



16/04/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. इगतपुरी

दस्ता क्रमांक : 1665/2024

नोंदणी :

Regn:63m

गावाचे नाव : गोंदे दुमाला

|  |   |
|--|---|
| (1)विनेखाना प्रकार   | अॅग्रीमेंट टू मेल   |
| (2)मोबदला  | 3200000   |
| (3) वाजारभाव(भाडेपट्टयाच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)  | 2250000   |
| (4) भू-मापन,पोट्टिस्मा व घरकमांक(अमल्याम)  | 1) पानिकेचे नाव:नाशिक इतर वर्णन : इतर माहिती: . इतर माहिती: तुकडी जिन्हा नाशिक पोट तुकडी नानुका इगतपुरी पैकी मौजे गोंदे दुमाला गावाच्या शिवांगीतील गट नंबर 607/2 +629 पी पैकी यामी प्लॉट नंबर 2 व 3 यामी क्षेत्र मान वागा प्रमाणे 15715.00 चौ.मी व प्रत्यक्ष जागेवर क्षेत्र 15455.00 वर बांधण्यात आलेली पाल्म हिल्स गो विल्लाम मधील टाईफ ग 1 गो विल्ला नंबर 07 यामी जागा 77.17 चौ मी बांधीव कारपेट क्षेत्र 71.43 चौ.मी. हि मिळकत( ( GAT NUMBER : 607/2 +629 पी : ) )  |
| (5) संयफळ  | 1) 77.17 चौ.मीटर  |
| (6)आकारणी किंवा जुई देण्यात अमेज तेल्ला  |   |
| (7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हक्कनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना. | 1): नाव:-मेमर्म सर्वप्रथम डेव्हलपर्स प्रा.ली तर्फे डायरेक्टर आनंद देवराज खट्टर यांचे म्पे म्. योगेश कारभारी मोरे वय:-52; पना:-प्लॉट नं: 403, . माळा नं: दुमरा मजला, इमारतीचे नाव: चीनोर्णी . ब्लॉक नं: एम जी रोड,, रोड नं: न्यू दिल्ली, दिल्ली दक्षिण पश्चिम दिल्ली. पिन कोड:-110030 पॅन नं:-AACCV4052E<br>2): नाव:-आनंद देवराज खट्टर यांचे म्पे म्. योगेश कारभारी मोरे वय:-52; पना:-प्लॉट नं: म्.पोस्ट गोंदे दुमाला,, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ना.इगतपुरी,, रोड नं: जी-नाशिक , महाराष्ट्र. गाम:ईक. पिन कोड:-422403 पॅन नं:- AACCV4052E |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हक्कनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना                      | 1): नाव:-प्रतिमा अतुल अवस्थी वय:-30; पना:-प्लॉट नं: रुम नंबर 04, माळा नं: किमन मात्रे विन्डय, इमारतीचे नाव: मारुती रोड, ब्लॉक नं: ठाकुर्नी इस्ट, रोड नं: कन्याण ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-FHTPA5256H  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 16/04/2024  |
| (10)दस्त नोंदणी केल्याचा दिनांक  | 16/04/2024  |
| (11)अनुक्रमांक,खड व पृष्ठ  | 1665/2024   |
| (12)वाजारभावाप्रमाणे मुद्राक शुल्क   | 192000  |
| (13)वाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |
| (14)शेरा   |   |

मुल्यांकनामात्री विचागत घेतलेला नपशील:-

मुद्राक शुल्क आकारनाता निवडलेला अनुच्छेद :-

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



नोंदणी नंतरची प्रथम प्रत

दुय्यम निबंधक शेणी-९  
इगतपुरी

Data of Bank Receipt for GRN MH000436806202425R  
Bank - IDBI BANK

Bank/Branch :  
Pmt Txn id : 740543415 Simple Receipt  
Pmt DtTime : 10/04/2024 12:16:47 Print DtTime  
ChallanIdNo : 69103332024041050493 GRAS GRN : MH000436806202425R  
District : 5101 / NASHIK GRN Date : 10/04/2024 12:16:48  
Office Name : IGR324 / IGT\_IGATPURI SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 1,92,000.00/- (Rs One Lakh Ninety Two Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Only for verification not to be printed and used

Article : B25  
Prop Mvblty : Immovable Consideration : 32,00,000.00/-  
Prop Descr : Type A1 Rowvilla,no 7 palm hills,row villas , ,igatpuri  
: nashik,gonde dumala  
: 422403  
Duty Payer : PAN-FHTPA5256H PRATIMA ATUL AWASTHI  
Other Party : PAN-AACCV4052E sarvpratham developers pvt ltd

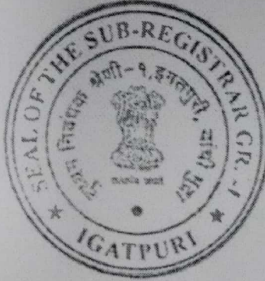
Bank Scroll No : 100  
Bank Scroll Date : 12/04/2024  
RBI Credit Date :  
Mobile Number : 917030208855

₹ 222000.00

Challan Defaced Details

| Sr. No.                 | Remarks       | Defacement No.   | Defacement Date     | Userld | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                       | (iS)-110-1665 | 0000391688202425 | 16/04/2024-12:51:26 | IGR324 | 30000 00          |
| 2                       | (iS)-110-1665 | 0000391688202425 | 16/04/2024-12:51:26 | IGR324 | 192000 00         |
| Total Defacement Amount |               |                  |                     |        | 2,22,000.00       |

इगत  
दस्त क्र. 9888 / 2024  
9 / 27



| मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)  |                            |
|---|----------------------------|
| Valuation ID : 202404163550   | 16 April 2024, 12:39:48 PM |
| मूल्यांकनाचे वर्ष   | 2024                       |
| जिल्हा  | नाशिक                      |
| तालुका  | इगतपुरी                    |
| गावाचे नाव  | मोबे : रोदि                |
| क्षेत्राचे नाव  | Influence Area             |
| मूल्य विभाग उपमूल्य विभाग   | ११.३                       |
| सर्वे नंबर गट नंबर  | 607.2                      |
| मिळकतीचा प्रकार   | खुली                       |
| मिळकतीचे क्षेत्र  | 77.17 चौ. मीटर Layout Plot |
| वार्षिक मूल्य दर<br>तक्र्यानुसार जमिनीचा दर   | Rs.3700 /-<br>प्रथम विक्री |
| Applicable Rules :  | .16 क                      |
| <p>1 77.17 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 3700/-<br/>                     77.17 चौ. मीटर क्षेत्रासाठी मूल्य = 77.17 * 3700<br/>                     = 285529/-</p>                                    |                            |
| <p>जमानाचे एकात्रत अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य<br/>                     = 285529 + 0<br/>                     = Rs.285529/-<br/>                     = २ लाख 85 हजार 529 रुपये वरून</p> |                            |

जमा

वाढीसह = 78.573 x 25000 = 1964500 /-

$$= \text{जमा} + \text{वाढीसह}$$

$$= 285529 + 1964500 / -$$

$$= 2250000 / -$$

**इगत**

दस्त क्र. 1564 / 2024

2 / 11



Zone No. :- 9.3  
 Rate As per Ready Recknor 3700 /- Per Sq. mtrs. for land and  
 Construction Rate of Rs. 25,000/- per sq. mtrs.  
 Consideration Rs. 32,00,000/-  
 Stamp Rs. 1,92,000/-  
 Reg. Fees Rs. 30,000/-

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT IGATPURI ON THIS 12<sup>th</sup> DAY OF APRIL, 2024  
 IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY FOUR

BETWEEN

1. M/S. SARVPPRATHAM DEVELOPERS PVT. LTD.

Formerly known as Vinner Land Base Pvt. Ltd.

A company Registered under Companies Act 1956,

Having its registered office at - 403, 2nd floor, Ghitorni, M. G. Road,  
 New Delhi 110030.

Pan no. :- AACCV 4052 E

Through Its Director

MR. ANAND KHATTAR

Age:- 52, Years, Occ.:- Business

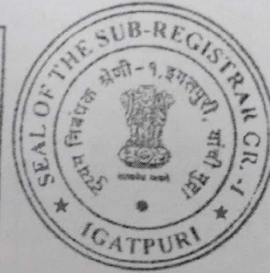
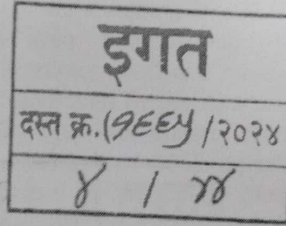
2.MR. ANAND KHATTAR

Age: 52, Years, Occ.:- Business

Aadhaar Card No. 465986590486

Pan no. : AACCV4052E

R/at.- A/P Gonde Dumala, Tal- Igatpuri, Dist-Nashik



Hereinafter called as "PROMOTER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns); PARTY OF THE FIRST PART.

AND

1. PRATIMA ATUL AWASTHI

Age:-30 Years, Occ.:- Housewife

Pan - FHTPA5256H

Aadhaar No.-850200270781

R/at -Room No. 04 Kisan Mhatre Building Maruti Road Opp. Avinash Building

Neera Nagar, Thakurli East Kalyan Thane,- 421201

Hereinafter referred to as "THE ALLOTTEE " ( which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) OF THE SECOND PART.

AND WHEREAS the Party of the first part , the owners are absolutely entitled to and / or seized and possessed of free from all encumbrances whatsoever buildable landed Gat No.607/2+629P, Plot No. 2&3, admeasuring 15715.00sq. mtrs, as per 7/12 extract and area admeasuring 15455.00 sq.mtrs. at actual out of which area admeasuring 2062.83 sq.mtrs. is the project land i.e.

'Palm Hills' project lying and being at Gonde Dumala Shivar, within the limits of Igatpuri Grampanchayat and Registration and Sub-Registration Taluka Igatpuri, District Nashik Thereabouts more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the project land").

AND WHEREAS out of the said Property i.e. Gat no. 607 / 2, admeasuring 3H. 36 R. + Pot Kharaba 0 H. 15 R. was purchased by the Vinner Land Base Pvt. Ltd. i.e. **Promoter No. 1** from the previous owner Shri. Lalit Mohanlal Sakhla & Sau. Vidya Lalit Sakhla by registered Agreement of Sale and Deed of Conveyance ( Sale deed ) dated 01/09/2007 & 17/01 /2008 respectively. which was duly registered at the office of Sub-Registrar, Grade I, Igatpuri at document Sr. No. 1882 & 144 respectively . On the basis of the said sale Deed Mutation Entry No. 2495 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS out of the said Property i.e. area admeasuring 0H. 64.6 R. out of Gat no. 629 from Northern side was purchased by the **Promoter No. 2** from the previous owner Shri. Raju Balwant Nathe , Shri. Vijay Balwant Nathe & Shri. Gulab Balwant Nathe with consent of Indubai Balwant Nathe and others 2 by registered Sale Deed dated 02/07 /2008 which was duly registered at the office of Sub-Registrar, Grade I, Igatpuri at document Sr. No. 1644 On the basis of the said sale Deed Mutation Entry No.2532 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS Gat no. 607 /2 admeasuring 3H. 36 R. + Pot Kharaba 0 H. 15 R. was owned by promoter no. 1 and area admeasuring 0H. 64.6 R. out of Gat no. 629 was owned by Promoter no. 2. Promoter no. 1 & 2 have prepared joint layout for the s. no. 607/ 2 and 629 which was approved by the Assistant Town Planning vide their layout permission No. Ja. Kra. Bishep / Rekhankan / Mauje Gonde Dumala Tal. Igatpuri / G. No . 607/ 2 , 629 P / Saneena / 2053 dated 30/12/2014. Agricultural permission was also issued by the sub divisional officer Igatpuri Trambakeshwar Sub - division vide their order no. Namabandi / NASR / 65 / 2014 dated 05/01/2015 . The said Promoters are the absolute and exclusive owners and otherwise to well and sufficiently entitled to the said property.

AND WHEREAS Vinner Landbase (P) Ltd. was the purchaser in the Agreement of sale dated 01/09/2007 and Deed of Conveyance ( Sale deed ) dated 17/01/2008. But the said company has changed its name as M/s. Sarvpratham Developers Pvt. Ltd. vide order of Assistant Registrar of companies on 12/ 09 /2014.

AND WHEREAS the promoter no.1 & 2 have executed a Memorandum of understanding amongst themselves by which they have decided that promoter no. 1 company will carry out the construction on the said land which is owned by Promoter no. 1 & 2 , the expenses of the construction will be borne by the Promoter no. 1 and Promoter no. 2 has also agreed that all the payment in respect of the said flats will be received by Promoter no. 1. Promoter no. 2 will not raise any objection for the same.

AND WHEREAS the plans for the construction of the building consisting of residential areas and other premises is approved by the Nashik Metropolitan Region Development Authority vide their order no. Ja. Kra. Nampravipra / Bamp/Mau. Gonde Dumala, Tal. Igatpuri/G.No.607/2 & amp; 629P/Bhu .Kra.2/1260 dated 06/11/2019. for Tower I to J tower for the area admeasuring 3202.41 sq. mtrs

AND WHEREAS the Promoter had Prepared Plans for Row Bungalow Schemes which is approved by the Nashik Metropolitan Region Development Authority vide their order no. Ja. Kra. Nampravipra/ Bamp/ Mau. Gonde Dumala, Tal. Igatpuri/G.No.607/2& amp; 629 P/Bhu. Kra.2/1735 dated 08/11/2021 for Row Villas No. 1 to16 for the area admeasuring 2062.83 Sq.mtrs

AND WHEREAS the First part had Prepared Plans for amalgamation of plot no.2&3 out of S.no 607/2/629 which was for row villas as Per the said sanction building plan 7/12 extracts of plot no 2&3 amalgamated vide M.e.no.4735

AND WHEREAS the Party of the First Part represented that based on the various Sale Deeds, the Party of the First Part, has become an absolute Owner of the said landed properties and their names are recorded in the record of title of the said Project Lands as absolute Owners, and the said Owners have Clean title over marketable title to the said Project Lands which are free from all encumbrances and reasonable doubts;

AND WHEREAS by virtue of the above said documents, the Party of the First Part, the Promoter, herein, is entitled to implement the Scheme of construction on the said Project Lands and to deal with it as per the terms and conditions of the said documents;

AND WHEREAS the said Promoter, pursuant to the right, title and interest conferred upon it by the afore said documents, has decided to implement Construction Scheme on the said Project Land/s and to sell out the Tenements/ Flats/Units, etc., to accept the consideration by any mode and to execute and to get registered the requisite documents, such as Agreements for Sale, Sale Deeds, etc., in favour of the intending Allottee/s;

AND WHEREAS the Promoter would be developing the aforesaid Project Lands, by constructing building which shall have common amenities for entire property. The Promoter would be constructing a building of a number of floors comprising of a number of Apartments/Units on the said Project Lands in the housing complex named as "PALM HILLS ROW VILLAS"; by using, utilizing and consuming the Floor Area Ratio/ Floor Space Index ("FAR/FSI") to the extent permissible under standard Building By-Laws and Development Control Regulations ("DC REGULATIONS");

AND WHEREAS the Promoter would be constructing 16 Row Bungalows in the said project named "PALM HILLS ROW VILLAS" which are sanctioned by Nashik Metropolitan Region Development Authority which is under construction having Ground + First Floors in Row Villas, which is more particularly described in the FIRST SCHEDULE hereunder written (Hereinafter referred to as "the Project Land") and to construct

thereon building in accordance with the terms and conditions contained in permission of Nashik Metropolitan Region Development Authority.

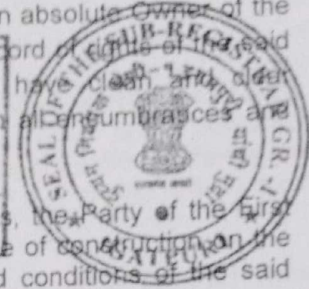
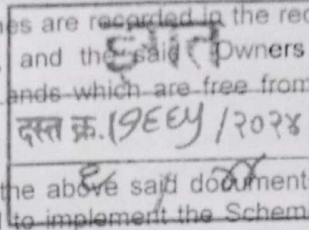
AND WHEREAS the Promoter is entitled and enjoined upon to construct Row Villa on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project lands;

AND WHEREAS the authenticated copies of the Building Plan approved Nashik Metropolitan Region Development Authority have been annexed hereto and marked as Annexure 'C-2';

AND WHEREAS having come to know about the commencement of construction of the said proposed building, the Allottee/s/ Purchaser/s approached the Promoter herein, with a view to purchase one of the Apartments /Units out of the proposed building;

AND WHEREAS the Allottee/s/Purchaser/s demanded from the Promoter, and the Promoter herein, has allowed inspection to the Allottee/s of all the documents of title of the said Project lands, the aforesaid Articles of Agreement/s, Power of Attorney/s, list of amenities and specification, N. A. order, plans, designs and specifications, etc., prepared by the Promoter Architects and all such other requisite



documents as are specified under the Real Estate (Regulation and Development), Act, 2016, (hereinafter referred to as "the said Act") and the rules made there under and the Allottee/s has/have had such title verified through his/her/their independent Advocate and got himself/herself/ themselves, fully satisfied about the marketable title of the Promoter in respect of the said Project lands and no document is, remained to be provided with, by the Promoter unto the Allottee/s herein;

AND WHEREAS the copies of certificate of title shall be issued by MRS. VIDYULLATA K. TATED, ADVOCATE of the Promoter, copies of the property card of extract of Village Forms-VI or VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said Project lands on which Apartments/ Units, etc., are constructed or are to be constructed and the copies of the plans and specifications of the Apartments/ Units, agreed to be purchased by the Allottee/s Unit Purchaser/s and approved by the concerned local authority / authorities, are annexed hereto as Annexures -A and B respectively;

AND WHEREAS the Allottee is offered an Apartment bearing **Type-A1 Row Villa No.07** (herein after referred to as the said "Apartment") of the Scheme called **"PALM HILLS ROW VILLAS "** (herein after referred to as the said "Row Villa") being constructed in the Project land by the Promoter;

AND WHEREAS the Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed as an architect namely Mr. Dilip Mehta & a Structural Engineer Namely Mr. Ramesh Rampariya for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;

AND WHEREAS by virtue of the Sale Deed, the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

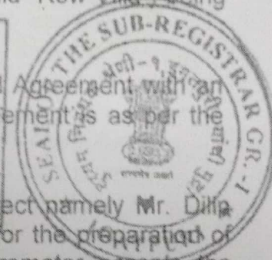
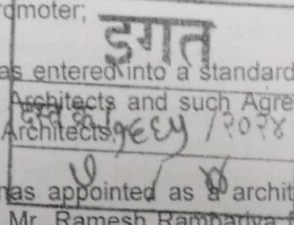
AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects namely Dilip Mehta and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate of the Promoter, authenticated copies of extracts of Village Forms VI and XII showing the nature of the title of the Promoter to the Project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;

AND WHEREAS as mentioned above the Promoter is proposing development of a project **"PALM HILLS ROW VILLAS "** comprising of a Villa Scheme.

AND WHEREAS while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Scheme shall be granted by the concerned local authority;

AND WHEREAS the Promoter has accordingly commenced construction of the said Scheme in accordance with the said proposed plans;



AND WHEREAS the promoter on completion of the 16 Row Bungalows has obtained Occupation Certificate dated 26/05/2023 from Nashik Metropolitan Region Development Authority and the same have been annexed hereto and marked as Annexure 'C-4';

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment **Type A1 Row Villa No.07** in "PALM HILLS ROW VILLAS" Scheme being constructed in the said Project land;

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

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

AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. 10,00,000/- (Ten Lakh Only)** being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee/s, ( as advance payment or Application Fee) (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority, at no. **P51600032143** authenticated copy is attached in Annexure 'F';

AND WHEREAS under section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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

1. The Promoter shall construct 16 Row Bungalows on the Said Project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee only in respect of variations or modifications which may adversely affect the Apartment of the Allottee except (i) any alteration or addition required by any Government authorities or due to change in law, or (ii) the Promoter may make such minor additions or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by the Architect or Engineer after proper declaration and intimation to the Allottee.

1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee

- (i) Apartment /Type A1 Row House No.07
- (ii) Carpet area admeasuring 71.43 Sq. Mtrs.
- (iii) Land area 77.17 Sq.Mtrs.



( hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures D and E for a lump sum consideration of Rs.32,00,000/- including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

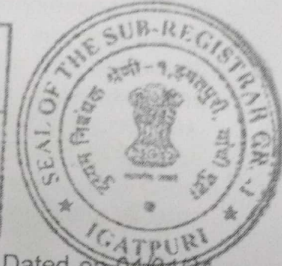
1(b) The Allottee has paid on or before execution of this agreement a sum of

Rs. 10,00,000/- (Ten Lakh Only) as advance payment/part

Details of which given bellows-

Amount (Rs.)

|                         |
|-------------------------|
| इगत                     |
| दस्त क्र. (9664) / 2028 |
| Stage 9 / 08            |



Rs. 10,00,000/- (Ten Lakh Only) Paid through by RTGS / NEFT Dated on 04/04/24  
ICICI Bank,

Rs. 10,00,000/- ( Ten Lakh Only)

payment of consideration and hereby agrees to pay to the Promoter in following manner;

| PAYMENT PLAN   | Amount<br>Rupees |     |
|--|------------------|-----|
| paid before execution of this agreement  | 10.00%           |     |
| within 2 weeks after the execution of this Agreement   | 20.00%           |     |
| completion of the Plinth of the Row Villa  | 15.00%           | On  |
| Completion of 1 <sup>st</sup> Slab above the Plinth  | 12.00%           | On  |
| Completion of 2 <sup>nd</sup> Slab above the Plinth  | 12.00%           | On  |
| completion of the walls, internal plaster, floorings of said Apartment   | 09.00%           | On  |
| completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level, doors and windows of said Apartment. | 05.00%           | the |
| On completion of the external plumbing and external finishing, elevation, terraces with water proofing, of the Building          | 05.00%           |     |
| On completion of the Over head and Under ground Water Tank   |                  |     |
| Water pumps and electrical fittings.   | 05.00%           |     |
| entrance lobby/s, lift, paving if any specified, of areas  | 05.00%           |     |
| At the time of handing over of the possession of the completion certificate, whichever is earlier                                | 2%               |     |

It is hereby clarified that the Promoter shall be at liberty to vary the chronological order of the various stages of construction/ Items of Work of the said Building in which the said Apartment is located and the Promoter shall also be at liberty to simultaneously undertake two or more stages of construction/ Items of Work set out in the hereinabove Payment Plan and to demand from the Allottee/s the aggregate of the installments towards the agreed consideration mentioned in such installments.

The above said payment Plan is an essence of the contract. The Allottee shall make the payment of instalment with GST as applicable.

1(d) The Total Price above excludes stamp duty and registration charges. Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter up to the date of handing over the possession of the Apartment) and which shall be borne by the allottee as and when applicable.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges and cost, or levies imposed by the competent authorities, etc., the Promoter shall disclose the said notification/order/rule/regulation in front of him/ her, to take effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

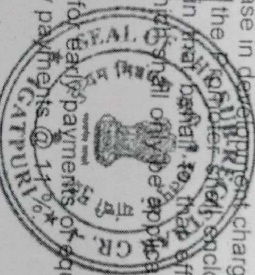
1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ 14% p.a.

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

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

1 (i) (a) The Allottee shall bear and pay and shall be liable always to bear and pay all such amount levied as property tax/ cess/ charges/ duties on the said Apartment and on the said building proportionately or the fixtures and fittings therein, by the local authority or any other authority under any statute/ rules/ regulations/ notifications/ orders/ contracts, from the date of the completion certificate of the said Apartment.

(b) If at any time, after execution of this agreement, any tax/ duty/ charges/ premium/ cess/ surcharge/ betterment tax/ sales tax/ transfer tax/ turnover tax/ value added tax/ works contract tax/ service tax or Goods and Service Tax or any such tax penalties et cetera, by whatever name called, is or are levied or recovered or becomes payable under any statute/ rule/ regulation/ notification/ order/ in force or which shall be enforced, either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the Project land or the said Apartment or the same is paid, reimbursed) by the Allottee. The Allottee hereby, indemnifies the Promoter and the Allottees's organisation from all such levies, cost and consequences. The Allottee shall pay the amount of such service tax as may be called upon by the Promoter, either to the Promoter or in any specific account for collection of service tax as may be directed by the Promoter. The Allottee shall not be entitled to possession of the said Apartment, unless he/she/they pay/s such amount of service tax.



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

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 15715.00 square meters the available construction is sq. mtrs out of which the promoter utilized 1336.21 sq. mtrs Plotted area with construction 1142.88 sq.mtrs Carpet area The Balance FSI of sq.mtrs. will be utilized by the promoter in future and shall belong to the promoter only.

3.2 Notwithstanding anything contained anywhere in this Agreement, the Allottee hereby declares, confirms and agrees that

(a) the Promoter has also reserved all its rights to use, utilize and consume the Floor Area Ratio/ Floor Space Index ("FAR/ FSI") originating from the physical area of the project land either as Floating Floor Space Index or otherwise, so also to use the same in a manner and at a location, either in phased manner or otherwise, as may be exclusively decided by the Promoter,

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(b) In the said Project, services such as underground water tank, Septic Tank and MSEDCL Transformer, are common of the said building.

(c) Apartment Condominium shall be formed.

(d) the conveyance of the said Project Land together with the building constructed thereon, shall be executed by the Promoter and the Owners only in favour of Apartment Holders;

(e) the Promoter shall be entitled to compensation from the Allottee in case any obstruction or impediment of any nature raised by and on behalf of the Allottee to the development of the project land and/or other pieces of land adjoining to the project land either by amalgamation and/or consumption of FAR/FSI for any building thereon, without prejudice to the rights of the Promoter to terminate this agreement on such obstruction or impediment being raised by the Allottee,

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

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any

amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing any default of payment of instalments, the Promoter at its /his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD/by hand at the address provided by the allottee/ by mail at the e-mail address provided by the Allottee, of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee after deduction of 10% of the sale consideration of the Apartment as liquidated damages ,excluding the amount of GST paid to the Government, all the installments which may till then have been paid, within a period of thirty days of the termination. In the event of termination of Agreement as aforesaid, the Allottee shall not be entitled to claim/demand any interest and/or compensation from the Promoter. The Promoter is not at all liable to refund any amount paid to the Government for and on behalf of the Allottee under what so ever head.

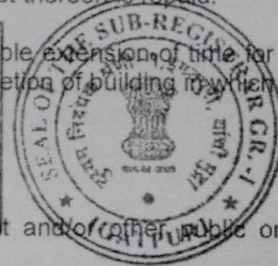
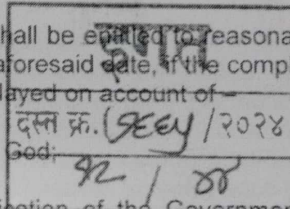
Notwithstanding anything contained above, none of the other rights, remedies, contentions, compensation and claims available to the Promoter against the Allottee on facts and in law on and/or as a result of such termination, shall however, be adversely affected or prejudiced.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the said building and the Apartment are as set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said Apartment to the Allottee on or before 2024 If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond its/ his control and of its/his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him / it ,in respect of the said Apartment, with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment 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. the Allottee has committed any default in payment of installment as mentioned in Clause No. 1(c) (without prejudice to the right of the Promoter to terminate this agreement under Clause 4.2 mentioned herein above),
- iv. any extra work/addition required to be carried in the said Apartment as per the requirement and at the cost of the Allottee,
- v. non-availability of steel, cement or any other building materials, water or electric supply,
- vi. any delay on the part of the Office of the Collector, or any other Public Body or Authority, including the M.S.E.D.C.L, in issuing or granting necessary Certificates / NOCs / Permissions / Licenses / Connections of any service such as Electricity, Drains



and Water Connections and Meters to the said Project under construction by the Promoter on the said land,

vii. any other reasons beyond the control of the Promoter,

7.1 Procedure for taking possession-The Promoter, upon obtaining the occupancy certificate from the competent authority, shall within 7days thereof offer in writing the possession to the Allottee, which shall be handed over upon receipt of payment as per agreement from the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be from date of intimation that the said Apartments are ready for use.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartment is ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment]: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2 such Allottee shall continue to be liable to pay maintenance charges as applicable from date of intimation given by the Promoter that the said Apartment is ready for use.

7.4 (a) The construction of Row Villa in the present Project, is in the form of a combination of conventional R.C.C. type construction with good quality light weight blocks . Therefore, the Allottee agrees and undertakes, not to demolish any internal as well as external walls or structure of the said Apartment or any part thereof, nor to undertake extensive interior or, enclosure works which may cause damage thereto since it may cause damage to the structure as a whole of the entire building. Failure on the part of the Allottee to take this precaution and care, shall be a breach of essential term of this agreement, entailing consequences of termination in terms hereof, amongst other civil and criminal proceedings.

(b) Except in the event of default in 7.4(a) above, if within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act, provided regular maintenance and due care has been taken by the Allottee to keep the Apartment in good conditions and repairs.

Provided however, that the Allottee/s shall not carry out any alterations of whatsoever nature in the said Apartment or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void.

The word defect here means only the manufacturing defect/s caused on account of willful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of Apartment by the Occupants, vagaries of nature etc. Defect/s in fittings and fixtures are not included therein.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of \*residence. He/She/It shall use the parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Apartments shall join in forming and registering the Association of Apartments to be known by named "PALM HILLS ROW VILLAS " or some such name as the Promoter 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 named " PALM HILLS ROW VILLAS " and for becoming a member, shall duly fill in, sign and return the requisite papers to the Promoter within seven days from the date of receipt of such papers so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in such papers, as may be required by the concerned Competent Authority.

9.1 (a) As mentioned herein above, an Association of Apartments shall be formed and registered for building of the said Project land. The Promoter shall submit the application to the Registrar for registration of the said Association of Apartments within three months on receipt of the Occupancy Certificate from the concerned Competent Authority.

(b) The Promoter shall execute Deeds of Apartments in respect of the entire undivided or inseparable land underneath all building wings along with structures of basements and Podiums constructed in the said Project Land comprised in "PALM HILLS ROW VILLAS " in favour of respective Apartment holders on or before subject to force majeure or the circumstances beyond the control of the Promoter and also subject to reasonable extension and also subject to the Rights of the Promoter to dispose off the remaining Apartments, if any .

Provided further that, in such case the Promoter shall be permitted the entry of premises of the building and common areas to also discharge his obligations to rectify the defects as mentioned in Clause No. 7.4(b).

(c) Under no circumstances, the Allottees or the organization of the Allottees, shall be entitled to such conveyance, unless all or any money payable in the agreement or as may be otherwise agreed, by the Allottee/s including in their share of contribution in maintenance charges either to the Promoter or to any other agencies or authorities, is actually paid by such Allottee/s/ organization of Allottees.

(d) All expenses relating to such Deed of Apartments such as stamp duty, registration fees, LBT, GST and other incidentals shall be borne and paid exclusively by the Allottee.

9.3 (a) Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building 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. Until the Condominium or Limited Company etc, is formed and the said structure of the building or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as determined by the Promoter as per rates given below:

9.4 Common Maintenance for One Year the building where the said Apartment/Row Villa is located is Rs.36,000/-for each unit.

The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter till from registration of Apartment Condominium. The Promoter shall be entitled to entrust maintenance of common areas and facilities to

(f) The Allottee shall permit the Promoter and its surveyors or agents with or without workmen and other, at all reasonable times to enter into the said Apartment or any part thereof and to make good any defects found in respect of the said Apartment or the entire building or any part thereof.

## 28. PLACE OF EXECUTION

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

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

## 30. NOTICES

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

### Allottee -

#### 1. PRATIMA ATUL AWASTHI

Age:-30 Years, Occ.:- Housewife

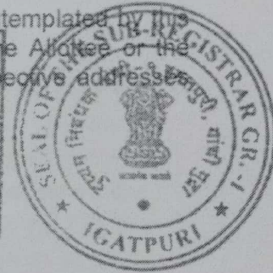
Pan - FHTPA5256H

Aadhaar No- 850200270781

R/at - Room No. 04 Kisan Mhatre Building Maruti Road Opp. Avinash Building

Neera Nagar, Thakurli East Kalyan Thane, - 421201

|                         |
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| दस्तावेज क्र. १२३४/२०२४ |
| २३ / ४                  |



### Promoter

#### 1. M/S. SARVPPRATHAM DEVELOPERS PVT. LTD.

Through Its Director

#### MR. ANAND KHATTAR

Formerly known as Vinner Land Base Pvt. Ltd.

A company Registered under Companies Act 1956,

Having its registered office at - 403, 2nd floor, Ghitorni, M. G. Road,

New Delhi 110030

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

## 31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. Stamp Duty and Registration:-The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee. stamp duty for this transaction is payable as per the Maharashtra Stamp Act, 1958, Schedule-1, Article 25 (d).

The parties hereto shall be entitled to get the aforesaid stamp duty, adjusted, leviable on the conveyance, which is to be executed by the Promoter and the Owners herein in favour of the Allottee/s herein. If any additional stamp duty or other charges

are required to be paid at the time of conveyance the same shall be paid by the Allottee/s.

### 33. CONSENT:-

That the Owners/Consenting Parties herein have given their irrevocable consent to this document . No separate consent is required.

That the Allottee has given his/her/their irrevocable consent to revise the Building Plan without affecting the area under this document.

34. 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 Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

### 35. 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 courts will have the jurisdiction for this Agreement

Note (in the event of the prescribed value is more than the agreed price) The agreed rate is true and correct market price of the said Apartment. The stamp duty on the difference between the agreed price and the value prescribed, has been paid under protest.

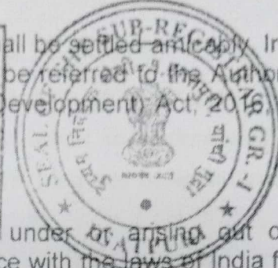
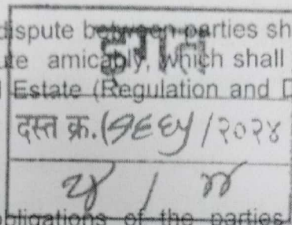
36. It is expressly agreed by the Purchaser that time for payment of each of the aforesaid installment of consideration is the ESSENCE of this Agreement. In the event of the purchaser making any default of payment of any one installments of the Purchase price on the due date, as stated above, the vendor shall be entitled to terminate this Agreement and in that event to forfeit all or any and / or any of the amounts paid by the purchaser, towards installment of purchase price. However any indulgence or leniency shown by the Vendor to the purchaser for the delay caused in payment of any of the due installments, shall not be construed as a right by the purchaser. The purchaser for any such delayed payment undertakes to pay interest @ 18% p.a. till such defaulted installments is not cleared by him. Such condition of delay shall be totally at the discretion of the Vendor. Therefore, the Vendor shall be at liberty and entitled to sell the said premises to any other party, firm or institution for any such consideration as the Vendor in his discretion may deem fit, in case of any default of payment schedule. For claim of any amount payable, issuance of a notice shall not be a requirement, as expressly agreed by the parties

37. Any act beyond the control of the Vendor. Provided always that if the construction cannot be completed within the said period on account of acts hereinbefore referred, then the Purchaser may, if the Purchaser wants to cancel and terminate this agreement and does not want to wait further till completion of the building, the Purchaser may call upon the Vendor to refund the consideration and the amount paid under this agreement and the Vendor on deduction of the expenses, If any , refund sum of payment at simple interest @ 9 % p.a. On such refund the vendor is entitled to deal with and dispose - off the said premises as deemed fit.

### SCHEDULE- A

#### (THE SAID PROPERTY REFERRED TO ABOVE )

All that piece and parcel of the land bearing of Gat No. 607 / 2 + 629 P, Plot No 2&3, admeasuring 15715.00 sq.mtrs, as per 7/12 extract and actual area admeasuring





15455.00 sq.mtrs. on site lying and being at Gonde Dumala Shivar, within the limits of Igatpuri Municipal Council and Registration and Sub- Registration Taluka Igatpuri, District Nashik which property is bounded as shown below :-

|                     |   |                      |
|---------------------|---|----------------------|
| On or towards East  | : | Plot No. 1           |
| On or towards West  | : | 12 Mtrs Service road |
| On or towards South | : | Adjacent Gat no. 628 |
| On or towards North | : | 12 Mtrs Roads        |

**SCHEDULE- B**

**(OF THE SAID PREMISES REFERRED TO ABOVE)**

All that piece and parcel of the land bearing of Gat No. 607 / 2 + 629 P, Plot No 283, admeasuring 15715.00 sq.mtrs. as per 7/12 extract and actual area admeasuring 15455.00 sq.mtrs. out of which area admeasuring 2062.83 Sq. mtrs. lying and being at Gonde Dumala Shivar referred as project land for 'Palm Hills Row House'

**SCHEDULE- C**

**(OF THE SAID PREMISES REFERRED TO ABOVE)**

The premises of Apartment Type- A1 Row Villa No.07 in "PALM HILLS ROW VILLAS" having Carpet area admeasuring 71.43 Sq. Mtrs. approximately with land Area 77.17 Sq. Mtrs which is bounded as shown below:-

|                     |   |              |
|---------------------|---|--------------|
| On or towards East  | : | Open to Sky  |
| On or towards West  | : | Open to Sky  |
| On or towards South | : | Villa No.08  |
| On or towards North | : | Villa no. 06 |

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinabove mentioned.

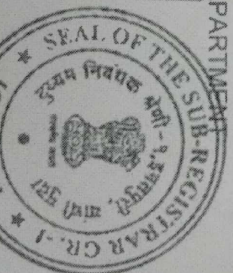
**(A) SPECIFICATIONS AND COMMON AMENITIES FOR THE APARTMENT**

**a. COMMON AMENITIES:**

**1. STRUCTURE:-**

Earthquake resistant R.C.C. frame structure

|                     |
|---------------------|
| <b>सुता</b>         |
| कतल नं. ७६६५ / २०२४ |
| २५ / ४४             |



**2. INTERNAL/EXTERNAL:**

- Brickwork-external 6" Red bricks Internal 4" Red bricks
- Neru finish Plaster for walls in the entire flat.
- Internal wall finish with O.B.D. paint, or similar.
- Double coat external plaster.
- External apex paint or similar.

**3. FLOORING:-**

24" x 24" vitrified flooring in all rooms.

**4. KITCHEN:-**

- Granite kitchen platform with stainless steel sink.
- Glazed tiles up to 4' on kitchen platform.
- Aqua guard point, power point for refrigerator.

**5. ELECTRIFICATION:-**

- Concealed wiring with circuit breakers.
- Adequate electrical points along with modular switches.

T.V and telephone point in living room and master bed room.

6. DOORS AND WINDOWS:-

- Decorative main door with attractive fittings.
- Night latch on main door.
- Laminated frames for all doors.
- Three track sliding windows with mosquito net, safety grill and granite sill.

7. BATHROOM/TOILET:-

- Anti-skid ceramic flooring With Dado up to 7" Feet
- Concealed plumbing with good quality fitting and wall mixer.
- Provision for stop cock.

SIGNED AND DELIVERED BY THE WITHIN NAMED WITHINNAMED THE PROMOTER, BUILDER AND THE DEVELOPER,

- M/S. SARVPPRATHAM DEVELOPERS PVT. LTD. Through Its Director

MR. ANAND KHATTAR

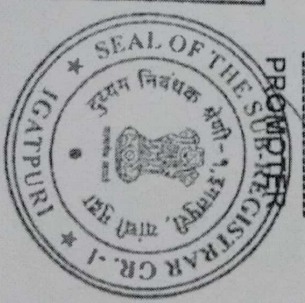


*ANAND KHATTAR*  
*ANAND KHATTAR*

2. MR. ANAND KHATTAR

SIGNED SEALED & DELIVERED BY THE WITHIN NAMED ALLOTTEE

|                       |
|-----------------------|
| श्रीमती               |
| दस्ता क्र. 19264/2028 |
| 25/1/22               |



PRATIMA ATUL AWASTHI



*Pratima Awasthi*  
 -----  
 Pratima Awasthi

ALLOTTEE

IN THE PRESENCE OF

WITNEESES

- Atul Awasthi
- Rajendra Verma

SCHEDULE 'C'

FLOOR PLAN OF THE APARTMENT

V.K.TATED, ADVOCATE,  
206, Damodar chambers, Kanherewadi,  
opp. Shivaji Garden, Nashik

ANNEXURE - A

CERTIFICATE.

I have investigated the title of property described in SCHEDULE-1, given above. I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Promoter, granted by Nashik Metropolitan Regional Development Authority.

On perusal of relevant documents and information, I am of the opinion that the buildable landed properties, separated area, (two pieces) (adjoining to each other) All that piece and parcel of the land bearing of Gat No. 607/2 + 629 P, Plot No. 2&3, admeasuring 15715.00 sq.mtrs, lying and being at Gonde Dumala Shivar, within the limits of Igatpuri Grampanchayat and Registration and Sub- Registration Taluka Igatpuri, District Nashik in the Registration sub- District of Nashik owned by  
1.M/S. SARVPPRATHAM DEVELOPERS PVT. LTD. Through its Director MR. ANAND KHATTAR 2. MR. ANAND KHATTAR mentioned in FIRST SCHEDULE are free and marketable.

The Promoter therefore, is authorized, empowered, entitled to develop the said Property by constructing a building thereon, comprising of independent residential & commercial blocks, commonly referred to as the "Shivaji Park scheme", and to sell and/or otherwise disposed (the same to any intending purchaser/s.

(V.K. TATED),  
ADVOCATE,

0-0-0-0-0

220 / M

ANNEXURE -B



(Authenticated copies of extracts Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Promoter to the project-1 land).

ANNEXURE -C-1

(Authenticated copies of commencement certificate / building permission )

ANNEXURE - C-2

(Authenticated copies of the building plans as approved by the concerned Local)

ANNEXURE - C-3

(Authenticated copies of the Layout as approved by the concerned Local)  
ANNEXURE - C-4

(Authenticated copies of the Occupation Certificate dated 26.05.2023 as issued by the Concerned Local Authority)

ANNEXURE -D

(Authenticated copies of the plans of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE - E

The fixtures and fittings with regard to the flooring and sanitary fittings to be provided by the Promoter in the said building and the Apartment

SPECIFICATIONS

ANNEXURE -F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

I say received. The Promoter/s.

CONSENT LETTER BY THE ALLOTTEE

I, the Allottee herein, do hereby accord my irrevocable consent for the Promoter to effect any changes, revisions, renewals, alterations, modifications, additions et cetera in the

layout of the said Project Land as shown in proposed Layout Plan Annexed hereto at Annexure- C2 and/or building and/or structures on the said Project land.

I, Allottee herein, further accord my "no objection" for the Nashik Metropolitan Regional Development Authority, I to accordingly pass such layouts or plans, as may be submitted by the Promoter.

However, the construction of the said Apartment agreed to be purchased by me shall not be adversely affected (Allotments)

REQUIRED TO BE DISCUSSED. PLEASE GO THROUGH IT MINUTELY.  
"PALM HILLS ROW VILLAS "

AGREEMENT FOR SALE

// BETWEEN //

|                       |
|-----------------------|
| शुद्ध                 |
| दस्ता क्र. (966)/२०२४ |
| २८ / ०१               |



1. M/S. SARVPRATHAM DEVELOPERS PVT. LTD.  
Through Its Director

MR. ANAND KHATTAR



*ANAND KHATTAR*  
-----

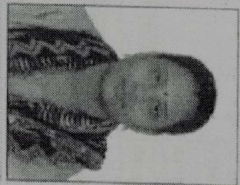
2. MR. ANAND KHATTAR  
// AND //



*Anand Khattar*  
PROMOTER

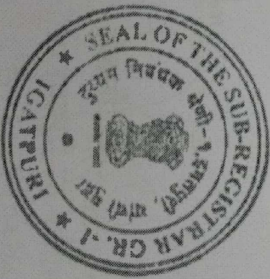
1. PRATIMA ATUL AWASTHI

ALLOTTEE



*Pratiima Atul Awasthi*

|                  |       |
|------------------|-------|
| <b>इमान</b>      |       |
| दस्ता क्र. 19864 | 13028 |
| <i>28/1/20</i>   |       |





18/04/2023  
अहवाल दिनांक : 18/04/2023

महाराष्ट्र शासन

गाव नमना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन मंडळ अधिकाऱ अभिलेख आणि नोंदवहा ( तयार करणे व सुविधित ठेवणे ) नियम, १९६१ यातील नियम ३,५,६ आणि ७ ]

गाव :- गोंदिवमाला ( 551050 )  
ULPIN : 21038025765

तालुका :- इगतपुरी  
भूमापन क्रमांक व उपविभाग : 607/2/629 पै प्लॉट/2 व 3

जिल्हा :- नाशिक

21038025765

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी  | खाते क्र. | भोगवटादाराचे नांव               | क्षेत्र   | आकार    | पो.ख. | फे.फा. | कुठ, खंड व इतर अधिकार   |
|--|-----------|---------------------------------|-----------|---------|-------|--------|---|
| क्षेत्राचे एकक : अ.र. चौ.मी.<br>अकृषिक क्षेत्र : 157.15.00<br>प्राचरणी : 1572.00   | 1383      | श्री. सर्वप्रथम वेंकटराव पा.ति. | 157.15.80 | 1572.00 |       | (4735) | कुठ्याचे नाव व खंड<br>इतर अधिकार<br>विनाशेती कडे वर्ग<br>रक्षिबास विनशेती ( 4735 )<br>प्रसिद्धि करणार : नाही.<br>शेवटचा फेफर क्रमांक : 4735 व दिनांक : 18/04/2023 |
| जमिनी फेफर क्र. ( 1 X 155 X 314 X 360 X 405 X 449 X 586 X 607 X 1120 X 1441 X 1926 X 2013 X 2391 X 2392 X 2421 X 2492 )<br>499 X 2525 X 2532 X 2558 X 2559 X 3586 X 3589 X 3634 X 3663 ) |           |                                 |           |         |       |        | सीमा आणि भूमापन चिन्हे :  |

गाव नमना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन मंडळ अधिकाऱ अभिलेख आणि नोंदवहा ( तयार करणे व सुविधित ठेवणे ) नियम, १९६१ यातील नियम २९ ]

गाव :- गोंदिवमाला ( 551050 )

तालुका :- इगतपुरी

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 607/2/629 पै प्लॉट/2 व 3

| पिकाखालील क्षेत्राचा तपशील |       |              |               |            |             |             |                  | लागवडीसाठी उपलब्ध नसलेली जमीन |             | शेरा |
|----------------------------|-------|--------------|---------------|------------|-------------|-------------|------------------|-------------------------------|-------------|------|
| वर्ष                       | हंगाम | खाता क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित   | अजल सिंचित  | जल सिंचनाचे साधन | स्वरूप                        | क्षेत्र     |      |
| (१)                        | (२)   | (३)          | (४)           | (५)        | (६)         | (७)         | (८)              | (९)                           | (१०)        | (११) |
|                            |       |              |               |            | ह.आर. चौ.मी | ह.आर. चौ.मी |                  |                               | ह.आर. चौ.मी |      |

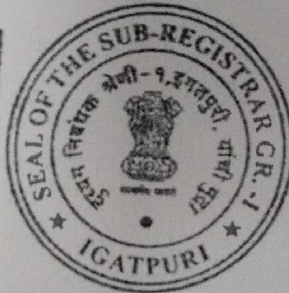
टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी मी मंडळ १५-४५५ मिळाले."  
दिनांक :- 18/04/2023  
नॉनशिक क्रमांक :- 272808128159546008428231284

( नाव :- कैलास शांताराम आर्दरे )  
तलाठी साक्षात :- गोंदिवमाला :- इगतपुरी, जि : नाशिक

तलाठी साक्षात :- गोंदिवमाला  
ता. इगतपुरी जि. नाशिक  
दि. १८/४/२०२३

इगत  
दस्त क्र. 19664/2028  
30/8





**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P61600032143

Project: **PALM HILLS** , Plot Bearing / CTS / Survey / Final Plot No.: 607/2 829/PT PLOT NO 2, SEC 1A  
Gondamane, Khandpur, Nashik, 422403;

1. Sarvpratham Developers Pvt Ltd., having its registered office / principal place of business at **Tehsil: Khandpur,**  
District: **Nashik, Ph: 422403.**

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 (I) of sub-section (2) of section 4 read with Rule 5;  
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.  
The Registration shall be valid for a period commencing from 14/12/2021 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

|                    |
|--------------------|
| ₹ 1111             |
| ₹ 1111 (9664/2028) |
| 39 / 11            |



Signature valid

✓

Dated: 14/12/2021  
Place: Mumbai

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

विकास परवानगी व प्रारंभ प्रमाणपत्र  
DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

जा.क्र. : नामप्रविप्रा/अभि.बां.प./मौ.गोंदे दुमाला, ता.इगतपुरी/ग.नं.६०७/२+६२९/ १७३५

दि. ८/११/२०२१

प्रति,

सर्वप्रथम डेव्हलपर्स प्रा.लि.,  
रा. गोंदे दुमाला, ता.इगतपुरी, जि.नाशिक.  
द्वारा - इंजि. दिलीप मेहता

विषय : मौजे गोंदे दुमाला, ता.इगतपुरी, जि. नाशिक येथील ग. नं. ६०७/२/६२९पै., प्लॉट नं.२ मधील ८४७० चौ.मी. सुधारित रहिवास प्रयोजनार्थ बांधकाम मंजूरीबाबत.

संदर्भ : १) या कार्यालयचे पत्र क्र.१२६० अन्वये दि.०६.११.२०१९ रोजीची विकास परवानगी व प्रारंभ प्रमाणपत्र

२) आपला दि. ३०.०८.२०२१ रोजीचा अर्ज व प्रस्ताव.

मौजे गोंदे दुमाला, ता.इगतपुरी, जि. नाशिक येथील ग. नं. ६०७/२/६२९पै., मधील क्षेत्रावर मंजूर प्लॉट नं.२ क्षेत्रावरील रहिवास प्रयोजनार्थ बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.

अर्जदाराने सदर प्रकरणी खालील प्रमाणे रक्कमा जमा केल्या आहेत.

| अ.क्र. | चलनाचा प्रकार      | चलन क्र. व दि. | रक्कम      | भरल्याचा दिनांक |
|--------|--------------------|----------------|------------|-----------------|
| १      | छाननी शुल्क        | ५५३/३१.०८.२०२१ | ३२.१००/-   | ०१.०९.२०२१      |
| २      | प्रिमिअम आकारणी    | निरंक          | निरंक      | निरंक           |
| ३      | विकास शुल्क        | ४४४/२६.१०.२०२१ | ९२.६००/-   | ०१.११.२०२१      |
| ४      | कामगार कल्याण उपकर | ४३७/०१.११.२०२१ | ७.४७,३००/- | ०१.११.२०२१      |

अर्जदार यांना कामगार कल्याण उपकरांचा २/३ रक्कम भरलेली आहे.

आपण प्रस्तावासोबत सादर केलेल्या कामदपत्रास अधीन राहून तसेच यापुढी या कार्यालयाने पत्र क्र.१२६० अन्वये दि.०६.११.२०१९ सेक्टर-१ (Sector-I) इमारतीच्या बांधकामास देण्यात आलेल्या मंजूरीच्या पत्रातील अटी व शर्ती कायम ठेऊन तसेच खालील अटी व शर्तीस अधीन राहून उक्त बांधकामाच्या सुधारित प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी व शर्ती:-

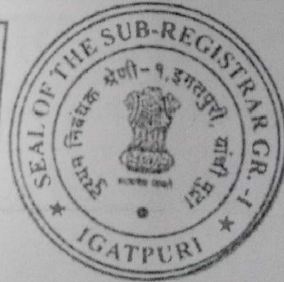
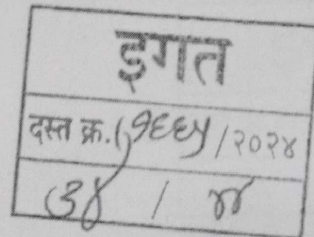
- मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिले.
- सदर विकास परवानगी व प्रारंभ प्रमाणपत्र हे एक वर्षाच्या कालावधीकरिता अंमलात राहिले. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संगुप्टात येईल.

C:\Users\hp\Desktop\nmrda letter\Layout & Bandhkam letter1.docx

692

NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY

Divisional Commissioner Office, Nashik Division - Nashik | Ph. No. 0253 2959787 | www.nmrda.in





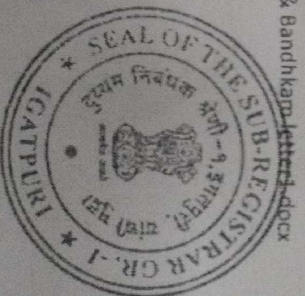
मौजे गाँदे दुमाला, ता.इगतपुरी, जि. नाशिक येथील ग. नं. ६०७/२ / ६२१३, प्लॉट नं.२

- ३ इमारतीचे बांधकाम सुरु करण्यापूर्वी महसूल विभागाकडून अकृषिक / सनद परवानगी प्राप्त करून त्याची साक्षात्कृत प्रत प्राधिकरणाकडे सादर करणे अर्जदार/विकासक/जमीन मालक यांचेवर बांधनकारक राहिल.
- ४ प्रस्तावासोबत अंतिम रेखांकनाचे मंजुरीवजातील मोजणी दि. १९.१२.२०१४ मो.र.नं. १८५/२०१४ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे अधीन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद/न्यायालयीन वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमीन मालक यांची राहिल. ज्या जागेची मालकी / वहिवाट, अर्जदार / विकासक / जमीन मालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुश्रेय राहणार नाही.
- ५ प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
- ६ मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली टेंवणे आवश्यक राहिल.
- ७ इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक / सनद परवानगी आणि परवानाधारक, वास्तुविशारद/अभियंता/स्ट्रक्चरल अभियंता /सुरवायझर यांचे प्रमाणपत्र सादर करणे बांधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावानंतर जमिनीचे महसूल / भूमी अधिपतखात एकात्रिकरण/ उर्ध्वविभागणी केलला अशाबत ७/१२ उतारा /प्रापटो कांडे व मांजणी नकाशा सादर करणे बांधनकारक राहिल.
- ८ इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर प्रमाणित एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.२.८.४ च्या अनुषंगाने जोते प्रमाणपत्र करिता योग्य ती कार्यावाही करणे आवश्यक राहिल.
- ९ रेखांकनातील रस्ते, व खुली जागा यांची देखभाल व रेखांकनात दर्शविलेले वर्गीकृत / प्रादेशिक योजना रस्ते/रस्ता रूंदीकरणालातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीन मालकास वापरण्यास खुले टेंवणे बांधनकारक राहिल.
- १० रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांना/विकासकांना/जमीन मालकांना भुखंड/सर्दनाका विलीन करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ११ नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यांप्रमाणे नारन असता कामा नये.
- १२ जागेतील/जाग लागतच्या नात्याच्या/नदीच्या नैसर्गिक प्रवाहास अडथळा येईल. असे कोणतेही बांधकाम करता येणार नाही. त्याच प्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुरुटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमीन मालक यांची राहिल. तसेच कुठलाही नैसर्गिक प्रवाह प्रदुषित होणार नाही याची जबाबदारी अर्जदाराची राहिल.
- १३ स्ट्रक्चरल इंजिनियर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुरवायझर यांची संयुक्तिक राहिल.

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| ९९ / ११             |



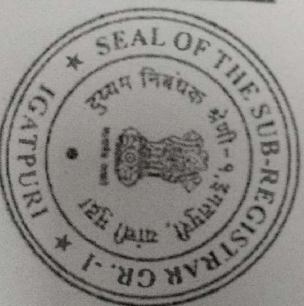
मौजे गाँदे दुमाला, ता.इगतपुरी, जि. नाशिक येथील ग. नं. ६०७/२ / ६२१६, प्लॉट नं.२

१४. प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक / जमीन मालक यांचेवर बंधनकारक राहिल.
१५. शासन नगर विकास विभागा कडील दि.१९/११/२००८चे निर्देश क्र.टिपीन्की-४३०८/४१०२/ प्र.क्र.३५९/०८/ नवि-११ नुसार अर्जदार / विकासक / जमीन मालक व वारसुविशारद यांनी बांधकाम नकाशांमध्ये एकूण चटई क्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमोड, गणितीय चुका इ.बाबत वारसुविशारद व अर्जदार / विकासक / जमीन मालक संयुक्तिकरित्या जबाबदार राहतील.
१६. नियोजित इमारतीसाठी विकाससाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अप्रवासित केलेल्या सक्षम प्राधिकरणाने / प्रायश्चायतीने न केल्यास पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमीन मालक यांनी स्वखर्चाने प्रत्यक्षापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
१७. ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल विघटन होणाऱ्या ओल्या कचऱ्यासाठी गाडूळ खत प्रकल्प अर्जदार / विकासक / जमीन मालक यांनी स्वखर्चाने करावयाचा आहे.
१८. आवश्यकतेनुसार वृक्ष लागवड करणे आवश्यक राहिल.
१९. प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावली नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमीनमालक यांनी सादर करून भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशा: / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमीन मालक कारवाईस पात्र राहिल.
२०. केंद्र शासनाच्या पर्यावरण विभागाकडील अधिसूचना क्र. S.O.३९९(E) दि. ०९/१२/२०१६ मधील Appendix-XIV मधील पर्यावरणाच्या अटीची पूर्तता करणे अर्जदार/ विकासक /जमीन मालक यांचेवर बंधनकारक राहिल व सदर अटी बंधनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहिल.
२१. अर्जदारांनी नकाशावर दर्शिलेल्या हद्दीबाबत व क्षेत्राबाबत वाद अगर तक्रार निर्माण झाल्यास त्यास अर्जदार जबाबदार राहतील.
२२. मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजुरांमधील गरिदर माता, स्तनदा माता आणि त्यांच्यासांबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
२३. हद्दी व क्षेत्राबाबत वाद अगर तक्रार निर्माण झाल्यास त्यास अर्जदार जबाबदार राहतील.
२४. अर्जदार यांनी प्रकरणी कामगार उपकरणांपेठी एकूण रकमेचे २/३ रक्कम रु.७४७३००/- (अक्षरी रुपये सात लाख सत्ताशेचाळीस हजार तीनशे मात्र) इतकी चलन क्र.४३७, दि.०९.११.२०२१ अन्वये जमा केलेली आहे व उर्वरित ४/३ रकम जेत तपासणी प्रमाणपत्र देतेवेळी त्यावेळच्या वार्षिक मुल्यदर तक्त्यातील बांधकामाचा दर विचारात घेऊन जमा करणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.

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| <b>इगत</b>                |
| दस्ता क्र. (Jeeby) / १०२४ |
| ३६ / २४                   |







नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक  
NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY  
विभागीय शासक कार्यालय, नाशिकरी, नाशिक - ४११६०१



भागशा: भोगवटा प्रमाणपत्र  
PART OCCUPANCY CERTIFICATE

जा.क्र.:नामप्रतिपाद/भागशा: भोगवटा/मौ.गोंदे दुमाला, ता.इगतपुरी/गाट नं.६०७/२/६२२१/मु.क्र.२ व ३ धौल क्षेत्र  
दि. २१/१५/२०२३

प्रति,  
मै. सर्वप्रथम हेक्टरपर्स प्रा. लि.,  
रा. मौजे गोंदे दुमाला, ता. इगतपुरी,  
जि. नाशिक  
व्हाटा - ईजि. श्री. दिलीप मेहता

मौ.गोंदे दुमाला, ता.इगतपुरी, जि.नाशिक येथील गाट नं.६०७/२/६२२१/मु.क्र.२ व ३ धौल क्षेत्र  
१५७१५ चौ.मी. क्षेत्रात घुप हॉसिंग या प्रयोजनाय भागशा: भोगवटा प्रमाणपत्रासाठी अर्ज केलेला होता.  
तथापि, मौ.गोंदे दुमाला, ता.इगतपुरी, जि.नाशिक येथील ग.नं.६०७/२/६२२१/मु.क्र.२ मधील क्षेत्र ८४७०  
चौ.मी. क्षेत्रावर सुधारित घुप हॉसिंग या प्रयोजनाय अभिन्यास व बांधकाम करण्यासाठी या कार्यालयाने पत्र  
जा.क्र. नामप्रतिपाद/अभि.वा.प./मौ.गोंदेदुमाला, ता.इगतपुरी/६०७/२+६२२१/१७३५,दि.०८.११.२०२१ अन्वये  
विकास परवानगी देण्यात आली होती. तदनंतर गाट नं.६०७/२/६२२१/मु.क्र.२ व ३ चे एकिकरण करून  
क्षेत्र १५७१५ चौ.मी. क्षेत्रावर या कार्यालयाचे पत्र जा.क्र.८२१, दि.३१.०३.२०२२ अन्वये पूर्वमंजूरी पत्र  
क्र.१७३५, दि.०८.११.२०२१ नकारो कायम ठेऊन मंजूरी देण्यात आलेली आहे. सबब, उपरोक्ता मंजूरीच्या  
अधिन राहून सदर भागशा: भोगवटा प्रमाणपत्र देण्यात येत आहे.

| अ.क्र. | चलनाचा प्रकार     | चलन क्र. व दि. | रकम        | भरल्याचा दिनांक |
|--------|-------------------|----------------|------------|-----------------|
| १      | छाननी शुल्क       | ५५,३११.०८.२०२१ | ३२,१००/-   | ०१.०९.२०२१      |
|        |                   | १२११.०३.२०२३   | ६,७००/-    | ०४.०३.२०२३      |
| २      | विक्रीत शुल्क     | ४४४/२६.१०.२०२१ | ९२,६००/-   | ०१.११.२०२१      |
| ३      | कायदा कल्याण उपकर | ४३७/०१.११.२०२१ | ७,४७,३००/- | ०१.११.२०२१      |
|        |                   | L-०३२/२२.०५.२३ | ३,७३,५७०/- | २२.०५.२०२३      |

उपरोक्त परवानगीप्रमाणे आपण इंजि.श्री. दिलीप मेहता परवानगारक वास्तुविशारद/ स्ट्रक्चरल  
अभियंता / सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम केले असलेबाबत व या इमारतींना भागशा:  
भोगवटा प्रमाणपत्र मिळवोबाबत या प्राधिकरणास दि. ०६.०३.२०२३, दि.०३.०४.२०२३, दि.२०.०४.२०२३  
व दि.०८.०५.२०२३ रोजी अर्ज केलेबाबत आपणास खालील इमारतींना खाली नमूद केलेल्या तपशील व  
अटीस अधीन राहून भागशा: भोगवटा करणेस संमती देण्यात येत आहे.

भोगवटा प्राप्त इमारतीचा तपशील :

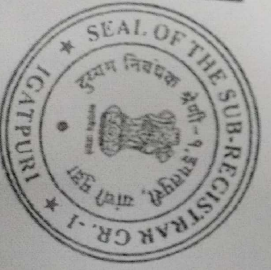
| इमारत तपशील          | सदरिका संख्या | तळ मजला       | पहिला मजला    |
|----------------------|---------------|---------------|---------------|
| Sector-II : Type- A1 | ०८            | ३०६.६४ चौ.मी. | ३६०.९० चौ.मी. |
| Sector-II : Type- A2 | ०८            | ३०६.६४ चौ.मी. | ३६०.९० चौ.मी. |

C:\Users\hp\Desktop\pnmrda\letter\Occultr.2

NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY

Deputy Commissioner Office, Nashik Division - Nashik. | Ph. No 0253 2959787 | www.nmrda.in

इशत  
दस्त क्र. ७६६५ / २०२४  
BC / १०



Date: 17/11/2021

**TO WHOMSOEVER IT MAY CONCERN**

Mauje Gonde Dumala Tal. Igatpuri Dist. Nashik G. No. 607/2 + 629/Pt.  
Plot No. 2, Group Housing Scheme Approval Letter No. 1735  
date : 08/11/2021.

**Land Appurtenant Area Statement  
For Row Houses (16) (Palm Villas)  
Developer Sarvapratham Developers Pvt. Ltd.**

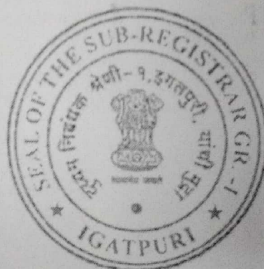
| Unit | Land Appurtenant Area Sq.m. | B/up Area Sq.m. | Carpet Area Sq.m. |
|------|-----------------------------|-----------------|-------------------|
| 1    | 112.56                      | 83.42           | 71.43             |
| 2    | 77.17                       | 83.42           | 71.43             |
| 3    | 77.17                       | 83.42           | 71.43             |
| 4    | 77.17                       | 83.42           | 71.43             |
| 5    | 77.17                       | 83.42           | 71.43             |
| 6    | 77.17                       | 83.42           | 71.43             |
| 7    | 77.17                       | 83.42           | 71.43             |
| 8    | 90.33                       | 84.68           | 72.14             |
| 9    | 94.72                       | 84.68           | 72.14             |
| 10   | 77.17                       | 83.42           | 71.43             |
| 11   | 77.17                       | 83.42           | 71.43             |
| 12   | 77.17                       | 83.42           | 71.43             |
| 13   | 77.17                       | 83.42           | 71.43             |
| 14   | 77.17                       | 83.42           | 71.43             |
| 15   | 77.17                       | 83.42           | 71.43             |
| 16   | 112.56                      | 83.42           | 71.43             |

Note :- Land Appurtenant area is the area of land occupied by Row House unit.

  
Dilip N. Mehta  
(Town Planner)

Regal Town Planners Pvt. Ltd.

|                       |
|-----------------------|
| इगत                   |
| दस्त क्र. (9EEY/2028) |
| 80 / 88               |



110/1665

मंगळवार, 16 एप्रिल 2024 12:53 म.नं.

दस्त गोषवारा भाग-1

इगत

दस्त क्रमांक: 1665/2024

दस्त क्रमांक: इगत /1665/2024

बाजार मुल्य: रु. 22,50,000/-

मोबदला: रु. 32,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,92,000/-

दु. नि. मह. दु. नि. इगत यांचे कार्यालयात

अ. क्रं. 1665 वर दि.16-04-2024

रोजी 12:49 म.नं. वा. हजर केला.

पावती:2363

पावती दिनांक: 16/04/2024

मादरकरणाराचे नाव: प्रतिमा अतुल अवस्थी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

Pratima Awasthi

दस्त हजर करणाऱ्याची सही:

कमी पडलेले दस्त हाताळणी शुल्क

रु. (...रु.क...) पा.क्र. 2363 अन्वये

दि. 96/04/2024 रोजी वसूल.

एकुण: 30840.00

Sub Registrar Igatpuri

दुय्यम निबंधक श्रेणी-9

इगतपुरी

दस्ताचा प्रकार: अग्रीमेंट टू सेल

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

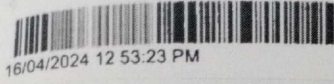
शिक्का क्रं. 1 16 / 04 / 2024 12 : 49 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 04 / 2024 12 : 50 : 47 PM ची वेळ: (फी)

दुय्यम निबंधक श्रेणी-9  
इगतपुरी

Sub Registrar Igatpuri  
दुय्यम निबंधक श्रेणी-9  
इगतपुरी





दम्न गोपवाग भाग-2

इगत ४४-४४  
दम्न क्रमांक: 1665/2024

दम्न क्रमांक : इगत/1665/2024  
दम्नाचा प्रकार :- अंणीमंटे टु मेन

| अनु क्र. | पक्षकाराच नाव व पत्ता  | पक्षकाराचा प्रकार                     | छायाचित्र | ठना प्रमाणित |
|----------|--|---------------------------------------|-----------|--------------|
| 1        | नाव: मंगमं सर्वप्रथम डेव्हलपर्स प्रा.ली तर्फे डायरेक्टर आनंद देवराज खड्डर यांचे स्पे. योशे काभारी मोरे<br>पत्ता: प्लॉट नं: 403, माळा नं: दुसरा मजला, इमारतीचे नाव: धीतोर्णी, ज्वाक नं: एम जी रोड, रोड नं: न्यू दिल्ली, दिल्ली, दक्षिण पश्चिम दिल्ली.<br>पिन नंबर: AACCV4052E | लिहून देणार<br>वय :-52<br>स्वाक्षरी:- |           |              |
| 2        | नाव: आनंद देवराज खड्डर यांचे स्पे. योशे काभारी मोरे<br>पत्ता: प्लॉट नं: मु. पोस्ट गोंदे दुमाला, माळा नं: -, इमारतीचे नाव: -, ज्वाक नं: ना. इगतपुरी, रोड नं: जी-नाथिक, मद्रागट्ट, शा. ई.क.<br>पिन नंबर: AACCV4052E  | लिहून देणार<br>वय :-52<br>स्वाक्षरी:- |           |              |
| 3        | नाव: प्रतिमा अनुल अवस्थी<br>पत्ता: प्लॉट नं: रूम नंबर 04, माळा नं: किमन मात्रे विल्डय, इमारतीचे नाव: माग्नी रोड, ज्वाक नं: टाकुर्णी इस्ट, रोड नं: कल्याण ठाणे, मद्रागट्ट, ठाणे.<br>पिन नंबर: FHTPA5256H  | लिहून घेणार<br>वय :-30<br>स्वाक्षरी:- |           |              |

Pratima Awasthi

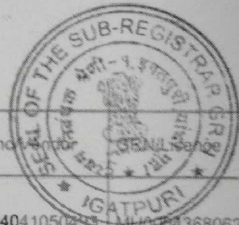
वरील दम्नगवज करून देणार तयारकीन अंणीमंटे टु मेन चा दम्न गवज करून दिल्याचे कवून करतान.  
शिक्का क्र.3 ची वेळ: 16 / 04 / 2024 12 : 52 : 33 PM

आळख - दम्नगवज निष्पादनाचा कवुलीजवाव देणाऱ्या सर्व पक्षकारांची आळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

| Sr. No. | Type of Party & Name   | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|---------|--|--|--|
| 1       | लिहून घेणार<br>प्रतिमा अनुल अवस्थी   | 16/04/2024 12:52:47 PM                 | प्रतिमा अनुल अवस्थी<br>F<br>1229693574247374848<br>        |
| 2       | लिहून देणार<br>मंगमं सर्वप्रथम डेव्हलपर्स प्रा.ली तर्फे डायरेक्टर आनंद देवराज खड्डर यांचे स्पे. योशे काभारी मोरे | 16/04/2024 12:51:48 PM                 | योशे काभारी मोरे<br>M<br>1187289761737953280<br>           |
| 3       | लिहून देणार<br>आनंद देवराज खड्डर यांचे स्पे. योशे काभारी मोरे  | 16/04/2024 12:51:55 PM                 | योशे काभारी मोरे<br>M<br>1187289761737953280<br>           |

शिक्का क्र.4 ची वेळ: 16 / 04 / 2024 12 : 52 : 48 PM

Sub Registrar Igatpuri  
दुय्यम निबंधक अंणी-१  
Payment इगतपुरी



प्रमाणित करण्यात येते की, या सदर दस्तामध्ये ..... पाणे आहेत.  
पुस्तक क्रमांक १, क्रमांक .....  
दि. १६ माहे ०४ सन २०२४

| sr | Purchaser            | Type                 | Verification no. (Stamp)                  | Amount    | Used At | Deface Date                 |
|----|----------------------|----------------------|---|-----------|---------|-----------------------------|
| 1  | PRATIMA ATUL AWASTHI | eSBTR/Simple Receipt | 69103332024041050293 - MH000436806202425R | 192000.00 | SD      | 00003918994D 16/04/2024     |
| 2  | PRATIMA ATUL AWASTHI | eSBTR/SimpleReceipt  | MH000436806202425R                        | 30000     | RF      | 0000391688202425 16/04/2024 |
| 3  |                      | DHC                  | 0424105818994                             | 840       | RF      | 0424105818994D 16/04/2024   |

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

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1665 /2024

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- 2. Get print immediately after registration.