

75/7624

पावती

Original/Duplicate

Monday, April 19, 2021

नोंदणी क्र.: 39M

4:22 PM

Regn.: 39M

पावती क्र.: 8504 दिनांक: 19/04/2021

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-7624-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोशनी करण सबलोक - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे

4:40 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु.4971696.73 /-

मोबदला रु.7500000/-

भरलेले मुद्रांक शुल्क : रु. 225000/-

सह दुय्यम निबंधक वरिष्ठ
एवढे क. ३

1) देयकाचा प्रकार: By Cash रक्कम: रु 1600/-

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009546385202021R दिनांक: 19/04/2021

बँकेचे नाव व पत्ता: IDBI

सहायकासहाय्यी सहाय्यी

मूळ दस्तऐवज मरल

रु. नि. नमूने-३

Kaj 60

ॐ नमो भगवते वासुदेवाय
ॐ नमो

ॐ नमो भगवते वासुदेवाय
ॐ नमो



19/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 7624/2021

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4971696.73
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-नवी मुंबई ग्रनपा इतर वर्णन : इतर माहिती: फ्लॅट नंबर 1704, 17 वा मजला, निव्हिंग नंबर 2, गुडविल युनीटी प्लॉट नंबर 12, सेक्टर 8, सानपाडा, नवी मुंबई . क्षेत्रफळ 36.84 चौ मी कार्पेट रेरा प्रमाणे +1 कव्हर कार पार्किंग ((Plot Number : 12 ; SECTOR NUMBER : 8 ;))
(5) क्षेत्रफळ	1) 36.84 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 गुडविल कन्स्ट्रक्शन्स तर्फे भागीदार थम्बीर लकडावाला तर्फे कु.मु. वैशाली गुरव - - वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गुडविल एक्ससेलेन्सी, 8 वा मजला, प्लॉट नंबर 2, सेक्टर 17, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AARFG4458R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रोशनी करण सबलोक - - वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नंबर 1501, विवाग्न, प्लॉट नंबर 4, सेक्टर 19, पाम बीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BYVVK7345E 2): नाव:- करण एस सबलोक - - वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नंबर 1501, विवाग्न, प्लॉट नंबर 4, सेक्टर 19, पाम बीच रोड, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BQAPS0815G
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	19/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7624/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	

सह दुय्यम निबंधक वर्ग २
ठाणे क. 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	ROSHNI KARAN SABHLOK	eSBTR/Simple Receipt	69103332020123152703	MH009546385202021R	225000.00	SD	0000289012202122	19/04/2021
2		By Cash			1600	RF		
3	ROSHNI KARAN SABHLOK	eSBTR/SimpleReceipt		MH009546385202021R	30000	RF	0000289012202122	19/04/2021

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

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५ . ३३ ३३३३



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202104194155	19 April 2021,04:20:02 PM			
मूल्यांकन वर्ष	2020				
क्रि.सं.	४७१				
मूल्य विभाग	नानुषा - ४७१				
इस मूल्य विभाग	25 /240-सांगली नोड सेक्टर क्र: 8				
संस्था का नाम	Navi Mumbai Municipal Corporation	सर्टिफिकेट / व. भु. क्रमांक :			
वार्षिक मूल्य दर तालिका अनुसार मूल्यदर रु.					
कुली इमीन	निचामी सर्वेक्षक	कार्यालय	दुकानें	औद्योगिक	मोबाइलगायचे परकक
46100	102700	115300	134300	115300	ची, मीटर
बांधीव क्षेत्राची परिहारी					
कार्यालय क्षेत्र (Built Up)-	40.524ची मीटर	मिळकतीचा वापर-	निचामी सर्वेक्षक	मिळकतीचा प्रकार-	बांधीव
कार्यालय क्षेत्र-बांधीव-	1-उप-सो-सा	मिळकतीचे व.प.	0 TO 2ची	मूल्यदर/वापरप्रकाराचा दर-	Rs.102700/-
इतर मूल्य -	आहे	मजला -	11th to 20th Floor	करियर क्षेत्र-	36.84ची मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
पदा-वास्तव मिळकतीचा प्रति ची. मीटर मूल्यदर		=(वार्षिक मूल्यदर * पदा-वास्तव दरफेदारी) * मजला नित्य घट/वाढ			
		= (102700 * (100 / 100)) * 110 / 100			
		= Rs.112970/-			
A) मूल्य मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र				
	= 112970 * 40.524				
	= Rs.4577996.28/-				
E) बँडिंग वाढवू नये क्षेत्र	13.94ची मीटर				
बँडिंग वाढवू नये क्षेत्र	= 13.94 * (112970 * 25/100)				
	= Rs.393700.45/-				
Applicable Rules	= 3, 18, 19, 15				
एकत्रित अंतिम मूल्य	मूल्य मिळकतीचे मूल्य + कार्यालय मूल्य + बेसिडरूम बांधणी क्षेत्र मूल्य + तालिका गल्लीचे मूल्य (कुली कार्यालय) + वरील गल्लीचे मूल्य + बँडिंग वाढवू नये क्षेत्र मूल्य + शून्य अडिगवरील वाढवू नये क्षेत्र मूल्य + इतर मूल्य (बांधीव क्षेत्र) मूल्य करियर क्षेत्र + बँडिंग वाढवू नये क्षेत्र = A + B + C + D + E + F + G + H + I = 4577996.28 + 0 + 0 + 0 + 393700.45 + 0 + 0 + 0 + 0 = Rs.4971696.73/-				

Home Print



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CHALLAN
MTR Form Number-6



GRN	MH009546385202021R	BARCODE			Date	31/12/2020-16:27:54	Form ID	B25			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	BYVPK7345E						
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	ROSHNI KARAN SABHLOK						
Location	THANE										
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 1704						
Account Head Details			Amount In Rs.	Premises/Building							
0030046401	Stamp Duty(Bank Portal)		225000.00	Road/Street	GOODWILL UNITY						
0030063301	Registration Fee		30000.00	Area/Locality	PLOT NO 12						
				Town/City/District							
				PIN		4	0	0	7	0	5
				Remarks (If Any)	Prop mvbilty=N/A-Prop Amt=7500000.00-Prop area=36.84-Prop area UOM=Sq.Meter-oth Prop ID=PAN-AARFG4458R-oth Prop Name=GOODWILL CONSTRUCTIONS-						
				Amount In	Two Lakh Fifty Five Thousand Rupees Only						
Total			2,55,000.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref. No.	69103332020123152703	691332431				
Cheque/DD No.				Bank Date	RBI Date	31/12/2020-15:26:58	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

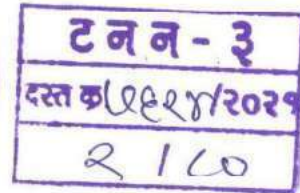
Department ID :

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

Mobile No. : 919819776277

RKapoor

Rabhou



§ - 155
P505/1557/1553
231



Handwritten notes or signatures in blue ink, partially obscured and difficult to read.

Sabharwal 1
R Kapoor
AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and entered into at Navi Mumbai on this 31st day of Dec., 2020 between **M/S. GOODWILL CONSTRUCTIONS, P.A.N.-AARFG4458R**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at Plot No. 2, 8th Floor, Goodwill Excellency, Sector No.-17, Vashi, Navi Mumbai, Tal. & Dist.-Thane-400 703, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART and **MRS. ROSHNI KARAN SABHLOK (P.A.N.- BYVPK7345E) & MR. KARAN S. SABHLOK (P.A.N.- BQAPS0815G)**, having his/her/their address at **FLAT NO.-1501, VIVANT, PLOT NO.-4, SECTOR-19, PALM BEACH ROAD, SANAPADA, NAVI MUMBAI-400705**. hereinafter referred to as "**THE ALLOTTEE(S)**" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART



Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "**THE CORPORATION**") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

For **GOODWILL CONSTRUCTIONS**

Partner
Partner

R Kapoor

Sabharwal

And whereas the State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas the Promoters vide their Application dated 15/12/2016 requested the Corporation to grant lease of a piece and parcel of land acquired and vested in the Corporation by the State Government;

And whereas the said Corporation allotted all that piece and parcel of land bearing Plot number 12 admeasuring about 4464.950 Sq. Mts. situated at Sector No.-8, Node-Sanpada, Navi Mumbai, Tal. & Dist.-Thane, hereinafter referred to as "**THE SAID PLOT OF LAND**" and more particularly described in the "First Schedule" hereunder written, to the Promoters on the terms and conditions including the conditions of lease of the said Property as set out therein;

And whereas the Promoters paid to the Corporation a sum of Rs.49,46,59,981/- (Rupees Forty Nine Crore Forty Six Lakh Fifty Nine Thousand Nine Hundred Eighty One Only) as and by way of full and final payment of Lease Premium and entered into an **Agreement to Lease dated 05/12/2017** and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Thane-3 under Receipt No. 19400, Document No. T/IN-1054-2017 on 05/12/2017;

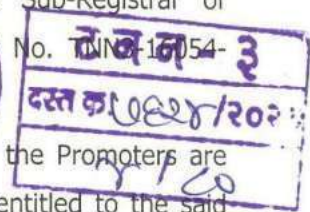
And whereas pursuant to the aforesaid Agreement to Lease, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

For **GOODWILL CONSTRUCTIONS**


Partner


R Kapoor

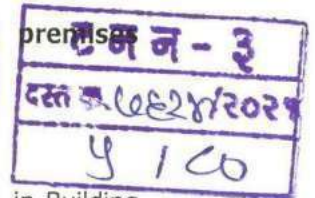

Rajwani



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

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide Commencement Certificate bearing number NMMC/TPO/BP/20181CNMMC12825/3906/2018, dated 28/09/2018 including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as "Annexure-A";

And whereas the Promoters have proposed to construct on the project land the **buildings project known as "GOODWILL UNITY" comprising 2 (Two) buildings i.e. Building No.-1 (EWS) consisting Stilt plus 4 (Four) upper floors of which 25% (Twenty-Five Percent) of the units are for sale components as per Government rules and Building No.-2 having 100% (Hundred Percent) Sale Components consisting Ground plus 20 (Twenty) upper Floors. The Ground Floor and 1st (First) floor, comprises a commercial/ showroom. There exist 3 podiums, Podium Nos.-1, 2 & 3 on the 1st (First) and 2nd (Second) floor of the building is exclusively for Car Parking, the 3rd (Third) floor of the building is exclusively for common amenities such as banquet hall, recreational space, society office, fitness centre, baby pool, swimming pool etc. and the residential premises starts from 4th (Fourth) floor to 20th (Twentieth) floors.**



And whereas the Allottee(s) are offered a Flat bearing number **1704**, in Building No.2 admeasuring **36.84** Sq. Mts. carpet area on the **17TH** Floor (hereinafter referred to as "THE SAID FLAT") of the Building project called "GOODWILL UNITY" situated at Plot No. 12, Sector No.-8, Node-Sanpada, Navi Mumbai (hereinafter referred to as "THE SAID BUILDING") being constructed on the said project land by the Promoters;

For GOODWILL CONSTRUCTIONS


Partner





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

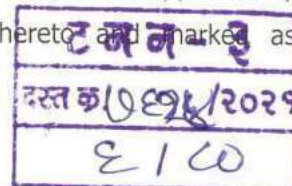
And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building(s);

And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Flats, Showrooms and Other Units in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats, Showrooms and Other Units therein and to receive the sale price in respect thereof;

And whereas on demand from the Allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters' Architects M/S. HOMEWORK and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under;

And whereas the authenticated copy of Certificate of Title issued by Advocate of the Promoters, showing the nature of the title of the Promoter to the project land on which the Flats are to be constructed have been annexed hereto and marked as "**Annexure-B**";

And whereas the authenticated copies of the plans of the Layout as approved by the concerned local authority have been annexed hereto and marked as "**Annexure-C**";



And whereas the authenticated copies of the plans and specifications of the Flats agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "**Annexure-D**";

For GOODWILL CONSTRUCTIONS


Partner

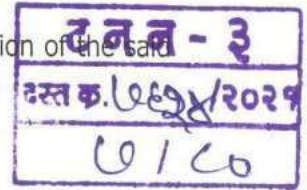




And whereas the Promoters have got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

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

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



And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number **1704**, in Building No.2 on the **17th** Floor of the said building project known as "GOODWILL UNITY" being constructed of the said Project;

And whereas the carpet area of the said Flat is **36.84** Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area appurtenant to the said flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace appurtenant to the said flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the flat;

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

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs.1,00,000/- (Rupees One Lakh Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the **For GOODWILL CONSTRUCTIONS**


Partner





Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing;

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & development) Act, 2016 with the **Real Estate Regulatory Authority at Mumbai No.-P51700018463**, the authenticated copy of the certificate is annexed herewith as "**Annexure-E**";

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flats with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

Now therefore this agreement witnesseth and it is hereby agreed by and between the parties hereto as follows



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- 1) The Promoters shall construct the said buildings project to be known as "**GOODWILL UNITY**" comprising 2 (Two) buildings i.e. Building No.-1 (EWS) consisting Stilt plus 4 (Four) upper floors of which 25% (Twenty Five Percent) of the units are for sale components as per Government rules and Building No.-2 having 100% (Hundred Percent) Sale Components consisting Ground plus 20 (Twenty) upper Floors. The Ground Floor and the 1st (First) floor comprises of a commercial showroom. There exists 3 podiums, Podium Nos.1, 2 & 3 on the 1st (First) and the 2nd (Second) floor of the building is exclusively for the Car Parking, the 3rd (Third) floor of the building is exclusively for common amenities such as banquet hall, recreational space, society office, fitness centre,

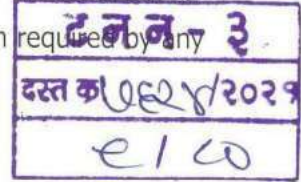
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baby pool, swimming pool etc. and the residential premises starts from 4th (Fourth) to 20th (Twentieth) floors on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/ Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flats of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.



- 2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said **Flat bearing No.- 1704 in Building No. 2 admeasuring 36.84 Sq. Mts. carpet area on the 17TH Floor of the said building project known as "GOODWILL UNITY"** hereinafter referred to as "THE SAID FLAT" and more particularly described in the **"Second Schedule"** hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" **for a lump sum price of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)** including and being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder. In addition to the above, without any further monetary consideration, the Allottee(s) is/are entitle to enclosed balcony of **5.10 Sq. Mts.**, cupboard of **7.02 Sq. Mts.**, flower bed of **2.84 Sq. Mts.** and terrace of **4.05 Sq. Mts.**, the ancillary area (the additional area) for his/her/their exclusive use.
- 3) The Allottee(s) hereby agree(s) to purchase from the promoters and the promoters hereby agree(s) to sell to the Allottee(s) 1 (One) covered car parking space without any additional consideration being constructed in the layout and the same shall be allotted to the Allottee(s) at the time of handing over of the possession. The total aggregate consideration amount for the Flat including One covered parking space is **Rs.75,00,000/- (Rupees Seventy Five Lakhs Only).**

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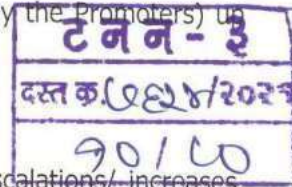


- 4) The Allottee(s) have paid on or before execution of this agreement a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of **Rs.74,00,000/- (Rupees Seventy Four Lakhs Only)** in the following manner:

PAYMENT SCHEDULE

Sr. No.	Particulars	Amount in
1.	EMD at the time of booking	1,00,000/-
2.	Upon execution of Agreement	21,50,000/-
3.	Completion of Plinth	11,25,000/-
4.	On completion of 6 th Slab	7,50,000/-
5.	On completion of 13 th Slab	7,50,000/-
6.	On completion of 21 st Slab	3,75,000/-
7.	On completion of walls, internal plaster	3,75,000/-
8.	On completion of, staircases, lift wells.	3,75,000/-
9.	On completion of External plumbing, external plaster, elevation.	3,75,000/-
10.	On completion of lifts, water pumps, electrical fittings, paving, doors & windows, sanitary fittings etc.	7,50,000/-
11.	On Possession	3,75,000/-
	Total	75,00,000/-

- 5) The Total Purchase Price above excludes tax (consisting of tax paid or payable by the Promoters by way of Goods and Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the flat.



- 6) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/ Government

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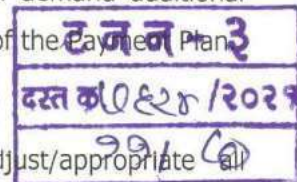
from time to time. The Promoters undertake and agree that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc. the Promoters shall enclose the said notification/ order/rule/regulation published /issued in that behalf to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.

- 7) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments at the rate of 6% (Six Percent) per annum for the period by which the respective instalment has been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoters.
- 8) The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (Three Percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee(s) within 45 (Forty Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan.
- 9) The Allottee(s) authorize(s) the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

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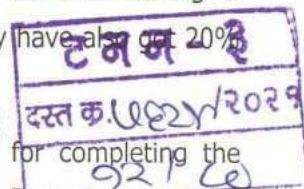
- 10) The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flats.
- 11) Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in Clause No.-4 herein above.
- 12) The Promoters hereby declare that the **FSI (Floor Space Index) available as on date in respect of the project land is 8036.94 Sq. Mts. wherein 6696.590 Sq. Mts. is utilized for the Main Building No.-2 & 1340.350 Sq. Mts. is utilized for Building No.-1 (EWS).** The Promoters have disclosed the **FSI of 1.5 (One & Half) as proposed** to be utilized by them on the project land in the said Project and Allottee(s) have agreed to purchase the said flat based on the proposed construction and sale of flat to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only. The Promoters have disclosed that they have also got 20% (Twenty Percent) additional FSI for EWS Scheme.
- 13) If the Promoters fail to abide by the time schedule for completing the project and handing over the flat to the Allottee(s) the Promoters agree to pay to the Allottee(s) who do/does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agree(s) to pay to the Promoters, interest as specified in the Rule i.e. interest as per State Bank of India marginal cost of lending rate

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plus 2% (Two Percent) per annum with monthly rents, on all the delayed payment which become due and payable by the Allottee(s) to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

- 14) Without prejudice to the right of promoters to charge interest in terms of Sub-Clause No.-13 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoters under this Agreement (including his/her/ their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing 3 (Three) defaults of payment of instalments, the Promoters shall at his own option, may terminate this Agreement:
- a) Provided that, Promoters shall give notice of 15 (Fifteen) days in writing to the Allottee(s) by Registered Post AD at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s) of his intention to terminate this Agreement and of the specific breach(s) of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fail(s) to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.
- b) Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee(s) after deducting 10% (Ten Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous instalments till the date of cancellation by the Promoters to the Allottee(s) as agreed liquidated damages within a period of 30 (Thirty) days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee(s) to the Promoters.

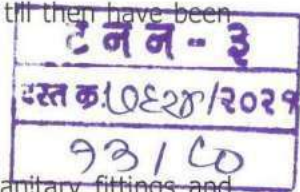
- 15) The fixture and fittings with regards to kitchen and sanitary fittings and amenities to be provided by the Promoters in the Flat and the said building are those that are set out in the "Third Schedule" mentioned hereunder.

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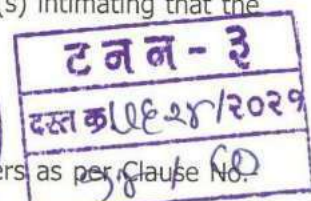

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- 16) **The Promoters shall give possession of the Flat to the Allottee(s) on or before 31/12/2021.** If the Promoters fail or neglect to give possession of the Flat to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the Flat with interest at the same rate as may mentioned in the Clause No.- 13 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of
- War, civil commotion or act of God;
 - Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 17) The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee(s) as per the agreement shall offer in writing the possession of the Flat to the Allottee(s) in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Promoters shall give possession of the Flat to the Allottee(s). The Promoters agree and undertake to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee(s) as the case may be. The Promoters on its behalf shall offer the possession to the Allottee(s) in writing within 7 (Seven) days of receiving the occupancy certificate of the Project.
- 18) The Allottee(s) shall take possession of the Flat within 15 (Fifteen) days of the written notice from the Promoters to the Allottee(s) intimating that the said Flat is ready for use and occupancy.
- 19) Upon receiving a written intimation from the Promoters as per Clause No. 17, the Allottee(s) shall take possession of the Flat from the Promoters by



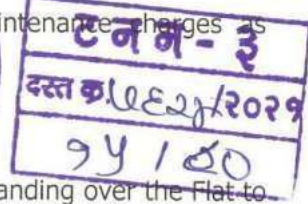
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executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Flat to the Allottee(s). In case the Allottee(s) fail(s) to take possession within the time provided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



- 20) If within a period of 5 (Five) years from the date of handing over the Flat to the Allottee(s), the Allottee(s) brings to the notice of the Promoters any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee(s) shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act. Provided however, that the Allottee(s) shall not carry out any alterations of whatsoever nature in the said Flat and in specific the structure of the said unit/wing of the said building which shall include but not limit to columns, beams etc or in fittings therein, in particular it is hereby agreed that the Allottee(s) shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water, if any of such works are carried out without the written consent of the promoters the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect(s) caused on account of wilful neglect on the part of the promoters, and shall not mean defect(s) caused by normal wear and tear and by negligent use of Flat by the occupants, vagaries of nature etc. That it shall be the responsibility of the Allottee(s) to maintain his/her/their unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his/her/their Flat are regularly filled with white cement/epoxy to prevent water seepage. Further, where the manufacturer warranty as shown by the Promoters to the Allottee(s) ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/wing. And if the annual maintenance contracts are not done/renewed by the Allottee(s) the Promoters shall not be responsible for any defects occurring due to the

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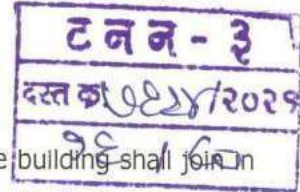
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same. That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures sustainable and in proper working condition to continue warranty in both the Flat and the common project amenities wherever applicable. That the Allottee(s) has/have been made aware and that the Allottee(s) expressly agree(s) that the regular wear and tear of unit/building/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20° c and do not amount to structure defects and hence cannot be attributed to either bad workmanships or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee(s), it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the unit/ wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

- 21) The Allottee(s) shall use the Flat or any part thereof or permit the same to be used only for purpose of residence and Showrooms for carrying on any business. He/she/they shall use the parking space only for purpose of keeping or parking his/her/their own vehicle.
- 22) The Allottee(s) along with other Allottees of Flat in the building shall join in forming and registering the society or association or a limited company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society or association or limited company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee(s), so as to enable the Promoters to register the common organisation of Allottee(s). No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies



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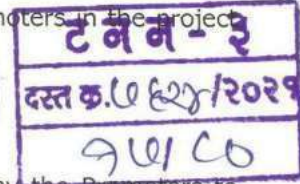




or the Registrar of Companies, as the case may be, or any other Competent Authority.

23) The Promoters shall, within 3 (Three) months of registration of the society or association or limited company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the Interest of the Promoters in the said structure of the Building in which the said Flat is situated.

24) The Promoters shall, within 3 (Three) months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the Society, company all the right, title and the interest of the Promoters in the project land on which the buildings are constructed.



25) Within 15 (Fifteen) days of notice in writing is given by the Promoters to the Allottee(s) that the Flat is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat of outgoing) in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building(s). Until the society or limited company is formed and the said structure of the building/s or wings is transferred to it, the Allottee(s) shall pay to the Promoters such proportionate share of outgoing as may be determined. The Allottee(s) further agree(s) that till their share is so determined, the Allottee(s) shall pay to the Promoters 24 (Twenty Four) months advance ad-hoc maintenance charges of **Rs.93,120/- (Rupees Ninety Three Thousand One Hundred Twenty Only)** towards the outgoing. The amounts so paid by the Allottee(s) to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment 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

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aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.

26) At the time of registration of Conveyance or Lease of the structure of the building or wing of the building, the Allottee(s) shall pay to the Promoters, the Allottee's share of **Rs. NIL/- (Rupees NIL Only)** towards stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee(s) shall pay to the Promoters, the Allottee's share of **Rs. NIL/- (Rupees NIL Only)** towards stamp duty and registration charges payable, by the said Society or Limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society or limited company.

27) The Promoters hereby represent and warrant to the Allottee(s) as follows:

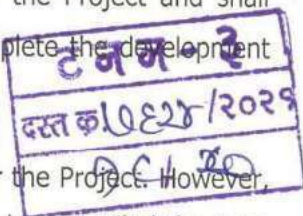
- a) The Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;
- b) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- c) There are no encumbrances upon the project land or the Project. However, the Promoters hereby declare and confirm that they have availed the term loan from Aditya Birla Housing Finance Ltd. (ABHFL) against the mortgage of the said plot of land and shall obtain no objection from ABHFL prior to execution of this Agreement for Sale;

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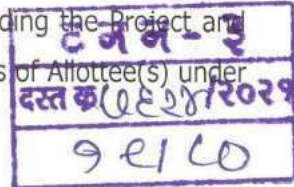
- d) There are no litigations pending before any Court of law with respect to the project land or Project;
- e) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- f) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- g) The Promoters have not entered into any Agreement for Sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land including the Project and the said Flat which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- h) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Flat to the Allottee(s) in the manner contemplated in this Agreement;
- i) At the time of execution of the Conveyance Deed of the structure to the association of Allottee(s) the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee(s);
- j) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

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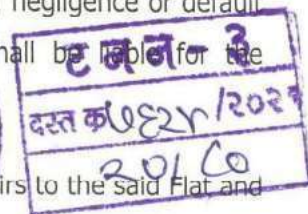
- k) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project.
- 28) The Allottee(s) for himself/herself/themselves with intention to bind himself/herself/themselves and all persons into whomsoever hand the said Flat may come, doth hereby covenant(s) with the Promoters(s) as follows:
- a) To maintain the Flat at the Allottee(s) own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat 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 is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- b) Not to store in the Flat 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 is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee(s) in this behalf the Allottee(s) shall be liable for the consequences of the breach.
- c) To carry out at his/her/their own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoters to the Allottee(s) and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the

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Partner







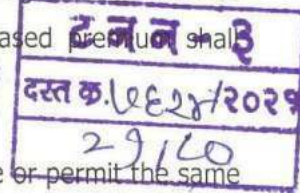
Allottee(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- d) Not to demolish or cause to be demolished the Flat 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 or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat 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 is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Promoters and/or the Society or the Limited Company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- g) Pay to the Promoters within 15 (Fifteen) days of demand by the Promoters, their share of **Rs. NIL/- (Rupees NIL Only)** towards security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Flat is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee(s) for any purposes other than for purpose for which it is sold.
- i) The Allottee(s) shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until **For GOODWILL CONSTRUCTIONS**


Partner



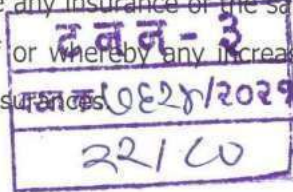




all the dues payable by the Allottee(s) to the Promoters under this Agreement are fully paid up.

- j) The Allottee(s) shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- k) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of society/limited society, the Allottee(s) shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- l) Not to change the position of the sliding windows provided by the Promoters in the Flat by the Flat Allottee(s) and not to change the shape and size of the door frames and French doors and sliding windows section and elevation thereof in the said Flat.

- m) Not to do or permit to be done any act or things which may render void or violable any insurance of the said property and the said building or any part thereof or whereby any increased premium become payable in respect of such insurances.



The Promoters shall maintain separate account in respect of the sums received by the promoters from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society or limited company or any other legal body to be formed
For GOODWILL CONSTRUCTIONS

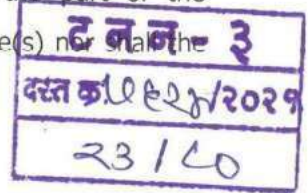

Partner





or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have been received.

- 30) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise and/or assignment in law of the said Flat or the said building or any part thereof. The Allottee(s) shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him/her/their and all open spaces, parking spaces, lobbies, staircases, terraces, recreational spaces will remain the property of the Promoters until the said structure of the building is transferred to the society/ limited company or other legal body as hereinbefore mentioned.
- 31) The Promoters shall in respect of any amount unpaid by the Allottee(s) under this Agreement, have a first lien and/or charge on the said Premises agreed to be acquired by the Allottee(s).
- 32) Any delay or indulgence by the Promoters in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Promoters to the Allottee(s) for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Promoters of any breach of this Agreement by the Allottee(s) nor shall the same in any manner prejudice the rights of the Promoters.
- 33) The Promoters shall not be liable for any loss, damage or delay due to Maharashtra State Electricity Distribution Co. Ltd. causing delay in sanctioning and supplying electricity or due to the Corporation/Local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the said premises.
- 34) The Allottee(s) shall have no claim save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces etc. which will remain the property of the Promoters until the whole property is transferred to the proposed co-operative society or a limited




Partner





For GOODWILL CONSTRUCTIONS

company or any other legal body as the case may be subject however to such conditions and covenants as the Promoters may impose.

- 35) If there is any increase in FSI (Floor Space Index) and/or any other benefits, then such benefits shall go to the Promoters. The Allottee(s) and/or the member(s) of the proposed co-operative society, limited company or legal body shall not raise any objections to the Promoters utilising such increased FSI and/or using/appropriating such benefits.
- 36) It is agreed that if one or more of such Flat are not taken/ purchased or occupied by any person other than the Promoters at the time the Building is ready for part occupation(s), the Promoters will be deemed to be the Owners thereof until such Flat are agreed to be sold by the Promoters. The Allottee(s) shall from date of possession maintain the said Flat at his/her/their own cost in a good and tenantable condition and shall not do or suffer to be done anything to the said building or the said Flat, staircase and common passages which may be against the rules or bye-laws of the Corporation or of the Promoters or the co-operative society or limited company or such other legal body as the case may be. No structural/ architectural alteration/modification or changes shall be carried out by the Allottee(s) to the Flat. The Allottee(s) shall be responsible for breach of any rules and regulations as aforesaid.

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



- 38) The Allottee(s) shall not let, sub-let, transfer or assign or part with possession of the said Flat without the consent in writing of the Promoters until all the dues payable by him/her/them to the Promoters under this Agreement are fully paid. The Allottee(s) and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of shall from time to time sign all papers and documents, applications and do all

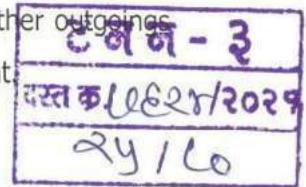
For GOODWILL CONSTRUCTIONS

Jal
Partner

R Kapoor
Jadhav

acts, deeds and things as the Promoters and/or the co-operative society or limited company and/or legal body as the case may require for safeguarding the interest of the Promoters and/or the other Allottee(s) in the said buildings.

- 39) The Allottee(s) and the person to whom the said Premises is let, Sub-let, transferred, assigned or given possession of, shall observe and perform all the Bye-laws, rules and regulations which the co-operative society or limited company at the time of registration may adopt and all the provisions of the Memorandum and Articles of Association of the limited company when incorporated and all the additions, alterations or amendments thereof for protection and maintenance of the said building and the said Premises and all the rules and regulations and the bye-laws for the time being of the Corporation or local authority or Government or other public bodies. The Allottee(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of shall observe and perform and stipulate conditions laid down by such co-operative society or limited company or legal body as the case may be regarding the occupation and use of the building and/or the said Premises and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.



- 40) Subject to what is mentioned above, the Promoters will form a co-operative society or limited company or legal body after having sold all the Premises to the Allottee(s). All the Allottee(s) shall extend his/ her/their necessary co-operation in the formation of the co-operative society or the limited company. On the co-operative society or legal body being registered or limited company being incorporated, the rights of Allottee(s) will be recognized by the said co-operative society or limited company or legal body and the rules and regulations framed by them shall be binding on the Allottee(s).
- 41) The Promoters Advocate shall prepare and/or approve the documents to be executed in pursuance of this Agreement and also Bye-Laws of the co-operative society or the Memorandum and Articles of Association of the

For GOODWILL CONSTRUCTIONS

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Partner

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limited company or of the legal body in connection with the formation and registration of the co-operative society or incorporation for the limited company or legal body. His costs have been borne and paid by the Allottee(s) proportionately.

42) In case any security deposit or any other charges are demanded by any Authority for the purpose of giving water, electricity, sewerage, drainage and/or any other appropriate connection to the said building the same shall be payable by all the Allottee(s) in proportionate share and the Allottee(s) agree(s) to pay on demand to the Promoters his/ her/their share of **Rs. NIL/- (Rupees NIL Only)** towards such deposits/charges.

43) If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Corporation, Government and/or any other public authority in respect of the said Plot and/or building the same shall be the responsibility of the Allottee(s) of the said building and the same shall be borne and paid by all the Allottee(s) in proportionate share.

44) The Promoters shall have a right until execution of the Transfer/ Assignment in favour of the proposed co-operative society or limited company or legal body to make additions, alterations, put additional structure as may be permitted by the Corporation and Other Competent Authorities. Such addition, alterations, structures will be the sole property of the Promoters who will be entitled to dispose off the same in any way they choose and the Allottee(s) hereby consent(s) to the same.



45) It is expressly agreed and confirmed by the Allottee(s) that the terraces which are attached to the respective Flat will be in exclusive possession of the said Allottee(s) of the said Flat and other Allottee(s) will not in any manner object to the Promoters selling the Flat with an attached terrace with exclusive rights of the said Allottee(s) to use the said terraces.

46) The Allottee(s) shall maintain at his/her/their own cost the said Flat agreed to be purchased by him/her/them in the same condition, state and Order in **For GOODWILL CONSTRUCTIONS**

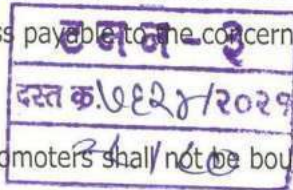

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may be demanded by the Corporation as aforesaid, the Allottee(s) hereby agree(s) and bind(s) himself/herself/themselves to pay such co-operative society or limited company or any other legal body his/ her/their share in such premium and/or amount payable to the Corporation in proportion to the area of the Flat in the said building.

- 50) The Allottee(s) hereby covenant(s) to keep the premises, walls, sewerage or drainage pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building other than his/her/their own premises.
- 51) The Allottee(s) shall at no time demand partition of his/her/their interest of their premises in the building. It is being hereby agreed and declared by the parties that the interest in the said building is impartible and it is agreed by the Allottee(s) that the Promoters shall not be liable to execute any document for that purpose in respect of the said premises in favour of the Allottee(s).
- 52) The Promoters shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building. The Allottee(s) undertake(s) to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority or Government or other public authority. The Allottee(s) agree(s) and confirm(s) that the Promoters shall not be liable to pay any maintenance or common expenses or outgoings in respect or the unsold Flat in the said building. The Promoters shall, however, pay the municipal tax/cess payable to the concerned authority in respect of such unsold Flat.



- 53) The Promoters shall not be bound to carry out any extra additional work for the Allottee(s) without there being a written acceptance by the Promoters to carry out the said additional extra work for the Allottee(s) which again shall be at the sole discretion of the Promoters. If the Promoters have agreed to do any additional extra work for the Allottee(s), the Allottee(s) shall deposit the amount within 7 (Seven) days from the date when the Promoters inform the Allottee(s) the estimated cost for carrying out the said
- For GOODWILL CONSTRUCTIONS**

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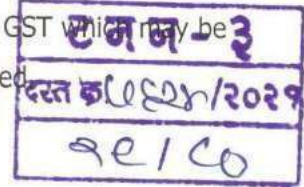
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Jalwani

additional extra work. If the Allottee(s) fail(s) to deposit the estimated cost for carrying out the said additional extra work of the Allottee(s) agreed to be carried out by the Promoters, then the Promoters shall not be liable to carry out the additional/extra work in the premises of the Allottee(s).

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

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




56) It is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights hereunder granted in favor of the Allottee(s) in respect of the said Flat, the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title or interest in the premises in the building and the said property which comes to the share of the Promoters. The Allottee(s) shall not interfere with the rights of Promoters by any dispute raised or court injunction and/or under provision of any other applicable law. The Promoters shall always be entitled to sign undertaking and indemnity on behalf of the Allottee(s) as required by any authority of the stamp or central government or competent authorities under any law concerning construction of building for implementation of their scheme for development of the said property.

57) The Allottee(s) and the persons to whom the said Flat is permitted to be transferred with the written consent of the Promoters, shall observe and perform byelaws and/or the rules and regulations of the co-operative society or other organization, as and when registered and the additions, alterations or amendments thereof and shall also observe and carry out the building rules and regulations and the buy-laws for the time being of the municipal council and/or public bodies. The Allottee(s) and persons to

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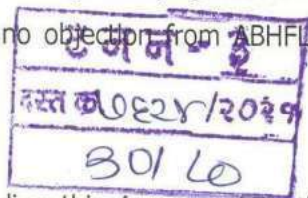




whom the said Flat is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such co-operative society or other organization, regarding the occupation and use of the said Flat and the said property and shall pay and contribute regularly and punctually towards rates, cess, taxes and/or expenses and all other outgoings.

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

59) After the Promoters execute this Agreement for sale, they shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has\have taken or agreed to take such Flat. However, the Promoters hereby declare and confirm that they have availed the term loan from Aditya Birla Housing Finance Ltd. (ABHFL) against the mortgage of the said plot of land and shall obtain no objection from ABHFL prior to execution of this Agreement for



60) Forwarding this Agreement to the Allottee(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (Thirty) days from the date of receipt by the Allottee(s) and

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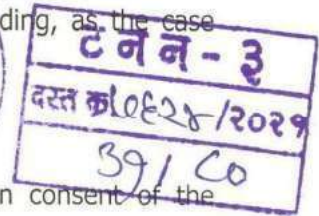

Partner





secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

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



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

63) It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee(s) of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

64) If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the

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Partner





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.

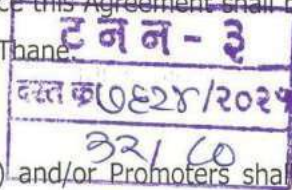
- 65) Wherever in this Agreement it is stipulated that the Allottee(s) has/ have to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flat in the Project.
- 66) Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
- 67) The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee(s), in Navi Mumbai after the Agreement is duly executed by the Allottee(s) and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar, Hence this Agreement shall be deemed to have been executed at Navi Mumbai, Thane.
- 68) The Allottee(s) and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by registration Act and the Promoters will attend such office and admit execution thereof.
- 69) All notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

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Partner







ALLOTTEE(S):**MRS. ROSHNI KARAN SABHLOK &****MR. KARAN S. SABHLOK****FLAT NO.-1501, VIVANT, PLOT NO.-4, SECTOR-19,****PALM BEACH ROAD, SANAPADA, NAVI MUMBAI-400705.****Notified Email ID –kamdhenurealities@yahoo.com****PROMOTERS:****M/S. GOODWILL CONSTRUCTIONS****PLOT NO. 2, 8TH FLOOR, GOODWILL EXCELLENCY, SECTOR NO.-17,****VASHI, NAVI MUMBAI, TAL. & DIST.-THANE-400 703.****Notified Email ID - goodwilldevelopers@hotmail.com**

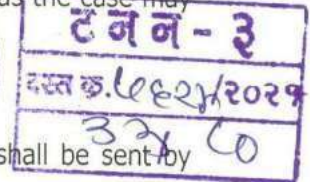
It shall be the duty of the Allottee(s) and the promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, failing which, all communications and letters posted at the above address shall be deemed to have been received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

- 70) That in case there are Joint Allottees all communications shall be sent by the Promoters 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.
- 71) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee(s) only.
- 72) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

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 Partner





- 73) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Navi Mumbai will have the jurisdiction for this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece and parcel of land bearing Plot number 12, admeasuring about 4464.950 Sq. Mts. situated at Sector No.-8, Node-Sanpada, Navi Mumbai-400 705, Tal. & Dist.-Thane and bounded as follows; i.e. to say:

- On or towards the North by : Plot No.-25
 On or towards the South by : Plot Nos.-15, 14 & 13
 On or towards the East by : 15 Mts. Wide road
 On or towards the West by : Plot Nos.-16 & 17

SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that Residential/Commercial premises bearing Flat No.- **1704** in Building No.2 admeasuring **36.84** Sq. Mts. carpet arca on the **17TH** Floor of the building to be known as 'GOODWILL UNITY' being constructed on Plot No.-12 situated at Sector No.-8, Node-Sanpada, Navi Mumbai, Tal. & Dist.-Thane-400 705,

For GOODWILL CONSTRUCTIONS

Partner

R Kapoor

J. J. J.



THIRD SCHEDULE ABOVE REFERRED TO

Amenities

Goodwill Unity, Plot No.-12, Sector No.-8, Sanpada, Navi Mumbai,
Tal. & Dist.-Thane.

FLOORING

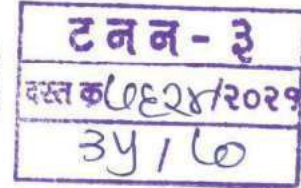
- MTRX MTR Branded Vitrified Flooring in Living and Dining Area.
- 2'X2' branded vitrified tiles in Bedroom and Kitchen

DOORS & WINDOWS:

- The Designer Flush Door with SS Fittings in all rooms
- Branded Locks for all doors
- Granite window sill
- Reputed brands aluminium sliding windows & mosquito net protection
- Glass railings for balcony.

KITCHEN

- Granite kitchen platform with service platform.
- Branded Stainless Sink
- Branded Designer Glazed Tiles On all 4 walls

ELECTRIFICATION & PLUMBING

- All Electric Points of Concealed Copper Wiring with Modular Switches.
- Ample Light Points Branded Series Electrical switches with telephone, TV points.
- Concealed Plumbing Work

WALLS & PAINT

- India gypsum finish walls
- Velvet touch paints on interior walls.

BATHROOM & W.C.

For GOODWILL CONSTRUCTIONS


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- Elegantly designed bathrooms with premium fittings of top quality.

WATER SOURCE

- Provision of Separate Overhead and Underground Drinking Water Tank with adequate capacity in building.

LIFT

- Branded lift with generator backup.

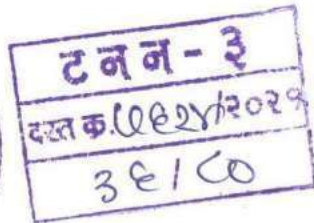
OTHER

- Facility of Intercom and Video door phone in all apartments.
- High-Tech CCTV surveillance on Ground Floor.
- Generator backup for lift and common area.
- Grand entrance double height lobby.
- Landscape podium garden.
- Jogging track.
- Children play area.
- Swimming pool.
- Fitness centre.
- Banquet hall / Club House.
- Ample car parking space.

For GOODWILL CONSTRUCTIONS

[Signature]
Partner

R Kapoor
[Signature]



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

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED PROMOTERS)
M/S. GOODWILL CONSTRUCTIONS)
P.A.N.-AARFG 4458 R)
REPRESENTED BY ITS PARTNER)
MR. SHABBIR A. LAKDAWALA)



IN THE PRESENCE OF

- 1))
- 2))

SIGNED, SEALED & DELIVERED BY)
THE WITHINNAMED ALLOTTEE(S))
1) MRS. ROSHNI KARAN SABHLOK)
P.A.N.- BYVPK7345E)



2) MR. KARAN S. SABHLOK)
P.A.N.- BQAPS0815G)



IN THE PRESENCE OF

- 1)
- 2)



R E C E I P T

Received of and from the withinnamed Purchaser(s) **MRS. ROSHNI KARAN SABHLOK & MR. KARAN S. SABHLOK**, the day and the year first herein above written the sum of **Rs.1,00,000/- (Rupees One Lakh Only)** being part payment of the consideration against the sale of **Flat No.- 1704 in Building No. 2** admeasuring **36.84** Sq. Mts. carpet area on the **17TH** Floor of the building named "GOODWILL UNITY" being constructed on Plot No.-12, Sector No.-8, Node-Sanpada, Navi Mumbai, Tal. & Dist.-Thane, paid by them to us as per the following details:

Date	Cheque No.	Drawn on Bank	Amount in Rs.
31.12.2020	NEFT	Punjab and Sind Bank	1,00,000/-
TOTAL RS. ONE LAKH ONLY			1,00,000/-

We Say Received

For M/S. GOODWILL CONSTRUCTIONS

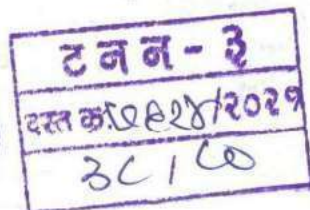


(Partner)

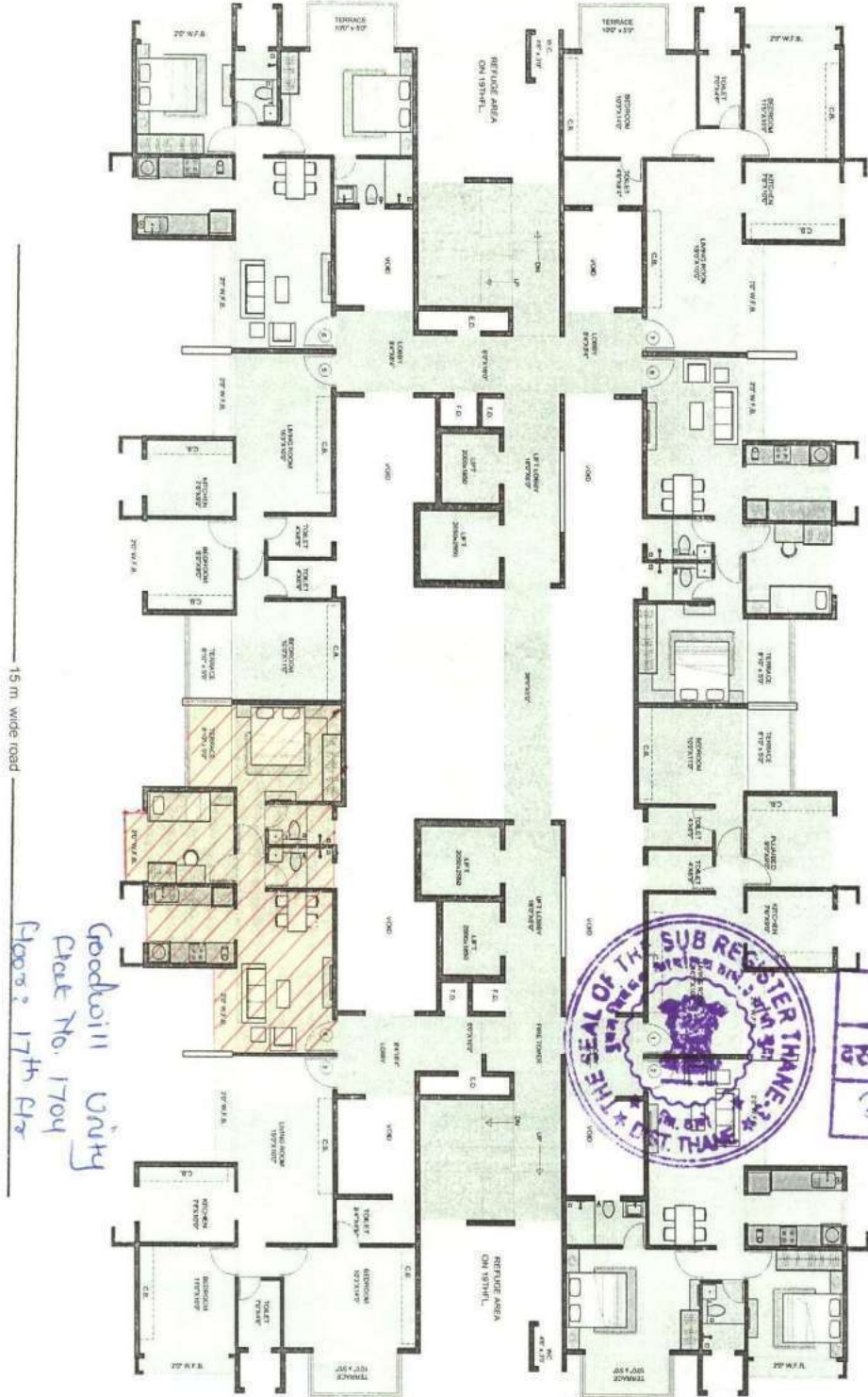
WITNESS:

1) V.K. Dahi)

2) M. S.)



ANNEXURE "D"



Goodwill Unity
 Plot No. 1704
 Floor: 17th Flr



ट न न - ३
 दस्त क १०२४/२०२१
 ३२१०

HOMEWORK
 ARCHITECTS
 INTERIOR DESIGNER
 17.10.2018

ODD LEVELS
 (TYPICAL FLOOR)
 (17,19)

PROPOSED 'UNITY' RESI CUM COMM COMPLEX
 ON PLOT NO 12, SECTOR 8, SANPADA, NAVI MUMBAI
 FOR GOODWILL DEVELOPERS



For GOODWILL CONSTRUCTIONS

Partner
 R Kapoor
 Jadhav

ANNEXURE "A"

नवी मुंबई महानगरपालिका

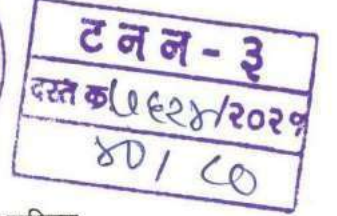
Navi Mumbai Municipal Corporation



कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलापुर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७३७८५ / २७५७७०७०

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

जा. क्र. नमुंमपा./नरवि./बी.पू. 20181CNMMC12825/3204/2018
दिनांक 22/08/2018



प्रति,
मे. गुडविल कन्स्ट्रक्शन,
भूखंड क्र. १२, सेक्टर क्र. ०८,
सानपाडा, नवी मुंबई.

प्रकरण क्र. 20181CNMMC12825

विषय - भूखंड क्र. १२, सेक्टर क्र. ०८, सानपाडा, नवी मुंबई या जागेत निवासी व वाणिज्य
कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ - आपला वास्तुविशारद यांचा दि. ०५/०९/२०१८ व १९/०९/२०१८ रोजीचा प्राप्त अर्ज.

महोदय,

भूखंड क्र. १२, सेक्टर क्र. ०८, सानपाडा, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१) (३) मधील तरतुदीनुसार सदर पत्रातील १ ते ६ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/गालन करणेचे अटीसापेक्ष प्रकरणी बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस फायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शोडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी.

कृ.मा.घ.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.

अट :-

- १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक /विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हाती पोहोचले असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ४) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रानुसार बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथमिक शिक्षणापासुन वंचित राहु नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशाप्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे, याची कृपया नोंद घ्यावी.
- ५) पर्यावरण विभागाचा दि. १८/०९/२०१८ रोजी निर्गमित प्रमाणपत्रानुसार प्रत्यक्ष जागेवर व्यवस्था करणे अनिवार्य राहिल.
- ६) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.

प्रत माहितीसाठी :-

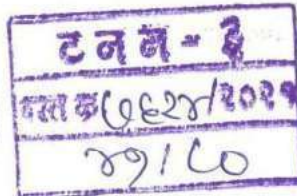
१. मे. होमवर्क, वास्तुविशारद,
ए - १०३, त्रिशुल, सिंधी सोसा., चेंबूर,
मुंबई - ४०० ०७१.
२. व्यवस्थापक शहर सेवा, सिडको लि.
३. उपआयुक्त (उपकर), नमुंमपा.
४. विभाग अधिकारी, तुर्भे, नमुंमपा.

आपला,



(ओवेस ए. मोमीन)

सहाय्यक संचालक, नगररचन,
नवी मुंबई महानगरपालिका



NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/20181CNMMC12825/³⁹⁰⁶/2018

DATE: 28/09/2018

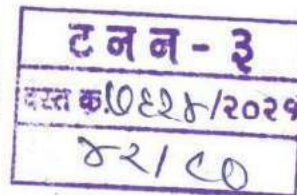
Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Goodwill Constructions on Plot No. 12, Sector 08, Sanpada, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Summary of Proposal :-

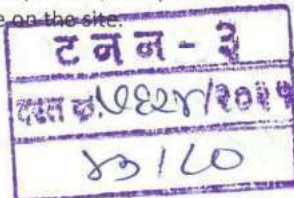
Plot Area	:	4464.950Sq.m.	
F.S.I.	:	1.50	
Total Built Up Area of Main Building	:	Residential	6021.043 m ²
	:	Commercial	675.547m ²
	:	Total Built Up Area	6696.590 m²
No. of Shops (Main Building)	:	02 Nos	
No. of Banquet Hall (Main Building)	:	01 Nos	
No. of Residential Unit (Main Building)	:	136 Nos	
Proposed Building	:	Gr. Floor	Commercial+Stilt Parking
	:	1 st Floor	Commercial + Poduim Parking
	:	2 nd Floor	Poduim Parking
	:	3 rd Floor	BanquetHall, Fitness Centre, Soc. Off.
	:	4 rd to 20 rd floor	Residential Units
Total Built Up Area of E.W.S.	:	Total Built Up Area	1340.350 m²
No. of Residential Unit E.W.S.	:	25 Nos.	

- 1) The Certificate is liable to be revoked by the Corporation if :
 - d) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - e) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - f) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) **THE APPLICANT SHALL :**
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

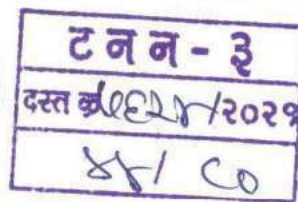
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of **one year** from the date of issue and can be further revalidated as required under provision of Section M.R.& T. P. 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 condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 247377/- S.D. Rs. 89299/- for Mosquito Prevention's Rs. 89299/- for debris & S.D. Rs. 22500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :--
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall no be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs. Respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively. For building with height above 24 mtrs. The figures shall be 75000 ltrs. And 20,000 ltrs. And the pump capacity of 1350 ltrs./min and 450 ltrs./min. respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures area to be demolished with utmost care.
- 15) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) 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 withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.



- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) 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 Navi Mumbai Municipal Corporation.
- 21) 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.
- 22) **This Commencement Certificate is valid up plinth level only. The further order will be given after the plinth is inspected.**
- 23) The applicants 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.
- 24) The construction work shall be completed before dated 04/12/2021 as per condition Cidco Agreement dated 05/12/2017 and must be apply for O.C with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/2916/2018 dated 06/07/2018 by Deputy Chief Fire Officer NMMC, Navi Mumbai.
- 27) Temporary Labor sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C
- 28) F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act, 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 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 as required under these byelaws.



(Owais A, Momin)
Assistant Director of Town planning
Navi Mumbai Municipal Corporation



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बस्त क ०६२४/२०२१
४५/६

6-10-2021
2021-22-10-21



ANNEXURE "B"

Sunil J. Garg

M.Com., LL.B.

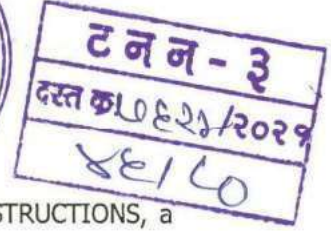
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
Tel. : +91-22-2087 1415

TITLE CERTIFICATE

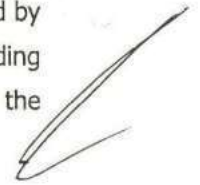
TO WHOMSOEVER IT MAY CONCERN

Re : **M/S. GOODWILL CONSTRUCTIONS**
Plot No.-12, Sector No.-08,
Sanpada, Navi Mumbai-400 705



- 1) I have investigated the title of M/S. GOODWILL CONSTRUCTIONS, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, (hereinafter referred to as "THE LICENSEES") in respect of the land more particularly described in the schedule hereto.
- 2) By an Agreement to Lease dated 05/12/2017, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees to enter upon the said piece and parcel of land bearing Plot number 12, admeasuring 4464.950 Sq. Mts. situated at Sector No.- 8, Node-Sanpada, Navi Mumbai, Tal. & Dist.-Thane and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Thane-3 under Receipt No.-19400, Document No. TNN3-16054-2017 on 05/12/2017;
- 3) If the Licensees have observed all the stipulations and conditions contained in the said Agreement to Lease and on the Town Planning Officer certifying that the building and works have been duly erected by the Licensees, CIDCO will grant a lease of the said land and building erected thereon for a term of 60 (Sixty) years from the date of the





Sunil J. Garg

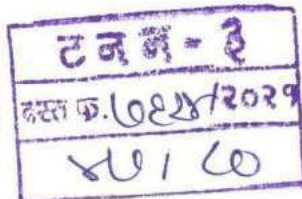
M.Com., LL.B.

ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
Tel. : +91-22-2087 1415

aforesaid Agreement to Lease at the yearly rent of Rs.100/- (Rupees One Hundred Only).

- 4) By virtue of Deed of Mortgage dated 22/02/2018, the aforesaid Licensees have mortgaged the said plot of land in favour of M/S. INDIABULLS HOUSING FINANCE LIMITED and have availed the term loan for construction of residential cum commercial project. The said Deed of Mortgage dated 22/02/2018, is duly registered before the sub-registrar of assurances at Thane under its Doc. No.- 2683/2018, dated 22/02/2018.
- 5) That as per the terms of the Sanction Letter dated 30/08/2017, vide Clause Nos.-14 & 15 of the special conditions i.e. the mortgagor(s) to obtain No Objection Certificate from the Lender before selling any Apartment/Other Units in the project. M/S. GOODWILL CONSTRUCTIONS to open and maintain ESCROW Account with HDFC Bank for depositing all sale proceeds from the units which are being mortgaged by IHFL. The account shall be maintain by the entity during the entire tenure of the facilities and shall not be closed without the prior approval IHFL. Vide Clause No.-8 of special conditions of the sanction letter 20% (Twenty Percent) of the receivables shall be utilized for the repayment of loan and the balance shall be transferred to the applicant.
- 6) The Licensees submitted the building plans through their Architect to the Corporation and the Corporation approved and sanctioned the building plans and issued a **Commencement Certificate bearing number NMMC/TPO/BP/20181CNMMC12825/3906/2018, dated 28/09/2018** permitting the said Licensees to construct buildings on the aforesaid Plot.



- 7) By virtue of the provisions contained in the aforesaid Agreement to Lease, the Licensees shall be entitled to transfer or assign its rights and interest in and benefits under the said Agreement in favour of the Purchasers of the premises being constructed on the said plot of land, provided that the Licensees have complied with all the terms and conditions of the aforesaid Agreement to Lease as well as terms of the mortgage of the said property.

On the basis of the above and on the basis of the Xerox copy of the documents placed before me, I am of the opinion that subject to what is stated above and subject to no objection from M/s. Indiabulls Housing Finance Limited and subject to compliance of all the laws, the said M/S. GOODWILL CONSTRUCTIONS has good and clear title in respect of the aforesaid plot of land.

The Schedule above referred to

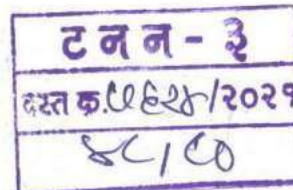
All that piece and parcel of land bearing Plot number 12, admeasuring 4464.950 Sq. Mts. situated at Sector No.-8, Node-Sanpada, Navi Mumbai-400 705, Tal. & Dist.-Thane and bounded as follows; i.e. to say:

- On or towards the North by : Plot No.-25
On or towards the South by : Plot Nos.-15, 14 & 13
On or towards the East by : 15 Mts. Wide road
On or towards the West by : Plot Nos.-16 & 17

Dated this 29th day of September, 2018.



(SUNIL J. GARG)
Advocate, High Court



RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai- 400 706. mob- 9324861992

Date: 29/10/2018

SEARCH REPORT

To,

M/S. GOODWILL CONSTRUCTIONS

Office No.-801 to 804, 8th Floor,

Goodwill Excellency, Plot No.-2,

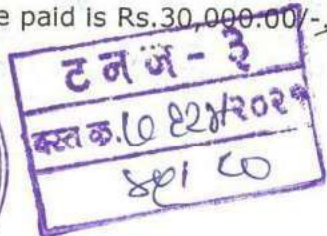
Sector-17, Vashi, Navi Mumbai-400 705.

Sir,

Sub :- Search report in respect of Plot No.- 12, Sector No. 08, Village-Sanpada, Taluka-Thane, District-Thane.

I have taken the search of the aforesaid property at various Sub-Registrar Offices at Thane- 3, 6, 8, 9 & 11 from January 2004 to July 2017, (some of the registers of these office are in torn conditions and some records of 2017 & 2018 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No. Thane-3-16054/2017 registered on 05/12/2017 (for the Area 4464.950 Sq. Mts.) is an Agreement to lease recorded in the names of M/S. GOODWILL CONSTRUCTIONS a Partnership Firm through its partner 1) SHRI SHABBIR ASGARALI LAKDAWALA & 2) SHRI RAJ KAMLESH SHAH in the records of Sub-Registrar Thane- 3 for the Plot bearing number-12, situated at Sector No.-08, Village-Sanpada, Taluka-Thane, District-Thane. The Market Value is Rs. 49,46,59,981/-. Consideration amount is Rs.49,46,59,981/- & the stamp duty paid is Rs.2,47,33,000.00/- and Registration fee paid is Rs.30,000.00/-.



RAMAKANT G. PAWAR
B.Com, LL..B
ADVOCATE HIGH COURT

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post – Nerul, Navi Mumbai- 400 706. mob- 9324861992

: 2 :

- 2) Document No. Thane-3-2683-2018 registered on 22/02/2018 is a Mortgage Deed executed by M/S. GOODWILL CONSTRUCTION through its partner 1) SHRI SHABBIR ASGARALI LAKDAWALA & 2) SHRI RAJ KAMLESH SHAH in favour of M/S. INDIABULLS HOUSING FINANCE LIMITED through it's authorised signatory SHRI TULIKA ANAND in the records of Sub-Registrar Thane for the Plot of land bearing Number-12, Sector No.-08, Node-Sanpada, Taluka-Thane, District-Thane. The Market Value is Rs.0/- Consideration amount is Rs.32,00,00,000/- & the Stamp Duty paid is Rs.10,00,000/- and Registration Fee paid is Rs.30,000/-.

I did not find any other transaction recorded on the above mentioned land as per the available record of the above mentioned registrar offices.

This search report is qualified in value and submitted from the records available " On as is where is basis " at that particular point of time and without any liability on the part of the undersigned.

I enclose Receipt No. 12815, dated 26/10/2018 for Rs. 375/- deposited for search at sub registrar Office, Thane- 6.

Dated this 29th day of October, 2018,

Yours Truly,



RAMAKANT G. PAWAR
Advocate

RAMAKANT G. PAWAR
B.Com, LI..B
ADVOCATE HIGH COURT



336/0

इतर पावती

Original/Duplicate

Friday, 26 October 2018 4:15 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 12815 दिनांक: 26/10/2018

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन6-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अंड रमाकांत पवार

वर्णन भुखंड क्र 12 सेक्टर 8 सानपाडा सन 2004 ते 2018 वर्ष 15

शोध व निरीक्षणे

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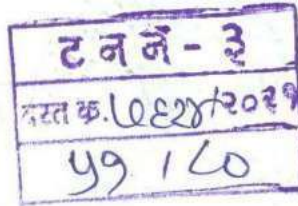
Joint Sub Registrar Thane 6

1); देयकाचा प्रकार: eChallan रकम: रु.375/-

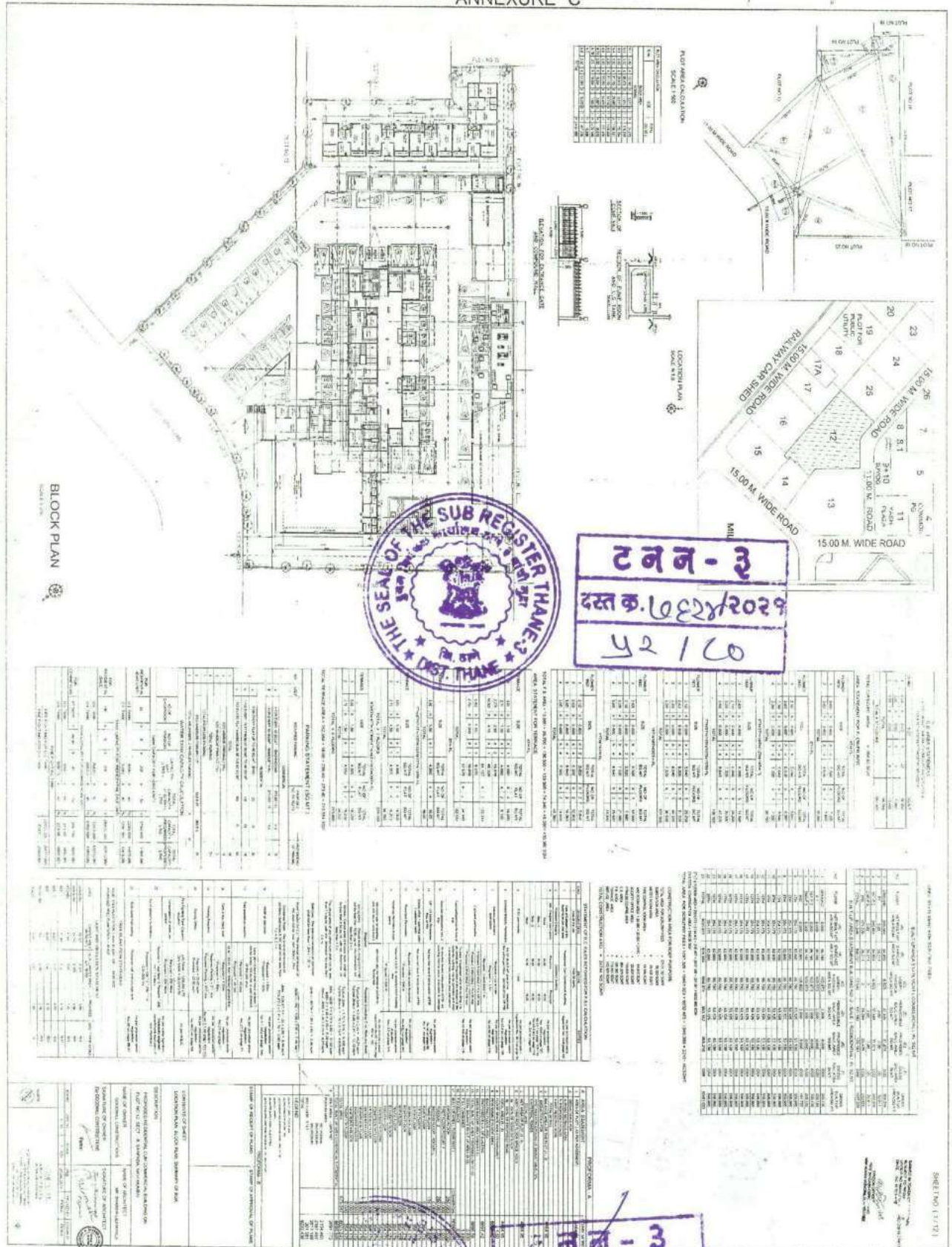
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007645418201819M दिनांक: 26/10/2018

बँकेचे नाव व पत्ता:

(वग - २)



ANNEXURE "C"



BLOCK PLAN



टनन - ३
 दस्तक. ७६२४/२०२९
 ५२/८०

Sl. No.	Particulars	Quantity	Rate	Amount
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टनन - ३
 दस्तक. ७६२४/२०२९
 ५९/१

SHEET NO. 11/121

६-६६६



ट नं - ३
दस्त क. ७६२१/२०२१
५३/७

ANNEXURE "E"



Maharashtra Real Estate Regulatory Authority

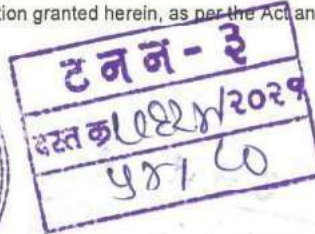
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700018463

Project: **GOODWILL UNITY**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 12 SECTOR 0&t Navi Mumbai (M Corp.), Thane, Thane, 400705;**

- Goodwill Constructions** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400703.**
- 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 **02/11/2018** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- 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.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11/2/2018 11:32:11 AM

Dated: 02/11/2018
Place: Mumbai

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



ट न न - ३
दस्तक. ७६२०/२०२१
५५/६०

75/236

पावती

Original/Duplicate

Saturday, January 05, 2019

नोंदणी क्र. :39म

12:32 PM

Regn.:39M

पावती क्र.: 275 दिनांक: 05/01/2019

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-236-2019

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे गुडविल कंसल्टेशनस तर्फे भागिदार हकीम लकडावाला - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

एकूण:

रु. 440.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

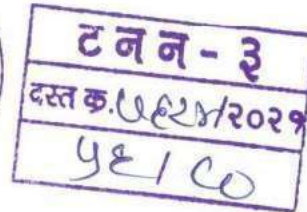
1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 340/-

पक्षकाराची सही

मुळ दस्तऐवजास पत्र मिळाला

दु. नि. ठाने-३





महाराष्ट्र MAHARASHTRA

© 2018 ©

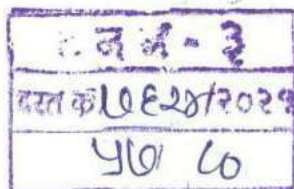
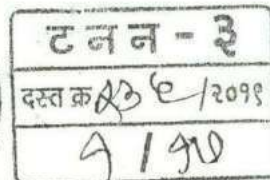
AM 948663



SPECIAL POWER OF ATTORNEY FOR ADMISSION EXECUTION

To all to whom these presents shall come, We **HAKIM LAKDAWALA AND SHABBIR LAKDAWALA**, partners of **M/S GOODWILL CONSTRUCTIONS**, having office at, Plot No-2, 8th floor, Goodwill Excellency, Sector-17, Vashi, Navi Mumbai. Send Greetings:

Whereas as on account of our pre-occupation and domestic work and also other unavoidable circumstances, We are not able to execution, lodge and remain present on the office of Sub-Registrar Thane / Vashi-Turbhe / Airoli / Koparkhairane / Panvel / CBD Belapur / Uran for Registration.



१. मुद्रांक क्रमांक अन्व. क्रमांक / दिनांक	19011
२. दस्तावेजाचे प्रकार	Agg
३. दस्तावेजाचे विवरण	होय / नाही
४. विक्रेत्याचे नाव	
५. मुद्रांक लिंकत	Goodwill Construction
६. मुद्रांक लिंकत अशा प्रकारचा आहे नाव, पत्ता व पत्ता	Ashish Vashi
७. मुद्रांक लिंकत अशा प्रकारचा आहे नाव	
८. मुद्रांक लिंकत अशा प्रकारचा आहे	500
९. मुद्रांक लिंकत अशा प्रकारचा आहे	
१०. मुद्रांक लिंकत अशा प्रकारचा आहे	सौ. रोहिणी आर. बिरादार
११. मुद्रांक लिंकत अशा प्रकारचा आहे	परवाना क्र. १२०१०२४
या कार्यासाठी जसेच मुद्रांक लिंकत अशा प्रकारचा आहे मुद्रांक खरेदी केल्यापासून ६ महिन्यात याप्रमाणे बंधनकारक आहे.	

ROHINI STAMP VENDOR
 मुद्रांक विक्रेता : सौ. रोहिणी आर बिरादार
 मुद्रांक विक्री परवाना क्र. १२०१०२४
 E-6/1:1, 1st Floor, Sector -1, Opp. Apna Bazar, Vashi, Navi Mumbai.

पावती क्र. 2/119 दिनांक: 31/1/19
 पक्षकाराचे नाव: Goodwill Construction Vashi
 पत्ता: _____

अ.क्र.	किंमत रुपये	नग	एकूण रुपये
19011	500	1	500
		एकूण	500

सुद्रांक विक्रेती
 सौ. रोहिणी आर बिरादार



ट न न - ३
 दस्त क्र. 236/2018
 2/190

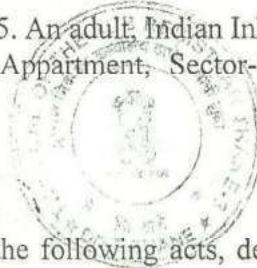


ट न न - ३
 दस्त क्र. 236/2018
 2/190

NOW KNOWN YOU ALL THESE PRESENTS WITNESSETH THAT,

WE, **HAKIM LAKDAWALA AND SHABBIR LAKDAWALA**, partners of **M/S GOODWILL CONSTRUCTIONS**, do hereby nominate, constitute and appoint

1. **MR MAHESH M. MANKAR** age 56, An adult, Indian Inhabitant, having address at Mahalaxmi Enterprises, Office No-224, APMC Fruit Market, Central Facility Building, Sector-19 B, Turbhe, Navi Mumbai.
2. **MR SAINATH M. MANKAR** age 66, An adult, Indian Inhabitant, having address at Mahalaxmi Enterprises, Office No-224, APMC Fruit Market, Central Facility Building, Sector-19 B, Turbhe, Navi Mumbai.
3. **MR CHANDRAKANT CHAVAN** age 42, An adult, Indian Inhabitant, having address at Mahalaxmi Enterprises, Office No-224, APMC Fruit Market, Central Facility Building, Sector-19 B, Turbhe, Navi Mumbai.
4. **MS. VAISHALI GURAV** age 47. An adult, Indian Inhabitant, having address at Mahalaxmi Enterprises, Office No-224, APMC Fruit Market, Central Facility Building, Sector-19 B, Turbhe, Navi Mumbai.
5. **MR. MOHANAN K.O. NAIR** age 65. An adult, Indian Inhabitant, having address at JN-4/15/5, Blue Haven Apartment, Sector-10, Nr. NMMC Hospital, Vashi, Navi Mumbai.



दस्तावेज क्र. 230
3/19/0

To be our true and lawful Attorney to do the following acts, deeds, matters and things on our behalf.

1. To appear before the authority of Sub-Registrar at Thane / Vashi-Turbhe / Airoli / Koparkhairane / Panvel / CBD Belapur / Uran in respect of Registration and give statement of our behalf.
2. To do and perform all acts, deeds, matters and things necessary and convenient for registration of the document, matters deeds etc and to receive back when it has been duly registered and to sign and deliver a proper receipt for the same, to obtain certified copies thereof from the office of the concerned sub-registrar of assurance, in the office of the Sub-Registrants at Thane/ Vashi-Turbhe / Airoli / Koparkhairane / Panvel / CBD Belapur / Uran giving full effect to the authorities as we could do in person. THIS IS ONLY THE ADMISSION POWER THAT THE ABOVE MENTIONED ATTORNEYS CAN ADMIT ANY DOCUMENT DEED MATTERS ETC EXECUTED BY THE PARTNERS SEVERALLY OR JOINTLY; THE ABOVE MENTIONED CONSTITUTED ATTORNEYS DO NOT HAVE POWER TO EXECUTE ANY AGREEMENT, DOCUMENT OR MATTER ON BEHALF OF THE FIRM.



दस्तावेज क्र. - 3
दस्तावेज क्र. 230/2024
yello



ट न न - ३
क. ८३६/२०१३
४/१०



ट न न - ३
क. ८३६/२०२१
८०/८०

IN WITNESS WHEREOF HAKIM LAKDAWALA AND SHABBIR LAKDAWALA, partners of M/S GOODWILL CONSTRUCTIONS have hereunto set and subscribed our hands on this 5th day of January 2019 at Navi Mumbai

SIGNED AND SEALED BY THE Withinnamed)
SHREE HAKIM LAKDAWALA

Hakim Lakdawala



SHREE SHABBIR LAKDAWALA
(PARTNERS M/S GOODWILL CONSTRUCTIONS)

Shabbir Lakdawala



In the presence
SPECIMEN SIGNATURE OF CONSTITUTED ATTORNEY

MR MAHESH M. MANKAR,

Mahesh Mankar



MR SAINATH M. MANKAR,

S. M. Mankar



MR CHANDRAKANT CHAVAN,

Chavan



MS. VAISHALI GURAV

V. Gurav



टनन - ३
तक. ७९२४/२०१९
९१/८०

MR MOHANAN K. O. NAIR,

Mohan



टनन - ३
तक. २३६/२०१९
५/१७





ट न न - ३
दस्त क ७६२४/२०२१
२२/१०



ट न न - ३
दस्त क ७६२४/२०२१
६/१०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HAKIM ASGARALI LAKDAWALA

ASGAR ALI LAKDAWALA

11/08/1963
Permanent Account Number

AAWPL3768L

Signature



28052008



ट न न - ३
दस्त क्र. 238/2019
2/90

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0661
e-mail: tininfo@nsdl.co.in



ट न न - ३
दस्त क्र. 10828/2019
ey/100

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 MAHESH MORESHWAR MANKAR
 MORESHWAR BALARAM MANKAR
 29/12/1962
 Permanent Account Number
 ALOPM2533K
 Signature

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH43 20110014515 DOI: 01-11-1922
 Valid Till: 19-03-2019 (HT) 19-03-2017 (TR)
 DLR 02-05-2014 FORM 7 RULE 16 (C)
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DCI
MCWG	08-10-1958
LMV-TR	01-11-1973
TRANS	01-11-1973
3W-TR	17-03-1975

 DOB: 28-12-1952 BG: A+
 Name: SAINATH MANKAR
 S/D/W of: MORESHWAR MANKAR
 Add: PLOT NO-76/77, FLT NO-1002A, SIDDIH VINAYAK TOWER
 SEC NO-06, KOPAR KHAIRANE, HAVI MUMBAI.
 PIN: 400708
 Signature & ID of Issuing Authority: MH43 2014305
 Signature/Thumb Impression of Holder

S. Mankar

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 CHANDRAKANT DAMU CHAVAN
 DAMU DEHU CHAVAN
 21/08/1978
 Permanent Account Number
 AKBPC3059J
 Signature

Chavan



टनन - ३
 दस्त क्र. १६६/२०१९
 १०/१५



टनन - ३
 दस्त क्र. १६२/२०२१
 ६६/६०

आयकर विभाग
 INCOME TAX DEPARTMENT
 SHABBI LAKDAWALA
 ASGAR ALI LAKDAWALA
 15/12/1966
 Permanent Account Number
 AAWPL7225N
 Signature
 भारत सरकार
 GOVT OF INDIA
 07100009

Income Tax Department, India
 Income Tax PAN System, Unit, ITINS
 Plot No. 1, Sector 11, CBD, Indraprastha
 NRI Minimum 400000
 धर्मार्थ के लिये अथवा अन्य उद्देश्यों के लिये
 आयकर पत्र प्राप्त करने के लिए प्रयोग
 करने के लिए प्रयोग करने के लिए प्रयोग
 करने के लिए प्रयोग करने के लिए प्रयोग



23e / 1000
 99 / 90



ट न न - ३
 दस्त क 10028/2029
 E/W CO


 SANDHYA MAHESH MANKAR
 DNYANESHWAR JAYAKAR
 15/11/1965
 Permanent Account Number
 ALNPM8418L

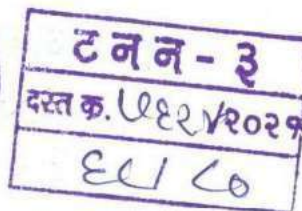
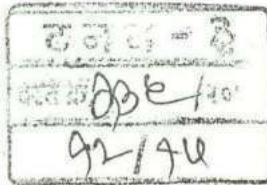
 Signature




 भारत सरकार
 Government of India

 प्रमोद नंगा मिस्त्री
 Pramod Nanga Mistry
 जन्म वर्ष / Year of Birth : 1978
 पुरुष / Male

 8081-8101 5509
 आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

मोहन के ओ नायर
Mohan K O Nair
जन्म तारीख/ DOB: 19/05/1965
पुरुष / MALE

6938 5957 5600

-सामान्य माणसाचा अधिकार

Mohan

मोहन के ओ नायर
MOHAN K O NAIR
GOPALAN NAIR
19/05/1965
ABCPSBCIF

भारत सरकार
GOVT. OF INDIA

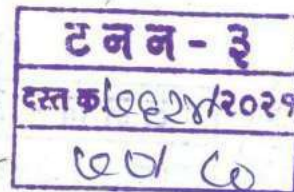
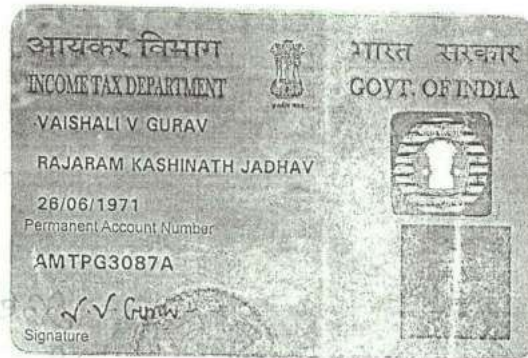
Mohan



ट न न - ३
दस्तावेज क्र. ४३६/२०१९
४३/१५



ट न न - ३
दस्तावेज क्र. ७६२४/२०२१
६६/७०



75/236
शनिवार, 05 जानेवारी 2019 12:32
म.नं.

दस्त गोपवारा भाग-1

दनन3 95/98
दस्त क्रमांक: 236/2019

दस्त क्रमांक: दनन3 /236/2019

बाजार मुल्य: रु. 01/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. दनन3 यांचे कार्यालयात

पावती:275

पावती दिनांक: 05/01/2019

अ. क्र. 236 वर दि.05-01-2019

सादर करणाराचे नाव: मे गुडविल कंसल्टिंग सर्विस तर्फे भागिदार
हकीम लकडावाला - -

रोजी 12:33 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 340.00

पृष्ठांची संख्या: 17

दस्त हजर करणाऱ्याची नाही:

एकुण: 440.00

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्षा क्र. 1 05 / 01 / 2019 12 : 33 : 24 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 05 / 01 / 2019 12 : 35 : 24 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

परर दस्तऐवज नोंदणी कायदा १९०८ निरम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस बाबत केला आहे. दस्तामधील संपूर्ण माहिती विचारदक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे परतची सतता ध्यादेशीर बाबी साठी स्वातील विध्यादक व्यक्ती संपूर्णरी कायदात आहेत. तसेच सदर हस्तांतरण दस्तांमुळे सवकाशाने / सोडशाराने यांचा कोपताही कायदा / नियम / परिपत्रक यांचे अस्तित्वात नाही.

अहम शेखर राही

विठ्ठल शेखर राही



ट न न - ३
दस्त क्र. ७९१/२०१९
७९१/७०

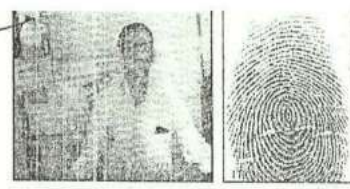


1 नाव:प्रमादामात्रा -

वय:42

पत्ता:ऑफिस नं 217 बी, एपीएमसी फ्लूट मार्केट, सेंट्रल फॅमिलिटी
विलिंडिंग, सेक्टर 19 बी, तुर्भे, नवी मुंबई
पिन कोड:400705

स्वाक्षरी



2 नाव:संख्या एम मानकर - -

वय:53

पत्ता:ऑफिस नं 224, एपीएमसी फ्लूट मार्केट, सेंट्रल फॅमिलिटी
विलिंडिंग, सेक्टर 19 बी, तुर्भे, नवी मुंबई
पिन कोड:400705

स्वाक्षरी



S.M. Mankar

शिक्का क्र.4 ची वेळ:05 / 01 / 2019 12 : 42 : 37 PM

शिक्का क्र.5 ची वेळ:05 / 01 / 2019 12 : 42 : 42 PM नोंदणी पुस्तक 4 मध्ये

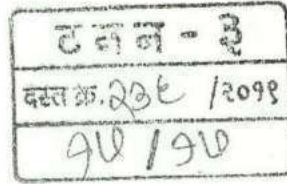
Joint Sub Registrar Thane 3

236 / 2019

Know Your Rights as Registrants

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

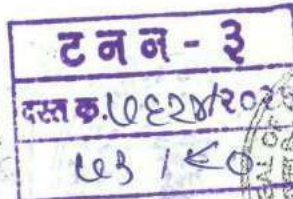
For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की सदर दस्तास
एकूण १५ पाने आहेत.

सह दुय्यम निबंधक, टाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक २३६ वर नोंदला

सह दुय्यम निबंधक, टाणे-३ (वर्ग-२)
दिनांक ०५ माहे ०१ सन २०१९





05/01/2019 12 41:05 PM

दस्त गोपवारा भाग-2

दनन 34890
दस्त क्रमांक: 236/2019

दस्त क्रमांक :दनन3/236/2019

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	झायाचित्र	अंगठ्याचा ठसा
1	नाव:मे गुडविल कंसट्रक्शनस तर्फे भागिदार हकीम लकडावाला - - पत्ता:-, प्लॉट नं 2, आठवा मजला, गुडविल एक्सलेंसी, सेक्टर 17, वाशी, नवी मुंबई, - , - , मानपाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AAWPL3768L	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		
2	नाव:मे गुडविल कंसट्रक्शनस तर्फे भागिदार शब्बीर लकडावाला - - पत्ता:-, प्लॉट नं 2, आठवा मजला, गुडविल एक्सलेंसी, सेक्टर 17, वाशी, नवी मुंबई, - , - , मानपाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AAWPL7225N	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
3	नाव:महेश एम मानकर - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं 224, एपीएमसी फ्रुट मार्केट, सेंट्रल फॅसिलिटी बिल्डिंग, सेक्टर 19 वी, तुर्भे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:ALOPM2533K	पॉवर ऑफ अटॉर्नी होल्डर वय :-56 स्वाक्षरी:-		
4	नाव:माईनाथ एम मानकर - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं 224, एपीएमसी फ्रुट मार्केट, सेंट्रल फॅसिलिटी बिल्डिंग, सेक्टर 19 वी, तुर्भे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AFNPM7269K	पॉवर ऑफ अटॉर्नी होल्डर वय :-66 स्वाक्षरी:-		
5	नाव:चंद्रकांत चव्हाण - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं 224, एपीएमसी फ्रुट मार्केट, सेंट्रल फॅसिलिटी बिल्डिंग, सेक्टर 19 वी, तुर्भे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AKBPC3059J	पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:-		
6	नाव:वैशाली गुरव - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं 224, एपीएमसी फ्रुट मार्केट, सेंट्रल फॅसिलिटी बिल्डिंग, सेक्टर 19 वी, तुर्भे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AMTPG3087A	पॉवर ऑफ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:-		
7	नाव:मोहनन के आ नायर - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: जे एन-4/15/5, ब्ल्यू हेवन अपार्टमेंट, सेक्टर 10, एन एम एम सी हॉस्पिटल जवळ, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-65 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्राचा दस्त पत्रक केल्या दिवशी कबुल
शिक्का क्र.3 ची वेळ:05/01/2019 12:38:50

ओळख:-

खाणील इराम अग्रे निवेदीत करतात की ते दस्तऐवज करून देणा-याना खितीक अग्रे याना योची ओळख पटवितगत

अनु क्र. पक्षकाराचे नाव व पत्ता

झायाचित्र

अंगठ्याचा ठसा



दनन - ३
दस्त क्र ३४८/२०१९
२०२/८०

घोषणापत्र

मी यशोवती शुरुग याद्वारे घोषित
करतो कि दुय्यम निबंधक ठाणे-३ यांचे कार्यालयत करारनामा या शीर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री / श्रीमती / मेसर्स गुड/गुम कन्सल्टन्स/स्यु
वड यांनी दिनांक ०५/०७/२०१९ रोजी

मला दिलेल्या कुतमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुली जवाब
दिता आहे. सादर कुतमुखत्यारपत्र लिहून देणार यांनी कुतमुखत्यारपत्र रद्द केलेला नाही किंवा कुतमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणीही मग्यत झालेला नाही किंवा अन्य कोणत्याही कारणांमुळे कुतमुखत्यारपत्र रद्द ठरलेला
नाही. सादरचा कुतमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सादरचे कथन
चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पत्र राहिलेन याची मला जाणीव
आहे.

श्री यशोवती शुरुग V.V. Chavre
कुतमुखत्यारपत्र धारकाचे नाव व सही

मी / आम्ही मूळ असल्यासपत्र वाचलेले आहे आणि त्याची सत्यता पडताळून पाहिलेली आहे



ट न न - ३
दस्त क्र ०६२४/२०२९
७४/८०

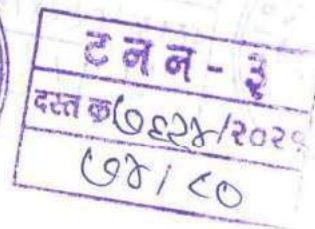
घोषणापत्र

मी यशोवती सुर्य यादारे घोषित
करतो कि दुय्यमनिबंधक 01013 यांचे कार्यालयत करारनाम या शीर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आता आहे. श्री / श्रीमती / मेसर्स गुडगिन कन्सल्टिंग/एस
व इ. यांनी दिनांक 04/09/2020 रोजी

मला दिलेल्या कुतमुखत्यासपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुती जवाब
दिता आहे. सादर कुतमुखत्यासपत्र तिहून देणार यांनी कुतमुखत्यासपत्र रद्द केलेला नाही किंवा कुतमुखत्यासपत्र तिहून
देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही कारणामुळे कुतमुखत्यासपत्र रद्द ठरलेला
नाही. सादरचा कुतमुखत्यासपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सादरचे कथन
सुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये फिशिस मी पत्र राहिले याची मला जाणीव
आहे.

श्री यशोवती सुर्य
कुतमुखत्यासपत्र घास्काचे नाव व सही

मी / आम्ही मूळ असल्यासपत्र वाचलेले आहे आणि त्याची सत्यता पडताळून पाहिलेली आहे





ट व ० १ - ३
दस्त क. ७६१४/२०२१
७५/७०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ROSHNI KARAN SABLHOK
SURENDRANATH PARSRAM KAPOOR
13/10/1989

Permanent Account Number
BYVPK7345E

R Kapoor

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KARAN S SABLHOK
SURENDRANATH PARSRAM KAPOOR
03/05/1989

Permanent Account Number
BQAPS0815G

Kapoor



टनन - ३
दस्त क. ७६१/२०२१
७६/८०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKRAM KUNDLIK DALVI
KUNDLIK PANDIT DALV
08/07/1952

Permanent Account Number
BENPD3762H

Vik Dalvi

Vik Dalvi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
BELPH2681N

नाम
JITENDRA MADASE

नाम का अक्षरमाला
JITENDRA MADASE

जन्म तिथि
28/08/2001

Madase



५ - १०१५
१५०९५ (३१) क १५५
३१.१३०१



ट न न - ३
दस्त क १११२४/२०२४
१११/८०

Summary I (GoshwaraBhag-1)

75/7624

सोमवार, 19 एप्रिल 2021 4:22 म.नं.

दस्त गोपवारा भाग-1

दस्तन3

दस्त क्रमांक: 7624/2021

दस्त क्रमांक: दस्तन3 /7624/2021

वाजार मूल्य: रु. 49,71,697/- मोबदला: रु. 75,00,000/-

भरणेले मुद्रांक शुल्क: रु.2,25,000/-

दु. नि. सह. दु. नि. दस्तन3 यांचे कार्यालयात

पावती:8504

पावती दिनांक: 19/04/2021

अ. क्र. 7624 वर दि.19-04-2021

मादरकरणाचा नाव: रोशनी करण सक्लोक - -

रोजी 4:19 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1600.00

पुढांची संख्या: 80

एकूण: 31600.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 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

शिक्रा क्रं. 1 19 / 04 / 2021 04 : 19 : 52 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 19 / 04 / 2021 04 : 20 : 49 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

मर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तागधील संपूर्ण मजकूर विषयादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील विषयादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सार हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

RKapoor
अहम शेखर सही

RKapoor

V.V. Chavhan
निहलन दपार सही



02-30

100-100000

copy

Handwritten notes, possibly a list or index, located in the lower middle section of the page.



100-100000

Summary-2(दस्त गोषवारा भाग - २)



19/04/2021 4 24:40 PM

दस्त गोषवारा भाग-2

दस्त क्रमांक: 7624/2021

दस्त क्रमांक: दस्तक्रमांक/7624/2021

दस्ताचा प्रकार: करारनामा

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	दयाचित्र	अंगठ्याचा दस्त
1	<p>नाव: रोशनी करण सवलोके - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नंबर 1501, त्रिवान्त, प्लॉट नंबर 4, सेक्टर 19, पाम बीच रोड, मानपाडा, नवी मुंबई, जिल्हा: - - , रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: BYVPK7345E</p>	<p>विहून देणार वय: -31 स्वाक्षरी: -</p>		
2	<p>नाव: करण पाम सवलोके - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नंबर 1501, त्रिवान्त, प्लॉट नंबर 4, सेक्टर 19, पाम बीच रोड, मानपाडा, नवी मुंबई, जिल्हा: - - , रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: BQAPS0815G</p>	<p>विहून देणार वय: -31 स्वाक्षरी: -</p>		
3	<p>नाव: मे सुडविल कन्स्ट्रक्शन्स दफे भवानीदार शब्दीर सक्दोयाला तम: कु मु वैशानी मुम्ब - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुडविल एक्सप्लोन्स, 8 वा मजला, प्लॉट नंबर 2, सेक्टर 17, वाशी, नवी मुंबई, जिल्हा: - , रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AARFG445BR</p>	<p>विहून देणार वय: -49 स्वाक्षरी: -</p>		

वरील दस्तांमधील करार देणार तथाकथीन करारनामा चा दस्त गोषवारा करून दिल्याचे कळवून देणान.
 दिनांक क्र.3 ची वेळ: 19 / 04 / 2021 04 : 22 : 00 PM

सोळाव्या:-
 ग्राहकीन इंगम अग्रे निवेदीन करणान की ने दस्तांमधील करार देणा-नामां अस्वीत: ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	दयाचित्र	अंगठ्याचा दस्त
1	<p>नाव: विजयम दळवी - - वय: 29 पत्ता: वाशी, नवी मुंबई पिन कोड: 400705</p>	<p>स्वाक्षरी</p>		
2	<p>नाव: नितिन हाडये - - वय: 20 पत्ता: वाशी, नवी मुंबई पिन कोड: 400705</p>	<p>स्वाक्षरी</p>		

शिक्का क्र.4 ची वेळ: 19 / 04 / 2021 04 : 22 : 36 PM

दिनांक क्र.5 ची वेळ: 19 / 04 / 2021 04 : 22 : 41 PM नोंदणी घुस्नक 1 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ROSHNI KARAN SABHLOK	eSBTR/Simple Receipt	69103332020123152703	MH009546385202021R	225000.00	SD	0000289012202122	19/04/2021
2		By Cash			1600	RF		
3	ROSHNI KARAN SABHLOK	eSBTR/SimpleReceipt		MH009546385202021R	30000	RF	0000289012202122	19/04/2021



Stamp Duty [RF:Registration Fee] [DHC: Document Handling Charges]
 7624 / 2021
 Know Your Rights as Registrants
 Verify Scanned Documents for correctness through thumbnail (4 pages on a side) printout after scanning.
 For feedback, please write to us at feedback.sarita@gmail.com

ट न न - ३
दस्त क्र. ७६२४/२०२१
७०/७०

प्रमाणित करण्यात येते की सदर दस्तास
धकूण.....७०..... पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक.....७६२४..... वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १६ माहे ०४ सन २०२१

