble Court below Exhibit-67, the Said Plot i.e. Plot No.18, containing by measurement 1849.87 Sq. Mtrs. at Sector No-15, at Kamothe, Taluka- Panvel, District- Raigad and Said Builder is being deleted from the Said Regular Civil Suit No. 41/2015 vide the Order dated 8/6/2018 passed below Exhibit-67 & Exhibit-1. Thereafter the Said Plot and Said Builder was not a party Defendant in Regular Civil Suit No.41/2015.

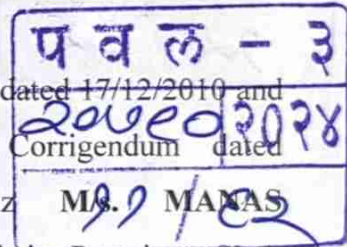
xii. By virtue of registered Tripartite Agreement dated 17/12/2010 and Transfer order dated 14/01/2011 and Corrigendum dated 18/01/2017, Said Builder herein viz **MANAS DEVELOPERS**, a Proprietary Firm through its Proprietor **Shri. SUBHASH MARUTI THORAT** has acquired a lease hold rights in respect of Said Plot.

xiii. Thereafter, the Said Builder has prepared Building Plans in respect of intending Building viz. "**KRISHNA DHAN**" which is to be erected upon the Said Plot for Residential Cum Commercial Purpose, through Architect and submitted the same to Town Planning Officer of Panvel Municipal Corporation for approval and sought approval to such plans and obtained Development Permission vide **Commencement Certificate No. PMC/TP/Kamothe/15/18/21-21/5887/2604/2021** dated **20/12/2021** on the terms and conditions set and prescribed therein.

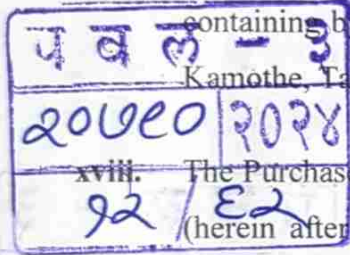
For MANAS DEVELOPERS

Shri. Subhash Thorat
Proprietor

Subhash Thorat
Subhash Thorat



- xiv. The Builder is having exclusive right to sell the flats and shops in the said building to be constructed by the Builder on the said land and thus is entitled to enter into an Agreement for sale with the prospective Purchaser or the Purchasers in consideration of the agreed sale price between the Builder and the Purchaser's.
- xv. The Builder is entitled to construct buildings on the project land in accordance with the recitals hereinabove;
- xvi. The Builder is in possession of the project land.
- xvii. The Builder has proposed to construct the residential cum commercial building viz. "KRISHNA DHAN", having Ground floor + 13 upper floors which is to be erected upon Plot No.18,



containing by measurement 1849.87 Sq. Mtrs. at Sector No-15, at Kamothe, Taluka- Panvel, District- Raigad.

- xviii. The Purchaser is offered a Flat bearing No.1305 on the 13th floor, (herein after referred to as the said "Flat/Shop") in the building called "KRISHNA DHAN", (herein after referred to as the said "Building") being constructed on the said plot, by the Builder.

- xix. The Builder has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;



- xx. The Builder has registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority at MUMBAI no P52000033676; authenticated copy is attached herewith.

- xxi. The Builder has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the

For MANAS DEVELOPERS

श. अ. अ. अ.
Proprietor

Bhushan

Bhushan

Builder accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

xxii. WHEREAS on demand from the Purchaser, the Builder has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Builders Architects M/s. Sheetal Architects 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 thereunder;

xxiii. The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builder, authenticated copies of INDEX-II of registered Tripartite Agreement, Commencement Certificate and other relevant documents showing the nature of the title of the Builder to the project land on which the Flat/Shops are constructed or are to be constructed have been annexed hereto.

xxiv. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

xxv. The authenticated copies of the plans of the Layout as proposed by the Builder 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.

xxvi. The authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed hereto.

xxvii. The Builder has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building

For MANAS DEVELOPERS

Sh. Anil K
Proprietor

Amishan
Amishan

Completion Certificate or Occupancy Certificate of the said Building

xxviii. 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 Builder while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

xxix. The Builder has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

प व ल - 3
xxx. The Purchaser has approached to the Builder for allotment of a Flat
20/06/2024
18/E2

No. 1305 on 13th floor in the building viz. "KRISHNA DHAN", having Ground floor + 13 upper floors which is to be erected upon Plot No. 18, containing by measurement 1849.87 Sq. Mtrs. at Sector No-15, at Kamothe, Taluka-Panvel, District- Raigad.

xxx. The MAHA-RERA Carpet Area of the said Flat is **53.474 sq. m.** and "carpet area" means the net usable floor area of a Flat/Shop, including the area covered by the external walls, areas under shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat/Shop.

xxxii. 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

For MANAS DEVELOPERS

G. A. D. M.
Proprietor

Shushan
Shushan

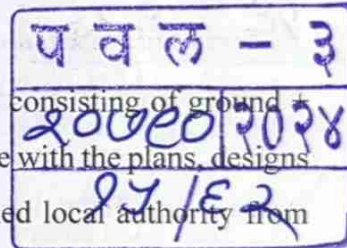
applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

- xxxiii. WHEREAS, under section 13 of the said Act the Builder is required to execute a written Agreement for sale of said Flat/Shop with the 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 Builder hereby agrees to sell and the Purchaser hereby agrees to purchase the (Flat/Shop).

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS: -

1. The Builder shall construct the said building/s consisting of ground 13 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.



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

- 1.(a) The Purchaser hereby agrees to purchase from the Builder and the Builder hereby agrees to sell to the Purchaser Flat No. 1305 of MAHA-RERA carpet area admeasuring 53.474 Sq. Mtrs. on 13th floor in the building "KRISHNA DHAN", (hereinafter referred to as "the Flat/Shop") as shown in the Floor plan for the total consideration of Rs. 75,00,000/- (Rupees Seventy Five Lakh Only) including the proportionate price of the common areas and facilities

For MANAS DEVELOPERS

Gw. 212.1
Proprietor

[Handwritten signature]
A. S. Bhuskar

appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1.(b) The Purchaser hereby agrees to pay to that Builder the Total amount in the following manner: -

Sr.No.	PAYMENT SCHEDULE	%
1.	On Booking	8%
2.	On Commencement of Work	12%
3.	On Completion of Plinth	10%
4.	On Completion of 1 st Slab	5%
5.	On Completion of 3 rd Slab	5%
6.	On Completion of 5 th Slab	5%
7.	On Completion of 6 th Slab	5%
8.	On Completion of 7 th Slab	5%
9.	On Completion of 8 th Slab	5%
10.	On Completion of 9 th Slab	5%
11.	On Completion of 10 th Slab	5%
12.	On Completion of 11 th Slab	5%
13.	On Completion of RCC Work	4%
14.	On Completion of Brickwork,	4%
15.	On Completion Internal Plaster work	4%
16.	On Completion of External Plaster work	4%
17.	On Completion of Sanitary Flooring & tiling work	4%
18.	On completion of Electric & Plumbing work	3%
19.	On Possession	2%
	Total	100%



The Total Price above excludes Taxes (consisting of tax paid or payable by the Builder by way of GST (Goods and Service Tax) or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Builder) up to the date of handing over the possession of the [Flat/Shop].

1.(d) PARKING FACILITY: The Purchaser is allotted Parking facility in Mechanical Parking System.

1.(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development

For MANAS DEVELOPERS

G. N. Singh
Proprietor

Bhusan
Bhusan

charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Builder undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Builder 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 Purchaser, which shall only be applicable on subsequent payments.

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

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

For MANAS DEVELOPERS

Proprietor



Bhushan
Bhushan

2.1 The Builder 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 Flat/Shop to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat/Shop.

2.2 Time is essence for the Builder as well as the Purchaser. The Builder shall abide by the time schedule for completing the project and handing over the [Flat/Shop] to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the

Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Builder as provided in clause 1 (c) herein above.

3. The Builder hereby declares that the Floor Space Index available as on date in respect of the project land is 5996.696 Sq. Mtrs only and Builder has planned to utilize Floor Space Index of 1.5 by availing of TDR or FSI available on payment of premiums 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 the said Project. The Builder has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shops to be carried out by the Builder by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder only.

4.1. If the Builder fails to abide by the time schedule for completing the project and handing over the [Flat/Shop] to the Purchaser, the Builder

For MANAS DEVELOPERS

G. N. S. S. S.
Proprietor

Bhusan
Bhusan

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

4.2. Without prejudice to the right of Builder to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Builder under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Builder shall at his own option, may terminate this Agreement:

Provided that, Builder shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the 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 Purchaser fails to rectify the breach or breaches mentioned by the Builder within the period of notice then at the end of such notice period, Builder shall be entitled to terminate this Agreement.

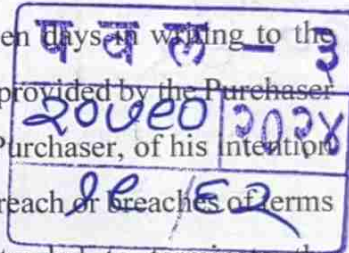
4.3 Provided further that upon termination of this Agreement as aforesaid, the Builder shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Builder) within a period of thirty days of the termination, the installments of sale consideration of the Flat/Shop which may till then have been paid by the Purchaser to the Builder.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range

For MANAS DEVELOPERS

S. W. ...
Proprietor

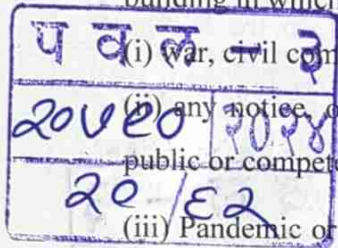
Bhushan
Bhushan



(if unbranded) to be provided by the Builder in the said building and the Flat/Shop as are set out in Annexure 'E', annexed hereto.

6. The Builder shall give possession of the Flat/Shop to the Purchaser on or before **31/03/2025**. If the Builder fails or neglects to give possession of the Flat/Shop to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Builder shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat/Shop with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Builder received the sum till the date the amounts and interest thereon is repaid.

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



- (i) war, civil commotion or act of God;
(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
(iii) Pandemic or any wide spread Public Health Emergency declared by any Government Authority.

- 7.1. **Procedure for taking possession** - The Builder, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the [Flat/Shop/Plot], to the Purchaser in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Builder shall give possession of the [Flat/Shop/Plot] to the Purchaser. The Builder agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Builder. The Purchaser agree(s) to pay the maintenance charges as determined by the Builder or association of Purchasers, as the case may be. The Builder on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

For MANAS DEVELOPERS

Aw. a. n. n.
Proprietor

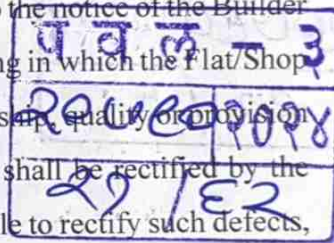
Bhushan
Bhushan

- 7.2. The Purchaser shall take possession of the Flat/Shop within 15 days of the written notice from the Builder to the Purchaser intimating that the said Flat/Shops are ready for use and occupancy:
- 7.3. **Failure of Purchaser to take Possession of [Flat/Shop]:** Upon receiving a written intimation from the Builder as per clause 8.1, the Purchaser shall take possession of the [Flat/Shop] from the Builder by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Builder shall give possession of the [Flat/Shop/Plot] to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 8.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- 7.4. If within a period of Three years from the date of handing over the Flat/Shop to the Purchaser, the Purchaser brings to the notice of the Builder any structural defect in the Flat/Shop or the building in which the Flat/Shop are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Builder at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Builder, compensation for such defect in the manner as provided under the Act.
- 7.5. The Purchaser shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of residence/office/show-room for carrying on any business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.
- 7.6. The Purchaser along with other Purchaser(s) of Flat/Shops in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Builder may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member,

For MANAS DEVELOPERS

A. S. D. S.
Proprietor

Shushan
A. S. D. S.



including the byelaws of the proposed Society and duly fill in, sign and return to the Builder within seven days of the same being forwarded by the Builder to the Purchaser, so as to enable the Builder to register the common organization of Purchaser. No objection shall be taken by the 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 or the Registrar of Companies, as the case may be, or any other Competent Authority.

8. The Builder shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Builder and/or the owners in the said structure of the building or wing in which the said Flat/Shop is situated.



8.1 The Builder shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Builder and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

8.2. Within 15 days after notice in writing is given by the Builder to the Purchaser that the Flat/Shop is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Shop) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Builder such



For MANAS DEVELOPERS

G. S. Arora
Proprietor

Shushom
Bhuslan

proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Builder provisional monthly contribution of towards the outgoings. The amounts so paid by the Purchaser to the Builder shall not carry any interest and remain with the Builder until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Builder to the Society or the Limited Company, as the case may be.

8.3. Builder is not liable to pay maintenance charges to the Society in respect of unsold units. Society cannot charge transfer charges from the Builder after sale of unsold units by the Builder.

9. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Builder, the following amounts: -

- i) Share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- ii) Formation and registration of the Society or Limited Company/Federation/ Apex body.
- iii) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
- iv) Deposit towards provisional contribution towards outgoings Society or Limited Company/Federation/ Apex body for the period 12 months in advance.
- v) Deposit towards Water, Electric, and other utility and services connection charges & Deposits of electrical receiving and Sub Station provided in Layout.

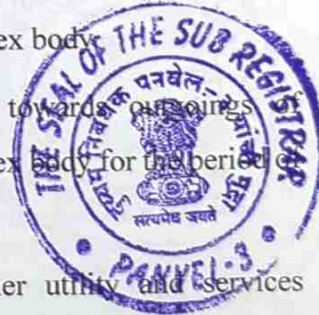
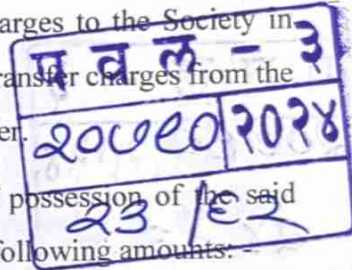
10. The Purchaser shall pay to the Builder meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates

For MANAS DEVELOPERS

G.W. Srinivas
Proprietor

Bhushan

Bhushan



of the Builder in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

11. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Builder, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Builder, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

प व ल - ३	
20/10/2028	2028
28/12	

12. REPRESENTATIONS AND WARRANTIES OF THE BUILDER

The Builder hereby represents and warrants to the Purchaser as follows:

i) The Builder has clear and marketable title with respect to the project land; 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 Builder 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 project land or the Project except those disclosed in the title report;

For MANAS DEVELOPERS

G. W. Anand
Proprietor

Bhushan

Bhushan

- iv) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Builder has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi) The Builder has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii) The Builder has not entered into any agreement for sale and/or development agreement or any other agreement arrangement with any person or party with respect to the project land, including the Project and the said [Flat/Shop] which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii) The Builder confirms that the Builder is not restricted in any manner whatsoever from selling the said [Flat/Shop/Plot] to the Purchaser in the manner contemplated in this Agreement;
- ix) At the time of execution of the conveyance deed of the structure to the association of Purchasers the Builder shall handover lawful, vacant, peaceful, physical possession of the

प व ल - ३
२०००/२०२४
२५/१२



For MANAS DEVELOPERS

[Signature]
Proprietor

[Signature]

[Signature]

common areas of the Structure to the Association of the Purchasers;

x) The Builder has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Builder in respect of the project

व ल - ३
20060 2028
2E/ER

land and/or the Project except those disclosed in the title report.

13. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/Shop may come, hereby covenants with the Builder as follows: -

i) To maintain the Flat/Shop at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Flat/Shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/Shop is situated and the Flat/Shop itself or any part thereof without the consent of the local authorities, if required.



ii) Not to store in the Flat/Shop 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 Flat/Shop is situated or storing of which goods is

For MANAS DEVELOPERS

G. Wadhwa
Proprietor

P. S. Khosla
P. S. Khosla

objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

iii) To carry out at his own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same condition, state and order in which it was delivered by the Builder to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the 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 Flat/Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat/Shop is situated and shall keep the gutters, sewers, drains and pipes in the Flat/Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner cause damage to columns,

For MANAS DEVELOPERS

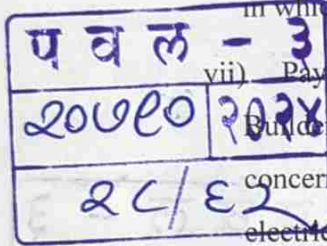
Sw. Anil K
Proprietor

Prakash
ABhuskar

beams, walls, slabs or RCC, Paradis or other structural members in the Flat/Shop without the prior written permission of the Builder and/or the Society or the Limited Company.

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 the Flat/Shop 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 Flat/Shop in the compound or any portion of the project land and the building in which the Flat/Shop is situated.



vii) Pay to the Builder within fifteen days of demand by the Builder, 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 Flat/Shop 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 Flat/Shop by the Purchaser for any purposes other than for purpose for which it is sold.



ix) The 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 Flat/Shop until all the dues payable by the Purchaser to the Builder under this Agreement are fully paid up.

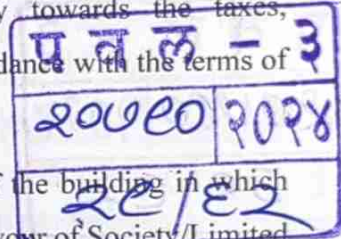
x) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or

For MANAS DEVELOPERS

G. W. R. N.
Proprietor

Bhusan
Bhusan

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 Flat/Shops therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat/Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



xi) Till a conveyance of the structure of the building in which Flat/Shop is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Builder 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.

xii) Till a conveyance of the project land on which the building in which Flat/Shop is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Builder and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



14. The Builder shall maintain a separate account in respect of sums received by the Builder from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of

For MANAS DEVELOPERS

G. W. A. P. N.
Proprietor

Bhushan

Bhushan

the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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

प व ल - ३
20/06/2028
30/E2

16. BUILDER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Builder executes this Agreement, he shall not mortgage or create a charge on the *[Flat/Shop/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such [Flat/Shop].



HAVING EFFECT

Forwarding this Agreement to the Purchaser by the Builder does not create a binding obligation on the part of the Builder or the Purchaser until, firstly, the 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 Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Builder. If the Purchaser(s) fails to execute and deliver to the Builder this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for

For MANAS DEVELOPERS

Sh. Anil K
Proprietor

Shushan
Shushan

its registration as and when intimated by the Builder , then the Builder shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

18. 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 Flat/Shop, as the case may be.

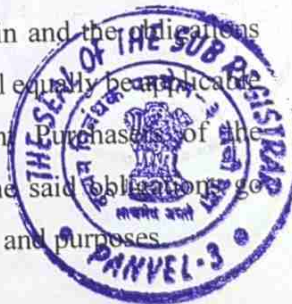
प व ल - ३
२०१०/२०१४
३१/१२

19. RIGHT TO AMEND

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

20. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT 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 Purchaser of the [Flat/Shop/Plot], in case of a transfer, as the said obligations go along with the [Flat/Shop/Plot] for all intents and purposes.



21. 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

For MANAS DEVELOPERS

G. V. S. S. S.
Proprietor

Shyam

Shukla

reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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

23.FURTHER ASSURANCES

पबल - ३
२०१० २०१४
३२/६२

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition 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.

24.PLACE OF EXECUTION



The execution of this Agreement shall be complete only upon its execution by the Builder through its authorized signatory at the Builder's Office, or at some other place, which may be mutually agreed between the Builder and the Purchaser, after the Agreement is duly executed by the Purchaser and the Builder 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 Uran/Panvel.

25.The Purchaser and/or Builder shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the

For MANAS DEVELOPERS

G. S. K. N.
Proprietor

Shubom
Shubom

Registration Act and the Builder will attend such office and admit execution thereof.

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

MR. ANKUR ASHUTOSH BHUSHAN

MRS. ANVI ANKUR BHUSHAN

residing at FLAT NO. 202, PAWAN APARTMENT, PLOT NO. 18/A, SECTOR NO. 06, KAMOTHE, PANVEL, RAIGARH MAHARASHTRA - 410206.

Email id: ankurbt@gmail.com

Mobile no. 9892259791

M/s. MANAS DEVELOPERS, a Proprietary Firm through its

Proprietor, **Shri. SUBHASH MARUTI THORAT**

Office address at Office No. 117 to 119, Raheja Arcade, Plot No-61, Sector-11, CBD-Belapur, Navi Mumbai-400614, Taluka & District- Thane.

It shall be the duty of the Purchaser and the Builder 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 Builder or the Purchaser, as the case may be.

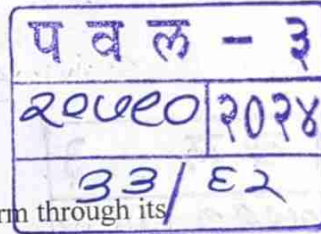
27. **JOINT PURCHASERS**

That in case there are Joint Purchasers all communications shall be sent by the Builder to the 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 Purchasers.

For MANAS DEVELOPERS

Shri. Subhash Maruti Thorat
Proprietor

Ankur Bhushan
Anvi Bhushan



28. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

29. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. 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 RERA Authority/ courts will have the jurisdiction for this Agreement.

For MANAS DEVELOPERS

Sw. Arun
Proprietor

प व ल - ३	
२०२०	२०२४
३४ / ए२	



Abhishek

Abhishek

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe the respective hands and seals on the day, month and year first above written as hereinafter appearing.

SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED "BUILDER ")
M/s. MANAS DEVELOPERS, For MANAS DEVELOPERS)
through its Proprietor)
Shri. SUBHASH MARUTI THORAT)

Subhash Thorat
Proprietor



In the presence of.....

- 1) *Dhawan*
- 2) *Subhash*

प व ल - ३
२०२० २०२४
३५ / ६२

SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED "PURCHASER")

MR. ANKUR ASHUTOSH BHUSHAN

Bhushan



MRS. ANVI ANKUR BHUSHAN

Bhushan



In the presence of

- 1) *Dhawan*
- 2) *Subhash*



SCHEDULE-I
SCHEDULE OF THE PROPERTY

All that Piece and Parcel of Land known as Plot No.18, Sector No-15, at Kamothe, 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Taluka-Panvel, District- Raigad., containing by measurement 1849.87 Sq. Mtrs., Taluka- Panvel & District- Raigad or thereabout and bounded as follows.

On or towards the North by - Plot No.5A
On or towards the South by - 20 Mtrs. Wide road.
On or towards the East by - Plot No. 17
On or towards the West by - Plot No. 19

Falling within the Sub-registrar of assurances of Taluka- Panvel & District-Raigad

प व ल - ३	
२००६०	२०२०
३६/६२	

SCHEDULE-II

(THE DESCRIPTION OF THE FLAT)

Flat No. ~~1305~~ located on 13th Floor, admeasuring to MAHA-RERA Carpet Area of 53.474 Sq. Mtrs. in the building viz. "KRISHNA DHAN", having Ground floor + 13 upper floors which is to be erected upon Plot No.18, containing by measurement 1849.87 Sq. Mtrs. at Sector No-15, at Kamothe, Taluka-Panvel, District- Raigad.

For MANAS DEVELOPERS

A. A. Patil
Proprietor

Bhushan
A. A. Patil



**SCHEDULE-III
(AMENITIES)**

WALLS

- * External walls 5" thk, with 2 coats of sand faced plaster.
- * Internal walls 4" thk. Gypsum Finish.

FLOORING

- * Branded 2X2 porcelano tiles flooring in each room.
- * Porcelano tiles flooring in baths & w.c.
- * Ceramic tile/vitrified tile flooring in terrace area.

KITCHEN

- * Green marble kitchen platform with stainless steel sink.
- * Designer glazed tile dado above kitchen platform.

TOILETS

- * Concealed plumbing with quality pipes for supply and quality P.V.C.
/Cast iron pipes for drainage.
- * Graciously designed spaces with quality sanitary fittings.
- * Dado finished with high quality tiles designed aesthetically.

DOORS

- * Attractive main door finished with decorative laminate and quality hardware.
- * Marble door frames in all toilets, baths & w.c.
- * Marble door frames in all rooms.
- * All door shutters flush door with decorative laminate finish.

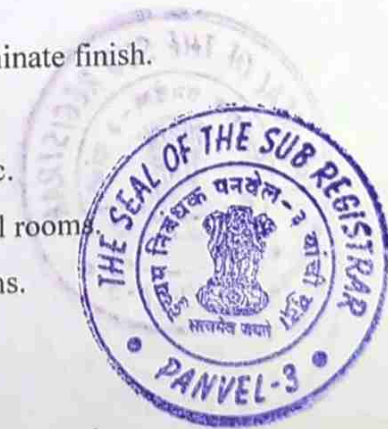
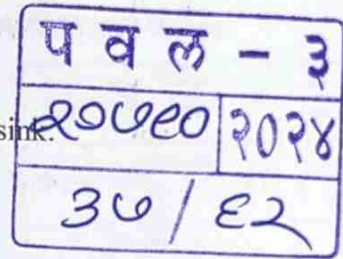
WINDOWS

- * Marble cills in all windows in toilets, bath & w.c.
- * Powder coated aluminum sliding windows in all rooms.
- * Attractive French windows in living & bedrooms.

For MANAS DEVELOPERS

G. V. S. S.
Proprietor

Shrestha
Shrestha



ELECTRICALS

- * Adequate electrical points in all rooms.
- * Concealed work with branded copper wiring & ISI coded electrical switches.
- * Provisions of circuit breakers in all apartments.

WALL FINISH

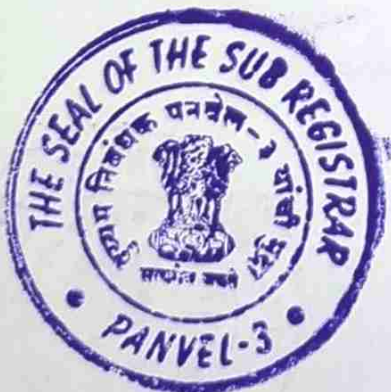
- * Internal walls finished with white wash
- * External walls finished with high quality cement paint.

For MANAS DEVELOPERS

G.W. अर्जुन
Proprietor

प व ल - ३	
२०२०	२०२४
३८/३२	

Bhushan
Bhushan



RECEIPT

RECEIVED a sum of Rs. 7,88,000/- (Rupees. Seven Lakh Eighty Eight Thousand Only) from MR. ANKUR ASHUTOSH BHUSHAN and MRS. ANVI ANKUR BHUSHAN (Purchaser) being the advance and part payment against the Sale price in respect of Flat No. 1305 located on 13th Floor, admeasuring to MAHA-RERA carpet area of 53.474 Sq. Mtrs. in the building viz. "KRISHNA DHAN", having Ground floor + 13 upper floors which is to be erected upon Plot No.18, containing by measurement 1849.87 Sq.Mtrs. at Sector No-15, at Kamothe, Taluka-Panvel, District- Raigad. agreed under these presents.

प व ल - ३	
२००६०	२०२४
३६/६२	

I SAY RECEIVED,

For MANAS DEVELOPERS

G. Maruti Thorat
Proprietor

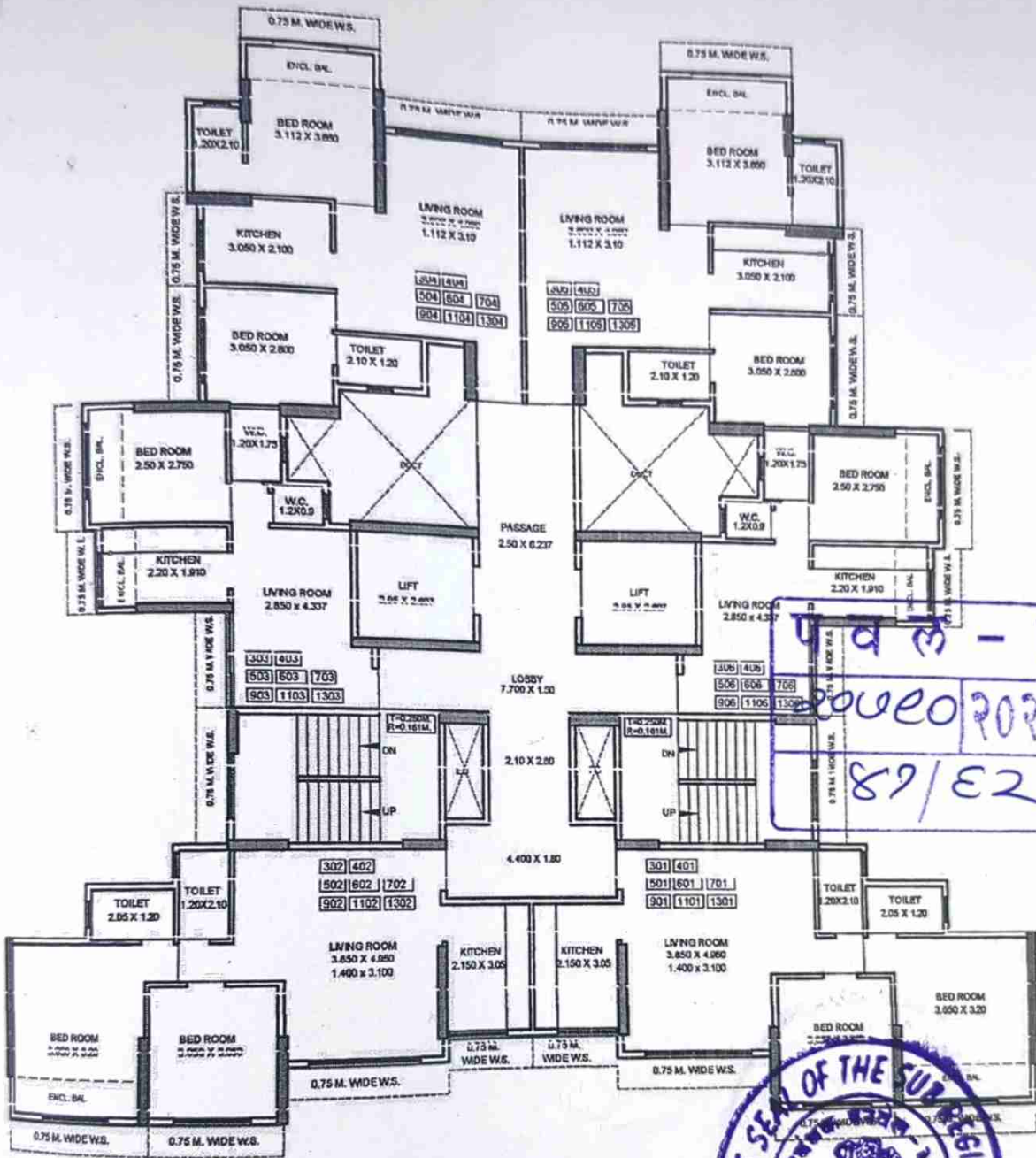
Shri. SUBHASH MARUTI THORAT

Proprietor of M/s. MANAS DEVELOPERS



प व ल - ३
२००६० | २०२४
४०/६२





पवल - 3
 200602028
 89/E2



Ms. MANAS DEVELOPERS
 KRISHNA DHAN

ALL ROOM DIMENSIONS ARE FROM UNFINISHED WALL SURFACE, INCLUDING ENCLOSED BALCONY, AND EXCLUDING CUPBOARD.

3RD TO 7TH FLOOR, 11th & 13th FLOOR PLAN
 PLOT NO. 18, SECTOR-15, KAMOTHE

For MANAS DEVELOPERS
G. W. Anand
 Proprietor

B. Anusha
A. Bhushan

प व ल - ३	
२०७८०	२०२४
४२/६२	





भारत सरकार
Government of India

Issue Date: 14/01/2017



सुभाष मारुती थोरात
Subhash Maruti Thorat
जन्म तारीख / DOB: 14/07/1962
पुरुष / Male



UIDAI



3555 0510 9830

मेरा आधार, मेरी पहचान



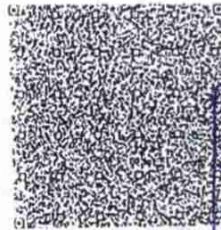
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 19/09/2021

पता: हाव शोभा सुभाष थोरात, फ्लॉट नो. 1001, बिल्डिंग नो. 15, न. र. कॉम्प्लेक्स फेज 1, नेरुल, दिल्ली पब्लिक स्कूल, सेक्टर 54, 56, 58, नवी मुंबई, ठाणे, महाराष्ट्र, 400706

Address: H/o SHOBHA SUBHASH THORAT Flat no 1001, Building no.15, N R I Complex Phase 1, NERUL, Delhi Public School, Sector 54, 56, 58, Navi Mumbai, Thane, Maharashtra, 400706



प व ल - ३
२०१०० २०२४
४३/६२

3555 0510 9830



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUBHASH MARUTI THORAT
MARUTI THORAT
14/07/1962

Permanent Account Number

ABXPT6229N

Signature



For MANAS DEVELOPERS

G.W. Thorat
Proprietor



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 :
P52000033676

Project: **KRISHNA DHAN** , Plot Bearing / GTS / Survey / Final Plot No.: **PLOT NO 18at Kamothe , Panvel, Raigarh, 410206;**

1. Mr./Ms. **Subhash Maruti Thorat** son/daughter of Mr./Ms. **MARUTI THORAT** Tehsil: **Thane, District: Thane, Pin: 400706**, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

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 **02/03/2022** and ending with **31/03/2025** 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: **02/03/2022**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:02-03-2022 13:44:30

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



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Kamothe/15/18/21-21/58871/२६०४/2021

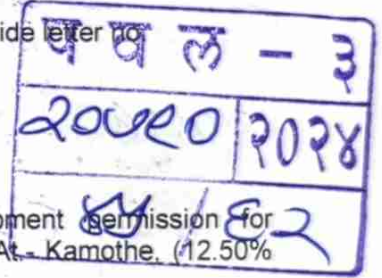
Date : २६ 1९२ /2021

To,

M/s. Manas Developers Through
Prop. Shri. Subhash Maruti Thorat,
Office No. 117, 118, 119, 1st Floor,
Raheja Arcade, Plot No. 61,
Sector-11, CBD Belapur.

SUB :- Amended Development Permission for Residential Cum Commercial Building on Plot No.- 18, Sector- 15, At.- Kamothe, (12.50% Scheme) Tal.- Panvel, Dist.- Raigad.

- REF :-
- 1) Your Architect's application no. 16825, Dt. 02/09/2021.
 - 2) Commencement Certificate granted by this office vide letter No. 2020/PMC/TP/BP/1654/2020, Dated 20/11/2020.
 - 3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/061517/224932, Dated 22/06/2017.
 - 4) Amended Provisional Fire NOC issued by PMC fire officer vide letter No. PMC/Fire/21-21/Ref.No.81/3121/2021, Dated 18/10/2021.
 - 5) Additional FSI NOC issued by CIDCO vide letter no. CIDCO/MTS-II/Kamothe-109/2021/828, Dated. 01/11/2021.



Sir,

Please refer to your application for Amended Development Permission for Residential Cum Commercial Building on Plot No.- 18, Sector- 15, At.- Kamothe, (12.50% Scheme) Tal.- Panvel, Dist.- Raigad.

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

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

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

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

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

Thanking you,

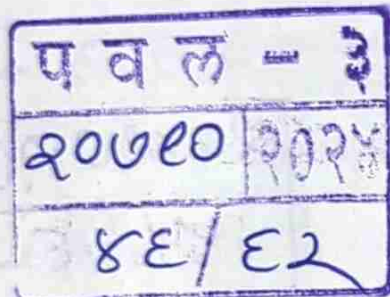
मा. आयुक्त यांचे मंजूरी नुसार



Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. Sheetal Architects,
Office No. 12, Raheja Arcade,
Sector- 11, CBD Belapur,
Navi Mumbai 400 614.

2) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.





PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Kamothe/15/18/21-21/5887/२९०४/2021

Date 20/03/2021

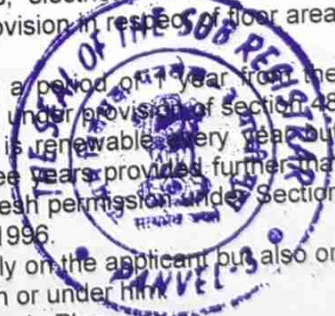
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Manas developers through its proprietor Shri. Subhash Maruti Thorat.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Cum Commercial Building (Ground + 13 Upper Floors) on Plot No.- 18, Sector- 15, At.- Kamothe, (12.50% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 1849.87 Sq.mt., Proposed Residential Built Up Area = 5269.474 sq.mt., Proposed Commercial Built Up Area = 727.222 sq.mt.Total Built Up Area = 5996.696 sq.mt.)**

(No. of Residential Unit – 76 Nos., No. of Commercial Unit –09 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act – 1966.
2. **The applicant shall:-**
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 7 year from the date of issue and can be further revalidated as required under provision of Section 48 of MRTA Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1966.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) The owner/society of every building mentioned in the (a) above shall ensure that the

१५/३/२१
२०२०/२०२१
४०/३२



- Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
9. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
10. The Owner/Developer shall obtain all the necessary final NOC's/ completion certificates /clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
11. No work should be started unless the existing structures area to be demolished with utmost care.
12. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV. The Structural Engineer will be responsible for the safety of additional area approved vide this letter.
13. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
14. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
15. F.S.S. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
16. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
17. The Owner/Developer is fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
18. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
19. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
20. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
21. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UDWRB, Dtd 19th July, 1994 for all buildings following additional conditions shall apply. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.

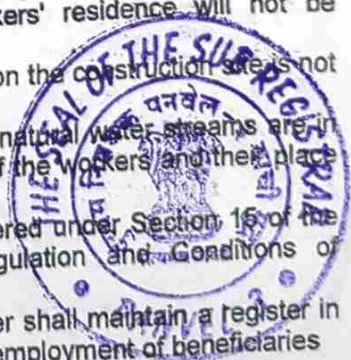
प व ल - ३
२०१०/०१/११
४८/१६२



PMC/TP/Kamothe/15/18/21-21/5887/2021

- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
22. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
23. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
24. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
25. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
 - Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
 4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
26. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
27. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
28. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
29. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
 Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries

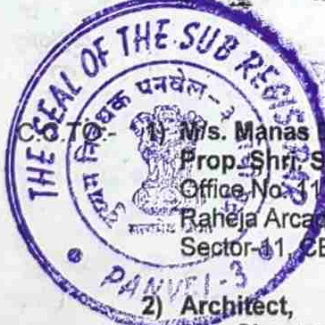
प व ल - ३
 20/02/2018
 82/E2



- employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
30. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
 31. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
 32. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
 33. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
 34. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
 35. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
 36. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before Commencement of work on the said plot.
- In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
38. The Owner/ Developer is required to construct the discharge line at his own cost.
 39. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
 40. This Amended Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No. CIDCO/MTS-II/Kamothe-109/2021/828, Dated. 01/11/2021.
 41. This set of Plans supersedes earlier approved plans vide letter dated 20/11/2020.

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

मा. अदिति घावे मंजूरी नुसार



1) M/s. Manas Developers Through
Prop. Shri. Subhash Maruti Thorat,
Office No. 117, 118, 119, 1st Floor,
Raheja Arcade, Plot No. 61,
Sector-11, CBD Belapur.

2) Architect,
M/s. Sheetal Architects,
Office No. 12, Raheja Arcade,
Sector- 11, CBD Belapur,
Navi Mumbai 400 614.

3) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.


Assistant Director of Town Planning
Panvel Municipal Corporation



100Rs.



मुद्रांक मुख्य लिपिक
फोषागार कार्यालय, ठाण
AUG 2004

राईप्रसाद कोरेंकर अर्बिटर टाटापिंग सेंटर
मुख्य लिपिकी वाचना क्र. ०६/२००३/१७
कोब : २०२५०२४
फॉफ नं. ४०, अ. पी. एच. सी. फ्लूटमार्केट,
सेंट्रल कोमिश्नरी बिल्डींग, नुर्गे, नवी मुंबई-४००७५०
दिनांक २९/०८/०४
नाम Mrs. Manas Developers

अप २४४ ल - ३
२०२० २०२४
५९/६२

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME ,



I, MR. SUBHASH MARUTI THORAT, Indian Inhabitant, Adults,
proprietor of M/S. MANAS DEVELOPERS having registered office
at 211, Raheja Arcade, Plot No. 61, Sector-11, CBD, Belpur
Navi Mumbai.

SEND GREETINGS :



For Manas Developers
Proprietor

Handwritten signatures and initials at the bottom of the document.



Whereas we are engaged in the construction business i.e. erecting the buildings consisting of residential flats and commercial units and selling such flats and residential units to our intending buyers under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sales, Managements and Transfer) Act 1963.

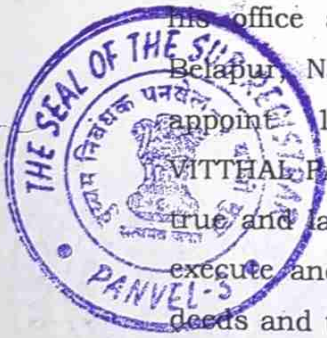
प व न - ३
20060
42/52

And whereas I am required to execute with our intending buyers agreement for sale agreeing to sell to them flats and commercial units and such agreement for sale is required with the Sub-Registrar of Assurance as required by the Law.



And whereas, I intend to nominate, constitute and appoint one of us as our Attorney for the purpose of presenting to the Sub Registrar of Assurance agreement for sale executed for and on behalf of our firm an admitting its execution.

NOW KNOW YE BY THESE PRESENTS , MR. SUBHASH MARUTI THORAT, Indian Inhabitant, Adult, Proprietor of M/S. MANAS DEVELOPERS and having Adult, Occupation Business having his office at 4:1, Shivdarshan, Plot No.8, Sector-8B, C.B.D. Belapur, Navi Mumbai. Do hereby nominate, constitute and



appoint 1) MR. MUKUND ARUN KELKAR, 2) MR. KUSHAL VITTHAL PATEKAR & 3) MR. BHARAT ARUN KELKAR to be our true and lawful Attorney in our name and on our behalf to do execute and perform jointly or severally all the acts, matters, deeds and things. But the only one person (Attorney Holder) are signed document of Registrar to execute the following powers, this is to say. :

- 1) To appear before the Sub Registrar of Assurance Than, Thane-III at APMC Market, Vashi, CBD Belapur, Panvel, Uran, Navi Mumbai and to present several documents, agreements and or indenture/s executed by us/our firm of our intending buyers before the Sub-Registrar of Assurance Thane, Thane-VI at Kokan Bhavan, Vashi, Koperkhairane,

(Signatures)
For Manas Developers
Proprietor

Airoli, Sanpada, Nerul, CBD Belapur, Panvel, Uran, Navi Mumbai and admit the execution thereof and to do any act that may be necessary for registration of the said documents, agreements or indenture/s and to receive back when it has been duly registered and to sign and deliver a proper receipt for the same.

- 2) To obtain certified copy or copies thereof from the office of the Sub Registrar of Assurance Thane, Thane-VI at Kokan Bhavan, Vashi, CBD Belapur, Airoli, Koperkhairane, Nerul, Kharghar, Kamothe, Uran Panvel, New Panvel, Navi Mumbai.



पं. नं - ३
 २०००/२०२४
 ५३/९२

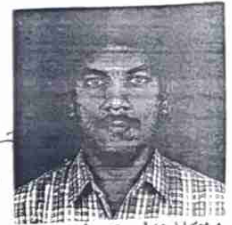
In the witness whereof I, MR. SUBHASH MARUTI THORAT have hereunto set and subscribed our hands and seal the day 18th August, 2004.

Signed, Sealed and Delivered
By within named executants



MR. SUBHASH MARUTI THORAT

For Manas Developers
Proprietor



Mukund A. Kelkar



Identified by me

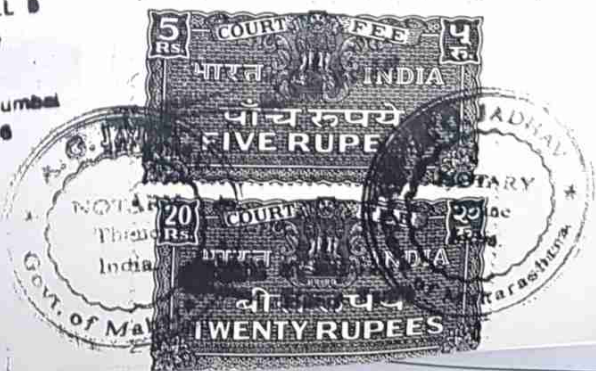


Khushal V. Patil

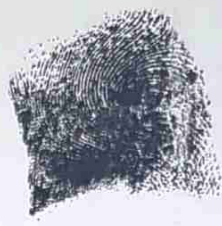


Mukund A. Kelkar

Agischa
 18.8.2004
A. S. Jadhav
 B.A., LL.B.
 High Court Advocate &
NOTARY
 D-2, G:7, Sector 1, Vashi, Navi Mumbai
 Office Phone No 782 50 26



Th...



प व ल - ३
२०१० २०१४
५४/६२

६ - १५ ११
४९०९/०५

सदर मुख्यालय पत्र ग्राज निबंघक ... २४/१/२००४ :
रोजी श्री ~~...~~ आनस डेव्ह. चे मोबा. श्री. सुभाष
भाऊती शोशत, २११, रेखा आर्केड, फ्लॉर नं - ६१,
से - ११, सीबीडी, वेलापुर, नवी मुंबई -
जे. के. चैवसे, से - १७, वाडी १ श्री. सदीप अहोरकर, १०८,
इ।ए।०४, सेक्टर - १, वाडी, नवी मुंबई -
१ श्री. ~~...~~ २ श्री. ~~...~~

अनुक्रमंक नं. १२२६

की. १००१ -

[Signature]
दुय्यम निबंधक ठाणे क्र. ६.



टिप : सदर मुख्यालय नाग्यात्रहजे एकुण चार
पाने असुन त्यात कोणत्याही प्रकारची
ग्राह्यावेड वा चुक आढळुन आलेली
नाही.
साक्षात्कीत केला.

[Signature]
दुय्यम निबंधक ठाणे-६.

घोषणापत्र

मी भरत अरुण केळकर याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल - 3 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री सुभाष मारुती थोरात व इ. यांनी दिनांक 28/06/2008 रोजी मला दिलेल्या कुलमुखत्यारपत्रायाचा आधारे मी, सदर दस्त नोंदणीसाठी सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूणता : सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - 10/10/2028

कुलमुखत्यारपत्रधारकाचे नाव व सही

भरत अरुण केळकर




म - ३
५९०३५०९

प व ल - ३	
२०७०	२०२०
५६/६२	



भारत सरकार
Government of India



मंगेश धनाजी गोवरी
Mangesh Dhanaji Gowari
जन्म तारीख/DOB: 14/07/1990
पुरुष/ MALE

Mangesh

4981 1306 7472
VID : 9185 6304 7461 0520

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MANGESH DHANAJI GOWARI
DHANAJI GOMA GOWARI

14/07/1990
Permanent Account Number
ANZPG8540P



Mangesh

Signature

भारत सरकार
Government of India



Roshan Sunil Bhagat
Date of Birth/DOB: 02/11/2004
Male/ MALE

Roshan

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या यशुआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

8751 4042 7058

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HDFPB9228C



नाम / Name
ROSHAN SUNIL BHAGAT

पिता का नाम / Father's Name
SUNIL BHAGAT

जन्म की तारीख
Date of Birth
02/11/2004

Roshan

सत्यापन / Signature



04052023

प व ल - ३
२०७६० २०२४
५७/६२

भारत सरकार
Government of India



अंकुर आशुतोष भूषण
Ankur Ashutosh Bhushan
जन्म तारीख / DOB : 08/06/1982
पुरुष / Male



5690 8724 9112

आधार - सामान्य माणसाचा अधिकार

Bhushan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ANKUR A BHUSHAN
A G BHUSHAN

08/06/1982
Permanent Account Number
AMCPB0721F



Bhushan

Signature

THE SEAL OF THE REGISTRAR
आयकर विभाग पत्रक्षेत्र - ३
सत्यमेव जयते

भारत सरकार
Government of India



अन्वी अंकुर भूषण
Anvi Ankur Bhushan
जन्म तारीख / DOB : 01/02/1985
स्त्री / Female



5653 1777 7060

आधार - सामान्य माणसाचा अधिकार

Bhushan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ANVI ANKUR BHUSHAN
NILKANTH RAO FUSHE

01/02/1985
Permanent Account Number
GEOPB8922A



Bhushan

Signature

प व ल - ३
२०१० | २०२४
५८/६२

४९०९०९००२
३ ०५



398/20790
गुरुवार, 10 ऑक्टोबर 2024 10:23 म.पू.

दस्त गोषवारा भाग-1

पवल3
दस्त क्रमांक: 20790/2024

दस्त क्रमांक: पवल3 /20790/2024

बाजार मूल्य: रु. 44,76,866/-

मोबदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,25,000/-

डु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

अ. क्र. 20790 वर दि.10-10-2024

रोजी 10:22 म.पू. वा. हजर केला.

पावती:22706

पावती दिनांक: 10/10/2024

सादरकरणाराचे नाव: अंकुर आशुतोष भूषण

नोंदणी फी.

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकुण: 31300.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 10 / 10 / 2024 10 : 22 : 07 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 10 / 2024 10 : 22 : 53 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाली सहील

लिहून देणार

लिहून देणार



प व ल - ३
20600 2028
६० / ६२



Handwritten text and signature in the right margin, including the name 'नाथी सुजला'.

10/10/2024, 10:30

Summary-2

10/10/2024 10 36:00 AM

दस्त गोपवारा भाग-2

पवल3

दस्त क्रमांक:20790/2024

दस्त क्रमांक :पवल3/20790/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अंकुर आशुतोष भूषण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.,पवन अपार्टमेंट,प्लॉट नं. १८/ए,सेक्टर - ०६,कामोठे,पनवेल,रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड्:(०:). पिन नंबर:AMCPB0721F	लिहून घेणार वय :-41 स्वाक्षरी:- <i>Bhushan</i>		
2	नाव:अन्वी अंकुर भूषण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.,पवन अपार्टमेंट,प्लॉट नं. १८/ए,सेक्टर - ०६,कामोठे,पनवेल,रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड्:(०:). पिन नंबर:CEOPB8922A	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Bhushan</i>		
3	नाव:मे.मानस डेवलपर्स तर्फे प्रो.प्रा.सुभाष मारुती थोरात यांचे कु.मु.भरत अरुण केळकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं.११७ टे ११९,रहेजा ऑफेड,प्लॉट नं.61,सेक्टर - ११,सीबीडी,बेलापूर,नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:ABXPT6229N	लिहून देणार वय :-49 स्वाक्षरी:- <i>Manas</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात,
शिक्का क्र.3 ची वेळ:10 / 10 / 2024 10 : 32 : 46 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:मंगेश धनाजी गोवारी - - वय:34 पत्ता:प्लॉट नं. ३ए,मानसरोवर स्टेशन जवळ,कामोठे,सेक्टर १७,कळंबोली नोड,रायगड पिन कोड:410218	<i>Manish</i> स्वाक्षरी		
2	नाव:रोशन सुनिल भगत - - वय:21 पत्ता:रा. मोठा खांदा पनेवेल पिन कोड:410206	<i>Roshan</i> स्वाक्षरी		

शिक्का क्र.4 ची वेळ:10 / 10 / 2024 10 : 35 : 33 AM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANKUR ASHUTOSH BHUSHAN	eChallan	02300042024101089083	MH009550479202425E	525000.00	SD	0005260551202425	10/10/2024
2		DHC		1024090520266	1800	RF	1024090520266D	10/10/2024
3	ANKUR ASHUTOSH BHUSHAN	eChallan		MH009550479202425E		RF	0005260551202425	10/10/2024

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



20790 /2024

Know Your Rights as Registrant

(on a side) printout after scanning

प व ल - ३	
20600	2024
E2/E2	

प्रमाणित करणेत येते की, सदा दस्तास एकूण ६२
पाने आहेत, पुस्तक क्र ९
क्रमांक 20600 वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३
दिनांक १० माहे १० सन २०२४

