

Receipt (pavti)

398/24388

Wednesday, December 04, 2024

8:06 AM

पावती

पावती क्र.: 26644

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-24388-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सत्यवान.बाबूराव गायकवाड - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 68

एकूण:

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
8:24 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4316108.4 /-

मोवदला रु.8700000/-

भरलेले मुद्रांक शुल्क : रु. 609000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011544634202425E दिनांक: 04/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224026704715 दिनांक: 04/12/2024

बँकेचे नाव व पत्ता:

सह दुय्यम पनव  
Sub-F  
पनव  
s Gaikwad.

## सूची क्र. 2

दुयम निबंधक मह दु नि पनवेल 1

04/12/2024

दुयम क्रमांक 24388/2024

नोंदणी

Regn 63m

## बाबाचे नाव : खारघर

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	8700000
(3) बाजारभावाचा/बाहेरपट्ट्याचा/बाबतितपट्ट्याबाबत आकारणी देतो की पट्टेदार ते नमुद करावे)	4316108.4
(4) दू-मापन, शेट्टिम्बा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: सवतिका क्र.सी-201, सी-विंग दुयरा मजला निहारीका ऑन्सुद प्लॉट नं.ए-10, सेक्टर-39ए, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड क्षेत्रफळ 45.130. चौ.मी. कार्पेट. (बाल्कनी. 6.720. चौ.मी. टेरेस 0.0. चौ.मी. कपवर्डी. 0.0. चौ.मी. एकूण क्षेत्रफळ 51.850. चौ.मी. ( ( Plot Number : A-10 ; ) )
(5) क्षेत्रफळ	1) 45.130 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. जुही इन्फ्राबिल्ड एमएलसी तर्फे भागीदार श्री. विजयकुमार बलदेव बजाज तर्फे कु. सु. म्हणून. श्री. उमेश लक्ष्मण मोरे वय:- 38; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस नं. 1605/1606, द अंबियन्स कोर्ट प्लॉट नं. 2, सेक्टर-19डी, वाशी नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- AALFJ8306P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सत्यवान. बाबूराव गायकवाड -- वय:- 34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रातमळा शेटफळे सांगली महाराष्ट्र, रोड नं:-, महाराष्ट्र, सांगली. पिन कोड:- 415306 पॅन नं:- AUWPG8822G 2): नाव:- अर्चना. सत्यवान गायकवाड -- वय:- 32; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रातमळा शेटफळे सांगली महाराष्ट्र, रोड नं:-, महाराष्ट्र, सांगली. पिन कोड:- 415306 पॅन नं:- BJTPG9508C
9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2024
10) दस्त नोंदणी केल्याचा दिनांक	04/12/2024
11) अनुक्रमांक, खंड व पृष्ठ	24388/2024
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	609000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) धंग	

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

पं.क्र.नामाठी विचारात घेतलेला तपशील:-

क. शुल्क आकारताना निवडलेला अनुच्छेद :-

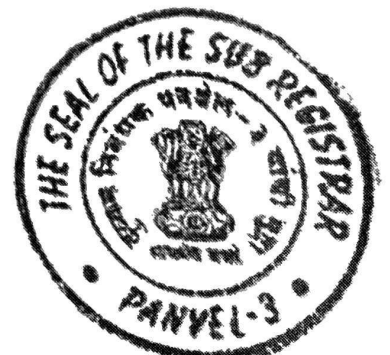
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Deface Date

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	2024120410	04 December 2024, 07:53:33 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	20/39-खारघर सिडको से.क्र.39				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर/न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
25000	70900	81400	88600	81400	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	60.876चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्भववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.70900/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर ) = (( 70900-25000) * (100 / 100) ) + 25000 ) = Rs.70900/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 70900 * 60.876 = Rs.4316108.4/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेसॅनरीन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बात्कनी) + वरील गच्चीचे मूल्य + चकित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4316108.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4316108/- = ४ त्रेचाळीस लाख सोळा हजार एक शें आठ/-				

प व ल - ३  
२४३६६ २०२४  
१/६६

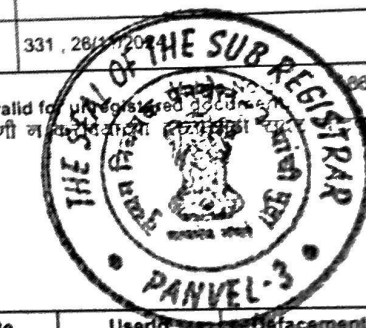
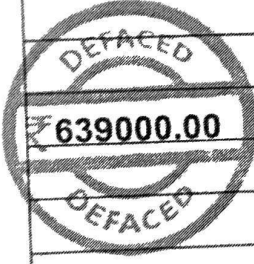
Home Print



CHALLAN  
MTR Form Number-6

GRN	MH011544634202425E	BARCODE	Date		25/11/2024 16:17:15	Form ID	252
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	AIIWPG8827G		
Location	RAIGAD			Full Name	SATYAWAN BABURAO GAIKWAD APIC ARCHANA SATYAWAN GAIKWAD		
Year	2024-2025 One Time			Flat/Block No.	Flat No. C-201, Second Floor. NEHARIKA		
Premises/Building				ABSOLUTE.			

Account Head Details	Amount In Rs.	Road/Street	
0030046401 Stamp Duty	609000.00	Plot No.A-10, Sector-39A.	
0030063301 Registration Fee	30000.00	Area/Locality Knarghar, Navi Mumbai	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		PAN2=AALFJ8306P-SecondPartyName=JUHI INFRABUILD	
		LLP-CA=8700000	
		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पचल - 3</p> <p>28300/2024</p> <p>8/EX</p> </div>	
		Amount In	Six Lakh Thirty Nine Thousand Rupees Only
		Words	
<b>Total</b>	<b>6,39,000.00</b>		
<b>Payment Details</b>		<b>FOR USE IN RECEIVING BANK</b>	
STATE BANK OF INDIA		Bank CIN	Ref. No. 00040572024112542486 IK0DAEUDD2
<b>Cheque-DD Details</b>		Bank Date	RBI Date 25/11/2024-06:43:58 26/11/2024
Cheque/DD No.		Bank-Branch	STATE BANK OF INDIA
Name of Bank		Scroll No. , Date	331 , 26/11/2024
Name of Branch			8600051184



Department ID:   
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for use elsewhere.   
 सादर चालन केवल दुयसम निबंधक कार्यालय में ही दर्ज कराया जा सकता है। नोदणी न कहीं और नहीं की जा सकती है।

Digitally signed by DD  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI  
 Date: 2024.12.04 11:27:15  
 Reason: S.M.A.S. Sample Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserID	Defacement Amount
1	(IS)-398-24388	0006604003202425	04/12/2024-08:06:05	IGR148	3000.00



AGREEMENT TO SELL.

This Agreement is made and executed at Panvel on 25<sup>th</sup> day of NOVEMBER, 2024.

BETWEEN

M/S. JUHI INFRABUILD LLP, a Limited Liability partnership registered under the Limited Liability partnership Act, 2008 (PAN:AALEJ8306P), having its registered office address at 1605/1606, The Ambience Court, Plot no-2, Sector-19D, Vashi, Navi Mumbai-400703 (the "**Promoter**") (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm, their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) of the **ONE PART**:

AND

MR. SATYAWAN BABURAO GAIKWAD & MRS. ARCHANA SATYAWAN GAIKWAD, Indian Inhabitant having residence at, Ranmala, Shetphale, Sangli, Maharashtra - 415306, (the "**Allottee**") (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) of the **OTHER PART**.

(Party of One Part and Party of Other Part are collectively hereinafter referred to as "**Parties**")

WHEREAS:

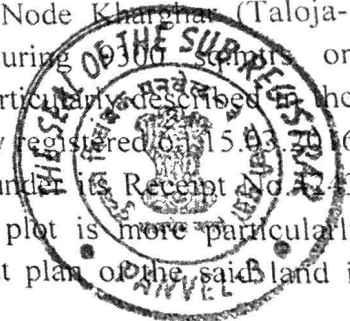
A. Vide Agreement to lease dated 15.03.2016, City and Industrial Development Corporation of Maharashtra Limited (the "**CIDCO**") granted Shri Abubakar Ali Kazi and Shri Abdul Qader Ali Kazi (the "**said Original Licensee**") license for the land bearing Plot No.A-10, situated at Sector-39A, Node Kharghar (Taloja-Village), Taluka-Panvel & District-Raigad admeasuring 1.5037016 acres or thereabouts (the "**said plot**"). The said plot is more particularly described in the "**First Schedule**". The said Agreement to Lease is duly registered on 15.03.2016 before the Sub Registrar of Assurances at Panvel-2 under its Receipt No. 2233 bearing Document No. PVL2-2922-2016. The said plot is more particularly described in the "**First Schedule**". A copy of layout plan of the said land is appended hereto as "**Annexure-1**".

B. Vide Tripartite Agreement dated 12.04.2016, CIDCO leased and assigned the said plot in favour of M/s. JUHI INFRABUILD LLP, through its Partners (1) SHRI VIJAY BALDEV BAJAJ AND (2) SHRI SARGUROH AJAZ LATIF KHAN, the Promoter herein, on the terms and conditions specified therein. The said Tripartite Agreement is duly registered on 12.04.2016 before the Sub Registrar of Assurances at Panvel-2 under its Receipt No.-5991, Document No. PVL2-4251-2016.

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C. Vide certificate dated 20.09.2019, the Promoter has obtained Certificate of Environment Clearance issued by State Level Environment Impact Assessment Authority, a copy of which has been inspected by the Allottee.

D. Vide letter dated 10.12.2019 issued by CIDCO, the Promoter has obtained Revised Commencement Certificate bearing Ref no. CIDCO/BP-15232 IPC (NM&K) 2016 6166, whereby CIDCO has sanctioned layout plan/building plan to be constructed on said plot for the entire FSI of 13950 sq.mtrs. The Promoter is thereby constructing one residential building comprising of six wings namely "A", "B", "C", "D", "E" and "F" each of Ground + 14 upper floors, wherein 1st floor consists of parking + podium, 2nd floor consists of Podium/Garden, Amenity Area Partially Residential flats and 3<sup>rd</sup> to 14<sup>th</sup> floor consists of residential flats utilizing FSI of 13947.89 sq. mtrs out of the total FSI of 13950 sq.mtrs (the "said project"). The said project is more particularly described in "Second Schedule". A copy of the said commencement certificate dated 10.12.2019 is appended hereto as "Annexure-2". In addition, the Promoter is providing amenities in the said project more particularly described in "Third Schedule". The said project along with its amenities will constitute the whole project named as "NIHARIKA ABSOLUTE". The Allottee has seen the plans for the entire project layout.

प. र. ल.	The Promoter has registered the said project under the provisions of
2881	MahaRERA with the Maharashtra Real Estate Regulatory Authority under
६.	Registration no P52000020033. A copy of the said certificate dated 19.03.2019 is
	appended hereto as "Annexure-3". The Promoter undertakes to update in
	MahaRERA if any further changes or amended are done with respect to said
	project.

F. The Promoter had entered into an agreement with Architect registered with the Council of Architect being Mr. Hemant P. Dhavale of M/s. Triarch Design Studio having address at Bhagwati Bhuvan, Saraswati Baug, Jogeshwari (E) Mumbai 400060.

G. The Promoter had appointed a Structural Engineer Mr. Rajesh K. Ladhav of M/s. Central Concept Designs Pvt Ltd, having its office at 803, Maithili's Signet, Plot 394, Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the buildings.

H. The Title Search Report issued by Advocate Mr. Durgaprasad Sabnis Proprietor of M/s Lex Firmus has been seen and inspected by the Allottee and a copy thereof has been appended hereto as "Annexure-4". In addition, the Allottee has also perused the 'Architect Certificate' and the drawing certifying the carpet area of various flats along with the ancillary area in respect of each flat. The Allottee has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Promoters to the said plot, the right of the Promoters to develop the said plot, revised commencement certificate, title documents, revenue records, title report and other documents evidencing the approval of project by competent

mm

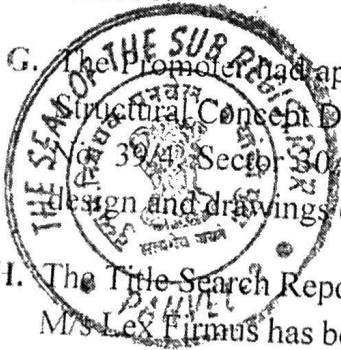
Arkwad.

Arkwad

- C. Vide certificate dated 20.09.2019, the Promoter has obtained Central Government Environment Clearance issued by State Level Environment Impact Assessment Authority, a copy of which has been inspected by the Allottee.
- D. Vide letter dated 10.12.2019 issued by CIDCO, the Promoter has obtained Revised Commencement Certificate bearing Ref no. CIDCO/BP-1524/19 (NM&k)/2016/6166, whereby CIDCO has sanctioned layout plan/building plan to be constructed on said plot for the entire FSI of 13950 sq.mtrs. The Promoter is thereby constructing one residential building comprising of six wings named "A", "B", "C", "D", "E" and "F" each of Ground + 14 upper floors, wherein 1<sup>st</sup> floor consists of parking + podium, 2<sup>nd</sup> floor consists of Podium/Garden Amenities Area/Partially Residential flats and 3<sup>rd</sup> to 14<sup>th</sup> floor consists of residential flats utilizing FSI of 13947.89 sq. mtrs out of the total FSI of 13950 sq.mtrs (the "said project"). The said project is more particularly described in "Second Schedule". A copy of the said commencement certificate dated 10.12.2019 is appended hereto as "Annexure-2". In addition, the Promoter is providing amenities in the said project more particularly described in "Third Schedule". The said project along with its amenities will constitute the whole project named as "NIHARIKA ABSOLUTE". The Allottee has seen the plans for the entire project layout.

प व ल	The Promoter has registered the said project under the provisions of MahaRERA
2831	with the Maharashtra Real Estate Regulatory Authority under Registration no P52000020033. A copy of the said certificate dated 19.03.2019 is appended hereto as "Annexure-3". The Promoter undertakes to update in MahaRERA if any further changes or amended are done with respect to said project.
E	

- F. The Promoter had entered into an agreement with Architect registered with the Council of Architect being Mr. Hemant P. Dhavale of M/s. Triarch Design Studio having address at Bhagwati Bhuvan, Saraswati Baug, Jogeshwari (E) Mumbai 400060.
- G. The Promoter had appointed a Structural Engineer Mr. Rajesh K. Ladhav of M/s. Structural Concept Designs Pvt Ltd, having its office at 803, Maithili's Signet, Plot No. 394, Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the buildings.
- H. The Title Search Report issued by Advocate Mr. Durgaprasad Sabnis Proprietor of M/s. Lex Firmus has been seen and inspected by the Allottee and a copy thereof has been appended hereto as "Annexure-4". In addition, the Allottee has also perused the 'Architect Certificate' and the drawing certifying the carpet area of various flats along with the ancillary area in respect of each flat. The Allottee has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Promoters to the said plot, the right of the Promoters to develop the said plot, revised commencement certificate, title documents, revenue records, title report and other documents evidencing the approval of project by competent



*[Handwritten signature]*

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authority, and the MahaRERA portal along with registration certificate under MahaRERA. The Allottee by virtue of him having executed this Agreement, is deemed to have accepted the title of the Promoters to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

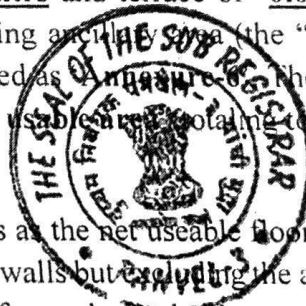
- I. The Promoter has constructed one residential building comprising of six wings namely "A", "B", "C", "D", "E" and "F" on the Project Land known as "NIHARIKA ABSOLUTE" as per the plans and permission referred heretofore and the CIDCO was pleased to grant the Occupancy Certificate dated 19/01/2024 bearing Ref. No. CIDCO/BP-15232 IPO(NM&K) 2016/11737. Hereto annexed and marked **Annexure-5** is the copy of the Occupancy Certificate dated 19.01/2024.
- J. The Promoters have availed the Mortgage loan from DCB Bank and have vide Indenture of Mortgage dated 2<sup>nd</sup> March 2024 inter alia mortgaged the 199 unsold units mentioned therein in the building "NIHARIKA ABSOLUTE" being constructed on the said plot .
- K. The Allottee has taken inspection of the aforesaid Agreements including sanctioned plans, development plan and other relevant documents and the Allottee has visited the project and made himself/ herself familiar with the terms and conditions imposed by the CIDCO & other relevant authorities. The Allottee binds himself/ herself/themselves to adhere with terms & conditions of the above documents. Besides a copy of all such documents are available at the site office & is available for verification by the Allottee after giving a reasonable notice..
- L. The Allottee applied to the Promoters for allotment of **Flat No. 201** on **Second Floor** of "**C**" Wing of admeasuring about **45.130 sq.mtrs** of carpet area (the "said Flat") which is more particularly described in "**Fourth Schedule**". A copy of Floor Plan is appended hereto as "**Annexure-6**" and the said Flat is marked separately in the floor plan. In addition, without any further consideration. Allottee is entitled to enclosed balcony of **6.720 sq.mtrs** and terrace of **0.00 sq.mtrs**, totally admeasuring about **6.720 sq. mtrs**, being an additional area (the "additional area") marked separately in floor plan appended as **Annexure-6**. The aggregate of carpet area and additional area is the "gross useable area" totaling **51.850 sq. mtrs** available for use by the Allottee.

**N.B:** The carpet area mentioned above refers to the net useable floor area of the flat including the area covered by the internal walls but excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said flat for exclusive use of the Allottee/s and/or exclusive open terrace area 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.



Dr. K. V. Rao

Dr. K. V. Rao





M. The Allottee has offered to pay to the Promoter a sum of Rs. 87,00,000/- (Eighty Seven Lakh Only) as consideration for transferring the said Flat of Allottee which the Promoter has accepted upon such terms and conditions contained in this agreement. Before the execution of these present the Allottee has paid to the Promoter a sum of Rs. 9,00,000/- (Rupees Nine Lakh Only) "booking advance" of the said Flat agreed to be sold by the Promoter to Allottee the receipt whereof the Promoters do hereby admit and acknowledge. The Allottee has agreed to pay to the Promoter balance consideration of Rs. 78,00,000/- (Rupees Seventy Eight Lakh Only) within 30 days from the execution and registration of the said Agreement.

N. The Promoter, in compliance of the mandate of S.13 of the MahaRERA will execute this Agreement evincing the terms and conditions mutually agreed upon by & between the parties hereto whereunder the Promoter has agreed to sell & the Allottee/s has/have agreed to purchase the Flat which are set out hereunder.

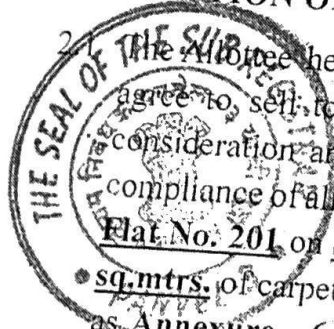
**NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. PROJECT:**

The Promoter has constructed one residential building "NIHARIKA ABSOLUTE" comprising of six wings namely "A", "B", "C", "D", "E" and "F" each of Ground + 14 upper floors, wherein 1st floor consists of parking + podium, 2nd floor consists of Podium/Garden/Amenity Area/Partially Residential flats and 3rd & 4th floor consists of residential flats (the "said project" more particularly described in the First Schedule hereunder written, in accordance with the plans and specifications approved and sanctioned by the CIDCO and CIDCO has been pleased to grant the Occupancy Certificate as stated supra. The said plans and specifications have been kept at the office of the Promoter for inspection.

**2. DESCRIPTION OF FLAT:**

The Allottee hereby agrees to purchase from Promoter and Promoter hereby agree to sell to Allottee (subject to the due and timely payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Allottee/s) Flat No. 201 on Second Floor of "C" Wing of admeasuring about 45.130 sq.mtrs. of carpet area (the "said Flat") as shown in the floor plan appended as Annexure - 6. The said Flat is more particularly described in "Fourth Schedule". In addition without any further consideration, Allottee is entitled to enclosed balcony of 6.720 sq.mtrs and terrace of 0.00 sq.mtrs, totally admeasuring about 6.720 sq. mtrs. being ancillary area (the "additional area") marked separately in floor plan appended as 'Annexure-6'. The aggregate of carpet area and additional area is the "gross usable area" totaling to 51.850 sq.mtrs. available for use by the Allottee.



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Dr. Aikwad.

Dr. Aikwad

2.2 The fixtures, fittings and amenities to be provided by Promoter in the said flat are those that are set out in "Annexure-7". Promoter shall not be obliged to accept or accede to any request from Allottee for making any changes in the amenities to be provided by Promoter.

### 3. CONSIDERATION:

It is mutually agreed by and between the parties that consideration for sale of said flat shall be Rs. 87,00,000/- (Rupees Eighty Seven Lakh Only) (the "said consideration").

### 4. ESCALATION

4.1 Allottee hereby agrees to pay the escalation on said consideration on following grounds:

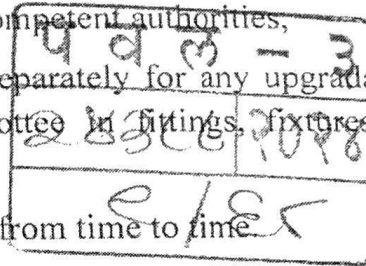
(a) Any increase on account of any development charges (if any) payable to the competent authority.

(b) Any other increase in charges which may be levied or imposed by the competent authority from time to time.

(c) Additional cost/charges imposed by the competent authorities,

(d) The Promoter may charge the Allottee separately for any upgradation/ changes specifically requested by the Allottee in fittings, fixtures and specifications and any other facility.

(e) Additional/ new taxes that may be levied from time to time



### 5. MODE OF PAYMENT:

5.1 All payment shall be made by Allottee by drawing cheque/ DD in the name of "JUHI INFRABUILD LLP" A/c No. 03022000000541 in DCB BANK, VASHI NAVI MUMBAI Branch payable at NAVI MUMBAI or other account as Promoter may intimate subsequently to the Allottee. Allottee shall also pay other statutory dues which may be levied from time to time.

5.2 Allottee shall deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to Promoter within seven (07) days of such deduction is made.

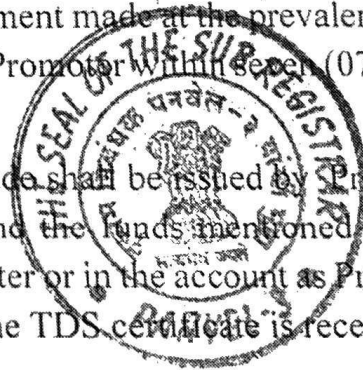
5.3 Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee and the TDS certificate is received by Promoter from Allottee.

5.4 The Allottee has made a payment of Rs. 9,00,000/- (Rupees Nine Lakh Only) on or before the execution of this agreement and agreed to pay to Promoter the balance amount of Rs. 78,00,000/- (Rupees Seventy Eight Lakh Only) within 30 days from the execution and registration of the said Agreement.

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(c) Delay in accepting the possession of the flat within a period of two (02) months on intimation to take possession by Promoter;

(d) Refusing/delaying to take membership of society formed for the said project;

(e) Breach of any terms and conditions of this agreement.

(f) Breach of any law or provisions thereto.

(g) Obtain forceful occupancy/possession of said flat before receipt of occupation certificate by competent authority.

8.2 The Allottee shall not be in default if he removes/remedies such breach within fifteen (15) days of receipt of notice from the Promoter to the Allottee as per clause 9.2.

#### 9. TERMINATION OF AGREEMENT:

9.1 On the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Allottee agrees to pay to the Promoter simple interest at the rate of SBI highest marginal cost +2%, on all the amounts which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter till date of actual realization of payment. However, such entitlement of interest shall not be deemed to be a waiver of Promoters right to terminate this agreement as per the provisions of this agreement.

9.2 Without prejudice to the right of the Promoter to charge interest in terms of sub clause 9.1 above, on the Allottee committing default as per clause 8.1 above and on the Allottee committing continuous default even after notice of termination, the Promoter shall at its own discretion, may terminate this Agreement.

Provided that, Promoter shall give another notice of fifteen days in writing to the Allottee, by registered post AD at the address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter may terminate this agreement unilaterally.

9.3 Upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee the payments made by him till that date (subject to adjustment of 15% of payments received till that date or Rs. 3,00,000/- whichever is higher as liquidated damages and service charge) such refund shall be issued within a period of thirty (30) working days of the registration of cancellation/

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12.21 The Lift facility in this Project shall be used as per rules of the Co-operative Society formed for the management of said Building. It is to be economically used. The Allottee as well as his/her/their employees or heirs shall not misuse the said lift and will take care and co-operate in it. The quality of lift shall be good. But it is a machine and is not manufactured by the Promoters. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the Co-operative Society or Promoters shall not become responsible for it and the Allottee or his/her/their employees or heirs/visitors etc. shall not demand/shall not be entitled to demand such damages/ compensation from them and the Allottee hereby give his / her their assurance and consent in it.

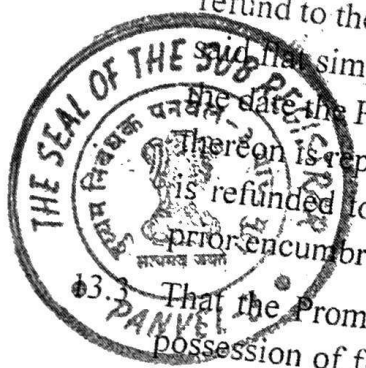
12.22 The Allottee hereby further undertake that at the point of time when there is Lease Deed/Deed of Assignment being prepared, the Promoters shall add the above mentioned conditions in the Lease Deed/Deed of Assignment. The said clause shall be binding on the entire Society and its members.

**13 - DATE OF POSSESSION AND FORCE MAJEURE:**

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13.1 Promoter shall give possession of the flat to the Allottee on receipt and realization of all amounts payable by the Allottee under this Agreement and other conditions as mentioned in this Agreement.

After the Allottee has fulfilled all his obligations under this Agreement if the Promoter fails or neglects to give possession of the said flat to the Allottee on account of reasons other than the reasons prescribed in this agreement, then subject to written demand from the Allottee and execution of cancellation deed of allotment of said flat, the Promoter shall be liable to refund to the Allottee the amounts already received by him in respect of the said flat simple interest at the rate of SBI highest marginal cost +2%, from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that until the entire amount and interest thereon is refunded to the Allottee by the Promoter, the Allottee shall subject to prior encumbrances if any, have a charge on the said flat.



13.3 That the Promoter is entitled to reasonable extension of time for giving possession of flat, if delayed on account of court / authority staying either in full or in part any part of the handing over of possession in the said project, or for delay in supply of electricity and/or water by concerned government departments or for any other justifiable reason or circumstances. The Promoters shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, PMC, revenue Authority.

13.4 Notwithstanding anything contained in this Agreement or in this clause the Promoter shall not incur any liability if the Promoter is unable to deliver possession of the said flat as mentioned herein above.

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- 13.5 The Allottee shall take possession of the said flat within two (2) months from the date of receipt of Occupancy Certificate in respect of said project. The Allottee must pay all outstanding dues including the taxes and other statutory payment (if any) before claiming possession of the said flat and also become member of the society by executing relevant documents.
- 13.6 As the occupancy certificate is obtained, the Promoter may handover possession of the said flat to the Allottee even though electricity and water supply have not commenced by the respective competent authorities. The Allottee shall not raise any claim/ demand on the Promoter for the delay in getting the supply of electric and water. On the Promoters offering possession of the said flat to the Allottee, the Allottee shall bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.

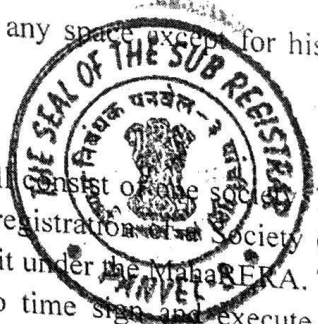
**14. RESERVATION FOR PARKING:**

- 14.1 Allottee has vide this Agreement requested for reservation of parking space Stilt (the "parking") to be used to park its vehicle. Accordingly, Promoter hereby reserves parking for exclusive use of Allottee. The parking is subject to final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan.
- 14.2 Allottee shall not be allowed to allot/transfer/let-out said parking to any outsider/visitor i.e. other than the flat Allottee of said flat.
- 14.3 The said parking space shall be used only for the purpose of parking vehicle and not for any other purpose.
- 14.4 The Allottee shall not park his/its vehicle in any space except for his/its designated parking space.

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**15. FORMATION OF SOCIETY:**

- 15.1 The Entire project consisting of 6 wings shall consist of the society. The Promoter shall apply for the formation and registration of the Society (the "said society") within the prescribed time limit under the Maharashtra Act. The Allottee shall for this purpose from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of said society and for the becoming a member, including the bye-laws of the said society. These documents duly filled in and signed shall be returned to the Promoter within seven (07) working days of the same being forwarded by the Promoter to the Allottee, so as to enable Allottee to become a member of the society. Any delays in signing and handing over of documents by the Allottee to the Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly.



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The Allottee or any of the member of the Society will not be entitled to change the name of the Co-operative Housing Society once it is formed by the Promoter.

15.3 The Allottee shall be expelled from the said society if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.

### 16. CONVEYANCE AND HANDOVER OF THE BUILDING:

16.1 The Promoter has been granted the Occupancy Certificate on 19/01/2024, therefore the transfer to the society or the Limited Company of all the right, title and the interest of the Promoter in the building in which the said flats are situated, the fitness center, swimming pool and other recreation spaces and common areas along with the Project Land, will endeavor to be conveyed within three months from such date thereafter, subject to the formation of the society or the Limited Company and the cooperation of all the Allottees therein.

16.2 The amenities of the said project shall be conveyed to society at the time of conveyance of said plot. The Allottee shall not raise any claim for the use of amenities on his discretion allow the use of amenities to Allottee prior to such conveyance.

16.3 The charges, costs expenses for conveyance (if any) of said plot shall be borne by the Allottee in proportion to his gross usable area and that the Allottee together with other Allottees shall come forward to accept conveyance of the said plot in the name of the society formed within one month from the date of intimation by the Promoter.

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### 17. COMMON MAINTENANCE CHARGES:

17.1 Commencing a week after notice in writing is given by the Promoter to the Allottee that the said flat is ready for use and occupation, irrespective of the Allottee taking the possession of the said flat, the Allottee will be liable for proportionate share of outgoings in respect of said plot for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the maintenance of the society. Such proportionate share of expense shall be calculated on the basis of area of the said flat plus the additional area attached to the said flat i.e. gross usable area vis a vis total gross usable area of said project.

17.2 The Allottee shall pay to the Promoter at the time of possession, an advance maintenance for 12 months aggregating to **Rs. 60,000/- (Rupees Sixty Thousand Only)** plus GST if applicable as "Common Maintenance Charges" for the upkeep and maintenance of the said Project which are worked out provisionally and shall be increased or decreased in future as per the requirements of Project. The Allottee shall draw cheque/ Demand Draft/

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Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908. The Allottee shall have no claim save and except in respect of the said flat hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said plot and the building thereon is conveyed to the said society.

20.2 Allottee shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

## 21. NOTICE:

21.1 All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee and the Promoter, by Registered Post A.D/ speed post/courier, at his/her address specified below :-

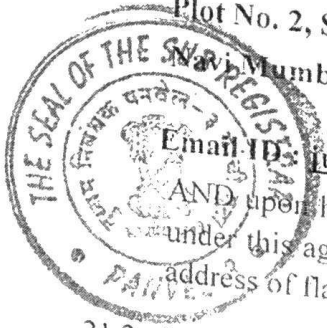
### ADDRESS OF ALLOTTEE

प व ल	MR. SATYAWAN BABURAO GAIKWAD & MRS. ARCHANA SATYAWAN GAIKWAD,
283CC	Ranjana, Shetphale, Sangli, Maharashtra - 415306.
28/EC	Email ID : <a href="mailto:satyawangaiKWAD1@gmail.com">satyawangaiKWAD1@gmail.com</a>

### ADDRESS OF PROMOTER

M/S. JUHI INFRABUILD LLP,  
1605/1606, The Ambience Court,  
Plot No. 2, Sector-19D, Vashi,  
Mumbai - 400703.

Email ID: [juhiinfrabuild@gmail.com](mailto:juhiinfrabuild@gmail.com)

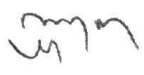


AND upon handing over of the possession of the said flat to the Allottee under this agreement, all the notices on the Allottee shall be served at the address of flat handed over to the Allottee under this agreement.

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

## 22. ALLOTTEE UNDERTAKING:

22.1 The Allottee/s undertake hereby gives his/her/their express consent to the Promoters to raise any loan against the unsold flats and/or the said and to mortgage the same with any bank or bankers or any other financial

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**28. SEVERABILITY:**

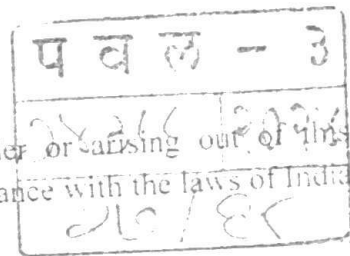
If any provision of this Agreement shall be determined to be void or in violation of or under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**29. FURTHER ASSURANCES:**

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

**30. GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.



**31. ENTIRE AGREEMENT:**

This Agreement, along with its schedules, 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, as the case may be.

**32. JURISDICTION:**

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Mumbai.



**33. DISPUTE RESOLUTION**

Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**34. RIGHT TO AMEND:**

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

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**FIRST SCHEDULE**

**"SAID PLOT"**

All that piece and parcel of plot bearing Plot No.A-10, situated at Sector-39.A, Node Kharghar (Taloja- Village), Taluka-Panvel & District-Raigad admeasuring 9300 sq.mtrs and thereabouts and bounded as under:

- On or towards North by : 4.0 m wide pitching channel
- On or towards South by : Prop 15.0 m wide road
- On or towards East by : Plot no. A-9
- On or towards West by : 15.0 m wide road

**SECOND SCHEDULE**

**"SAID PROJECT"**

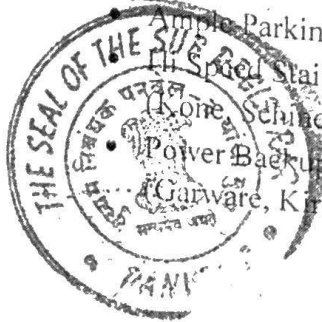
1 residential building comprising of 6 wings namely "A", "B", "C", "D", "E" and "F" each of Ground + 14 upper floors, wherein 1st floor consists of parking podium, 2nd floor consists of Podium/Garden/Amenity Area/Partially Residential flats and 3<sup>rd</sup> to 14<sup>th</sup> floor consists of residential flats utilizing FSI of 13947.89 sq.mtrs out of the total FSI of 13950 sq.mtrs on the said plot in the project known as "NIHARIKA ABSOLUTE" constructed on all that piece and parcel of plot more particularly described in the First Schedule.

**THIRD SCHEDULE**

**"PROJECT AMENITIES"**

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२५/६६	

- Landscape Garden
- Swimming Pool
- Health Club
- Above and Below Separate Water Tank
- Decorative Society Main Gate and Compound Wall
- Ample Parking Space
- One Speed Stainless Steel lifts & One Service Lift (Kone Schindler Or Similar)
- Power Backup for Lift and Common Areas (Garware, K. Floskar Or Similar)



**FOURTH SCHEDULE**

**"SAID FLAT"**

Residential Flat No. 201 admeasuring. 45.130 sq.mts. Carpet area on the Second Floor in "C" Wing. In addition, the Allottee is entitled to enclosed balcony and terrace totally admeasuring about 6.720 sq.mtrs. being ancillary area (the "additional area") in the Project Known as "NIHARIKA ABSOLUTE" being constructed on the plot more particularly described in First Schedule hereinabove.

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**FIRST SCHEDULE**

**"SAID PLOT"**

All that piece and parcel of plot bearing Plot No.A-10, situated at Sector-39A, Node Kharghar (Taloja- Village), Taluka-Panvel & District-Raigad admeasuring 9300 sq.mtrs and thereabouts and bounded as under:

- On or towards North by : 4.0 m wide pitching channel  
On or towards South by : Prop 15.0 m wide road  
On or towards East by : Plot no. A-9  
On or towards West by : 15.0 m wide road

**SECOND SCHEDULE**

**"SAID PROJECT"**

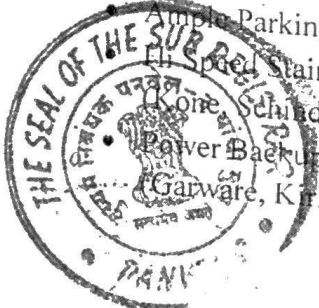
1 residential building comprising of 6 wings namely "A", "B", "C", "D", "E" and "F" each of Ground + 14 upper floors, wherein 1st floor consists of parking podium, 2nd floor consists of Podium/Garden/Amenity Area/Partially Residential flats and 3<sup>rd</sup> to 14<sup>th</sup> floor consists of residential flats utilizing FSI of 13947.89 sq.mtrs out of the total FSI of 13950 sq.mtrs on the said plot in the project known as "NIHARIKA ABSOLUTE" constructed on all that piece and parcel of plot more particularly described in the First Schedule.

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**THIRD SCHEDULE**

**"PROJECT AMENITIES"**

- Landscape Garden
- Swimming Pool
- Health Club
- Above and Below Separate Water Tank
- Decorative Society Main Gate and Compound Wall
- Ample Parking Space
- Speed Stainless Steel lifts & One Service Lift (Kone, Schindler Or Similar)
- Power Backup for Lift and Common Areas (Garware, Kirloskar Or Similar)



**FOURTH SCHEDULE**

**"SAID FLAT"**

Residential Flat No. 201 admeasuring. **45.130 sq.mts.** Carpet area on the **Second Floor in "C" Wing**. In addition, the Allottee is entitled to enclosed balcony and terrace totally admeasuring about **6.720 sq.mtrs.** being ancillary area (the "additional area") in the Project Known as "NIHARIKA ABSOLUTE" being constructed on the plot more particularly described in First Schedule hereinabove.

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WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "PROMOTER"

M/S. JUHI INFRABUILD LLP

PAN NO. AALFJ8306P

THROUGH ITS AUTHORISED PARTNER

SHRI VIJAYKUMAR B. BAJAJ

For JUHI INFRABUILD LLP,

  
Partner



SIGNED/ SEALED & DELIVERED

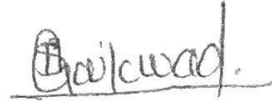
BY THE WITHINNAMED ALLOTTEE"

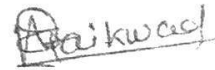
MR. SATYAWAN BABURAO GAIKWAD

PAN NO. AUWPG8822G

MRS. ARCHANA SATYAWAN GAIKWAD

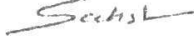

PAN NO. BJTPG9508C







IN THE PRESENCE OF

1. Satish Bochare 
2. Deepali Patkar 

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20/05	
RECEIPT	

Received with thanks from the Allottee/s withinnamed the day and the year first hereinabove written a sum of Rs. 9,00,000/- (Rupees Nine Lakh Only) said consideration" on execution hereof as per terms & conditions of this Agreement to sell.

For, M/S. JUHI INFRABUILD LLP

  
Partner



**List of Annexure:**

- 1) Layout of said plot
- 2) Commencement Certificate
- 3) MahaRera Certificate
- 4) Title Certificate
- 5) Occupancy Certificate



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

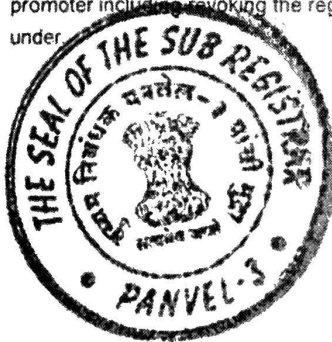
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: P52000020033

Project: *Niharika Absolute, Plot Bearing / CTS / Survey / Final Plot No. A-10, sector-39 A at Kharghar, Panvel, Raigarh, 410210.*

1. Juhi Infrabuild LLP having its registered office / principal place of business at *Tehsil Thane, District, Thane, Pin 400703.*
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
  - OR
  - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 19/03/2019 and ending with 31/01/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Dated: 19/03/2019  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabh  
(Secretary, MahaRERA)  
Date 3/19/2019 12:20:15 PM

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

CIDCO/BP-15232/TPO(NM & K)/2016/6166

10/12/2019

**CIDCO AMENDED COMMENCEMENT  
CERTIFICATE**

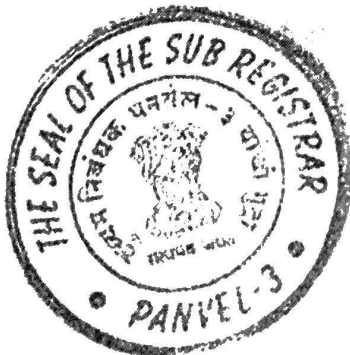
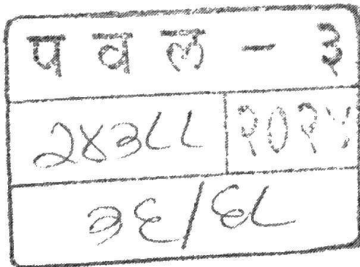
To,  
M/s. Juhi Infrabuild LLP, through its Partner Shri.  
Vijay Baldev Bajaj,  
1605/1606, The Ambience Court, Sector No. 19-B,  
Vashi, Navi Mumbai 400705.  
PIN - 400703

Sub : Development Permission for Residential [ Residential Bldg/Apartment ]

Plot No. A-10, Sector 39-A at Kharghar 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1. Your Architects online application dated 10/04/2019 21/11/2019 online payment on 20/11/2019  
2. C.C. granted vide CIDCO/BP15232/TPO(NM&K)-2016/3829 dt 23/01/2019  
3. Environment Clearance vide SEIAA/EC/0000002020/20/09/2019

Dear Sir/Madam



Document certified by  
MITHILESH JANARDHAN  
Name: PATIL MITHILESH  
JANARDHAN  
Designation: Sub Registrar  
Planner  
Organization: CIDCO

CIDCO/BP-15232/TPO(NM & K)/2016/6166

10-12-2019

CIDCO

# AMENDED COMMENCEMENT CERTIFICATE

To  
M/s. Juhi Infrabuild LLP, through its Partner Shri.  
Vijay Baldev Bajaj,  
1605/1606, The Ambience Court, Sector No. 19-B,  
Vashi, Navi Mumbai 400705,  
PIN - 400703

Sub : Development Permission for Residential [ Residential Bldg/Apartment ]

Plot No. **A-10**, Sector **39-A** at **Kharghar 12.5 % Scheme Plot**, Navi Mumbai.  
Ref : 1. Your Architects online application 104/10/2019/21/11/2019 online payment on 20/11/2019.  
2. C.C. granted vide CIDCO BP15232/TPO(NM&K)/2016/3829 dt 23/01/2019.  
3. Environment Clearance vide SEIAA/EC-30000/2020/20/09/2019.

Dear Sir: Madam

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283LL/RORV
३६/६८



Documented by: MTHILESH JAADE  
Name: PATIL MADHUKAR  
JANARDHAN  
Des: JAADE  
Planner  
Organization: CIDCO

Reference No. CIDCO/BP-15232/TPO(NM & K)/2016/6166

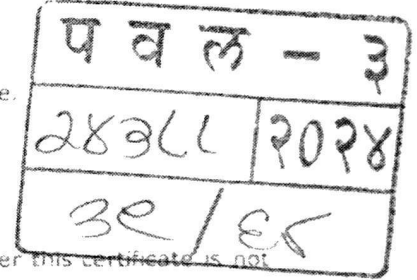
Date: 10/12/2019

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/s. Juhi Infrabuild LLP, through its Partner **Shri. Vijay Baldev Bajaj.**, 1605/1606, The Ambience Court, Sector No. 19-B, Vashi, Navi Mumbai 400705, for Plot No. **A-10**, Sector **39-A**, Node **Kharghar**. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [ Residential Bldg/Apartment ]** in **12.5 % Scheme Plot 1Ground Floor + 14Floor** Net Builtup Area [**Residential [ Residential Bldg/Apartment ] = 13,947.89**] Sq m.

**Nos. Of Residential Units :- 342**

- A.** This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B.** Applicant Should Construct Hutments for labors at site.
- C.** Applicant should provide drinking water and toilet facility for labors at site.



**1. This Certificate is liable to be revoked by the Corporation if :-**

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

**2. The applicant shall :-**

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at

Document certified by PATIL  
MITHILESH JANARDHAN

Name PATIL MITHILESH  
JANARDHAN  
Designation Associate  
Planner  
Organization CIDCO OF

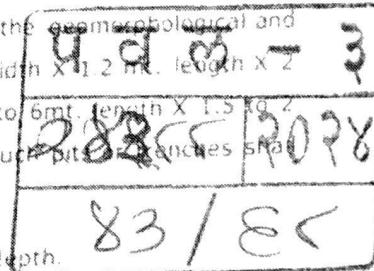


**SCHEDULE****RAIN WATER HARVESTING**

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

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.



Document certified by PATIL  
MITHILESH JANARDHAN

Name PATIL MITHILESH  
JANARDHAN  
Designation Associate  
Planner  
Organization CIDCO OF

**SCHEDULE****RAIN WATER HARVESTING**

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

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

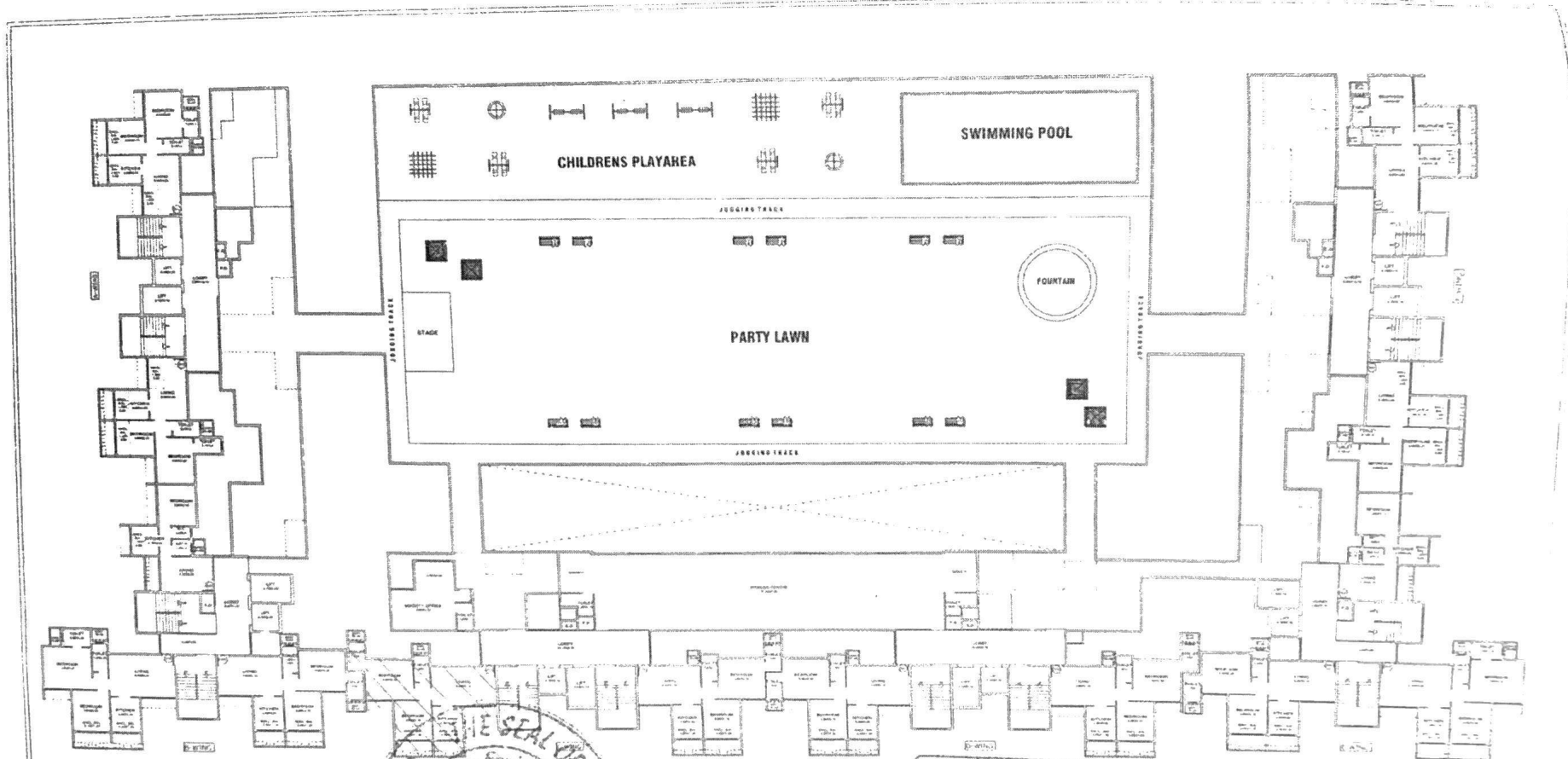
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- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
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- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
 

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- a) 40 mm stone aggregate as bottom layer up to 50% of the depth.

Document certified by PATIL  
MITHILESH JANARDHAN

Name PATIL MITHILESH  
JANARDHAN  
Designation Associate  
Planner  
Organization CIDCO OF





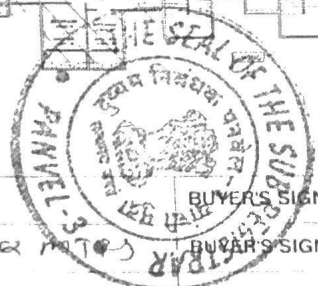
SECOND FLOOR PLAN

FLAT/SHOP NO. : C-201

CARPET AREA (SQ.FT.): 45.130 SQ M (170)

PROJECT :-

PROPOSED RESIDENTIAL BUILDING ON,  
PLOT NO.- A10, SECTOR-39A, KHARGHAR,  
NAVI MUMBAI.



BUYER'S SIGN : 1)

BUYER'S SIGN : 2)

*Pratikwad.*  
*Pratikwad*

DEVELOPED BY

M/S. JUHI INFRA BUILDERS

Handwritten notes in a box:  
59/65  
28067780  
4205-3

DEVELOPER'S SIGN :

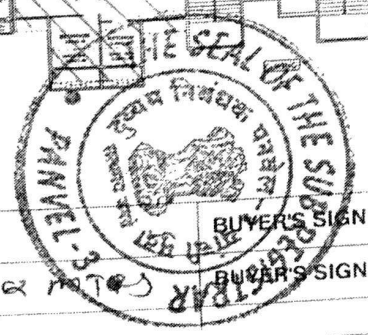
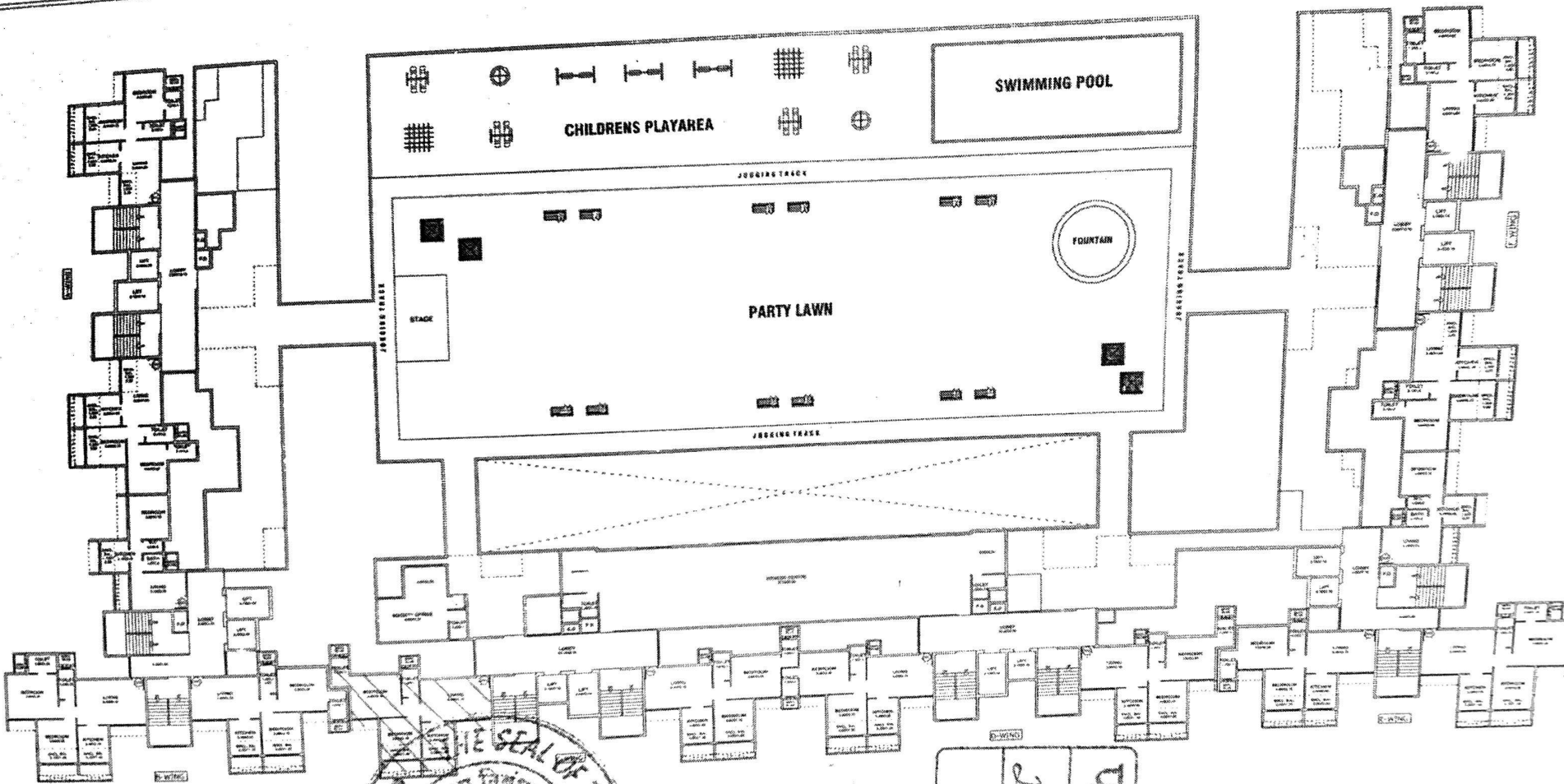
*[Handwritten signature]*

NORTH

ARCHITECTS



TR ARCH DESIGN STUDIO



**SECOND FLOOR PLAN**

FLAT/SHOP NO. : C-201

CARPET AREA (SQ.FT.): 45.130 SQ MTR

BUYER'S SIGN : 1)

BUYER'S SIGN : 2)

*Rajkumar*  
*Rajkumar*

DEVELOPED BY

M/S. JUHI INFRABUILD PVT. LTD.

Handwritten notes in a box:  
28/11/2015  
28/11/2015  
D-310

DEVELOPER'S SIGN :

NORTH



ARCHITECTS

TRIARCH DESIGN STUDIO  
ARCHITECTS AND INTERIOR DESIGNERS

**PROJECT :-**

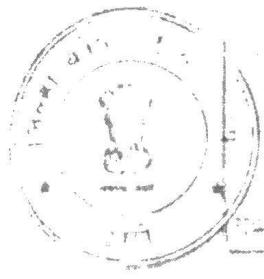
PROPOSED RESIDENTIAL BUILDING ON,  
PLOT NO.- A10, SECTOR-39A, KHARGHAR,  
NAVI MUMBAI.

SEVENTY SEVEN HUNDRED  
 77000  
 MS. 5115  
 1901

महाराष्ट्र MAHARASHTRA

2019 12 DEC 2019

AT 986116



12 DEC 2019  
 POWER OF ATTORNEY

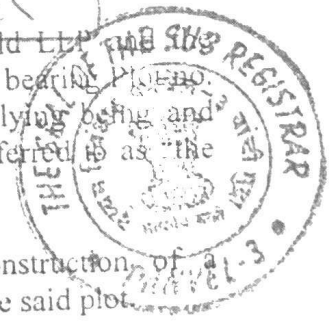


टनन-३  
 द. नं. १५६५/२०१९  
 ३/११

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) Mr. Vijaykumar Baidev Bajaj Aged 50 years, Indian Inhabitant residing at B-101, President Park CHS, Plot No. 76, 77, 77A, Sector 29, Vashi Navi, Mumbai 400703 and 2) Mr. Sarguroh Ajaz Latif Khan Aged 52 years, Indian Inhabitant residing at A-104, Chheda Crescent CHS, Plot No. 46-55, Sector 17, Vashi Navi Mumbai 400703 DO SEND GREETINGS:

प. व. नं. - ५३/६८

WHEREAS We are the Partners of M/s. Juhi Infrabuild LLP Company is seized and possessed off a piece and parcel of land bearing Plot No. A-10 containing by admeasurement an area of 9300 sq.mts. lying being and situate at Sector 39A, Kharghar, Navi Mumbai (hereinafter referred to as the said Plot”).



AND WHEREAS the Company is carrying out construction of a residential building known as “NIHARIKA ABSOLUTE” on the said plot.

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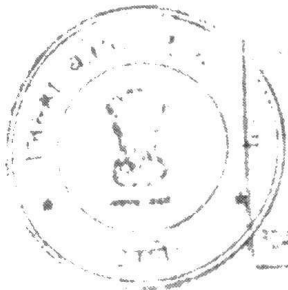
N.Y. Ghosalakar

100 HUNDRED  
 IN PIECES  
 Rs. 500  
 INDIA NON JUDICIAL

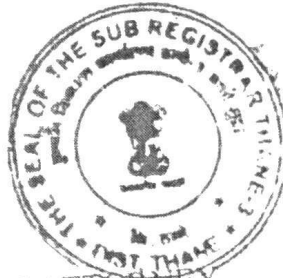
महाराष्ट्र MAHARASHTRA

2019 12 DEC 2019

AT 986116



4 DEC 2019



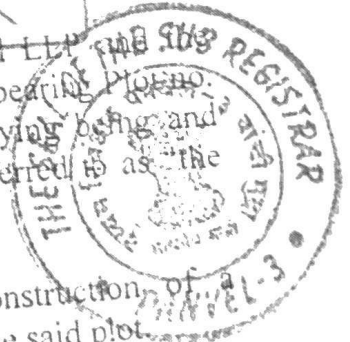
टनन - ३  
 दस्तावेज क्र. ५४६५/२०१९  
 १/११

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) Mr. Vijaykumar Baldev Bajaj Aged 50 years, Indian Inhabitant residing at B-101, President Park CHS, Plot No. 76, 77, 77A, Sector 29, Vashti Navi Mumbai 400703 and 2) Mr. Sarguroh Ajaz Latif Khan Aged 52 years, Indian Inhabitant residing at A-104, Chheda Crescent CHS, Plot No. 46-55, Sector 07, Vashti Navi Mumbai 400703 DO SEND GREETINGS:

WHEREAS We are the Partners of M/s. Juhli IntraBuild LLP Company is seized and possessed off a piece and parcel of land bearing Plot No. A-10 containing by admeasurement an area of 9300 sq.mts. lying being and situate at Sector 39A, Kharghar, Navi Mumbai (hereinafter referred to as the said Plot").

AND WHEREAS the Company is carrying out construction of residential building known as "NIHARIKA ABSOLUTE" on the said plot.



N.Y. Ghosalakar

Handwritten marks and signatures at the bottom left.

CIDCO/BP-15232/TPO(NM & K)/2016/11737  
Unique Code : 20190302102235001

Date : 19 January, 2024

## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building **G+14** [ Total BUA = 13947.89Sq.mtrs , Residential BUA = 13947.89 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 342No. , No. of Residential Units = 342No. , Any Other Units = NANO. Ground+No. Of Floors = **G+14** ] Plot No. **A-10**,] , Sector - **39-A** at Kharghar 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of **HEMANT P DHAVALÉ** Architect has been inspected on **11 December, 2023** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **03 December, 2019** and that the development is fit for the use for which it has been carried out.

This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.

The terms and conditions mentioned in Final Fire NOC issued vide letter dated 18/09/2023 shall be binding on you.

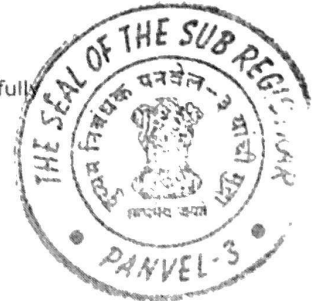
The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

All the conditions mentioned in Consent to operated issued by MPCB vide ref. no. Format1.0/CC/UAN No. 0000176106/CO/2311001783 dated 22/11/2023 shall be binding on the on you and shall be scrupulously followed.

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Thanking you.

Yours faithfully  
Validity  
unknownSignature  
Valid  
Date: 19/01/2024  
Digitally signed by  
HEMANT P DHAVALÉ  
DN: cn=HEMANT P DHAVALÉ, o=CIDCO, ou=Panvel-3, email=hemant.p.dhaval@cidco.gov.in



ASSOCIATE PLANNER (BP)