

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201903301724	30 March 2019, 12:08, 13 PM			
मूल्यांकनाचे वर्ष	2018	पंचलस			
जिल्हा	रायगड				
मुल्य विभाग	तालुका : पनवेल मीजे : पनवेल (पनवेल महानगरपालिका)				
उप मुल्य विभाग	3/15/94-कळंबोली सिडको सं.क्र.91:				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर/न. भू. क्रमांक :			
वार्षिक मुल्य दर तक्त्यानुसार मुल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
25830	64400	71700	86000	71700	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	87.336 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ष-	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.64400/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	= (वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (64400 * (100 / 100)) * 110 / 100				
	= Rs 70840/-				
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र				
	= 70840 * 87.336				
	= Rs.6186882.24/- + 10% Big Project = 6805570/-				
एकत्रित अंतिम मुल्य	* मुख्य मिळकतीचे मुल्य + तळपराचे मुल्य + बोर्डिंगाईन मजला क्षेत्र मुल्य + लगतच्या गलीचे मुल्य + वरील मज्बूते मुल्य + बंदिसा वाहन तळीचे मुल्य + खुल्या जमिनीवरील वाहने तळ्याचे मुल्य + इमारती भविष्यीय खुल्या जागेचे मुल्य + बंदिसा बल्कचे = A + B + C + D + E + F + G + H + I = 6186882.24 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6186882.24/-				

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S. D. D. D.
पुसठ दुय्यप निबधक, पनवेल-५ (वर्ग-२)

Janata Sahakar Bank Ltd. Pune.
Adv. Vinod Patil
Fort Branch for legal
Opinion & Search.

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003201903069	Date	30/03/2019
Received from NEEL SIDDHI DEVELOPERS, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.			
Payment Details			
Bank Name	SBIN	Date	30/03/2019
Bank CIN	10004152019033002662	REF No.	CHA5341383
This is computer generated receipt, hence no signature is required.			

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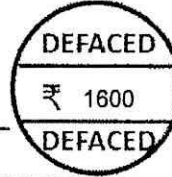


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3003201903069 Receipt Date 30/03/2019

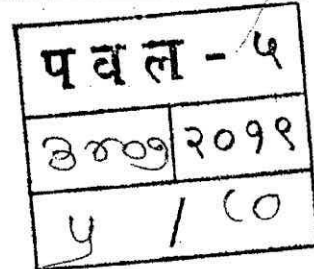
Received from NEEL SIDDHI DEVELOPERS, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 3401 dated 30/03/2019 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name SBIN	Payment Date 30/03/2019
Bank CIN 10004152019033002662	REF No. CHA5341383
Deface No 3003201903069D	Deface Date 30/03/2019

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CHALLAN
MTR Form Number-6



GRN	MH013865956201819E	BARCODE			Date	28/03/2019-14:10:33	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AVPPP6859C			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR					Full Name VIVEK B PATIL			
Location RAIGAD					Flat/Block No. FLAT NO. 1702, 17TH FLOOR, TOWER NO. 17,			
Year 2018-2019 One Time					Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			630500.00		AMARANTE, PLOT NO. 4, SECTOR 9E,			
0030063301 Registration Fee			30000.00		Area/Locality KALAMBOLI, TAL. PANVEL, DIST. RAIG			
					Town/City/District AD			
					PIN 4 1 0 2 1 8			
					Remarks (If Any)			
					PAN2=AAGFN2744N~SecondPartyName=NEEL SIDHI			
					DEVELOPERS~CA=10507300			
					<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>पवल - ५</p> <p>30092099</p> <p>10/10</p> </div>			
Total			6,60,500.00		Amount In Six Lakh Sixty Thousand Five Hundred Rupees Only			
					Words 10/10			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 69103332019032810979208414248			
Cheque/DD No.					Bank Date RBI Date 28/03/2019-14:13:02. पत्र Not Verified with RBI			
Name of Bank					Bank-Branch IDB 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 documents.
सादर चलन केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सादर चलन लागू नाही.

Signature

Signature

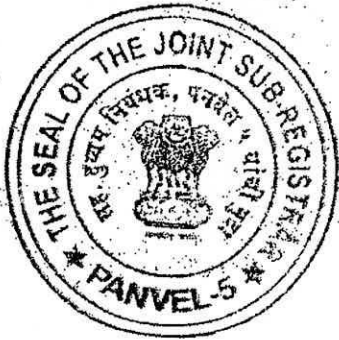
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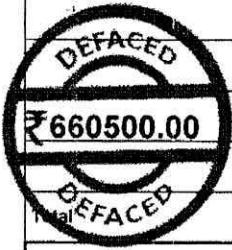




CHALLAN
MTR Form Number-6



GRN	MH013865956201819E	BARCODE	Date		28/03/2019-14:10:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AVPPP6859C			
Location	RAIGAD		Full Name	VIVEK B PATIL			
Year	2018-2019 One Time		Flat/Block No.	FLAT NO. 1702, 17TH FLOOR, TOWER NO. 17,			
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	630500.00	Road/Street	AMARANTE, PLOT NO. 4, SECTOR 9E,			
0030063301	Registration Fee	30000.00	Area/Locality	KALAMBOLI, TAL. PANVEL, DIST. RAIG			
			Town/City/District	AD			
			PIN	4 1 0 2 1 8			
			Remarks (If Any)	PAN2=AAGFN2744N-SecondPartyName=NEEL SIDHI DEVELOPERS-CA=10507300			
			Amount In	Six Lakh Sixty Thousand Five Hundred Rupees Only			
		6,60,500.00	Words	पवल - ५ ३४०९ २०९९			
Payment Details			FOR USE IN RECEIVING BANK				
IDBI BANK			Bank CIN	Ref. No.	69103332019032814975 298414288		
Cheque-DD Details			Bank Date	RBI Date	28/03/2019-14:12:52 29/03/2019		
Cheque/DD No.			Bank-Branch		IDBI BANK		
Name of Bank			Scroll No. , Date		100 , 29/03/2019		
Name of Branch			Mobile No. 2227840727				



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 दफ्तरी कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

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VIRTUAL TREASURY
MUMBAI02
Date: 2019.03.30
12:54:28 IST
Reason: Secure Document
Location: India

radha

Challan Defaced Date: 2019.03.30

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-529-3401	0007714301201819	30/03/2019-12:46:46	IGR548	30000.00
2	(IS)-529-3401	0007714301201819	30/03/2019-12:46:46	IGR548	630500.00
Total Defacement Amount					6,60,500.00

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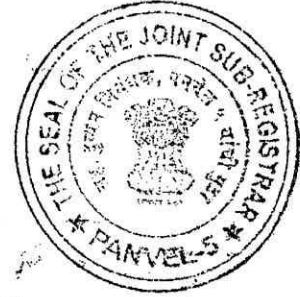
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AGREEMENT FOR SALE

This AGREEMENT is made and entered into at Vashi, Navi Mumbai this TH 29 Day of MARCH Month, 2019.

BETWEEN

M/s. NEEL SIDHI DEVELOPERS, a Partnership firm duly registered under the Partnership Act, 1932, Under Registration No. MA - 31277, (PAN No. AAGFN2744N) having registered address at 2nd Floor, The Emerald, Plot No. 195-B, Sector - 12, Vashi, Navi Mumbai - 400 703 being the Promoter duly represented by its partner MR. JOGENDRA C. THAKKER (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. VIVEK B. PATIL age 35 years, (PAN : AVPPP 6859 C), (AADHAAR NO. : 6656 7624 4749) AND MRS. BINAKA V. PATIL age years, (PAN : ALHPA 4248 E) (AADHAAR NO. : 6845 7155 5866), Indian Inhabitant, having address at 206, 2nd FLOOR, SHIVAKALPATARU ARCADE, PLOT NO. 1, SECTOR - 17, KAMOTHE, NAVI MUMBAI (the said "ALLOTTEE/S") (which expression shall unless repugnant to the context or meaning thereof mean and include the survivors or survivor of them and the heirs, executors administrators and assigns) of the **OTHER PART**;

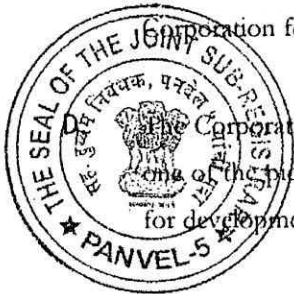
WHEREAS:

A. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (the "*Corporation*") is a Govt. Company wholly owned by the State Govt. of Maharashtra and incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai, 400 021.

B. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Govt. Of Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (the "*said Act*").

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The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired lands described therein and vested such lands along with the Govt. lands in the Corporation for orderly development of Navi Mumbai.



The Corporation has laid down at Sector 9E, Kalamboli, Navi Mumbai several plots on some of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.

E. M/S. Deepak Fertilisers and Petrochemicals Corporation Limited (the "*DFPCL*") by their application dated 29-4-1991 offered or requested the Corporation to allot and grant a lease of a piece or parcel of land being Plot No 4, admeasuring 29,881.16 square meters situated in Sector - 9E at Kalamboli, Navi Mumbai (hereinafter referred to as the "*said Plot*").

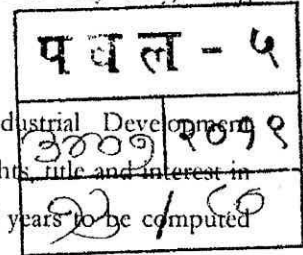




F. The Corporation accepted the offer of **DFPCL** and signified its acceptance by its letter of allotment No CIDCO/ MM/1906/B59, dated 13-5-1991 (hereinafter referred to as the said letter) and allotted to **DFPCL** the said Plot for or at consideration of Rupees 3,73,51,450/- (Rupees Three Crores Seventy Three Lacs Fifty One Thousand Four Hundred & Fifty Only) @ Rs.1250/- per sq. meter with the maximum permissible FSI 1.00 and on other terms and conditions contained in the said letter.

G. **DFPCL** had paid to the Corporation a sum of Rupees 3,73,51,450/- (Rupees Three Crores Seventy Three Lacs Fifty One Thousand Four Hundred & Fifty Only) being agreed lease premium in respect of the said Plot.

H. Vide Agreement to Lease dated 13.10.1995 The City Industrial Development Corporation (the "**CIDCO**"), has agreed to grant a leasehold rights, title and interest in respect of said plot in the name of **DFPCL** for a period of 60 years to be computed from its execution. Said Agreement to Lease dated 13.10.1995.



I. Vide Tripartite Agreement dated 25.11.2009 registered with the office of the Registrar of Assurances, Panvel-I under registration serial no. PVL1-08109-2009, **DFPCL** transferred the leasehold rights, title and interest in respect of said plot in the name of Promoter with the consent of **CIDCO**. Accordingly, vide letter dated 27.11.2009 bearing reference no. CIDCO/EMS/AEO(HQ)/2331 the Corporation registered the Promoters the Lessee of the said plot in its records.



J. The Corporation vide its letter dated 17.02.2010, bearing reference no. CIDCO/Estate/09/WS-425, **CIDCO** agreed to grant change of use in respect of said plot from 'Residential' to 'Residential cum Commercial' and has also increased the FSI from 1.00 to 1.50. Accordingly, vide a Modified Agreement dated 12.04.2010 duly registered before Sub Registrar of Assurance, Panvel - I at Panvel under document sr. no. PVL1-04659-2010 on 13.04.2010 the Corporation permitted the change of use in respect of said plot from 'Residential' to 'Residential cum Commercial' and increased the FSI from '1.00' to '1.50'.

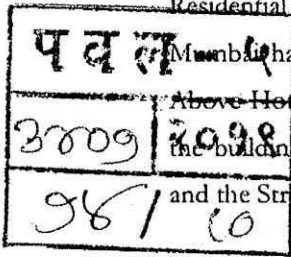
K. Vide Second Modified Agreement registered before the Office of the Sub Registrar of Assurances, Panvel I under registration serial no. PVL1 01499 2012 on 02.02.2012, the Corporation has allotted to the Promoter the increased area admeasuring 370.44 square meters thereby increasing the total plot area from 29,881.16 square meters to 30,251.60 square meters (said "**project Plot**") which is more particularly described in the First Schedule thereto. A layout plan of the project plot is appended hereto as Annexure - 1.

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Signature

Signature

- L. Vide letter dated 30th March, 2011 under serial no. SEAC 2010/CR.480/TC.2 the Environment Department of Government of Maharashtra, has issued a Certificate of Environment Clearance in favour of Promoter in respect of said Plot.
- M. The Promoter entered into a standard agreement with Architect Arch. Hiten Sethi Director of M/s. Hiten Sethi Architects Private Limited registered with the Council of Architect having address at Ground Floor, Yayati CHS, Plot No. 09, Sector- 58A, Nerul, Navi Mumbai.
- N. The Promoter has appointed Er. A L Prabhu as the structural engineer for the Building No. 1,2,3,4,5,6,7,8,9,10,11 & 12 in the Residential Cum Commercial Project on Plot No. 04, Sector 9E, Kalamboli, Navi Mumbai having address 145B, Mittal Court, Nariman Point, Mumbai 400 021 for preparation of the structural design and drawings of the buildings and the Promoter accepted the professional supervision of the Architect and the Structural Engineer till the completion of the project on the said land.
- O. The Promoter has appointed Er. Sunil Mutalik partner of M/s. Sunil Mutalik & Associates as the structural engineer for the Building No. 13,14,15,16,17,18 & 19 in the Residential Cum Commercial Project on Plot No. 04, Sector 9E, Kalamboli, Navi Mumbai having address 1349/50, Shukrawar Peth, Arthshilp, 3rd Floor, Bajirao Road, Above Hotel Ganaraj, Pune -2 for preparation of the structural design and drawings of the buildings and the Promoter accepted the professional supervision of the Architect and the Structural Engineer till the completion of the project on the said land.



P. The Promoter had entered into an Agreement with various Contractors. Accordingly, the Contractors have completed the construction of the said Project under the supervision of the said Architect and the Structural Engineer.

Q. As per the Amended Development Permission Cum Commencement Certificates issued by the Corporation vide its letter dated 20th May, 2013 under serial No. CIDCO/BP-2861/ATPO (NM & K)/2013/739 the Promoter has completed the constructions of " Residential Cum Commercial Building" consisting of Tower no. 1,2,3,4,9,10,11 & 12 of Stilt plus (7) Seven upper Floors and Tower No. 5, 6, 7 & 8 of Stilt plus Sixteen(16) upper Floors and Tower Nos. 13,14,15,16,17,18 & 19 of Stilt Plus Seventeen (17) upper floors of Residential & Ground plus 1st Floor of Commercial. The said buildings have Residential Flats Nos. 914 and Commercial Flats nos. 76 i.e. in total of 990 residential cum commercials Flats thereby utilizing total Built Up Area of 45367.969 sq. mtrs.

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(The "said Project"). The said project is more particularly described in Second Schedule. The Common amenities in the project is more particularly described in Fifth Schedule herein below and in the Complex known as "AMARANTE".

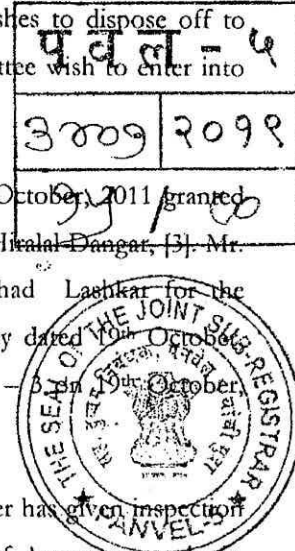
R. The Occupancy Certificates dated 03.07.2013 and 07.01.2016 bearing reference nos. CIDCO/BP-2861/ATPO (NM & K) 2013 /949 and CIDCO/BP-2861/ATPO (NM & K) 2016/1479 respectively have been issued by the Corporation. Copies of Occupancy Certificates dated 03.07.2013 and 07.01.2016 are appended hereto as 'Annexure -2 & 3'.


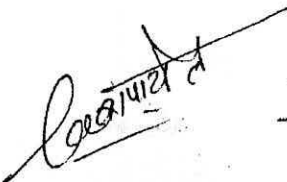
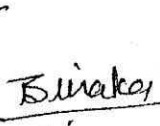
S. The Promoter has unsold Flats in the said project which it wishes to dispose off to prospective purchasers. Accordingly, the Promoter and the Allottee wish to enter into this agreement.

T. The Promoter has, vide Specific Power of Attorney dated 19th October, 2011 granted power to various persons namely [1] MR. Satish Ajmera, [2] Mr. Hiralal Dangar, [3] Mr. Laxman Bagale, [4]. Mr. Machindra Kachre and [5] Mr. Harshad Lashkar for the purpose of registration of this deed. The said Power of attorney dated 19th October, 2011 is duly registered before Sub - Registrar Assurance Panvel - 2 on 19th October, 2011 having serial No. 448/2011.

U. The Allottee had demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of title including copies of Agreement to lease, Reservation letter, Modified Agreements, revenue records, the Development Permission, Occupancy Certificate, approved plans, Certificate of Title dated 08.03.2016 and Search Report dated 22.02.2010 in respect of said project issued by Edate & Company, Advocates (appended hereto as 'Annexure - 4') and of such other documents as are specified under applicable statute and rules and regulations. In addition the Allottee has perused the 'Architect Certificate' and the drawing certifying the carpet area of various Flats along-with limited common area in respect of each Flat. The Allottee has also seen the proposed layout of said project. Besides a copy of all such documents are available at the registered office and is available for verification by the Allottee after giving a reasonable notice.

V. The Allottee has informed the Promoter that the Allottee is aware about all eligibility terms and conditions of CIDCO for obtaining its NOC/Permission for the purchase/reservation of said Flat in said Building.



- W. The Promoter represents the Allottee that the project amenities have been developed along with the whole project. The amenities would be handed over to the society upon conveyance of entire land. The Allottee is entitled to use the amenities irrespective of formal handing over to society provided the Allottee has become the member of society & has taken possession of his Flat. Further, the Commercial Flat owners/ Shop Owners are strictly prohibited to make use of any such amenities of the project.
- X. The Allottee has visited the Project, the Buildings, various Flats in the said project and the amenities as constructed in the said project.
- Y. The Allottee has applied to the Promoters vide request letter dated **12.11.2018** for reservation of Flat No. **1702** admeasuring **39.48 Sq. Mtrs.** on **17th** floor, Tower/ building No. **"17"**, in the Residential cum commercial Complex known as **"AMARANTE"** (the **"said Flat"**) which is more particularly described in **'Third Schedule'**. A copy of Floor Plan is appended hereto as **'Annexure- 5'** and the said Flat is marked therein. The Allottee/s is entitled to exclusive use of an additional areas of **36.96 sq. mtrs.** attached with the said Flat to be used as enclosed balconies, flower bed, cupboard space, service slab, ~~other~~ door/window jams and terrace (hereinafter referred to as **"exclusive amenities"**) as per approved plans and Architect certificate.

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monetary consideration is payable by the Allottee/s to the Promoter for acquiring right to such exclusive use.

The Allottee has offered to pay to the Promoter **Rs. 1,05,07,300/-** for the transfer of said Flat in name of Allottee which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these present the



has paid to the Promoter a sum of **Rs. 10,00,000/- (RUPEES TEN LAKHS ONLY)** being "reservation advance" of the said Flat agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge. The Allottee has agreed to pay to the Promoter balance of the consideration in the manner and upon the terms and conditions hereinafter appearing.

The Stamp duty and Registration fees payable in respect of this agreement of sale amounts to **Rs. 6,60,500/- (RUPEES SIX LAKHS SIXTY THOUSAND FIVE HUNDRED ONLY)** has been paid by the Purchaser/s vide REF/UTR No. **SRCBR 920190326008143** through RTGS dated **26.03.2019**.

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NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. **PROJECT:**

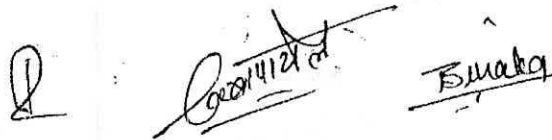
The Promoter has completed the construction of the Residential Cum Commercial Complex to be known as "AMARANTE" situated at Kalamboli in accordance with the plans, designs, specifications approved by the competent authority from time to time and the Occupancy Certificate for the said complex is obtained from the Corporation Vide letters dated 03.07.2013 & 07.01.2016.

2. **DESCRIPTION OF SAID FLAT:**

- i. The Allottee hereby agree to purchase from Promoter and Promoter hereby agree to sell to the Allottee Flat No. 1702 admeasuring carpet area of 39.48 sq. mtrs on 17th floor, Building/Tower no. "17", in the Complex known as "AMARANTE" (the said Flat) as shown in the floor plan hereto annexed and marked as Annexure - 1. The said Flat is more particularly described in Third Schedule. The Allottee/s shall be entitled to exclusive use of additional areas of 39.96 sq. mtrs. attached with the said flat to be used as enclosed balconies, flower bed, cupboard space, service slab, etc. floor/window jams and terrace (hereinafter referred to as "exclusive amenities") as per approved plans and Architect certificate. No monetary consideration is payable by the Allottee/s to the Promoter for acquiring right to such exclusive use.
- ii. The fixtures, fittings and amenities provided by the Promoter in the said Flat and the said building are those that are set out in 'Fourth Schedule' hereto. The Promoter shall not be obliged to accept or accede to any request from the Allottee for making any changes in the amenities provided by the Promoter.
- iii. In addition to the above, the Allottee shall also be entitled to exclusive use of the terrace admeasuring 78.25 sq.mtrs adjacent to the said flat without payment of any monetary consideration.

3. **CONSIDERATION AND SCHEDULE OF PAYMENT:**

It is mutually agreed by and between the parties hereto that consideration for sale of said Flat shall be Rs. 1,05,07,300/- (RUPEES ONE CRORE FIVE LAKHS SEVEN THOUSAND THREE HUNDRED ONLY) (the "said consideration").



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4. SCHEDULE OF PAYMENT:

- a. The Purchaser/s has/have made a payment of **Rs. 10,00,000/-** towards payment of the consideration which has been adjusted against the consideration as mentioned in clause 3 hereinabove.
- b. The Purchaser hereby affirms and agrees to pay the balance sales consideration of **Rs. 95,07,300/- (RUPEES NINETY FIVE LAKHS SEVEN THOUSAND THREE HUNDRED ONLY)** on or before **15.04.2019**.

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

- a. Any other increase in charges which may be levied or imposed by the competent authority from time to time.
- b. Additional cost/charges imposed by the competent authorities,
- c. 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.
- d. Additional/ new taxes that may be levied from time to time.

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5. MODE OF PAYMENT:



payment shall be made by Allottee by drawing cheque/ DD in the name of **NEEL SIDHI DEVELOPERS**", A/c No **"05408640000044"** in **HDFC BANK LTD., VASHI** branch payable at Navi Mumbai or other account as Promoter may intimate subsequently to the Allottee. Allottee shall separately pay any other statutory dues which may be levied from time to time.

- b. 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.

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- c. 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.

6. PAYMENT OF STATUTORY DUES AND TAXES:

- a. In addition to the Consideration of said Flat as above, the Allottee shall pay to Promoter any statutory taxes (as made applicable from time to time) like GST, if any, MSEDCL Deposit, water connection charges or any other charges, levy, tax, if any, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter, then the Allottee shall make over such payment to Promoter within Ten (10) days of notice of demand from Promoter.

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- b. The Allottee shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty and registration charges. Promoter undertakes to make themselves available through authorized representative for purpose of registration at fifteen (15) days notice from Allottee. The Promoter shall not be liable under any law for any delay, laches and / or negligence shown by the Allottee in presenting this agreement for registration before the competent authority.

The Allottee indemnifies the Promoter against any claim, action, judgment, cost, expenses and penalties that may arise on Promoter due to inaction or non compliance of obligation under this Agreement or under any other law.

- c. The Allottees indemnify and keep indemnified the Promoter against any payment to be made to the concerned department on account of GST whether in present or in future.

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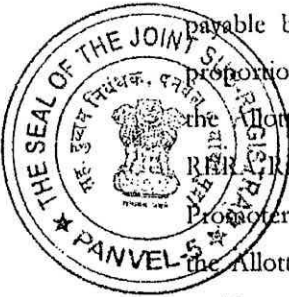
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7. DEFAULT BY ALLOTTEE

Following shall deemed to be a default on the part of Allottee:

- a. Default in making timely payment of sums due as mentioned in this agreement;
- b. Creating nuisance on the site resulting in danger/damage to the said project, said land, threat to life;
- c. Delay in accepting the possession of the Flat within a period of two (2) months of intimation to take possession by Promoter;
- d. Refusing/ delay in taking membership of said society.
- e. Breach of any terms and conditions of this agreement;
- f. Breach of any law or provisions thereto.
- g. The Allottee shall not be in default if he corrects/ remedies such breach within fifteen (15) days of notice from the Promoter to the Allottee as per clause 8.b.

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३०४९	<u>TERMINATION OF AGREEMENT:</u>
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a. 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 interest at the rates prescribed under the Rules 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 Promoter's right to terminate this agreement as per the provisions of this agreement.

b. Without prejudice to the right of the promoter to charge interest in terms of sub clause 8.1 above, on the Allottee committing default as per clause 7.1 above and on the Allottee committing continuous default even after notice of termination, the Promoter shall at its own discretion, may terminate this Agreement.

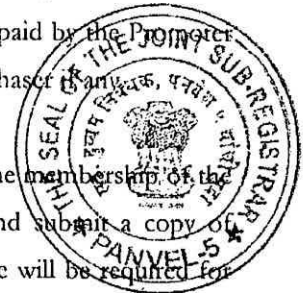
  

Provided that, Promoter shall give another notice of fifteen (15) days in writing to the Allottee, by registered post AD at the address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended 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.

- c. That upon termination of this agreement as aforesaid we shall have right to forfeit 20% of the consideration of the said unit and shall be liable to refund the balance amount if any to you, only after the said Unit is sold to another Purchaser/s and sale consideration is received from such another Purchaser/s. We shall not be liable to pay to you any interest on the amount so refunded. In the event of cancellation of the said flat, the Purchaser in addition to the above hereby gives its unequivocal consent, to the Promoter to adjust all sums in nature of taxes, duties and/ or any outgoings paid by the Promoter on behalf of the Purchaser from the amount refundable to the Purchaser.

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- d. The Promoter shall also move for expulsion of the Allottee from the membership of the society as per by laws of the society, if made member earlier and submit a copy of termination notice to such society. No separate consent of Allottee will be required for such expulsion.
- e. Upon termination of this Agreement the Promoter, shall be at liberty to dispose of and sell the Flat to such person and at such price as the Promoter may in his absolute discretion think fit.



Provided that in the event of default as above the Allottee shall not raise any objection to termination made by the Promoter and that Promoter is authorized to unilaterally register the cancellation deed with the registrar *suo-moto* without any recourse to the Allottee.

- f. The Promoter is not liable to refund the taxes and other statutory charges collected from the Allottee till the date of termination of the agreement.
- g. The Promoter may at its own option also approach the authority under RERA for seeking appropriate order for cancellation of this agreement.

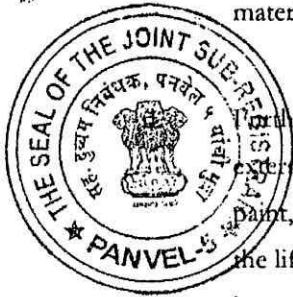
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9. DECLARATION BY THE PROMOTER:

- a. The Promoter hereby declares that If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said building to the Society then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defects in the manner as provided under the Act.
- b. This warranty is applicable only if after occupying the Flat the Allottee maintains the Flat in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies, flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling, tiles or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association, this warranty shall stand lapsed.

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Further, it is agreed by the Allottee that warranty shall not be invoked/shall be lapsed in case there is any regular wear and tear in and out of the said flat i.e. for instances being like opening of tile joints, cracks in the walls/ cracks in the plaster (internal & external), rusting of grills, damage of fragile and/ or any items/ materials used by whatsoever name called which are installed in the flat like wooden door frames, granite, glass, ceramic products due to inappropriate usage/ handling/ cleaning/ materials used for cleaning etc. by whatsoever name called.



Further, in the following cases where the Allottee (i) Installs air conditioners on the external walls haphazardly which may damage the external/ internal plaster and paint, destabilize the structure (ii) Allottee and/or its tenants load heavy luggage in the lift (iii) Damage any portion of the neighbor's Flat or common area by drilling or hammering, stacking debris and materials etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoters shall not be invocable.

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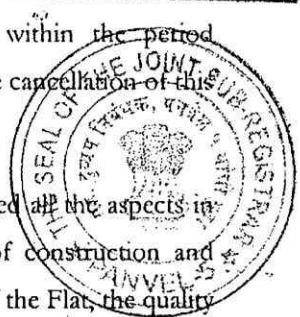
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10. DECLARATION BY ALLOTTEE:

Allottee hereby declares as follows:

- a. Allottee has verified the documents including title search report and is satisfied that the Promoter has absolute, clear, developable and marketable title to the said Plot so as to enable it to convey the lease of said Plot to the said society.
- b. Allottee is eligible and entitled to Purchase the said Flat and Allottee hereby assure, undertake and guarantee that the Allottee shall use the said Flat or any part thereof or permit the same to be used for purpose of permitted use. Allottee shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities provided by the Promoter nor claim any division or sub division of such common area.
- c. Allottee shall make timely payment of the demand raised by Promoter. In case of default in payment, the Allottee shall remedy the default within the period prescribed in this agreement. The Allottee shall not object to the cancellation of this agreement if the default continues.
- d. The Allottee has physically visited the said Flat and has inspected all the aspects in respect of the said Flat in respect of its size, area, quality of construction and amenities etc. The Allottee is satisfied with respect to the size, of the Flat, the quality of the construction and the amenities provided match with that mentioned in the Schedule **FIFTH** hereunder written in this agreement. The Allottee hereby consents that the above points are acceptable to him in full and he/she/it shall have no claim/ objection whatsoever.
- e. The Allottee is aware that various of the utility service lines/ pipelines passes through the terrace area and the duct area adjacent to the said flat. The Allottee hereby give its unconditional and unequivocal consent to allow persons and/ agencies appointed by the Promoter or the Co-operative Housing Society to enter the said areas through the entrance door provided from the lobby for carrying out repairs, maintenance, replacement/ installations for said service lines and shall extend unconditional and full cooperation for doing the said acts.
- f. The Allottee hereby consents that the above points are acceptable to him in full and he/she/it shall have no claim/ objection whatsoever.

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11. AMENITIES SHARING AND MAINTENANCE:

The amenities sanctioned and proposed will be use by all the Allottee of development on the said Plot. The Allottee here will not claim exclusive right over such any amenities. The Allottee shall contribute for maintenance of amenity to the promoter which are made available from time to time.

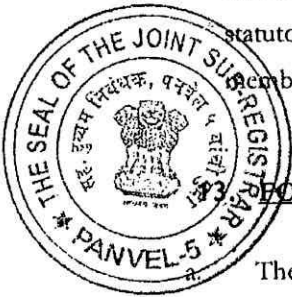
12. DATE OF POSSESSION AND FORCE MAJEURE:

- a. Promoter shall give possession of the Flat to the Allottee on subject to receipt and realization of all amounts payable by the Allottee under 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 the Promoter shall be liable to refund to the Allottee the amounts already received by him in respect of the said Flat with simple interest at the rates prescribed under the RERA Rules, from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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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.

- b. The Allottee shall take possession of the said Flat within two (02) months from the date hereof. The Allottee must pay all outstanding dues including the taxes and other statutory payment before claiming possession of the said Flat and also become member of the society by executing relevant documents.



INFORMATION OF SOCIETY:

The Promoter has formed and registered a Society as "Amarante Co-operative Housing Society Ltd" (the "said society"). The Allottee shall become the member of his/her respective society and, time to time sign and execute the application for membership and other papers and documents necessary for the becoming a member, the said society. These documents duly filled in and signed shall be returned to the Association of Allottees/Promoter within seven (07) working days

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of the same being forwarded by the Association of allottees/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 Association of allottees shall not constitute default of the Promoter.

- b. 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/Society shall be sufficient document.

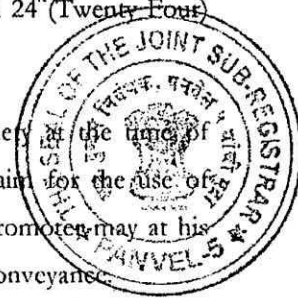
14. CONVEYANCE TO SOCIETY:

- a. The Promoter shall within 24 (Twenty Four) months and from the date of occupancy certificate cause to handover the building in the favour of the said society.

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- b. The Promoter shall convey the said Plot to the society within 24 (Twenty Four) months of the date of Occupancy Certificate of the project.

- c. 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 till said Plot is conveyed to society, although the Promoter may at his discretion allow the use of amenities to Allottee prior to such conveyance.



- d. The charges, costs expenses for conveyance of said Plot shall be borne by the society and/or Allottee in proportion to his gross usable area and that the society/Allottee shall come forward to accept conveyance of the said Plot in the name of the society formed within Twenty Four (24) months from the date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the society.

15. SOCIETY MAINTENANCE DEPOSIT:

The Allottee/s further agrees that till the Allottee/s share is so determined the Allottee/s shall pay to the PROMOTER at the time of possession, an interest free deposit of Rs. 89,352/- (RUPEES EIGHTY NINE THOUSAND THREE HUNDRED FIFTY TWO ONLY). In addition to this deposit the Allottee/s shall also pay in advance to the Promoter an amount of Rs. 22,338/- every six months (along with applicable GST and / or any other taxes as enforceable at all times) towards the common

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maintenance charges until conveyance is executed in favour of the Society. The amounts so paid by the Allottee/s to the PROMOTER shall not carry any interest and remain with the PROMOTER until a conveyance is executed in favor of the society as aforesaid. Subject to the provisions of section 6 of the said Act, on such conveyance being executed, the balance in the aforesaid deposits, if any, after meeting all expenses as mentioned above shall be paid over by the PROMOTER to the Society. The Allottee/s undertakes to pay such contribution in advance and shall not withhold the same for any reason whatsoever.

16. UNSOLD FLATS IN SAID PROJECT:

- a. The Promoter shall be inducted as a member of said society for unsold Flats upon conveyance of said Plot to society.
- b. The Promoter shall be entitled to sell the unsold Flats in said project without any separate permission or consent of society and the members of society. The prospective Allottee of such unsold Flats shall be inducted by the society as members and no objection shall be raised either by existing members or the society.
- c. The Allottee or society shall not be entitled to demand any transfer charge for the transfer of unsold Flat by the Promoter to prospective Allottees.

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- d. The Promoter shall be entitled to mortgage the unsold Flats of the said project with the financial institutions without any separate NOC from society or the members of society.
- e. The Promoter is entitled to all the rights of being a member of society i.e. right to attend meeting, right to vote in the meeting etc.



POST POSSESSION OBLIGATIONS OF ALLOTTEE:

Allottee himself/themselves with intention to bring all persons into whose hands the said Flat may come, hereby covenant with the Promoter as follows :-

- (a) To maintain the said Flat at Allottees own cost in good tenantable repair condition from the date of possession of the said Flat is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said Flat is situated, staircase or any passages which may be against the rules, regulations or bye - laws or

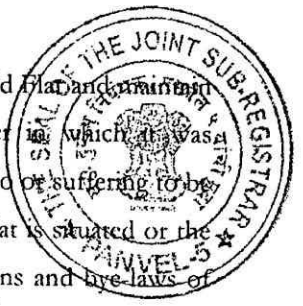
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concerned local or any other authority or change/alter or make addition in or to the building in which the said Flat is situated and the said Flat itself or any part thereof.

- (b) Not to store in the said 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 said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said Flat is situated. In case any damage is caused to the building in which the said Flat is situated, on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

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- (c) To carry out at his own cost all internal repairs to the said Flat and maintain the said Flat in the same conditions, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffering to be done anything in or to the building in which the said Flat is situated or the said Flat which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee committing any act in contravention of the above provision, the Allottee 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 said 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 said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall keep the portion/sewers, drains pipes in the said Flat and appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said Flat without the prior written permission of the Promoter and/ or the said society, as the case may be.

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- (e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said 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 said land and the building in which the said Flat is situated at the time of interior work of the said Flat. For the purpose of enforcing this compliance the Purchaser shall keep an interest free deposit of Rs. 10,000/- with the developer at the time of possession of the said Flat and such deposit shall be refunded to the Purchaser/s on conveyance of the society.
- (g) 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 said Flat by the Allottee viz. for any purposes other than specified in this agreement.
- (h) Allottee shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said Flat unless it has obtained a 'No Objection Certificate' letter from Promoter. The Promoter shall issue such Certificate if all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter. Any transaction of let, sub-let, transfer, assign, sale without obtaining 'No Obejection Certificate' from Promoter shall be void-ab-initio. The Allottee shall obtain such permission from said society after the leasehold right of said Plot is conveyed to the said society.

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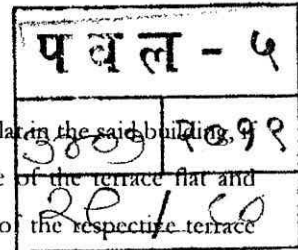
Allottee shall observe and follow all the rules and regulations which the said society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Flats therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public

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bodies. The Allottee shall also observe and follow all the stipulations and conditions laid down by the said society regarding the occupation and use of the said 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.

(j) Till a conveyance of said Plot and all building in the said project is executed the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Plot and buildings or any part thereof to view and examine the state and conditions thereof.

(k) The terrace space in front of or adjacent to the terrace flat in the said building, any, shall belong exclusively to the respective Allottee of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Allottee. The said terrace shall not be enclosed by the Allottee in any manner whatsoever.



18. REGISTRATION OF THIS AGREEMENT:

- a. Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment in law of the said Flat unless all amounts as agreed upon in this agreement is paid by the Allottee to the 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.
- b. Allottee shall present this Agreement as well as the Conveyance deed 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.



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19. NOTICE:

- a. 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. at his/her address specified below :-

Address of Allottee:-

206, 2ND FLOOR, SHIVAKALPATARU ARCADE,
PLOT NO. 1, SECTOR-17, KAMOTHE,
NAVI MUMBAI

&

Address of Promoter :-

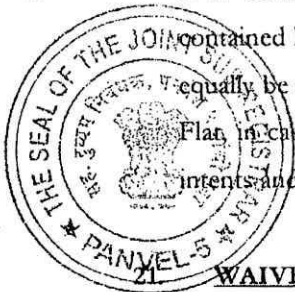
NEEL SIDHI DEVELOPERS
2ND FLOOR, THE EMERALD, PLOT NO. 195-B,
SECTOR - 12, VASHI, NAVI MUMBAI - 400 703.

- b. 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.
- c. 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 Allottee.

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ALLOTTEE UNDERTAKING:

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



WAIVER NOT A LIMITATION TO ENFORCE:

- a. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in delay in making payments as per the Payment Plan including waiving the payment

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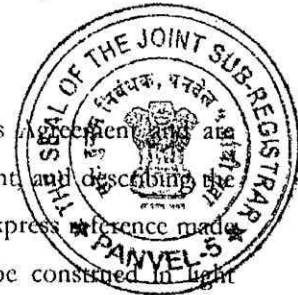
of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee.

- b. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
- c. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.

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22. **BINDING EFFECT:**

The recitals herein before constitute an integral part of this Agreement and are evidencing the intent of the parties in executing this agreement and describing the circumstances surrounding its execution. Said recitals are by express reference made a part of the covenants hereof, and this agreement shall be construed in light thereof. The Schedules, Annexure and payment receipt shall be construed as an integral part of this agreement.



23. **MATERIAL ADVERSE CHANGE/ CONDITION:**

In case of material adverse change in any of the parameters in the said project the parties hereto shall try and amicably modify, alter, settle the matter within themselves.

24. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

- a. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the

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Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement.

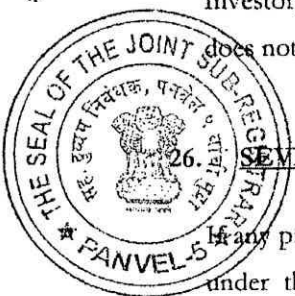
Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- b. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/reservation of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

25. INVESTOR CLAUSE:

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The Allottee has purchased the said Flat as an Investor. The Allottee intends to sell the said Flat within a period of one year from the date of this Agreement. In the event the said Flat is sold within one year then the Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 2015. Without prejudice to the Allottees right as an Investor, the Allottee may continue to hold the said Flat like any other Allottee if he does not sell it within one year.



26. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable 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

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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.

27. **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.

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28. **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.



29. **ENTIRE AGREEMENT:**



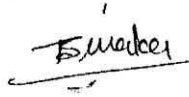
This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, reservation letter, correspondences, arrangements whether written or oral, if any, between the Parties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

30. **JURISDICTION:**

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

31. **RIGHT TO AMEND:**

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

FIRST SCHEDULE

Said Project Plot

All the piece and parcel of leasehold Plot bearing No.4, Sector-9E, Kalamboli, Navi Mumbai, admeasuring about 30,251.60 Sq. Meters or thereabouts falling within the Registration Sub District Panvel and District Raigad, Taluka Panvel, Navi Mumbai and bounded as follows:

On or towards the NORTH by : Plot No 3
On or towards the SOUTH by : Road
On or towards the EAST by : Road
On or towards the WEST by : Road

SECOND SCHEDULE

“SAID PROJECT”

The construction of the Residential Cum Commercial Building which consisting of Tower no. 1,2,3,4,9,10,11 & 12 of Stilt plus (7) Seven upper Floors and Tower No. 5, 6, 7 & 8 of Stilt plus (16) Sixteen upper Floors and Tower Nos. 13,14,15,16,17,18 & 19 of Stilt Plus (17) Seventeen upper floors of Residential & Ground plus 1st Floor of Commercial (wherein each building shall be a separate phase in itself). The said buildings shall be consisting of total nos of Residential Flats No. 914 and Commercial Flats no. 76 of i.e. in

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total of 990 residential cum commercials /Flats thereby utilizing total Build Up Area of 45367.969 sq. mtrs in the Complex known as **Amarante**.

THIRD SCHEDULE

“SAID FLAT”



1702 admeasuring carpet area of 39.48 Sq. Mtrs., on 17th floor, Tower/ Building No. “17”, in the complex known as “**Amarante**” and on the portion of Leasehold Plot bearing Plot No. 4, Sector - 9E, Kalamboli, Navi Mumbai, admeasuring about 30,251.60 Sq. Meters or thereabouts falling within the Registration Sub District Panvel and District Raigad, Taluka Panvel, Navi Mumbai.

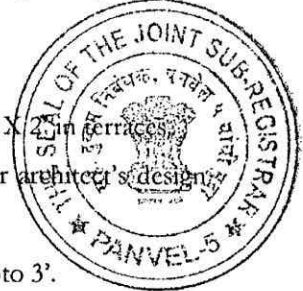
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FOURTH SCHEDULE
SPECIFICATIONS AND AMENITIES

Brief specifications of materials, amenities, fixtures and fittings :-

- ❖ Earthquake resistant R.C.C. framed structure founded on open foundation.
- ❖ Solid cement concrete /AAC blocks/brick walls of 6" thickness externally and 4" thick brick internal partition walls.
- ❖ Sand faced cement plaster for external surfaces, and smooth finished gypsum plaster for internal surface.
- ❖ All internal and external doors of solid core commercial flush doors finished with laminates and having wooden frames of adequate section for residential flats and MS rolling shutter push and pull type for all shops.
- ❖ All fittings of doors shall be brass chromium plated.
- ❖ All windows on aluminum track with sliding shutters having powder coating, with plain glass and MS window grills outside.
- ❖ Aluminum louvered windows in Bathroom and W.C.
- ❖ Vitrified tiles flooring of size 2' X 2' in all rooms & ceramic tiles of size 2' X 2' in terraces.
- ❖ Raised cooking platform made out of Granite stones with SS sink as per architect's design with one tap and tiles dado upto 7' around it.
- ❖ Colour glazed / ceramic tiles in Toilets & Bathrooms upto 7' and W.C. upto 3'.
- ❖ Indian/European type white W.C. pan in each water closet with high/low plastic flushing tank and colour glazed/ceramic tiles flooring as per instruction of Architect.
- ❖ Washbasin with 1/2" C.P Pillar tap with all plumbing and sanitary fitting relevantly connected to plumbing and drainage system.
- ❖ All internal plumbing and sanitary work to be of conceal type.
- ❖ Light Points/Fan Points /Plug points as per Architect instructions with all electrical wiring to be concealed type system having copper wires.
- ❖ One door bell point for each Flat.
- ❖ Two coats of plastic paint internally and two coats of acrylic paint externally, wooden work/Grills etc., being oil painted.

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FIFTH SCHEDULE

COMMON AMENITIES

1. Underground and overhead water storage tank of adequate capacity with pump house and water pumps with starter and switches and having galvanized iron / PPR pipeline.
2. Staircase 3" R.C.C. pardi and Kota stone on Steps for Treads of staircase.
3. Lifts with generator back-up.
4. Terrace/s suitably provided with waterproofing brickbat coba laid to the required slopes for rainwater disposal arrangements.
5. Plain concrete flooring around the building except the garden area.
6. Common light points/light poles as suggested by Architect.
7. Garden with lawn and shrubs and children play area over podium.
8. Club house with gymnasium over podium.
9. Swimming pool with filtration plant over podium.
10. Intercom facility for security and internal connectivity of the complex.
11. Sewerage treatment plant of adequate capacity with recycling of treated water for flushing and gardening.
12. Solar water heater.
13. Rain water harvesting for ground water recharge.
14. Fire fighting system as per the norms.
15. Attractive entrance lobby.

Q *अभिषेक* *Shukla*

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

SIGNED, SEALED & DELIVERED)

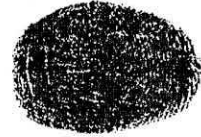
BY THE WITHIN NAMED PROMOTERS)

M/S. NEEL SIDHI DEVELOPERS)

PAN : AAGFN 2744 N)

SHRI. JOGENDRA C. THAKKER)

M/s. Neel Sidhi Developers



Thakker
Partner



IN THE PRESENCE OF

1) MRS. SHARADA M. KADAM *[Signature]*

2) MR. ANANT P. KHEMAN *[Signature]*

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SIGNED, SEALED & DELIVERED BY

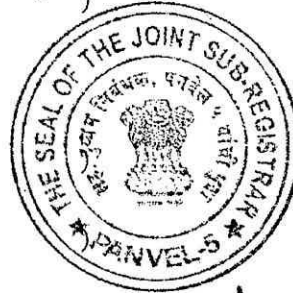
THE WITHIN NAMED PURCHASER/S

1) MR. VIVEK B. PATIL)

PAN : AVPPP 6859 C)

2) MRS. BINAKA V. PATIL)

PAN : ALHPA 4248 E)



[Signature]
14/12/20



[Signature]
Binaka



IN THE PRESENCE OF

1) MRS. SHARADA M. KADAM *[Signature]*

2) MR. ANANT P. KHEMAN *[Signature]*

RECEIPT

RECEIVED with thanks from the Allottee **MR. VIVEK B. PATIL & MRS. BINAKA V. PATIL** an adults, a sum of **Rs. 10,00,000/- (RUPEES TEN LAKHS ONLY)** as part payment / advance booking amount on execution hereof as per terms & conditions of this Agreement for Sale of Flat No. 1702, on 17th Floor, Tower/building No. "17", in the Complex Known as "Amarante" developed on leasehold Plot bearing Plot no.4, Sector - 9E, Kalamboli, Navi Mumbai,

Sr. no.	Cheque no.	Cheque Date	Bank & Branch Name	Amount (Rs.)
1.	121030	06.10.2018	JANATA SAHAKARI BANK LTD., PUNE	10,00,000/-

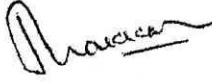
Total Rs. 10,00,000/-

The receipt is subject to realization of Cheques and receipt of TDS Certificate.

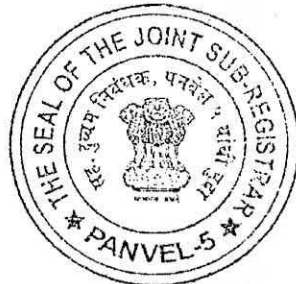
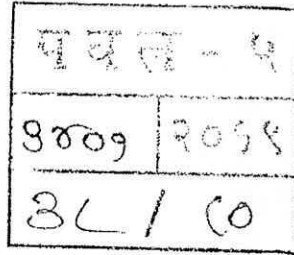
Date : 29/03/2019

Place : Navi Mumbai

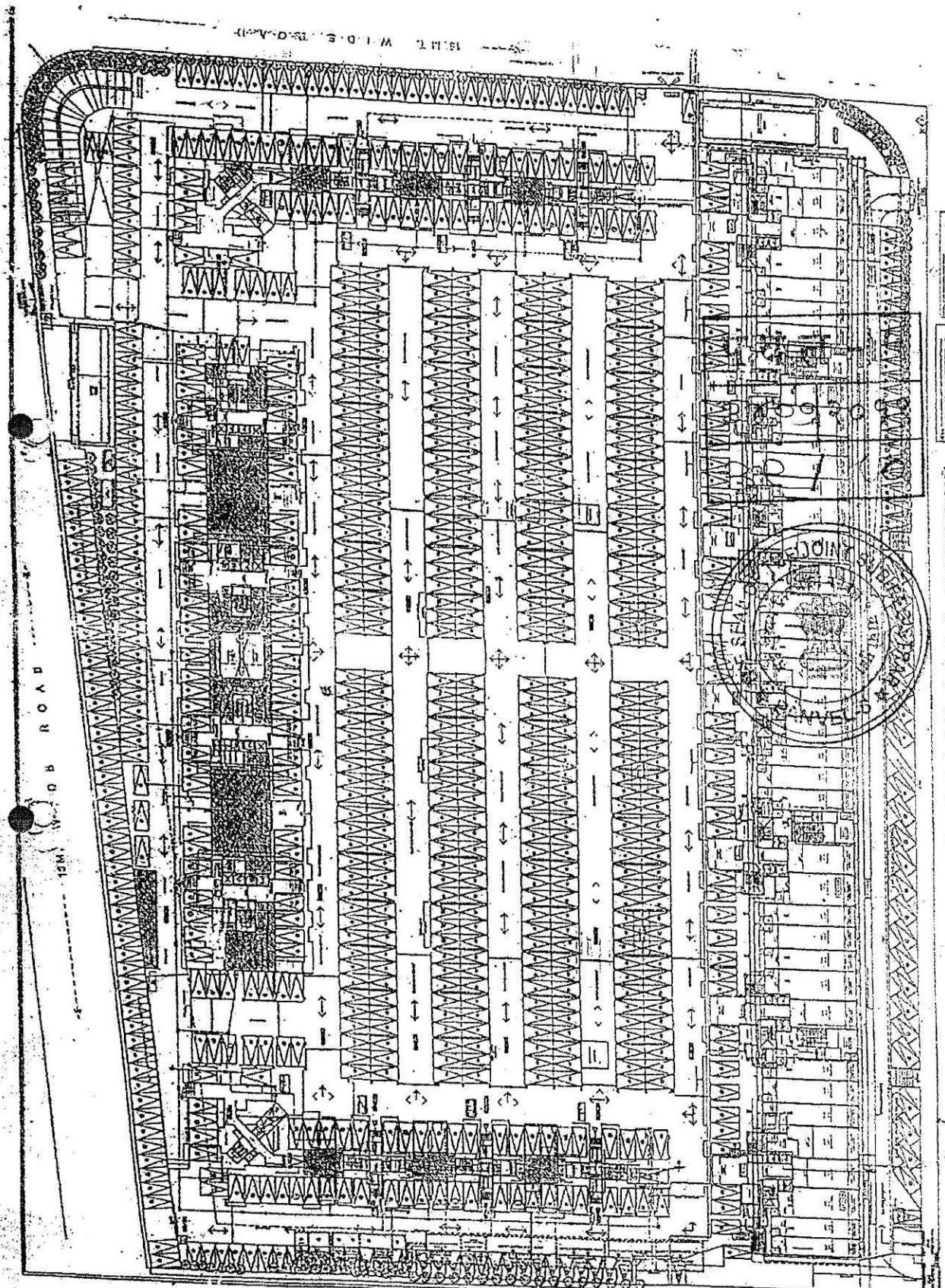
For, NEEL SIDHI DEVELOPERS



PARTNER/S.



ANNEXURE "1"



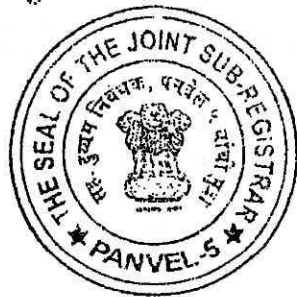
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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई-४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

संदर्भ क्र.:

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलगावू, नवी मुंबई-४०० ६१५.

दूरध्वनी : +९१-२२-६३३९२२२००

फॅक्स : +९१-२२-६३९२६९६९

दिनांक: २३ JUL 2013

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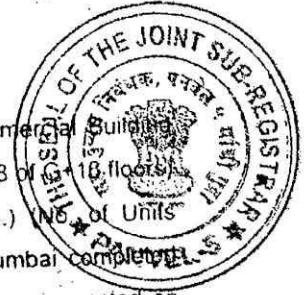
PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building (Tower No.1, 2, 3, 4, 9, 10, 11, 12 of Gr.+07 floors & Tower No.5, 6, 7, 8 of Gr.+18 floors) [(Res. BUA = 20605.394 Sq.mtrs.. Total BUA= 20605.394 Sq.mtrs.) No. of Units Resi.-504 Nos.]] on Plot No.04, Sector-9-E, at Kalamboli of Navi Mumbai completed under the supervision of M/s. Hiten Sethi Architects Pvt. Ltd., has been inspected on 08/05/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 20/05/2013 and that the development is fit for the use for which it has been carried out.

Manjula

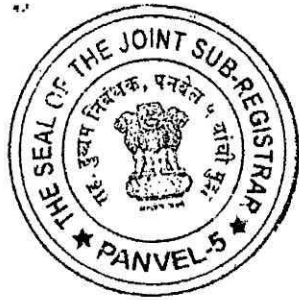
(Manjula Nayak)

Addl. Town Planning Officer(BP)
Navi Mumbai & Khopda



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राष्ट्रीय वित्तियकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००

००-९१-२२-६६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

संदर्भ क्र.

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९१-२२-६६९९ ८९००

फॅक्स : ००-९१-२२-६६९९ ८९६६

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building (Tower No. 13 to 19 of Ground + 17 Floors of Residential & Ground + 1st Floor of Commercial) (Res. BUA = 20154.784 Sq.mtrs, Comm. BUA = 4607.791 Sq.mtrs) Total BUA = 24762.575 Sq.mtrs. Residential Units No. = 410 (Four Hundred Ten Nos.), Comm. Units No. = 76 (Seventy Six Nos.) (free of FSI Society Office BUA = 26.218 Sq.mtrs. & Fitness Centre BUA = 199.647 Sq. Mtrs.) on Plot No.04, Sector- 9E at Kalamboli, Navi Mumbai completed under the supervision of Architect M/s. Hiten Sethi Architects Pvt. Ltd. has been inspected on 10/04/2015 & 07/12/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 20/05/2013 and that the development is fit for the use for which it has been carried out.

Earlier Part Occupancy Certificate is issued on 03/07/2013 for Residential-Cum-Commercial Building (Tower No.1,2,3,4,9,10,11,12 of Ground + 7 Floors & Tower No.5,6,7,8 of Ground + 16 Floors) (Res. BUA = 20605.394 Sq.mtrs.) (Resi. Units = 504 Nos.) on Plot No.04, Sector- 9E at Kalamboli, Navi Mumbai.

Thus, the Occupancy Certificate for total Residential -Cum-Commercial Building (Tower No.1,2,3,4,9,10,11,12 of Ground + 7 Floors & Tower No.5,6,7,8 of Ground + 16 Floors, Tower No.13,14,15,16,17,18,19 of Ground + 17 Floors of Residential & Ground + 1st Floor of Commercial) Resi. BUA = 40760.178 Sq.mtr. & Comm. BUA = 4607.791 Sq. mtr., Total BUA = 45367.969 Sq.mtr. (Total Resi. Units = 914 Nos. & Comm. Units = 76 Nos.) (free of FSI Society Office BUA = 26.218 Sq.mtrs. & Fitness Centre BUA = 199.647 Sq. Mtrs.)

Jagdish B. Patil

(Jagdish B. Patil)
Associate Planner (Bldg. Permission)
Navi Mumbai & Khopla

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शासनास केल्या प्रवाणाची पावती RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: अहमदाबाद दिनांक/Date: १६/२/१०

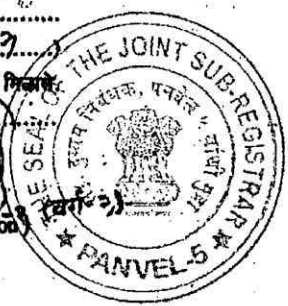
Received from: डार. फी. मुगाकर योष्याकर

रु./Rs: १००० (एक) Rupees. पन्नाहत्या रु. २१७

on account of: कोट. नं. ५

रोजगार व सेवायास Cashier or Accountant. रकम नं. २३ (रहीस/Signature) १००० रु. २१७ (असे)

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नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा / अर्जाचा अनुक्रमांक 4689

दिनांक 3/9/09 सन २०

दस्तावेजाचा प्रकार-

शोध अर्ज

सादर करणाराचे नाव-

डा. प. तुंगातकर

छात्रवैत प्रमाणे फी गिळाली:-

मौजे काळंगोली

नोंदणी फी

नकसल फी (फोटोकॉपी)

पुस्तकाची नकसल फी

२५ वर्षे

या किंवा कापणे (कसम ६४ ते ६७)

शोध किंवा निरीक्षण

६४-कसम २५ अन्वये

कसम ६४ अन्वये

प्रमाणित नकसल (कसम ५७) (फोटोकॉपी)

फी (भागील पानावरील) बाब क्र.

शुद्ध नं. ०६

सेक्टर नं. २६

१९९८ ते २००९

(१२ वर्षे)

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दस्तावेजाचा
नकसल

रेजी तयार होईल व

नोंदणीकृत झालेने पाठवली जाईल.
या कार्यालयत देण्यात येईल.
सुद्धम निदेशक

एकत्र खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत झालेने पाठवावा.
हस्ताक्षर करावे

(३९-२)
सादरकर्ता

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१९९८ / १०	



Edate & Sunil

ASSOCIATES

Advocates & Consultants in Property

N. N. Edate
BA (Spl), LL.M.
Advocate, High Court
Ex-CIDCO MM / Law Officer
Sunil V. Chhabria
B. Com, LL.B.
Advocate, High Court

204, 2nd Flr,
Vardhaman Market, Plot No. 75,
Sector 17, Vashi,
Navi Mumbai 400 703.
Tel : 67912959 / 32580341
e-mail : edate9sunil@hotmail.com

Ref : /

Dated February 2010

SEARCH REPORT

[1] Particulars of Property

Plot No. 4, Sector-9E, situated at Vaillage
Kalomboli, Taluka: Panvel & District: Raigad.

[2] Name of Borrower

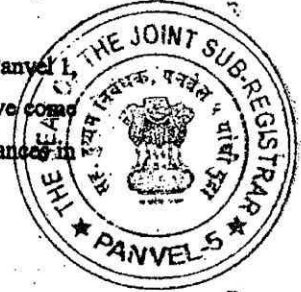
NEEL SIDHI DEVELOPERS

[3] Search Receipt No./date

5641/03-12-2009

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We have carried search in the offices of the Sub Registrar of Assurances Panvel 1, 2, & 3 for the last Fifteen years (15 years) 1995 to 2009. During search, we have come across the following entries recorded in the record of the Sub Registrar of Assurances in respect of the above flat. Search fee paid receipt is enclosed.



SEARCH AT PANVEL 1, 2 & 3 SUB-REGISTRAR OFFICE:-

1995 NIL

To

2001 NIL

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COMPUTER RECORD

2002 Not Maintained Properly

2003 NIL

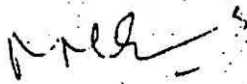
To

2008 NIL

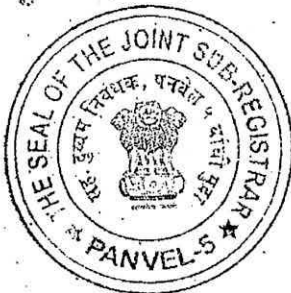
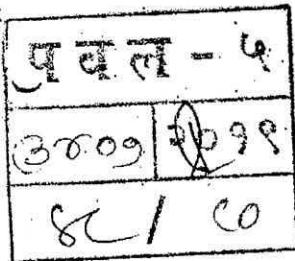
2009 Tripartite Agreement dated 25-11-2009 between the CIDCO, M/s. Deepak Fertilizers and Petochemicals Corporation Ltd. and M/s. Neel Sidhi Developers the CIDCO agreed to lease the Plot No. 4, Sector-9E, situated at Vaillage Kalomboli, Taluka: Panvel & District: Raigad to M/s. Neel Sidhi Developers under Doc. No: PVL/1/8109/2009 Registered on dated 25-11-2009.

2009 Index II Not Ready

For Edate & Sunil Associates



PARTNER



Edate & Company**Advocate & Consultant in Property****N. N. Edate**

BA (Spl), LL.B., LL.M,
 Advocate, High Court,
 Roll No. MAH/53169/1999
 Enrolled on 25-01-1999
 Ex-Marketing Manager/Law Officer
 CIDCO Ltd.

109, 1st Floor,
 Vardhaman Market, Plot No. 75,
 Sector 17, Vashi,
 Navi Mumbai 400 703.
 Tel : 27800216
 e-mail : edateandcompany@gmail.com

Ref : /

Date :

TITLE CERTIFICATE

Subject: -Title Certificate in respect of Plot No 4, admeasuring 30,251.60 square meters situated in Sector-9E at Kalamboli, Navi Mumbai Navi Mumbai

08 th March 2016	
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I have examined title of M/s.Neel Sidhi Developers, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at Neel Sidhi Group, 2nd Floor, The Emerald, Besides Neel Sidhi Towers, above ICICI Bank & Apollo Clinic, Plot No 195B, Sector 12,Vashi, Navi Mumbai to the Plot No 4, admeasuring 30,251.60 square meters situated in Sector-9E at Kalamboli, Navi Mumbai on the basis of copies of the following documents produced to us.



Copies of documents seen and examined :-

1. Letter of allotment No CIDCO/ MM/1906/B59, dated 13-5-1991 issued by the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED a Govt. Company wholly owned by the State Govt. having its Registered Office at Nirmal, 2nd Floor, Nariman Point Mumbai 400 021, (hereinafter referred to as the Corporation) in favour of M/S Deepak Fertilisers and Petrochemicals Corporation Limited allotting the Plot No 4, admeasuring 29,881.16 square meters situated in Sector-9E at Kalamboli, Navi Mumbai.
2. Agreement to Lease made at CBD Belapur, Navi Mumbai on the 13th day of October in the Christian Year One thousand nine hundred ninety five BETWEEN the Corporation therein referred to as the Corporation of the One Part and M/S Deepak

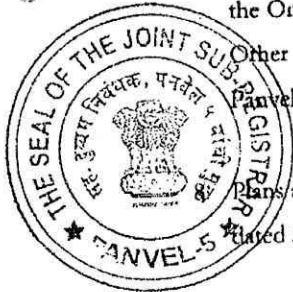
Fertilisers and Petrochemicals Corporation Limited therein referred to as the Licensee of the Other Part.

3. Letter No CIDCO/M(TS)/EO/(III)/2008/1293 dated 25-1-2008 issued by the Corporation granting extension of time up to 12th October, 2010 for completion of erection of the building on the said plot.
4. Tripartite Agreement made at CBD Belapur, Navi Mumbai on the 25th day of November in the Year Two thousand nine between the Corporation therein also referred to as the Corporation of the First Part and M/S Deepak Fertilisers and Petrochemicals Corporation Limited therein referred to as the Original Licensee of the Second Part and M/S Neel Sidhi Developers therein referred to as the New Licensee of the Third Part, which was registered in the office of the Sub Registrar of Assurances, Panvel-I under document no.PVL1-08109-2009 on 25th November, 2009.
5. Letter no.CIDCO/EMS/AEO(HQ)/2331, dated 27th November, 2009 issued by the Corporation transferring the said plot in the name of M/s.Neel Sidhi Developers.

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6. Letter no.CIDCO/Estate/09/WS-425, Dated 17th February, 2010 issued by the Corporation permitting change in the user of the plot from Residential to Residential cum Commercial and also increasing the FSI from 1.00 to 1.50.

Modified Agreement made an executed at CBD Belapur, Navi Mumbai on the 12th April, 2010 between the Corporation therein also referred to as the Corporation of the One Part and M/s.Neel Sidhi Developers therein also referred as Licensee of the Other Part which was registered in the office of the Sub Registrar of Assurances, Panvel-I under document no. PVL1-04659-2010 on 13th April, 2010.

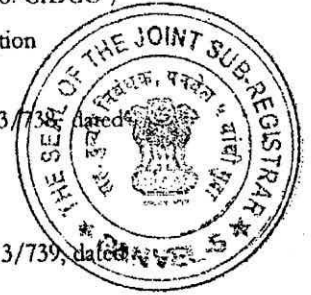


Plans approved by the Corporation under its letter bearing no. CIDCO/ATPO/287, dated 30th April, 2010.

2

9. Development Permission / Commencement Certificate No. CIDCO / ATPO / 287, dated 30th April, 2010 issued by the Corporation.
10. Amended Development Permission no. CIDCO / ATPO (BP)/2011/1521, dated 25th October, 2011 issued by the Corporation
11. Amended Commencement Certificate no. CIDCO / ATPO (BP)/2011/1521, dated 25th October, 2011 issued by the Corporation
12. Second Modified Agreement made and executed at CBD Belapur, Navi Mumbai on 2nd February, 2012 between the Corporation of the One Part and M/s. Neel Sachi Developers therein also referred to as Licensee of the other part which was registered in the office of sub registrar of Assurances, Panvel - 1 under document no. PVL1-01499-2012 on 2nd February, 2012.
13. Amended Development Permission Cum Commencement Certificate no. GHDCO / ATPO (BP)/ 2012/2474, dated 30th March, 2012 issued by the Corporation
14. Amended Development Permission No. CIDCO / ATPO (BP)/ 2013/739, dated 30th March, 2012 issued by the Corporation
15. Amended Commencement Certificate No. CIDCO / ATPO (BP)/ 2013/739, dated 30th March, 2012 issued by the Corporation
16. Part Occupancy Certificate No. CIDCO/ATPO/BP2861/ATPO(NM & K)/2013/949 dated 03rd July, 2013
17. Full Occupancy Certificate No. CIDCO/ ATPO/BP-2861/ATPO(NM & K)/2016/1479 dated 7th January, 2016.

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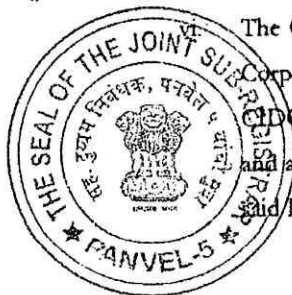
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Our observations:-

- i. The Corporation is a Govt. Company wholly owned by the State Govt. of Maharashtra and incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021.
- ii. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Govt. Of Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as the said Act).
- iii. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired lands described therein and vested such lands along with the Govt. lands in the Corporation for orderly development of Navi Mumbai.
- iv. The Corporation has laid down at Sector 9E, Kalamboli, Navi Mumbai several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.

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M/S Deepak Fertilisers and Petrochemicals Corporation Limited by their application dated 29-4-1991 offered or requested the Corporation to allot and grant a lease of a piece or parcel of land being Plot No 4, admeasuring 29,881.16 square meters situated in Sector-9E at Kalamboli, Navi Mumbai and more particularly described in the First Schedule hereto (hereinafter referred to as the said Plot.)



The Corporation accepted the offer of M/S Deepak Fertilisers and Petrochemicals Corporation Limited and signified its acceptance by its letter of allotment No CIDCO/MM/1906/B59, dated 13-5-1991 (hereinafter referred to as the said letter) and allotted to M/S Deepak Fertilisers and Petrochemicals Corporation Limited the said Plot for or at consideration of Rupees 3,73,51,450/- @ Rs.1250/- per sq. meter

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- xvii. By its Commencement Certificate No. CIDCO/ATPO(BP)/2011/1521 dated 25th October, 2011 the corporation has issued revised commencement certificate
- xviii. By or under Second Modified Agreement mad and executed at CBD Belapur, Navi Mumbai on 2nd February, 2012 between the Corporation therein also referred to as the Corporation of the One Part and M/s. Neel Sidhi Developers therein also referred as Licensee of the other part which was registered in the office of Sub Registrar of Assurances - Panvel 1, vide serial no. PVL1-01499/2012 on 2nd February, 2012, the Corporation has allotted to the Licensee the increased area admeasuring 370.44 sq.mtrs as an additional area of the said Plot, thereby increasing the area of the said plot to 30,251.60 sq.mtrs from 29.881.46 sq.mtrs.
- xix. By its Amended Development Permission No. CIDCO/ATPO (BP)/2012/2474 dated 30-03-2012 the Corporation has approved amended plans.
- xx. By its Commencement Certificate No. CIDCO/ATPO/2474 dated 30-03-2012 the Corporation has revised the Commencement Certificate
- xxi. By its Amended Development Permission No. CIDCO/ (BP)2861/ATPO/(NM & K)/2013/738, dated 20-05-2013 the Corporation has approved amended plans.
- xxii. By its Commencement Certificate No. CIDCO/(BP)2861/ATPO/(NM & K)/2013/739, dated 20-05-2013 the Corporation has issued revised Commencement Certificate.
- xxiii. By its Part Occupancy Certificate No. CIDCO/BP-2861/ATPO (NM & K)/2013/949 dated 03-07-2013 the Corporation has issued Part Occupancy Certificate for building 1 to 12.
- xxiv. By its Full Occupancy Certificate No. CIDCO/BP-2861/TPO (NM & K)/2016/1479 dated 07-01-2016 the Corporation has issued Occupancy Certificate for the whole Project.

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xxv. By virtue of the said Agreement to Lease, Tripartite Agreement and Modified Agreement herein before referred, M/S Neel Sidhi Developers is entitled in law to erect the building/s consisting Flats/Commercial units and sell such Flats/Commercial units to its intending buyers. However, while selling the Flats/Commercial units by them, requisite permission from the Corporation is necessary.

xxvi. We have also carried out search in the office of the Sub Registrar of Assurances Panvel for the last 15 years from 1995 to 2009 and have not come across any entry about registered document creating lien, mortgage and charge in or over the said plot.

Certification:-

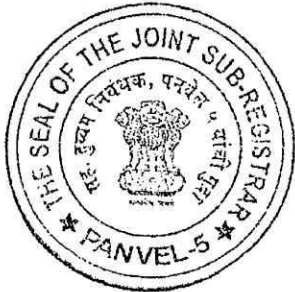
On the basis of the copies of the documents produced to us and also on the basis of our observations stated herein before, we certify that the title of M/S Neel Sidhi Developers to the Plot No 4, admeasuring 29,881.16 square meters situated in Sector-9E at Kalamboli, Navi Mumbai is perfect, clear and marketable and free from all encumbrances.

For Edate & Company,



Proprietor/Advocate

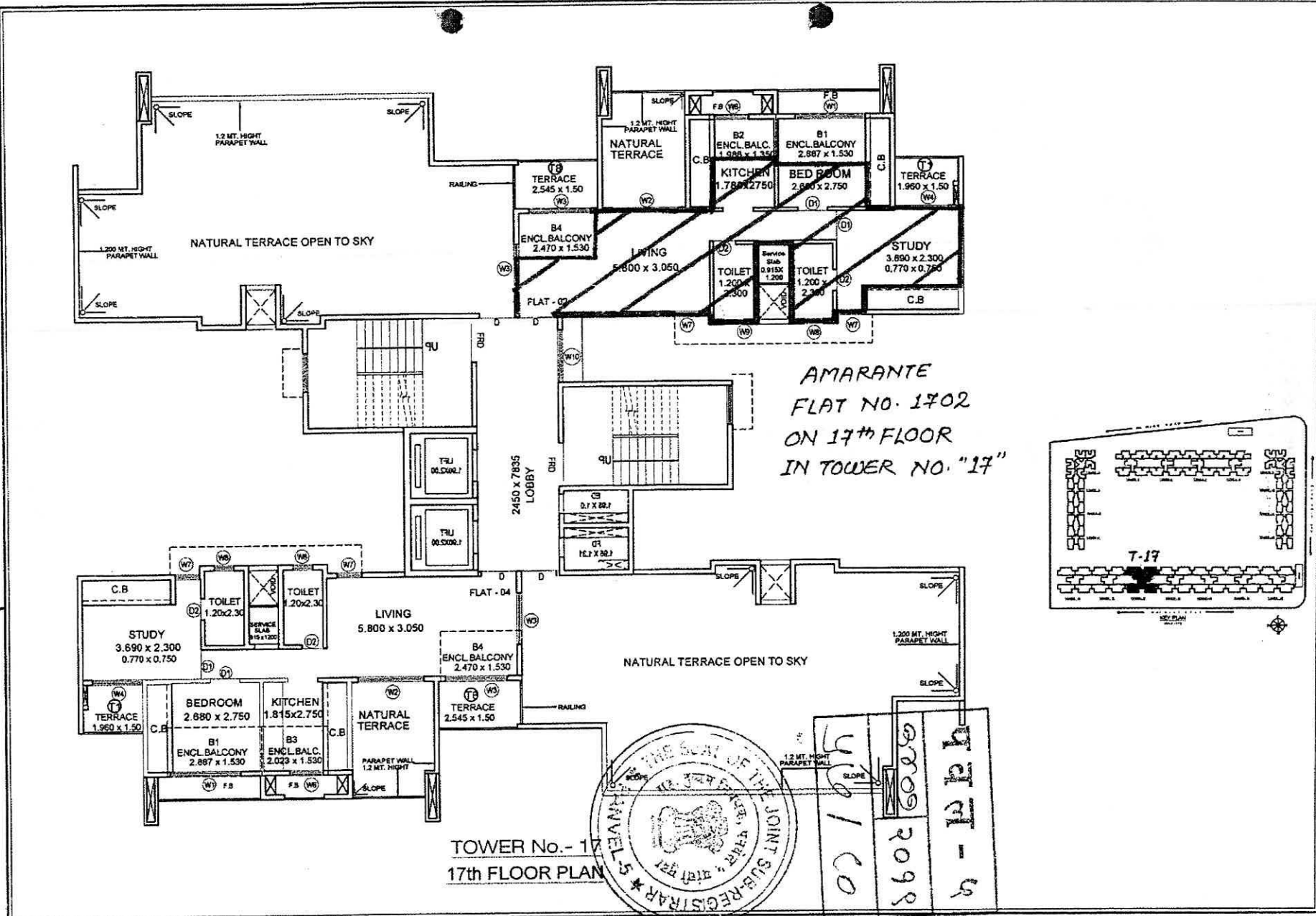
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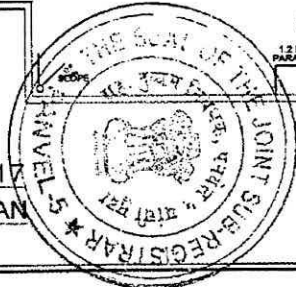
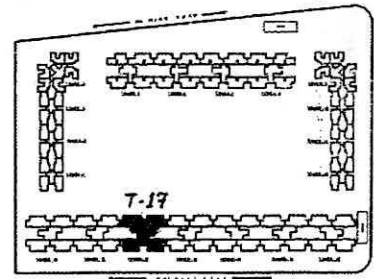
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AMARANTE
FLAT NO. 1702
ON 17th FLOOR
IN TOWER NO. "17"



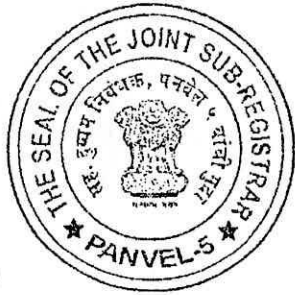
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TOWER No. - 17
17th FLOOR PLAN

ANNEXURE "5"

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-2861/ATPO(NM & K)/2013/ **739 = --**

Date : **20 MAY 2013**

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	पंजाबी	
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													SE/CO		

To,
M/s. Neel Sidhi Developers,
The Emerald, 2nd floor, Plot No. 195-B,
Sector-12, Vashi, Navi Mumbai.

Sub:- Amended approval to revised plan for Residential-Cum-Commercial Building on Plot No.04, Sector-9E at Kalamboli, Navi Mumbai.

- REF:-
- 1) Your architect's application dated 26/03/2013 & 16/05/2013
 - 2) Earlier C.C. granted by this office vide letter No. CIDCO/ATPO (BP)2012/2474 dtd.30/03/2012
 - 3) Environment clearance issued by Secretary Environment Dept. & MS SEIAA, dtd.30/03/2011
 - 4) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/ 4616/2013 dtd.14/05/2013
 - 5) 2nd Modified Agreement issued by AEO(HQ) letter dtd 02/02/2012
 - 6) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/841, dtd.01/05/2013

Dear Sir,

Please refer to your application for amended development permission for Residential-Cum-Commercial Building on Plot No.04, Sector-9E at Kalamboli, Navi Mumbai.

The amended development permission is hereby granted to construct Residential-Cum-Commercial Building on the plot mentioned above.

The commencement certificate as required under section 46 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

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

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,

Manjula
20/5

(Manjula Nayak)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE : 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. NO. CIDCO/BP-2861/ATPO(NM & K)/2013/738 = -2

Date : 20 MAY 2013

To,
 M/s. Neel Sidhi Developers,
 The Emerald, 2nd floor, Plot No.195-B,
 Sector-12, Vashi, Navi Mumbai

ASSESSMENT ORDER NO.80/2013-14 REGISTER NO.01 PAGE NO.80

SUB:- Payment of amended development charges for Residential-Cum-Commercial Building on Plot No. 04, Sector-9E at Kalamboli, Navi Mumbai.

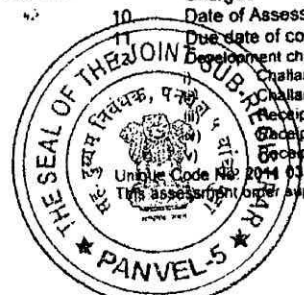
- REF:- 1) Your architect's application dated 26/03/2013 & 16/05/2013
 2) Earlier C.C. granted by this office vide letter No. CIDCO/ATPO (BP)2012/2474 dtd.30/03/2012
 3) Environment clearance issued by Secretary Environment Dept. & MS SEIAA, dtd.30/03/2011.
 4) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/ 4616/2013 dtd.14/05/2013
 5) 2nd Modified Agreement issued by AEO(HQ) letter dtd.02/02/2012
 6) Height Clearance NOC issued by AAI vide letter No.BT-1/NOC/MUM/12/NM/NOCAS/841, dtd.01/05/2013

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010).

1.	Name of Assessee	: M/s. Neel Sidhi Developers
2.	Location	: Plot No. 04, Sector-9E at Kalamboli, Navi Mumbai
3.	Land use	: Residential-Cum-Commercial
4.	Plot area	: 30251.60 Sq. mtrs
5.	Permissible FSI	: 1.50
6.	Rates as per Stamp Duty Ready Reckoner of year 2012, for Sec-9E, Kal.	: Rs.15100/- for the year 2011, Rs.17600/- for the year 2012 :Rs. 19400/- for the year 2013
7.	AREA FOR ASSESSMENT FOR COMMERCIAL	
A)	Plot Area	: 3075.155 Sq.mtrs.
i)	Built up area	: 4593.859 Sq.mtrs
B)	FOR RESIDENTIAL	
i)	Plot area	: 27176.447 Sq.mtrs.
ii)	Built up area	: 40764.667 Sq.mtrs
8.	DEVELOPMENT CHARGES FOR COMMERCIAL	
i)	On plot area @ 1% of (6) above	: 3026.580 Sq.mtrs. X 17600 X 1%=Rs. 532679.00
ii)	Now proposed area	: 48.575 Sq.mtrs. X 19400 X 1% =Rs. 9424.00
iii)	On built up area @ 4% of (6) above	: 4539.528 Sq.mtrs. X 17600 X 4%=Rs.3195828.00
iv)	Now proposed area	: 54.331 Sq.mtrs. X 19400 X 4%=Rs. 42161.00
		TOTAL = Rs.3780092.00
8.	DEVELOPMENT CHARGES FOR RESIDENTIAL	
i)	On plot area	: 27176.445 Sq.mtrs X Rs.30/-=Rs. 815294.00
ii)	On built up area(Earlier C.C.)	: 14152.810 Sq.mtrs X Rs.40/-=Rs: 566113.00
iii)	On BUA As per Amended C.C.-2011	: 6461.702 X 15100 X 2% =Rs.1951435.00
iv)	On BUA As per Amended C.C.-2012	: 20219.95 X 17600 X 2% =Rs.7117423.00
		Total Rs.10450265.00
9.	Total Assessed development Charges	: (8A + 8.B)=Rs.1,42,30,357/- Say Rs. 1,42,30,360/-
10.	Date of Assessment	: 13/05/2013
11.	Due date of completion	: 02/02/2012 to 01/02/2016 (as per 2nd Modified Agreement)

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Development charges paid of Rs. 1,42,30,360/- vide
 Challan No.121271, dtd.24/02/2010, Amount of Rs.14,65,000/-
 Challan No.102976, dtd.26/06/2008, Amount of Rs.8,96,435/-
 Receipt No.6904, dtd.21/10/2011, Amount of Rs.10,70,000/-
 Receipt No.8034, dtd.26/03/2012, Amount of Rs.1,07,50,000/-
 Receipt No.10342, dtd.15/05/2013, Amount of Rs.49,917/-
 Unique Code No. 2011 01 02 1115 01 is for this Development Permission on Plot No. 04, Sector-9E at Kalamboli, Navi Mumbai.
 This assessment order supersedes the earlier assessment order No.1088/2011-21, issued by this office vide letter, dtd.30/03/2012

Yours faithfully,
 Manjula
 (Manjula Nayak)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

with the maximum permissible FSI 1.00 and on other terms and conditions contained in the said letter.

- vii. M/S Deepak Fertilisers and Petrochemicals Corporation Limited had paid to the Corporation a sum of Rupees 3,73,51,450/- being agreed lease premium in respect of the said Plot.

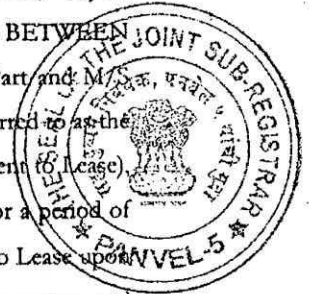
- viii. The Corporation had delivered to M/S Deepak Fertilisers and Petrochemicals Corporation Limited the possession of the said Plot on 13-10-1995.

- ix. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on the 13th day of October in the Christian Year One thousand nine hundred ninety five BETWEEN the Corporation therein referred to as the Corporation of the One Part and M/S Deepak Fertilisers and Petrochemicals Corporation Limited therein referred to as the Licensee of the Other Part, (hereinafter referred to as the said Agreement to Lease) the Corporation had agreed to grant to them a lease of the said Plot for a period of 60 years computed from the date of execution of the said Agreement to Lease upon performance and observance by them of the obligations and the terms and conditions contained in the said Agreement and granted to them leave or permission to enter upon the said plot for the purpose of erecting an intending building.

- x. The Corporation has by or under its letter No CIDCO/M(TS)/EO/(III)/2008/1293 dated 25-1-2008 granted extension of time up to 12th October, 2010 for completion of erection of the building on the said plot.

- xi. By or under Tripartite Agreement made at CBD Belapur, Navi Mumbai on the 25th day of November in the Year Two thousand nine between the Corporation therein also referred to as the Corporation of the First Part and M/S Deepak Fertilisers and Petrochemicals Corporation Limited therein referred to as the Original Licensee of the Second Part and M/S Neel Sidhi Developers therein referred to as the New Licensee of the Third Part (hereinafter referred to as the said Tripartite Agreement), the Corporation had agreed to grant to M/S Neel Sidhi Developers a lease of the

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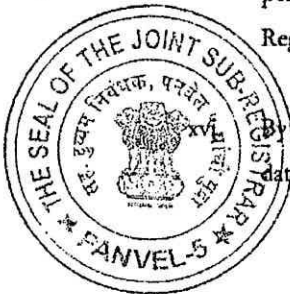
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said Plot for a period of 60 years computed from the date of execution of the said Agreement to Lease upon performance and observance by them of the obligations and the terms and conditions contained in the said Agreement read with the said Tripartite Agreement.

- xii. By its letter No.CIDCO/EMS/AEO(HQ)/2331, dated 27th November, 2009 the Corporation has transferred the said plot in the name of M/s.Neel Sidhi Developers.
- xiii. By its letter No.CIDCO/Estate/09/WS-425, Dated 17th February, 2010, the Corporation has permitted change in the user of the plot from Residential to Residential cum Commercial and has also increased the FSI from 1.00 to 1.50.
- xiv. By or under Modified Agreement made an executed at CBD Belapur, Navi Mumbai on the 12th April, 2010 between the Corporation therein also referred to as the Corporation of the One Part and M/s.Neel Sidhi Developers therein also referred as Licensee of the Other Part which was registered in the office of the Sub Registrar of Assurances, Panvel-I under document no. PVL1-04659-2010 on 13th April, 2010, the Corporation has permitted the change in the user of the plot from Residential to Residential cum Commercial and has also increased the FSI from 1.00 to 1.50.
- xv. In pursuance of the said Agreement to Lease read with the Tripartite Agreement and Modified Agreement, M/S Neel Sidhi Developers prepared the building plans and specification and submitted to the Corporation for approval and the Corporation having considered the plans and specifications submitted by the Promoter, by its letter bearing No. CIDCO/ATPO/287, dated 30th April, 2010 has approved such plans and specifications and issued to M/S Neel Sidhi Developers the development permission and commencement certificate as required under the Maharashtra Regional & Town Planning Act, 1966.

पवल - ५	
३४०९	२०१९
५४ / ६०	



its Amended Development Permission No. CIDCO/ATPO(BP)/2011/1521 dated 25th October, 2011 the corporation has approved amended plans.

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20 Jun 2013

REF.NO.CIDCO/ATPO/739 = -1

DATE:-

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/S Neel Sidhi Developers,

Plot No: 4, Sector: 9E, Kalembohi, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Cum Commercial Building (Tower no.1,2,3,4,9,10,11,12 of Stilt +7th floor & Tower no. 5,6,7, 8 of Stilt +16th floor and 13,14,15,16,17,18,19, of Stilt +Podium +17th floor and Commercial Building G+1st Floor)

Total Residential BUA = 40764.667 Sq.Mt. and Commercial BUA = 4593.859 Sq. Mt.

Total B.U.A. = 45358.526 Sq. Mt.

Fitness Centre area = 196.370 Sq.Mt. & Society office area = 29.948 Sq.Mt. (Free of FSI)

(Nos. of Residential Units = 918 + Nos of Commercial Units=76, Total = 992 Nos.)

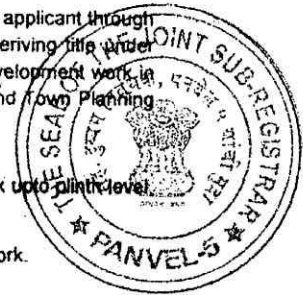
1. This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The 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, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.

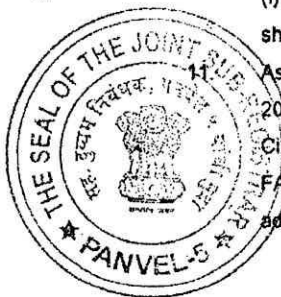
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[Handwritten signature]

7. The amount of Rs. 16,34,00/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in above, shall be published in two widely circulated newspapers one of which should be in regional language.

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As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

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The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/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/amenities 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 approve 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. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

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ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopta

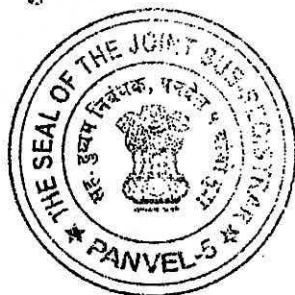
C.C. TO: ARCHITECT
M/s Hiten Sethi Architects Pvt Ltd,
Ground floor, Yayati Co.Op.Housing
Society, Plot No. 9, Sectro-58A,
Nerul, Navi Mumbai.

C.C. TO: Separately to:

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE (WS)

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महाराष्ट्र MAHARASHTRA

G 524308



मुद्रक चिह्नोत्ते ठिकाण: ई-६/१:२, सेक्टर-१,
 वशी, नवी मुंबई, परवाना क्र. नं. २६/१५
 अंशक्रमांक..... ६.११.१३..... किंमत..... ५००/-
 नाव..... NEEL SIDHI DEVELOPERS
 हस्ता..... प्रमोदराज...
 दिनांक.....
 18 OCT 2011 मुद्रक चिह्नोत्ते
 सी. रोहिणी र. चित्तावन

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME :-

We, Mr. Jamnadas Jethmal Palan, Mr. Darshan Gopalji Palan, Mr. Premal Jogendra Thakker, Mr. Sandeep Kanaksinh Sampat, Mr. Sneh Sandeep Sampat AND Mr. Jogendra Chandrakant Thakker all Partners of M/S. NEEL SIDHI DEVELOPERS, having its office at "The Emerald" 2nd Floor, Plot No-195B, Sector-12, Vashi, Navi Mumbai

SEND GREETINGS:



JJP

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#neel

OKS

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WHEREAS by virtue of our being the partners of the said M/S. NEEL SIDHI DEVELOPERS we are required to enter into agreements with the parties buying various residential / commercial premises.

AND WHEREAS owing to our busy schedule, we will not be able to personally lodge the residential/ commercial agreements for registration every time as and when required.

AND WHEREAS for the above said reasons and for our convenience it is necessary that we should appoint some proper & fit person's to act in our name and on our behalf to lodge the agreement in the office of registrar at Navi Mumbai for registration of the residential / commercial sale agreements in respect of "AMARANTE", Plot No. 4, Sector -9E, Kalamboli, Navi Mumbai as our true and lawful, attorney and confer upon them the powers hereinafter stated.

पतल - ५	
३४०९	२०९९
M/CO	



THESE PRESENT WITNESS and we Mr. Jamnadas Jethmal Palan, Mr. Dhan Gopalji Palan, Mr. Premal Jogendra Thakker, Mr. Sandeep Kanaksinh Sampat, Mr. Sneh Sandeep Sampat AND Mr. Jogendra Chandrakant Thakker on our behalf do hereby nominate, constitute and appoint 1) Mr. Satish Ajmera 2) Hiralal d. Dhangar 3) Mr. Laxman Bagale, 4) Mr. Machindra D. Kachre and 5) Mr. Harshad Lashkar, jointly and severally having their address at office 225, Central Facility Bldg, APMC Fruit Market, Sector 19, Vashi, Navi Mumbai to be our true and lawful attorney for us and in our name and on our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is to say :



1. To lodge for execution the documents and for admission of documents before Registrar/Sub-Registrar for registration, admit execution of documents before, registrar or otherwise and such other act or deed which is necessary for the same.
2. AND GENERALLY to act as our attorney for and on our behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects specified herein above as ourselves could do if personally present

AND we hereby for ourselves, our executors and administrators ratify and confirm, and agree to ratify and confirm whatsoever our attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF we, Mr. Jamnadas Jethmal Palan, Mr. Darshan Gopalji Palan, Mr. Premal Jogendra Thakker, Mr. Sandeep Kanaksinh Sampat, Mr. Sneh Sandeep Sampat AND Mr. Jogendra Chandrakant Thakker all, have set our hands and seal this 19th day of October, 2011.

SIGNED, SEALED AND DELIVERED by
the within named

Mr. Jamnadas Jethmal Palan

 Jethmal


Mr. Darshan Gopalji Palan

 Darshan


Mr. Premal Jogendra Thakker

 Premal


Mr. Sandeep Kanaksinh Sampat

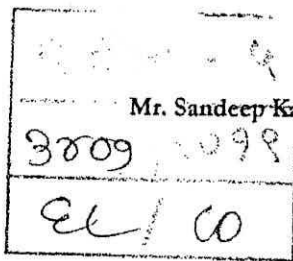
 Sandeep
SIES
x

Mr. Sneh Sandeep Sampat

 Sneh

Mr. Jogendra Chandrakant Thakker

 JCT
x Jogendra



in the presence of

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M. G. Musage E/L Co	

1. Milind G. Musage

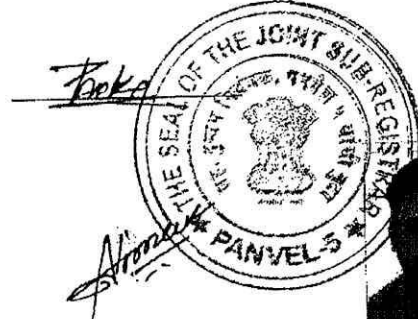
M. G. Musage

2. Pojja. K. Modke

Pojja

The Specimen Signature of Attorney Holders

1) Mr. Satish Ajmera



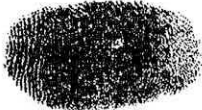
Mr. Hiralal d. Dhangar



Dhangar



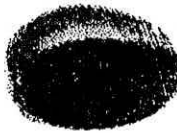
Mr. Laxman Bagale



Bagale



4) Mr. Machindra D. Kachre



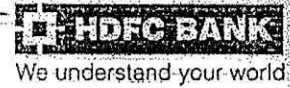
Kachre



5) Mr. Harshad Lashkar

Lashkar





Statement of accounts

NEEL SIDHI DEVELOPERS
THE EMERALD 2ND FLOOR
PLOT NO 195/B SECTOR 12
BESTOES NEEL SIDHI TOWERS
NAVI HUMBAI
MAHARASHTRA
INDIA



400703 RN: 01020506062314 44302724174

(BrCode : 0540) NBM-NVM BLUEDART

Page No. : 1
Customer ID : 25307136
As on : 30/06/2011
Email :
Branch Address: 540-VASHI SECTOR 17 HDFC
- ANHEXE HDFC - ANHEXE, PLOT NO. 62
SECTOR 17, VASHI NAVI HUMBAI-400 703
MAHARASHTRA 022-61606161

Dear Imperia Customer,

At HDFC Bank, we understand how important it is for you to get more from your investments. Keeping this in mind, we bring you a specialized solution that allows you to obtain a Loan against your Gold Coins. Now do more with your gold coins by putting them to good use without losing their ownership.

Through Loan against Gold Coins, you enjoy exclusive benefits like:

- Loan up to 100% of appraised gold value*
- Loan provided against gold coins and jewellery
- Immediate processing and easy documentation
- Reduced monthly outflow with only interest to be serviced every month
- Pay principal at the end of the tenure
- No additional valuation for gold purchased from HDFC Bank

For more details on this product, please feel free to contact your Private Banking Advisor, HETAL SHAH on 919324091402 or write to imperia@hdfcbank.com or call Imperia PhoneBanking service at 1800 22 3310.

Warm regards,

Rajesh Jagat
Country Head - Retail Liabilities,
Marketing and Direct Banking Channels

*Terms & Conditions apply

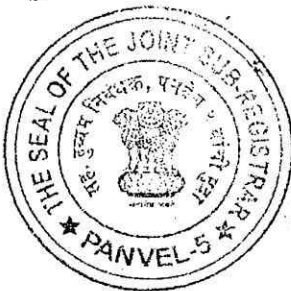
Submit Form 15G/15H to get TDS waiver for this financial year. Please ignore if it doesn't pertain to you or if you have already submitted the same.

Account Relationship Summary

Currency	Account Type	Balance	CR/DR
INR	CURRENT ACCOUNTS	8,328,308.93	CR

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.

3809 079
600 / 60



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEEL SIDIHI DEVELOPERS




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७९ / ८०	

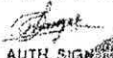


Shreenath Enterprises
 No. 222 & 225, 3rd Floor, Central Facility Building, A.P.S.C. Fruit Market,
 19, Turbhe, Navi Mumbai - 400 705. Tel.: 2784 5934 / 2784 0727. Fax: 2783 0717
 E-mail: shreenath.enterprises@yahoo.in

IDENTITY CARD

NAME : Musage Milind G.
D.O.B. : -
MOBILE NO. : 9920397457
Valid upto : 1-7-11 to 30-6-12


 Holder's Sign



 AUTH. SIGN

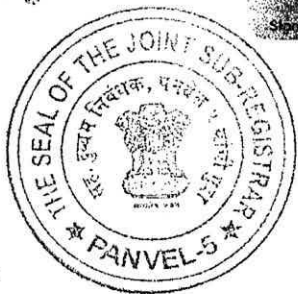


आयकर विभाग
 INCOME TAX DEPARTMENT
 MODKE POOJA LAXMAN

भारत सरकार
 GOVT. OF INDIA

पुवेल - ५
 ३००९ २०९२
 LAXMAN ZILU MODKE
 23/02/1952
 PANVEL-5
 BOSP-428080





लिपुण देगार :-

① अमर

② अमर

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⑥ अमर

लिपुण देगार :-

अमर

② अमर

अमर

⑧ अमर

③ अमर

प व ल - ५

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०३ / ६०



लिपुण देगार :- मे. निल सिध्दी उज्ज्वलपर्स लॉफे. भागीदार.

① श्री. जमनादास जे पालन. ② श्री. वरनि

जी पालन ③ प्रेमल जोगेंद्र ठक्कर

④ श्री. संदीप के संपत ⑤ श्री. स्नेह संदीप

⑥ श्री. जोगेंद्र श्री ठक्कर.



लिड्डा घोगार :- ७ श्री. सतिश सजमेरा २ हिरालाल
डी घनगर ३ श्री. लक्ष्मण बागले ४ माधुसूदन
डी कचरे ५ श्री. हर्षद लष्कर

लिड्डा घोगार मे मिलिसिटी डेव्हलपर्स लॉ भागितार



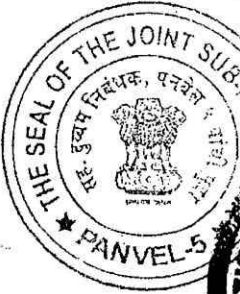
सर्वर मुखत्यारचक मंडळ तहसील
१९९०/९१ सेत मे... जमनादास डे पल्लन
व... ५५... इमराल्ड दुसरा, माळा, से. १२
पारशी नवी मुंबई...
उरुव विडे व मांन्या वोटिंग सिस्टीम
श्री मिलीड, कुसणे वय २५
२ पुजा शिंदे वय २३
२५५ श्रीताम अवेक्स
सेव्हल्यारी: M. G. M. २



प व ल - ५
३००९ २०१९
७४/१९

सर्वर नं. ४४८ इमराल्ड डे पल्लन
१९९०/९१ इमरालडी स्वाक्षरी
आकार ७०० | निबंधक, पत्र-१, मुंबई

समाहित करुमत सेते की सर्वर मुखत्यार पत्रात
लक्ष्मण नरु पाने असून त्यात कोठाव्याही एकमेव
सुक शकता स्वाकाराडे आढळून आलेली नाही



पु सरु द्याक निबंधक उर्गे व वय ४३

कुलमुखत्यार पत्र बाबत घोषणा पत्र

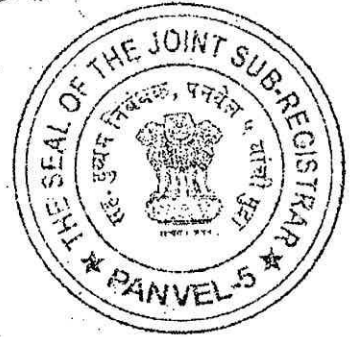
मी इष्टित वर्तन लक्ष्मण याद्वारे घोषित करतो
की, दुय्यम निबंधक पनवेल-५ यांचे कार्यालयात
कुत्रावठामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे
श्री. मे. लील विष्णू उज्वलपूर व इ. यांनी दिनांक ३०/३/१९
रोजी मला दिलेल्या मुखत्यार पत्रा आधारे मी सादर दस्त नोंदणीस सादर केला
आहे/निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बदल ठरलेले
नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः
समक्ष आहे.

सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम
अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव

१९०८ चे कलम ८२
प न व ल - ५
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६५ / ८०


सही

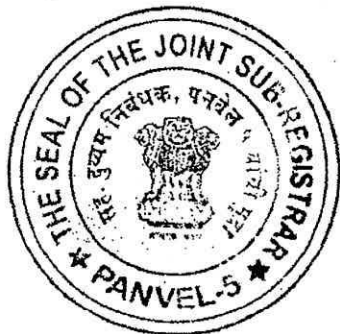


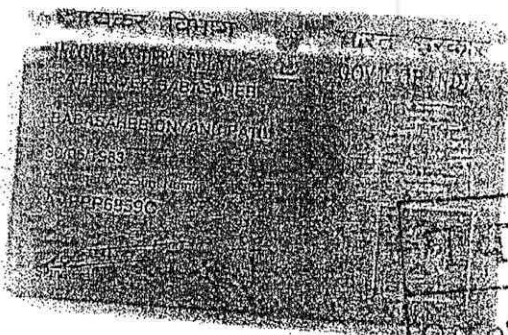
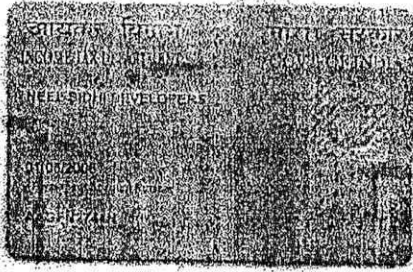
ता. ३०/३/१९

सादरचे कुलमुखत्यारपत्र मी वाचले असून त्याची सत्यता पडताळली आहे.

प व ल - ५	
३१०९	२०१२
७६ / ८०	

कोरा कागद
Blank Page





आधार - सामान्य माणसाचा अधिकार

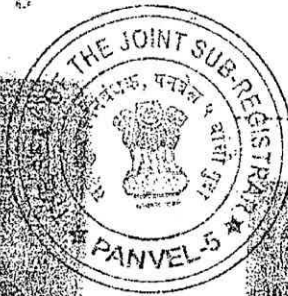
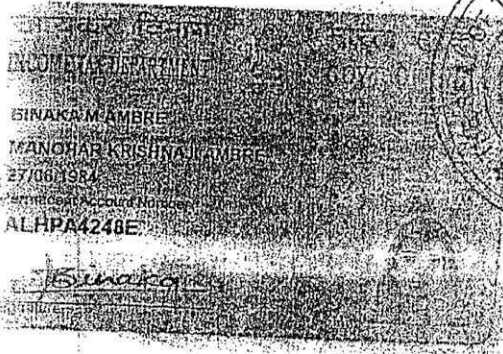
विद्युत संचालक पालिका
Vijay Sanchalab Paili
जन्म तारीख / DOB : 30/08/1963
पुरुष / Male

6656 7624 4749

पत्र - ५
3109 / 2098
66 / 60

आधार - सामान्य माणसाचा अधिकार

बिनापांबरे



विद्युत संचालक पालिका
Vijay Sanchalab Paili
जन्म तारीख / DOB : 27/08/1984
पुरुष / Male

6845 7155 5866

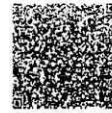
आधार - सामान्य माणसाचा अधिकार

Bunaka

भारत सरकार
GOVERNMENT OF INDIA



मकरंद मदन काळे
Makarand Madan Kale
जन्म तारीख/ DOB: 22/11/1985
पुल्ल / MALE

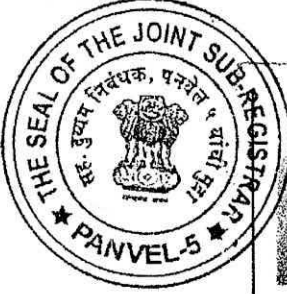


प व ल - ५
3809 | 2099
०८/८०

4910 5280 4850

भारत-सामान्य माणसाचा अधिकार

Makarand



भारत सरकार
Government of India



संदीप शीपाल कोरेगावे
Sandeep Shripal Koregave
जन्म तारीख/DOB: 09/07/1982
पुल्ल / MALE



6069 9000 0982

VID: 9195 4298 3402 6100

माझे आधार, माझी ओळख

Sandeep

529/3401

शनिवार, 30 मार्च 2019 12:47 म.नं.

दस्त गोषवारा भाग-1

पवल5 *velco*

दस्त क्रमांक: 3401/2019

दस्त क्रमांक: पवल5 /3401/2019

बाजार मूल्य: रु. 61,86,882/-

मोबदला: रु. 1,05,07,300/-

भरलेले मुद्रांक शुल्क: रु.6,30,500/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती:3461

पावती दिनांक: 30/03/2019

अ. क्र. 3401 वर दि.30-03-2019

सादरकरणाराचे नाव: विवेक बाबासाहेब पाटील - - -

रोजी 12:50 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकुण: 31600.00

कृत हजर करणाऱ्याची सही:

Sub Registrar Panvel 5

Sub Registrar Panvel 5

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

शिक्षा क्रं. 1 30 / 03 / 2019 12 : 50 : 43 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 30 / 03 / 2019 12 : 52 : 16 PM ची वेळ: (फी)



दस्तपत्रजासोबत जोडलेले कागदपत्रे, कुलसुखलार वेळ
व्यवती इत्यादी बनावट आढळून आल्यास याची
संपुर्ण जबाबदारी नियमादकांची राहिल.

विहून देणार

विहून देणार

विहून देणार



30/03/2019 12 53:38 PM

दस्त गोषवारा भाग-2

पवेल 5/30/10

दस्त क्रमांक:3401/2019

दस्त क्रमांक :पवेल5/3401/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उसा
1	नाव:मे. नील सिध्दी डेव्हलपर्स तर्फे भागिदार जोगेन्द्र सी ठक्कर तर्फे कु. मु. हर्षद वसंत लष्कर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2रा मजला, दि ईमिरल्ड, प्लॉट नं. 195बी, सेक्टर 12, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAGFN2744N	लिहून देणार वय :-31 स्वाक्षरी:-		
2	नाव:विवेक बाबासाहेब पाटील --- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 206, 2 रा मजला, शिवकल्पतरू आर्केड, प्लॉट नं. 1, सेक्टर 17, कामोटे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पॅन नंबर:AVPPP6859C	लिहून घेणार वय :-36 स्वाक्षरी:-		
3	नाव:बिनाका विवेक पाटील --- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 206, 2 रा मजला, शिवकल्पतरू आर्केड, प्लॉट नं. 1, सेक्टर 17, कामोटे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पॅन नंबर:ALHPA4248E	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2019 12 : 57 : 54 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा उसा
1	नाव:संदीप कोरेगावे -- वय:34 पत्ता:सेक्टर 36, कामोटे, तालुका पनवेल, जिल्हा रायगड पिन कोड:410206		
2	नाव:मकरंद काळे -- वय:32 पत्ता:सेक्टर 17, कामोटे, तालुका पनवेल, जिल्हा रायगड पिन कोड:410206		

शिक्का क्र.4 ची वेळ:30 / 03 / 2019 12 : 58 : 43 PM

शिक्का क्र.5 ची वेळ:30 / 03 / 2019 12 : 59 : 07 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Panel 5

EPayment Details

sr.	Epayment Number	Defacement Number
1	3003201903069	3003201903069D
2	MH013865956201819E	0007714301201819



दस्तऐवज करणेत येते की सदर दस्तास एकूण

पाने आहेत पुस्तक क्र.

क्रमांक 3401/2019 वर नोंदला

30/03/2019

सह दुय्यम निबंधक, वंग २, पनवेल ५

दिनांक 30 मार्च 03 सन 2019

3401/2019