

Date: 08/07/2019

From:

MR. SHAILESH NANAJI GURBHELE

To

M/S. Rachana Enterprises
Shop 1 & 2, Plot no 3, Sec 24,
Taloja Phase 2.

Dear Sir,

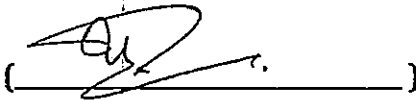
Sub: Flat No. 2209 on in the building known as "Mangala Residency" situated at Plot No. 3, Sector-24, Taloja, Navi Mumbai

Ref.: Agreement for Sale.

1. We acknowledge the receipt of your letter {letter dated -----}, or [your telephonic conversation] wherein you have invited us for signing the papers for the purpose of possession of Flat.
2. We have visited the site and desire to accept the peaceful possession of our Flat for habitable purpose. We have therefore approached you today at your office for completing the formalities.
3. During the visit we have examined the said Flat in the presence of your Company's representative and found the said Flat in excellent condition with all the Amenities being provided as agreed upon.
4. During the visit we have inspected and are satisfied with the construction including sanitary fittings, plumbing work, electric fittings, painting, and other fixtures, fittings and amenities provided by you as per the "Agreement for Sale" in our Flat.
5. We refer to our visit and to the above agreement and request you to kindly deliver the possession of our Flat.
6. We jointly and severally are ready to contribute towards such expenses as may be levied by you till the maintenance is taken over by the Society or Ad-hoc Committee of Flat purchasers., beyond date 15/07/2019, if any.

Thanking you,

Yours faithfully,


(_____)

Place: Navi Mumbai

DECLARATION CUM INDEMNITY

From: MR. SHAILESH NANAJI GURBHELE

To, M/S. Rachana Enterprises
Shop 1 & 2, Plot no 3, Sec 24,
Taloja Phase 2.

Dear Sir,

Sub: Flat No. 2209 in the building known as "Mangala Residency" situated at Plot No. 3, Sector-24, Taloja, Panchnand Navi Mumbai.

This is to state, record and confirm that we have on this day taken from you quiet, vacant and peaceful possession of the aforesaid Flat.

1. I/We have verified the relevant plans/documents and am/are fully satisfied with the flat handed over to me/us. I/We fully understand that the contents of brochure are purely conceptual and have no legal binding on the Promoter Builders. I/We have personally verified the premises sold to me. I/We discharge any claim, charge or demand of any nature whatsoever for the shape, size or location or for the quality of construction, workmanship or amenities of the said flat.

2. I/We shall not carry out any changes like breaking of wall, structural or elevation changes in my flat. This declaration shall be binding upon me and you are at liberty to take any action which may deem fit upon breach of my declaration.

3. I/we herewith undertake that the arrangement for common items/systems like name plates, firefighting systems, elevators, garbage collection system, all kinds of signboards, inverter backup system, common electrical duct, meter room & its earthing pits shall be fully managed & maintained by me/us and I/we also commit to follow the proposed society's internal rules & regulations for the same.


4. However, I/We hereby indemnify you against any loss, damage caused to you in this regard. I/We undertake that all your payments have been made before my/our taking possession of the said flat. I/We fully understand that unless and until all the payments are being made as per the above referred "Agreement for Sale", I/We am/are not entitled to claim the said flat. I/We declare that this declaration cum Indemnity have been given with complete willingness and voluntarily and without prejudice.

Thanking you,

Yours faithfully,

Place: Taloja, Navi Mumbai.

Date: 15/07/2019


(Flat Purchaser/s)



RACHANATM
ENTERPRISES
PROMOTERS & BUILDERS
GREAT DESIGN ON GOOD TERMS

Date: 15/07/2019
LETTER OF POSSESSION

To,

MR. SHAILESH NANAJI GURBHELE

Dear Sir/Madam,

Ref: Your letter dated 08/07/2019 requesting for possession of the Flat 2209 in "Mangala Residency" building.

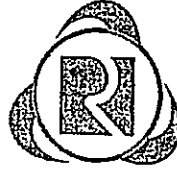
We are handing over the keys of your Flat No. 2209, of the building known as "Mangala Residency", on Plot No.3, Sector-24, Taloja, Navi Mumbai, on the following terms and conditions :-

1. The keys are being handed over to you after you have inspected the Flat in all respect before taking possession and on specifically agreeing to contribute the maintenance, water and electricity charges. The clarifications understandings and agreements as regards to possession have been separately recorded on your Declaration.
2. You have communicated to us that you are fully satisfied with the construction including sanitary fittings, plumbing work, electric fittings, painting and other fixtures, fittings and amenities provided to you as per the agreement in your aforesaid Flat.
3. You have also personally verified that there is no leakage from any portion of your Flat and that you are put in possession of the Flat in perfect order and condition. However, if any leakage is found within next 12 months, the same shall be attended by the Promoter Builders.
4. You shall not undertake any work of a civil nature. In particular you shall not break the constructed terrace area in your Flats and/or break flower bed area which shall disturb the strength of the building in over whole context.
5. You shall not do any act, deed, matter or thing which shall disturb the external elevation of the building. In particular, you shall not put any chajjas above the provided M.S. Grills or on terraces. You shall not put any flowerpots etc. in box grill outside the building line. You shall not extend any projection beyond building line including terrace roofing (if any).
6. Waterproofing treatment in toilets/bathrooms will not be disturbed or damaged.
7. You shall be liable for any breakages and/or damages during the course of your doing interior work and we shall not be responsible for the same. With reference to point 31 in the mentioned agreement for sale cracks developed due to nailing/malfunction of interior work will be sole responsibility of the purchasers. The

For RACHANA ENTERPRISES


PARTNER





RACHANATM
ENTERPRISES
ENGINEERS & BUILDERS
GREAT DESIGN ON GOOD TERMS

8. You shall at your own costs and expenses, make good any damage that may be caused to the common passage, staircases, external elevation etc. during the course of the execution of your interior work of the flat.
9. You shall be solely responsible for any modifications, alterations or addition in your flat after taking possession.
10. You shall abide by all prevailing rules and regulations by CIDCO as per their GDCR & or any Local Governing Body in this regard.
 - a. You shall be liable to pay the provisional monthly contribution per month towards the outgoings even though you have physically not occupied the premises, from the date of possession of your unit being offered i.e. from **15/07/2019**. The first 24 months maintenance has been paid by you while taking over the possession as per "Agreement for Sale". (if by any inflation the overall maintenance increases during this 24 months from what is collected than you shall be liable to pay such increased maintenance as worked out by Builders & Developers)
11. However, you shall pay the maintenance, the water charges & the electricity consumption charges, at mutually agreed amount of Rs. **3/- per sq. ft.** per month payable in advance for two year to start with and then every month between 1st to 5th of the month., beyond the period of Second months in case of the charge being not taken over by the society.
12. You shall cause to maintain, keep maintained and reinstate or restore the elevation of the building including aesthetics features. You shall use the Colour Scheme of broken white, off white, cream and shades of ivory for any of the fittings and fixtures visible from the exterior of the building.

We hereby hand over the keys of Flat No. **2209** in the building known as "**Mangala Residency**" at plot no. 3, Sector-24, Taloja, Navi Mumbai to **MR. SHAILESH NANAJI GURBHELE** and take acknowledgement on this copy.

Thanking you,

Yours faithfully,

For Rachana Enterprises.

I/We Confirm.

For **RACHANA ENTERPRISES**

PARTNER

PARTNER

Authorized Signatory

(Flat Purchaser/s)

86/2535

पावती

Original/Duplicate

Thursday, March 12, 2020

नोंदणी क्र.: 39म

12:19 PM

Regn.:39M

पावती क्र.: 3073 दिनांक: 12/03/2020

पावतीचे नाव: तळीजा पावनंद

दस्तावेजाचा अनुक्रमांक: पवत1-2535-2020

दस्तावेजाचा प्रकार: करारनामा

सादर करण्याचे नाव: शैलेश नानाजी गुरमेशे - -

नोंदणी फी

₹. 30000.00

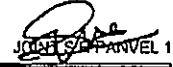
दस्त हाताळणी फी

₹. 1560.00

पृष्ठांची संख्या: 78

एकूण:

₹. 31560.00


JOHN S. ARVEL 1

बाजार शुल्क: ₹.2203842.75/-

मोबदला ₹.4971300/-

मरमेशे शुद्धांक शुल्क: ₹. 288300/-

सह दुय्यम निबंधक पनवेल १

- 1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
सीडी/घनादेश/पे बॉर्डर क्रमांक: MH013247484201920E दिनांक: 12/03/2020
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.1560/-
सीडी/घनादेश/पे बॉर्डर क्रमांक: 2802202000853 दिनांक: 12/03/2020
बँकेचे नाव व पत्ता:

मला याबाबतची माहिती देण्यात आली आहे. मला याबाबतची माहिती देण्यात आली आहे. मला याबाबतची माहिती देण्यात आली आहे.


पक्षकाराची मही



मायाने नाव : तळोजा पाचनंद

वेतनाचा प्रकार	करारावामा
इतला	4971300
जारभाव(भाडेपट्ट्याच्या तपट्टाकार आकारणी देतो की पट्टेदार ते रावे)	2203842.75
मापन,पोटहिस्ता व घरकामांक (स)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: गदनिगा क्र 2209,बायीगावा मजला,संगला रेसीडेन्सी,प्लॉट न 3 सेक्टर 24 तळोजा पाचनंद ता पनवेल जि रायगड क्षेत्र 24.040 चौ मी कार्पेट बाल्कनी व सी सी 9.751 चौ मी टेरस 3.645 चौ मी((Plot Number : 03 ; SECTOR NUMBER : 24 ;))
इफळ	1) 24.040 चौ.मीटर
गरणी किंवा जुडी देण्यात असेल तेव्हा.	
संवेज करून देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा (मा किंवा आदेश असल्यास,प्रतिवादिचे पत्ता.	1): नाव:-मे रचना एन्टरप्राईजेस तर्फे मागीदार संजय गोवर्धनगाई मायानी तर्फे कु मु म्हणून बानंद शंकर मायकबाड - - वय:-35; पत्ता:-प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा १०२,प्रगती अपार्टमेंट ,प्लॉट न २२६,न्यू पनवेल रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410208 पिन नं:-AAKFR2964G
संवेज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश (स,प्रतिवादिचे नाव व पत्ता	1): नाव:-वीसेश नानाजी सुरभेले - - वय:-49; पत्ता:-प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट न ५८,ताईक नगर,मानेवाडा रिंग रोड पार्यंती नगर नागपूर , रोड नं: -, महाराष्ट्र, नागपूर. पिन कोड:-440027 पिन नं:-AHUPG9051C
संवेज करून दिल्याचा दिनांक	12/03/2020
स नोंदणी केल्याचा दिनांक	12/03/2020
मुकामांक,छंठ व पृष्ठ	2535/2020
जारभावाप्रमाणे मुद्रांक शुल्क	298300
जारभावाप्रमाणे नोंदणी शुल्क	30000
रा	

सह मुख्यम निबंधक पनवेल १

नासाठी विचारात घेतलेला तपशील:-

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

Index-2(सूची - २)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Dr D:
1	SHAILESH NANAJI GURBHELE	eChallan	69103332020031114998	MH013247484201920E	298300.00	SD	0006801985201920	1
2	SHAILESH NANAJI GURBHELE	eChallan		MH013247484201920E	30000	RF	0006801985201920	1
3		DHC		2802202000853	1560	RF	2802202000853D	1

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

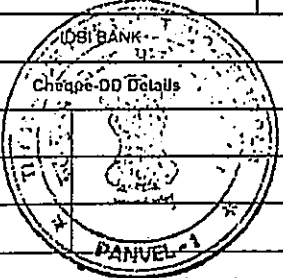


CHALLAN
MTR Form Number-6



IN MH013247484201920E	BARCODE	Date	11/03/2020-19 09 41	Form ID	251
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)	AHUPG9051C		
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR		Full Name	SHAILESH NANAJI GURBHELE		
Location RAIGAD		Flat/Block No.	FLAT NO 2209 22nd FLOOR MANGALA		
Year 2019-2020 One Time		Premises/Building	RESIDENCY		
Account Head Details		Amount In Rs.			
30046401	Stamp Duty	298300.00	Road/Street	PPLOT NO 03 SECTOR NO 24 TALOJA PANCHNAND	
30063301	Registration Fee	30000.00	Area/Locality	DIST RAIGAD	
			Town/City/District		
			PIN	4 1 0 2 0 8	
			Remarks (If Any)	PAN2=AAKFR2964G-SecondPartyName=RACHANA ENETRPRISES-CA=4971300	
			Amount in Words	Three Lakh Twenty Eight Thousand Three Hundred Rup pees Only	
Total		3,28,300.00			
Payment Details		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332020031114998 2601487804	
Cheque/DD No.		Bank Date	RBI Date	11/03/2020-19:11:21 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

24/3/2020
 9/02



Department ID: _____ Mobile No. 9100000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नू चलल कवल दुवतल नलरलधत कलरलतलतल नूदणी कलरलतलतल दलरलतलठी तलतु अतः. नूदणी क कलरलतलतल दलरलतलठी सदर चलल तलतु
 थः.

(Handwritten Signature)

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2802202000853	Date 28/02/2020
Received from SAMADHAN BHAVSINGH SHINGNE AND OTHER, Mobile number 9100000000, an amount of Rs.1560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 28/02/2020
Bank CIN 10004152020022800729	REF No. 254901485
This is computer generated receipt, hence no signature is required.	

[Handwritten Signature]

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२५३७	१०१०
२	१०८

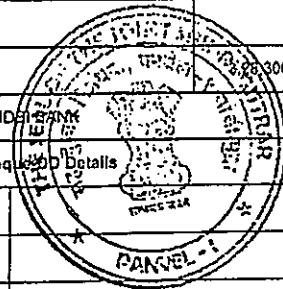
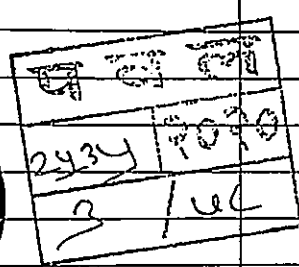
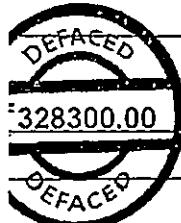




CHALLAN
MTR Form Number-6



SRN	MH013247484201920E	BARCODE		Date	11/03/2020-19:09:41	Form ID	25.1
Department	Inspector General Of Registration			Payor Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	AHUPG9051C		
Location	RAIGAD			Full Name	SHAILESH NANAJI GURBHELE		
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 2209 22nd FLOOR MANGALA		
				Premises/Building	RESIDENCY		
Account Head Details		Amount In Rs.					
030046401 Stamp Duty		298300.00		Road/Street	PPLOT NO 03 SECTOR NO 24 TALOJA PANCHNAND		
030063301 Registration Fee		30000.00		Area/Locality	DIST RAIGAD		
				Town/City/District			
				PIN	4 1 0 2 0 8		
				Remarks (If Any)	PAN2=AAKFR2964G--SecondPartyName=RACHANA ENETRPRISES-CA=4971300		
				Amount In Words	Three Lakh Twenty Eight Thousand Three Hundred Rupees Only		
Total				Amount In Words	328300.00		
Payment Details		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332020031114998	2601487804		
Cheque/DD No.		Bank Date	RBI Date	11/03/2020-19:11:21	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. . Date		Not Verified with Scroll			



Department ID: _____ Mobile No. : 9100000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी करील दस्तऐवज नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करावयाच्या दस्तावेजाची सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-86-2535	0006801985201920	12/03/2020-11:56:03	IGR146	30000.00

RN: MHD13247484201920E		Amount: 3,28,300 00	Bank: IDBI BANK	Date: 11/03/2020-10 00 41
2	(S)-86-2535	0006801985201920	12/03/2020-11:56:03	IGR146 : 298700 00
Total Defacement Amount				3,28,300.00

प ए ल
 2434 2020
 8 / 00





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

Receipt of Document Handling Charges

PRN	2802202000853	Receipt Date	12/03/2020
-----	---------------	--------------	------------

Received from SAMADHAN BHAVSINGH SHINGNE AND OTHER, Mobile number 9100000000, an amount of Rs.1560/-, towards Document Handling Charges for the Document to be registered on Document No. 2535 dated 12/03/2020 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

DEFACED
₹ 1560
DEFACED

Payment Details

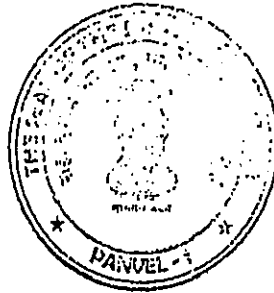
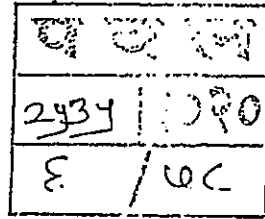
Bank Name	IBKL	Payment Date	28/02/2020
Bank CIN	10004152020022800729	REF No.	254901485
Deface No	2802202000853D	Deface Date	12/03/2020

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

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२५३५ २०२०
५ / ५८



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
ID	202003121430				12 March 2020, 11:43:56 AM
पवना					
नाच नम	2019				
	रायगड				
भाग	तासुका - पनवेल मोजे - ताळोजे गावसुंद (पनवेल, महानगरपालिका)				
विभाग	3.24 - सिडका संक्टर क्र. 24				
वि	A Class Palka		सर्व्हे नंबर / न. भू. क्रमांक :		
मूल्य दर तक्त्यानुसार मूल्यदर रु.					
नि	नियामी सदनिका 50900	कार्यालय 62900	दुकाने 75100	औद्योगिक 62900	मोजमापनाचे एकक चौ. मीटर
पत्राची माहिती					
क्षेत्र Built Up	36.19 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
चे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.50900/-
सुविधा -	आहे	मजला -	21st and Above		
x - First Sale sale of built up Property constructed after circular dt:02/01/2018					
मानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-जनुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (50900 * (100 / 100)) * 115 / 100				
	= Rs.58535/-				
मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 58535 * 36.19				
	= Rs.2118381.65/-				
या गच्चीचे/खुली वाल्कनी क्षेत्र	3.65 चौ. मीटर				
या गच्चीचे/खुली वाल्कनी मूल्य	= 3.65 * (58535 * 40/100)				
	= Rs.85461.1/-				
cable Rules	= 3. 18. 19 .14				
त अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली वाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 2118381.65 + 0 + 0 + 0 + 0 + 85461.1 + 0 + 0 - 0				
	= Rs.2203842.75/-				



AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Taloja-Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad on this 12 day of MARCH, 2020 BETWEEN M/S. RACHANA ENTERPRISES [Partnership Firm], registered under The Indian Partnership Act, 1932, having address at Flat No. 102, Pragati Apartments, Plot No. 226, New Panvel, Dist. Raigad, hereinafter for brevity's sake is called and referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present & future Partner their heirs, executors, administrators and assigns) of the FIRST PART.

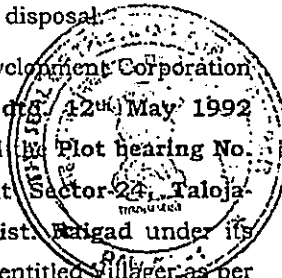
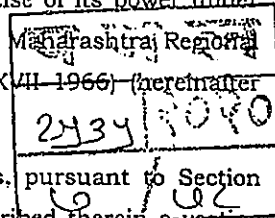
AND

MR. SHAILESH NANAJI GURBHELE, Age 49 Years, Pan No. - AHUPG9051C, Indian Inhabitant, residing at - Plot No. 58, Naik Nagar, Manewada Ring Road, Parvati Nagar, Nagpur - 440027 hereinafter for brevity's sake is called and referred to as "THE FLAT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual his/her/their heirs, executors, administrators, in case of Partnership Firm its partner and in case of Company its Directors, their successors and assigns) of the OTHER PART.

WHEREAS The Corporation is the New Town Development Authority declared for the area designate as a site for the town of Navi Mumbai by Government of Maharashtra in exercise of its power under sub-sections (1) and (3-A) of Section 113 of The Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXII 1966) (hereinafter referred to as "the said Act").

AND WHEREAS The State Government is, pursuant to Section 113 (3)(A) of the said Act, acquisition lands described therein a vesting such lands in the Corporation for development and disposal.

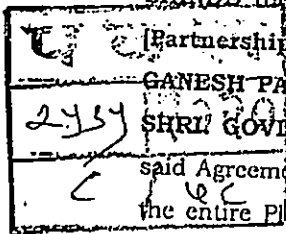
AND WHEREAS The City and Industrial Development Corporation of Maharashtra Limited under the Application dt. 12th May 1992 received from Project affected Villager, had allotted by Plot hearing No. 03, adm. about 4999.61 sq.mtr., Situated at Sector 24, Taloja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad under its 12.5% Scheme in the name of project affected and entitled Villager as per Computerised Draw No. Taloja - II held on 30th October 2007, CIDCO Ltd. issued of Letter of Allotment on _____ vide under CIDCO File



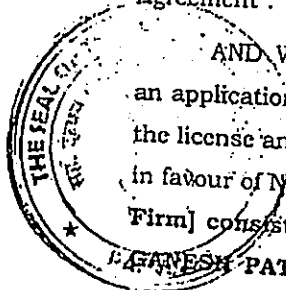
No. 172 in the name of Project Affected Villager/Applicant SHRI. VASANT GOVIND SHINDE and on payment of Lease Premium of Rs. 62,500/- [Rupees Sixty Two Thousand Five Hundred Only] & Other Charges. Agreement to Lease executed on 21st April 2010 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO LTD) the Licensors Party of ONE PART AND SHRI. VASANT GOVIND SHINDE, the Original Licensee Party of OTHER PART and had handed over the possession of the aforesaid allotted plot to the Licensee and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO of Maharashtra Ltd. The Agreement to Lease duly stamped & registered with the Concerned Sub Registrar of Assurances at Panvel, vide under Registration Sr. No.PVL-1/05555/2010 dtd. 3rd May 2010.

AND WHEREAS the Original Licensee due to his personal difficulties was unable to develop the said plot by way of constructing building thereon and decided to assign his 50% share right, title, interest over the said plot in favour of any prospective Assignees/Developers/New Licensees with by obtaining prior permission of CIDCO of Maharashtra Ltd. and other competent authority. Who so ever agree to hand over 50% of total constructed area of Building free of cost and shall also pay Non Refundable Deposit of Rs. 8,50,00,000/- [Rupees Eight Carore Fifty Lacs Only].

AND WHEREAS the Original Allottee/Licensee has entered into Agreement on 28th June 2014 executed between SHRI. VASANT GOVIND SHINDE the Party of One Part AND M/S. RACHANA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. CHANDRESH GANESH PATEL, [2] SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL the Party of Other Part and under the said Agreement parties have agreed to share the flats/shops and FSI of the entire Plot equally, "more particularly as determine under the said Agreement".



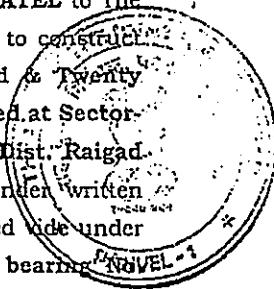
AND WHEREAS the Original Allottee/Licensee herein had made an application to the CIDCO Ltd. for its permission to assign, transfer of the license and all other right, title over the One Half [1/2] area of said Plot in favour of New Licensees M/S. RACHANA ENTERPRISES [Partnership Firm] consist of Three [03] Partners namely [1] SHRI. CHANDRESH GANESH PATEL, [2] SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL. Whereas CIDCO Ltd. had granted its



permission of transfer of the (One Half ½) area of plot in favour of Developers, which jointly owned & belongs to both parties and on payment of transfer fees, the entire Plot Area of Plot transferred by execution of Tripartite Agreement dtd. 13th August 2014 executed between The CIDCO Ltd. the party of First Part AND SHRI. VASANT GOVIND SHINDE the Original Licensee the Party of Second Part AND in Joint name of M/S. RACHANA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. CHANDRESH GANESH PATEL, [2] SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL [One Half ½] AND SHRI. VASANT GOVIND SHINDE [One Half ½] the New Licensees Party of Third Part. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel vide under Registration Sr. No. PVL-2/5873/2014 dtd. 13th August 2014. The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot to the joint name of New Licensees vide through its Final Order bearing No. CIDCO /ESTATE/SCHEME/TALOJA-172/2014/1665 DTD. 17/10/2014.

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AND WHEREAS the New Licensees/Developers herein of Plot has /have proposed to construct building on the said plot and submitted the building plan through his/her/their ARCHITECTS ATUL PATEL to The Town Planning Department of CIDCO Ltd. for its approval to construct Residential Cum Commercial Building Consisting Ground & Twenty Four [24] Upper Floors on the Plot bearing No. 03, Situated at Sector 24, Talaja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad more particularly described in the First Schedule hereunder written [hereinafter referred to as said Plot] and the same approved vide under Development Permission & Commencement Certificate bearing CIDCO/B.P.-13186/TPO/[NM&K]/2014/1317-1318 dtd. 26th December 2014 issued by The Associate Planner (BP) Navi Mumbai & Khotla. The Town Planning Dept. of CIDCO of Maharashtra Ltd. had permitted to construct Residential Cum Commercial Building thereon by the Developers/New Licensees herein and shall observe all the terms & conditions, stipulations & restrictions which are laid down by the sanctioning authority or any other Governmental or Local Authority for the purpose of development of the said plot and upon the observance of which only the completion and the Occupation Certificate in respect of the said proposed building/s shall be granted by the concerned local authority i.e. Town Planning Dept. of CIDCO Ltd. The copy of the Development Permission, Commencement Certificate is annexed hereto and marked Annexure "D".

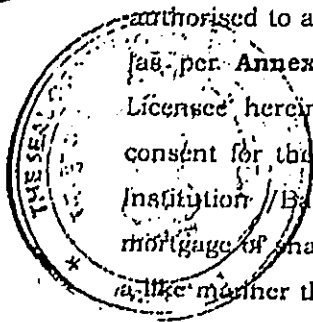


AND WHEREAS Developers/New Licensees of plot have entered into an Agreement with the ARCHITECTS ATUL PATEL registered with

the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects having his Office 1209, 12th Floor, The Landmark, Plot No. 26A, Sector-7, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad and Developers also appointed M/S. S. R. Consultant, having its Office address at Punit Chamber, Sector - 18, Vashi, Navi Mumbai, Tal. & Dist. Thane as Structural Designers for preparing structural designs and drawings and specifications of the Building and the Unit Purchaser/s has/have no objection to the Professional Supervision of the said Architect and the Structural Engineer till the Completion of the Building unless otherwise changed.

AND WHEREAS Due to certain, dispute & misunderstanding between the Original Licensees & Developers about the Distribution /Sharing of shops/flats of the proposed building to be constructed on the said plot, the Developers/New Licensees have filed Special Civil Suit No. 27/2015 IN THE COURT OF CIVIL JUDGE [S.D.] Panvel at Panvel for The Specific Performance of the Contract as per the Development Agreement dtd. 28th June 2014 and Distribution of Shops/flats as per their agreed sharing ratio. The Hon'ble Court has issued summons to other side to remain present on the fixed date and in between the Defendant Original Licensee of the plot has approached to the Plaintiff the Developers herein and both the parties have mutually & amicably settled their dispute out of court and accordingly made an application for withdrawal of suit by filling Consent Term to the said Suit. The Hon'ble Court on filling of application and Consent Term to the Suit signed by both the parties and their respective advocates has referred the suit for mediation which allowed after taking the statement as per order passed to Exhibit 10 and in lieu of said Consent Term filled before The Hon'ble Court Decree Passed to the same and suit disposed off. The Parties to the suit have accepted the distribution of units between them as per Annexure "F" to the Agreement and enclosed with the Consent Term.

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AND WHEREAS Developers/New Licensees herein are hereby authorised to accept the sale consideration of their shares of shops/flats [as per Annexure - F] directly in their name and further Original Licensee herein is not having any objection and also given his free consent for the release, disbursement of the payment by the Financial Institution / Bank in favour of Developers/New Licensees against the mortgage of share of Shop/Flat of Developers/New Licensees herein. In like manner the Original Licensee herein shall also be entitled to allot,

sell his share of shops/flats [as per Annexure "F"] to any of third party of his choice & price and accept the sale consideration from Purchaser directly to his name and further Developers/New Licensees herein will not have any objection and give their free consent for the release, disbursement of payment by the Financial Institution/Bank in favour of Original Licensee.

AND WHEREAS by virtue of the aforesaid documents the Developers have the sole, exclusive right to sell the Flat/Shop s in the building to be constructed by the Developers on the said plot to the prospective Purchasers on ownership basis by way of entering in to, executing the requisite deeds, documents as require under [i] The Transfer of Property Act 1882, [ii] The Maharashtra Ownership Flats [Regulation of the Promotion of Construction, Sale, Management and Transfer] (Amendment) Act, 2005 (Act No. 4 of 2008 w.e.f. 25th February 2008) & [iii] The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017.

AND WHEREAS the copy of Certificate of the Title issued by the AJEET V. SINGH, which confirm the nature & title of the said plot on which the said proposed building to be constructed has been annexed hereto and marked Annexure "B".

AND WHEREAS the Developers/New Licensees will enter into separate agreements in similar form to this agreement with such changes and alterations as they may deem fit with several other persons and parties who may agree to purchase, acquire Shop/Flat or other premises in the said building on Ownership basis on the same terms & conditions as are contained herein except and subject to such modifications as may be necessary or considered, desirable or proper by the Developers/New Licensees.

AND WHEREAS the Purchaser/s demanded inspection of Document & Title from the Developers/New Licensees and the Developers/New Licensees have given inspection to the Purchaser/s of all the documents of title relating to the said land/plot, Agreement to Lease dtd. 21st April 2010, Tripartite Agreement, dtd. 13th August 2014 & Court Consent/Decree dtd. 20th March 2015 and plans, designs, specifications prepared by the Architects, Advocate Title Certificate, Copy of Certificate of Registration of Partnership Firm and of such other documents as are specified under The Transfer of Property Act 1882, The Maharashtra Ownership Flats [Regulation of the Promotion of Construction, Sale, Management and Transfer] (Amendment) Act,

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Agreement to Lease
13th August 2014
and plans, designs,
specifications prepared by the Architects, Advocate Title Certificate, Copy of Certificate of Registration of Partnership Firm and of such other documents as are specified under The Transfer of Property Act 1882, The Maharashtra Ownership Flats [Regulation of the Promotion of Construction, Sale, Management and Transfer] (Amendment) Act,

2005 (Act No. 4 of 2008 w.e.f. 25th February 2008) and The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017 (hereinafter referred to as said Act) and the Purchaser/s is/are fully conversant with the terms & conditions contained therein and the Developers/New Licensees have agreed to give on demand the true copies thereof to the Purchaser/s.

AND WHEREAS the Developers have accordingly commenced construction of the said buildings in accordance with the said proposed plans.

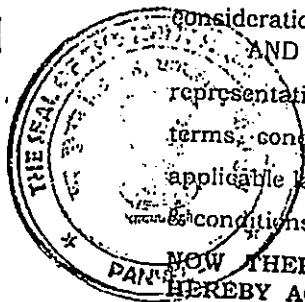
AND WHEREAS the Purchaser has applied to the Developers for allotment of an Flat bearing No. 2209 on 22th Floor, " _____ " Wing, having a Carpet area 24.040 sq.mtr.

AND WHEREAS as per the guild line of The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017, the "Carpet Area" means the net useable floor area of an Flat/Shop, excluding the area covered by the external walls, areas under scives shaft exclusive balcony/otla appurtenant to the said Flat/Shop for exclusive use of the Allottee/Purchaser or Verandah area and exclusive Open Terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottees/Purchasers but includes the area covered by the internal partition walls of the Flat/Shop.

AND WHEREAS the Developers/New Licensees have registered the project under the provisions of The Real Estate [Regulation & Development Act, 2016 with The Real Estate Regulatory Authority at MAHARASHTRA No. P52000011366. Copy of the Certificate is annexed hereto and marked Annexure "G".

AND WHEREAS prior to the execution of these presents the Allottee/Purchaser has paid to the Developers/New Licensees a sum of Rs. 5,00,000/- [Rupees Five Lac Only] being Part Payment of the sale consideration of the Flat/Shop agreed to be sold by the Developers/New Licensees to the Allottee/Purchaser as advance payment or application for the payment and receipt whereof the Developers/New Licensees doth hereby admit & acknowledged] and the Allottee/Purchaser has agreed to pay to the Developers/New Licensees, the balance of the sale consideration in the manner hereinafter appearing.

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

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

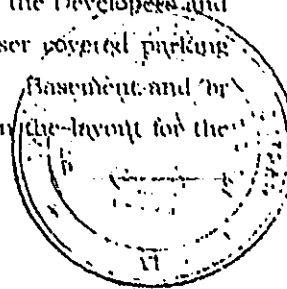
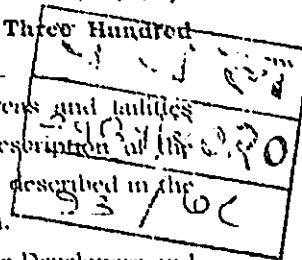
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1. The Developers/New Licensees have commenced the construction work of the Building/s consisting of **Ground + Twenty Four [24] Upper Floors** on the said piece or parcel of land, plot more particularly described in the schedule hereunder written in accordance with the plans, designs, specifications which have been Sanctioned, passed by the Associate Planner [BP] of Town Planning Department of CIDCO Ltd. and concerned local authority and the same are also be approved & consented by the Purchaser/s with only such variations and modifications as the Developers/New Licensees have considered necessary or deem fit or as may be required by any Public Authority, Government authorities or due to change in law. Provided that the developers shall have to obtain prior consent in writing of the Flat/Shop Purchaser in respect of such variations or modifications which may adversely affect to the Flat of the Purchaser.

2. The Developers/New Licensees hereby confirm that they are developing the said property in accordance with the sanctioned plans and the Floor Space Index available of the said property, which will not be utilized by him/her/them at any other place.

3[a)] The Purchaser's herein has/have agreed to purchase, acquire from Developers and the Developers hereby agrees to sell to the Purchaser, Flat bearing No. 2209 on 22th Floor, having As per RERA Define Carpet area adm. 24.040 sq.mtr. excluding the area of enclosed Balcony & C.B. adm. 9.751 sq. mtr., & Terrace adm. 3.645 sq. mtr and in the Building known as "MANGALA RESIDENCY", Situate at Plot bearing No. 03, Sector-24, Talaja-Panchand Noda, Navi Mumbai Tal. Panvel, Dist. Raigad, "more particularly as shown in marked in Floor Plan enclosed herewith as Annexure "E" against the payment of agreed sale consideration amount of **Rs. 49,71,300/- [Rupees Forty Nine Lacs Seventy One Thousand Three Hundred Only]** including Rs. _____ /- [Rupees _____ Only] being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent & description of the common areas and facilities which are more particularly described in the Schedule & Common Area & Facilities Annexed herewith.

[ii] The Purchaser hereby agrees to Purchase from the Developers and the Developers hereby agrees to sell to the Purchaser ~~covered parking~~ spaces bearing No. _____, situated at _____, Basement and/or Stilt and/or _____ Podium being constructed in the layout for the consideration of Rs. _____ /- [Rupees _____ Only]



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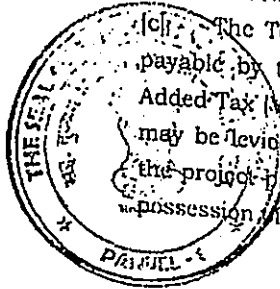
(b) The total aggregate consideration amount for the Flat/Shop including Garage/Covered Parking Space is thus Rs. _____ Only].
[Rupees _____ Only].

The Purchaser/s has/have paid Rs. 5,00,000/- [Rupees Five Lac Only] on or before execution of these present being as Part Payment, receipt for the said Part Payment hereby admits & acknowledged hereinafter separately and the Balance amount of sale consideration of sum of Rs. 44,71,300/- [Rupees Fourty Four Lac Seventy One Thousand Three Hundred Only] shall be paid in the following manner.

Sr. No.	Particulars of work	AMOUNT
1)	After registration of Agreement for Sale and and on Commencement of Work	
2)	On Completion of Plinth & Foundation work	
3)	On Completion of All Slab Work [Schedule wise/Breakup given in Schedule of Payment]	
4)	On Completion of Walls, Internal Plaster, Flooring Doors & Windows	
5)	On Completion of Sanitary Fittings, Stairase, Lift Walls, Lobbics upto the Floor level	
6)	On Completion of External Plumbing & External Plaster, Elevation, Terrace, with Water Proofing	
7)	On Completion of Lifts, Water Pumps, Electric Fittings, electro, mcchanical & ctual cial requirements, entrance lobby/s, plinth protection, paving or areas appertain & all other requirements	
8)	On Possession upon receipt of Occupancy Certificate	
Total Rs.		

Subject to the terms of the Agreement and the Developers abiding by the construction milestones, the Allottees shall make all payments, on demand by the Developers, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of _____ payable at Navi Mumbai.

The Total price above excludes Taxes [Consisting of Tax paid or payable by the Developers by way of Good Service Tax [GST], [Value Added Tax [VAT], Service Tax] and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Developers] up to the date of handing over of possession of the Flat/Shop.



[Signature]

[Signature]

P.

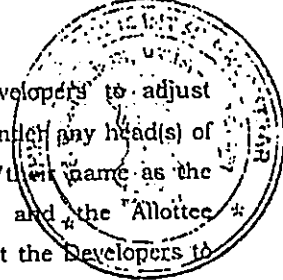
[d] The Total price is escalation free, save & except escalations /increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the actual authority local bodies /Government from time to time. The Developers undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost or levies imposed by the competent authorities etc., the Developers shall enclosed the said notification/order /rule/regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Purchasers which shall only be applicable on subsequent payments.

The Developers may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments @ _____% (_____ Percent) per annum for the period by which the respective instalment has been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Developers.

[e] The Developers shall confirm the final carpet area that have been allotted to the Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of Three [3%] Per Cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by Purchaser within Forty Five [45] days with annual interest at the rest specified in the Rules from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Developers shall demand additional amount from the Purchaser as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 5(a) & (b) of this Agreement.

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

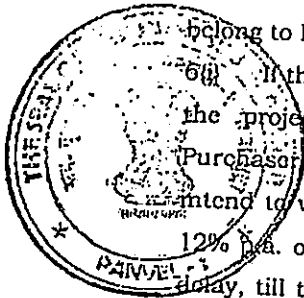


4.1) The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat/Shop to the Allottee/Purchaser(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat/Shop. Notwithstanding anything to the contrary contained herein, the Allottee/Purchaser(s) shall not be entitled to claim possession of the said flat/shop until the completion certificate is received from the local authority and the Allottee/Purchaser(s) has/have paid all the dues payable under this agreement in respect of the said flat /shop to the Developers and has/have paid the necessary maintenance amount/deposit, service tax, vat and other taxes payable under this agreement of the said flat/shop to the Developers.

4.2) Time is essence for the Developers as well as the Allottee /Purchaser(s). The Developers shall abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee /Purchaser(s) and the common areas to the association of the Allottee /Purchaser(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in Clause 3 I herein above. ("Payment Plan").

5) The Developers hereby declare that the Floor Space Index available as on date in respect of the project land is 7494.857 Sq. Mts. [Free of FSI, Fitness Centre area adm. 129.436 sq.mtr. & Society Office adm. 24.7 sq.mtr.] only. The Developers have disclosed the Floor Space Index of 1.5 as proposed to be utilized by him/them on the project land in the said Project and Allottee/Purchaser(s) have agreed to purchase the said Flat /Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developers only.

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6) If the Developers fails to abide by the time schedule for completing the project and handing over the [Apartment/Flat/Shop] to the Purchaser the Developers agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule @ 12% p.a. on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to

[Handwritten Signature] P e 10 of 30 *[Handwritten Signature]*

pay to the Developers, interest as specified in the Rule, on all the delayed payment which become due & payable by the Purchaser to the Developers under terms of this Agreement from the date the said amount is payable by the Allottee/Purchaser[s] to the Developers.

6.ii) Without prejudice to the right of Developers to charge interest in term of Sub Clause No 6.ii) above, on the Purchaser committing default in payment of due date of any amount due and payable by the Purchaser to the Developers under this Agreement [including his/her/their proportionate share of taxes, levied by concerned local authority and other outgoings] and on the Purchaser committing three (03) defaults of payment of installments, the Developers shall at his own option, may terminate this Agreement.

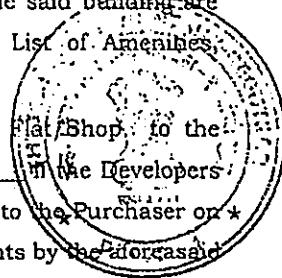
6.iii) Provided that, Developers shall give notice of Fifteen [15] days in writing to the Purchaser by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser of his/her/their intention to terminate this Agreement and of the Specific Breach or Breaches of terms & conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Developers within the period of notice then at the end of such notice period, Developers shall be entitled to terminate this Agreement.

6.iv) Provided further that upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchaser [subject to adjustment and recovery of any agreed liquidated damage or any other amount which may be payable to Developers] within a period of Thirty [30] days if the termination, the installments of sale consideration of the Flat/Shop which may till then have been paid by the Allottee/Purchaser to the Developers.

The fixture and fittings with regards to flooring and sanitary fittings and amenities like one or more lift with particular brand to be provided by the Developers in the Flat/Shop and the said building are those that are set out in the "Third Schedule" List of Amenities, Annexure "C" mentioned hereunder.

7. The Developers shall give possession of the Flat/Shop to the Purchaser on or before ____ day of ____ 20____. If the Developers fails or neglects to give possession of the Flat/Shop to the Purchaser on * account of reasons beyond his control and of his agents by the aforesaid date then the Developers shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat/Shop with interest at the same rate as may mentioned in the

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Clause No. 6(i) herein above from the date the Developers received the sum till the date the amounts and interest thereon is repaid. Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of flat/shop on the aforesaid date, if the completion of building in which the flat is to be situated is delayed on account of.

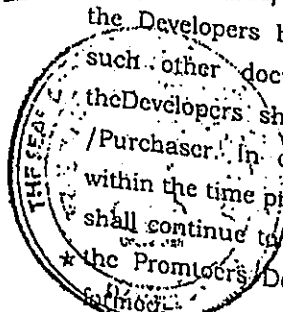
- (i) War, Civil Commotion or Act of God,
- (ii) Non-availability of steel and/or cement or other Building materials and/or Water supply or Electric Power
- (iii) Any Notice, Order, Rule, Notification of the Government and/or Other Public or Competent Authority/Court.
- (iv) For any of the other causes or beyond the controls of the Society/Developers.

8.1 PROCEDURE FOR TAKING POSSESSION:

The Developers upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/Purchaser as per the agreement shall offer in writing the possession of the Flat/Shop to the Allottee/Purchaser in terms of this Agreement to be taken within Fifteen [15] days from the date of issue of such notice and the Developers shall give possession of the Flat/Shop to the Allottee/Purchaser. The Developers agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developers. The Allottee/Purchaser agree(s) to pay the maintenance charges as determined by the Developers or association of Allottee/Purchasers, as the case may be. The Developers on its behalf shall offer the possession to the Allottee/Purchaser(s) in writing within Seven [07] days of receiving the occupancy certificate of the Project.

8.2. The Allottee/Purchaser shall take possession of the Flat/Shop within Fifteen [15] days of the written notice from the Developers to the Allottee/Purchaser intimating that the said Flat/Shop are ready for use and occupy.

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8.3. Failure of Allottee/Purchaser to take Possession of [Flat/Shop] : Upon receiving a written intimation from the Developers as per clause 8.1, the Allottee/Purchaser shall take possession of the Flat/Shop from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developers shall give possession of the Flat/Shop to the Allottee/Purchaser. In case the Allottee/Purchaser fails to take possession within the time provided in clause 8.1 even then such Allottee/Purchaser shall continue to be liable to pay maintenance charges as applicable to the Promoters/Developers and/or Society/Association proposed to be formed.



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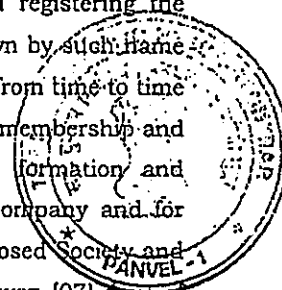
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8.4 If within a period of Five (05) years from the date of handing over the Flat/Shop to the Allottee/Purchaser, the Allottee/Purchaser brings to the notice of the Developers any structural defect in the Flat/Shop or the building in which the Flat/Shop is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers at his/her/their own cost and in case it is not possible to rectify such defects, then the Allottee/Purchaser shall be entitled to receive from the Developers, compensation for such defect in the manner as provided under the Act. This warranty is applicable only if after occupying the Flat/Shop the Allottee/Purchaser shall maintain the Flat/Shop in the same condition as it was handed over to him/her/their by the Developers. In case he/she/they makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen, bathrooms, enclosing balconies, flower bed, extending rooms, changing flooring, plumbing systems, electrical wiring, sanitary systems and fitting, fixing false ceiling 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/company. Further, in the following cases where the Allottee/Purchaser (i) installs air-conditioners on the external walls haphazardly which may affect the structure (ii) Allottee/Purchaser and/or its tenants load heavy luggage in the lift, (iii) damage any portion of the Allottee's Flat/Shop or common area by drilling or hammering etc. and (iv) does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Developers shall not be invocable.

9. The Allottee/Purchaser shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of *residence /office/show-room/shop/godown for carrying on any industry or business. (*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle. It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, the purchaser shall not use the said premises for vehicle repair garage beer bar, floor mill and chicken mutton shop without the written prior consent from the promoter/Society.

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10. The Allottee/Purchaser along with other Allottee/Purchasers of Flat /Shop in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developers may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within seven (07) days of



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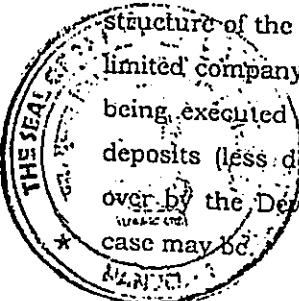
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the same being forwarded by the Developers to the Allottee/Purchaser, so as to enable the Developers to register the common actual deed of Allottee/Purchaser. No objections shall be taken by the Allottee/Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

11.1 The Developers shall, within three [03] months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Developers and/or the owners in the said structure of the Building or wing in which the said Flat/Shop is situated.

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

2435	The Allottee/Purchaser further agrees that till the Allottee/Purchaser's share is so determined the Allottee/Purchaser shall pay to the Developers provisional monthly contribution of Rs. _____/- per month towards the outgoings. The amounts so paid by the Allottee/Purchaser to the Developers shall not carry any interest and remain with the Developers until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be.
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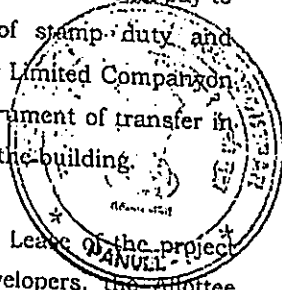
12. The Allottee/Purchaser shall on or before delivery of possession of the said premises keep deposited with the Developers, the following amounts :-

- (i) Rs. _____ /- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. _____/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. _____ /- for proportionate share of taxes and othercharges/levies in respect of the Society or Limited Company /Federation/Apex body
- (iv) Rs. _____/- deposit towards provisional monthly contribution towards outgoings of Society or Limited Company /Federation/Apex body.
- (v) Rs. _____/- For Deposit towards Water, Electric, and other utility and services connection charges.
- (vi) Rs. _____/- for deposits of electrical receiving and Sub Station provided in Layout

13. The Allottee/Purchaser shall pay to the Developers a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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14. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/Purchaser shall pay to the Developers, the Allottee/Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building.



15. At the time of registration of conveyance or Lease of the project and the Allottee/Purchaser shall pay to the Developers, the Allottee /Purchasers share of stamp duty & registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

16. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS

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

[i] The Developers have clear & marketable title with respect to the project land as declared in the title report annexed to this agreement and have the actual rights to carry out development upon the project land and also have actual, physical and legal possession of the actual land for the implementation of the project.

[ii] The Developers have lawful rights & requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project.

[iii] There are no encumbrances upon the project land or the project except those disclosed in the title report;

[iv] There are no litigations pending before any court of law with respect to the project land or actual except those disclosed in the title report;

[v] All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Developers have been and shall, at all times, actual to be in compliance with all applicable laws in relation to the project, project land, building/wing and common areas;

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[vi] The Developers have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title & interest of the Purchaser created herein, may actual cially be affected.



[vii] The Developers have not entered in to any Agreement for Sale, and/or Development Agreement or any other agreement arrangement with any person or party with respect to the project land, including the project and the said Flat/Shop which will, in any manner, affect the rights of Purchaser under this Agreement.

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[viii] The Developers confirms that the Developers are not restricted in any manner whatsoever from selling the said Flat /Shop to the Purchaser in the manner contemplated in this Agreement.

ix. At the time of execution of the conveyance deed of the structure to the association of Allottee/Purchasers the Developers shall handover lawful, vacant, peaceful, physical possession of the common are as of the Structure to the Association of the Allottee/Purchasers;

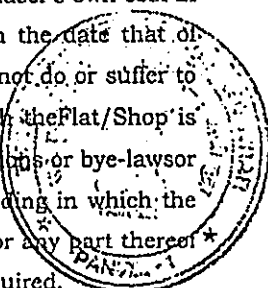
x. The Developers have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities, till the possession of the Flat/Shop is handed over./Occupancy Certificate which ever is earlier.

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developers in respect of the project land and/or the Project except those disclosed in the title report.

17. The Allottee/Purchaser or himself/themselves with intention to bring all persons into whosoever hands the Flat/Shop may come, hereby covenants with the Developers as follows

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



ii. Not to store in the Flat/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any

other structure of the building in which the Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Allottee/Purchaser in this behalf, the Allottee/Purchaser shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same condition, state and order in which it was delivered by the Developers to the Allottee/Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/Purchaser committing any act in contravention of the above provision, the Allottee/Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

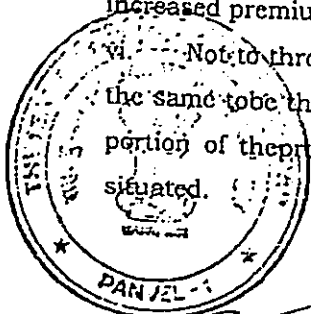
iv. Not to demolish or cause to be demolished the Flat/Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains and pipes in the Flat/Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other

structural members in the Flat/Shop without the prior written permission of the Developers and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat/Shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop in the compound or any portion of the project land and the building in which the Flat/Shop is situated.

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vii. Pay to the Developers within fifteen [15] days of demand by the Developers, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Shop is situated.

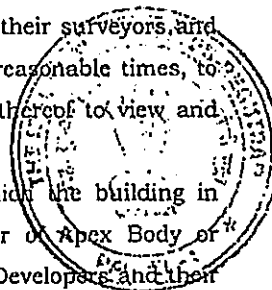
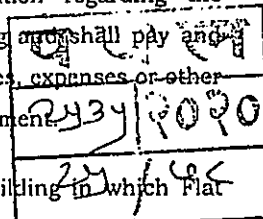
viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Shop by the Allottee/Purchaser for any purposes other than for purpose for which it is sold.

ix. The Allottee/Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Shop until all the dues payable by the Allottee/Purchaser to the Developers under this Agreement are fully paid up.

x. The Allottee/Purchaser shall observe and perform all the rules & regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shop therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat/Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Flat/Shop is situated is executed in favour of Society/Limited Society, the Allottee/Purchaser shall permit the Developers and their surveyors, and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

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



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18. The Developers shall maintain a separate account in respect of sums received by the Developers from the Allottee/Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

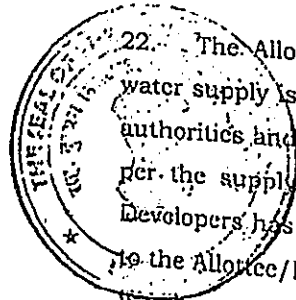
19. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shop or of the said Building or any part thereof. The Allottee/Purchaser shall have no claim save and except in respect of the Flat/Shop hereby agreed to be sold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

20. DEVELOPERS SHALL NOT MORTGAGE OR CREATE A CHARGE

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

21. Over and above the consideration and other amounts payable by the Allottee/Purchaser, the Allottee/Purchaser hereby agree that in the event of any amount becoming payable by way of Levy or Premium, Taxes, Cess, Fees, Service Charges, ALP, Maveja etc. after the date of this Agreement to the NMMC/CIDCO and other concerned local authorities or to the State/Central Government or in the event of any other payment for a similar nature becoming payable in respect of the said Property and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Developers, however, the same would be reimbursed by the Allottee/Purchaser to the Developers in proportion of the area of the said Flat/Shop to the total area of all the premises being constructed as a part of the Proposed Building on the said Property.

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22. The Allottee/Purchaser is/are further made aware that potable water supply is provided by the NMMC and other concerned government authorities and shall be made available to the said Proposed Building as per the supply received from such authorities. It is clarified that the Developers has not represented to the Allottee/Purchaser or undertaken to the Allottee/Purchaser that such water supply is assured, as the same is subject to availability and supply from the concerned authorities.

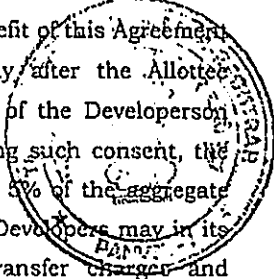
23. It is also agreed and understood that the Developers shall only pay proportionate charges towards Property tax, Service Charges, Sinking Fund, Insurance Charges, NA Tax, Lease Rent as per actual for Flat /Shop lying vacant & unsold Flat/Shop in the said Building. However the Developers shall not pay the proportionate charges for water, common electricity, contribution towards repair and maintenance funds, expenses on repair and maintainance of the lifts including charges for running the lifts, car parking, non occupancy charges or any other charges. However if the Developers gives the Flat/Shop on lease he shall pay all the proportionate charges as paid by all other Flat/Shop Allottee /Purchasers.

24 Further the Developers and the Allottee agree that the Developers can sell the premises in the said Project to any prospective buyer and such prospective buyers will become the member of the said Body without paying any transfer premium or any other charges to the said Society/Condominium.

25. The Allottee/Purchaser is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developers has/have agreed to and is/are executing this Agreement and Allottee/Purchaser hereby agree/s to indemnify and keep indemnified the Developers absolutely and forever from and against all and any damage or loss that may be caused to the Developers including interalia against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges & expenses, that may be caused to or incurred, sustained or suffered by the Developers, by virtue of any of the aforesaid representations, assurances, declarations, covenants & warranties made by the Allottee/Purchaser being untrue and/or as a result of the Developers entering in to this Agreement and/or any other present/future writings with the Allottee/Purchaser and/or arising there from.

26. If the Allottee/Purchaser, before being put in possession of the said Flat/Shop desire/s to sell or transfer his/her/their interest in the said Flat/Shop or wishes to transfer or give the benefit of this Agreement to other person/s, the same shall be done only after the Allottee /Purchaser obtain/s the prior written permission of the Developer on their behalf. In the event of the Developers granting such consent, the Allottee/Purchaser shall be hable to and shall pay 5% of the aggregate consideration to the Developers such sums as the Developers may in its absolute discretion determine by way of the transfer charges and administrative and other costs/charges, expenses pertaining to the same

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PROVIDED HOWEVER that such transferee/s/assignee/s of the Allottee/Purchaser shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Allottee/Purchaser to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

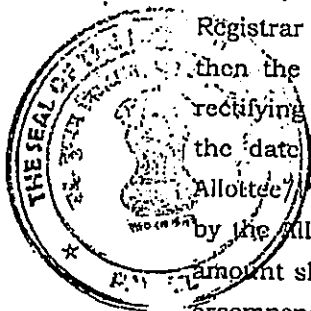
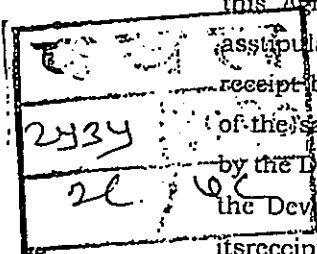
27. All obligations of the Allottee/Purchaser and covenants made by the Allottee/Purchaser herein shall be deemed to be obligations and/or covenants, as the case may be, running with immovable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Flat/Shop may come.

28. Notwithstanding anything contained herein, the Developers shall, in respect of any amount remaining unpaid by Allottee/Purchaser under the terms of this Agreement, have a first lien and charge on the said Flat/Shop agreed to be purchased by the Allottee/Purchaser hereunder.

29. Any delay or indulgence shown by the Developers in enforcing the terms of agreement or any forbearance or giving of time to the Allottee/Purchaser shall not be constructed as a waiver on the part of the Developers or any breach or non compliance of any of the terms and conditions of this Agreement by the Allottee/Purchaser nor shall the same in any manner prejudice any rights of the Developers hereunder or in law.

30. BINDING EFFECT

Forwarding this Agreement to the Allottee/Purchaser by the Developers does not create a binding obligation on the part of the Developers or the Allottee/Purchaser until, firstly, the Allottee/Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within thirty (30) days from the date of receipt by the Allottee/Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developers. If the Allottee/Purchaser fails to execute and deliver to the Developers this Agreement within thirty (30) days from the date of its receipt by the Allottee/Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Developers, then the Developers shall serve a notice to the Allottee/Purchaser for rectifying the default, which if not rectified within fifteen (15) days from the date of its receipt by the Allottee/Purchaser, application of the Allottee/Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee/Purchaser without any interest or compensation whatsoever.



31. ENTIRE AGREEMENT

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

32. RIGHT TO AMEND

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

33. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /PURCHASER/SUBSEQUENT ALLOTTEE/PURCHASERS

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

34. SEVERABILITY

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

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

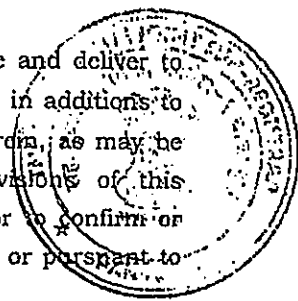
Wherever in this Agreement it is stipulated that the Allottee/Purchaser has to make any payment, in common with other Allottee/Purchaser in Project, the same shall be in proportion to the carpet area of the [Flat/Shop /Plot] to the total carpet area of all the [Flat/Shop/Plots] in the Project.

Handwritten table with columns for 'Area' and 'Share'.

Area	Share
2933	100%
	100%

36. FURTHER ASSURANCES

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



[Handwritten signature]

[Handwritten signature]

37. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Developers through its authorized signatory at the Developers's Office, or at some other place, which may be mutually agreed between the Developers and the Allottee/Purchaser in after the Agreement is duly executed by the Allottee/Purchaser and the Developers or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Navi Mumbai. (Place).

38. The Allottee/Purchaser and Developers or his/her/their authorized signatory or power of attorney shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Allottee/Purchaser and Developers or his authorized signatory or power of attorney will attend such office and admit execution thereof.

39. That all notices to be served on the Allottee/Purchaser and the Developers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/Purchaser or the Developers by Registered Post A.D

NAME OF ALLOTTEE/PURCHASER'S ADDRESS

ADD: Plot No. 58, Naik Nagar, Manewada Ring Road, Parvati Nagar, Nagpur - 440027

Email Id _____

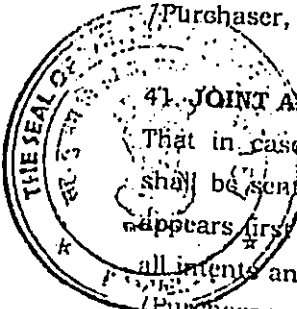
M/S DEVELOPERS NAME (DEVELOPER'S ADDRESS)

**ADD: Shop No-1, Plot No-3, Sector No-24
Telaga - PK-II**

Email Id Yachemant2008@gmail.com

40. 2434 30

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



41. JOINT ALLOTTEE/PURCHASERS

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

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4.1 STAMP DUTY AND REGISTRATION:-

Any charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/Purchaser.

4.3 DISPUTE RESOLUTION :-

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to Arbitrator as per provision of Arbitration and Conciliation Act, 1996, all the disputes and differences arising between the Developers and Allottee/Purchasers hereto, including any disputes and differences in regard to the interpretation of any provisional or term or the meaning thereof, or in regard to any claim of the Allottee/Purchasers against the Developers or in regards to the rights and obligation of the Developers and/or the Allottee/s hereunder the agreement or otherwise, howsoever shall be referred to common arbitrator as mutually decided by both, the Developers and the Allottee/Purchaser. In case of failure to settle the dispute by arbitration, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

4.4. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the District Courts at Alibaug, Raigad District and its Appellate Court only will have the jurisdiction for this Agreement

**THE SCHEDULE ABOVE REFERRED TO
THE FIRST SCHEDULE**

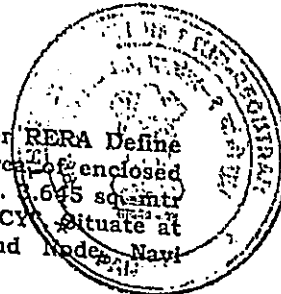
All that piece or parcel of land known as Plot bearing No. 03, Situated at Sector-24, Talaja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad of Gaathan Expansion Scheme, containing by adm. 4999.61 sq.mtr. or thereabouts and bounded as follows that is to say:

- On or towards North by : Reserve Plot
- On or towards South by : 20.0 Mtr. Wide Road
- On or towards East by : Plot No. 4
- On or towards West by : Plot No. 1 & 2

adm. 4999.61	
2337	9090
39 / 00	

THE SECOND SCHEDULE

Flat bearing No. 2209 on 22th Floor, having As per RERA Define Carpet area adm. 24.040 sq.mtr. excluding the area of enclosed Balcony & C.B. adm. 9.751 sq. mtr., & Terrace adm. 1.645 sq.mtr. and in the Building known as "MANGALA RESIDENCY" situate at Plot bearing No. 03, Sector-24, Talaja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad



THE SCHEDULE OF COMMON AREA

1. Staircase
2. Lobby/Passage
3. Lift Room, Electric Room, Pump Room, Society Office, Club House
4. Open Compound Area
5. Top Floor Terrace of Building

THE THIRD SCHEDULE - ANNEXURE "C" LIST OF AMENITIES FOR FLATS

TILING

- ❖ Vitrified flooring in all rooms
- ❖ Antiskid tiles in attached terrace area
- ❖ Decorative checkered tiles in compound

KITCHEN

- ❖ Granite platform with stainless steel sink
- ❖ Dado tiling with decorative border up to the beam bottom

TOILET

- ❖ Granite door frames
- ❖ Designer bathroom with branded sanitary ware
- ❖ Concealed plumbing with premium quality CP fitting Jaqwar Continental
- ❖ Geyser point in all bathroom

DOORS & WINDOWS

- ❖ Laminate flush door in bedroom and main door
- ❖ Anodized sliding window with tinted glass
- ❖ Windows Frame by Single Putty Granite Frame.

WALL & PAINTS

- ❖ Good finished walls with OBD paint in entire flat
- ❖ Good quality Acrylic paint on external walls

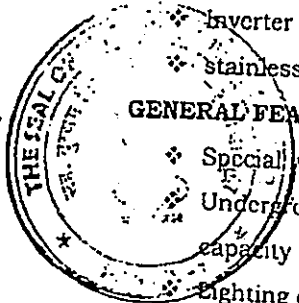
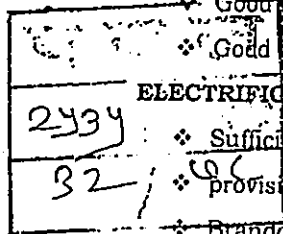
ELECTRIFICATION

- ❖ Sufficient electric points with branded modular switch in all rooms
- ❖ provision for cable TV/ Telephone connection in living room
- ❖ Branded concealed copper wiring with MCB/ELCB
- ❖ Inverter power backup for lift & common areas

- ❖ stainless steel lift for 6 person

GENERAL FEATURES

- ❖ Special water proofing treatment with china chips treatment
- ❖ Underground & Overhead water tank with adequate storage capacity
- ❖ Lighting on compound wall



IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seal the day year first hereinabove written.

SIGNED SEALED AND DELIVERED by the within named
"DEVELOPERS/NEW LICENSEES"

M/S. RACHANA ENTERPRISES [Partnership Firm]


Income Tax Permanent A/C. No. AAKFR2964G




Through its authorized Partner

SHRI. SANJAY GORADHANBHAI MAYANI

in the presence of

① 

② 





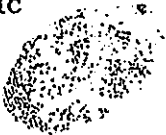
SIGNED SEALED AND DELIVERED
by the within named "PURCHASER/S"

MR. SHAILESH NANAJI GURBHELE

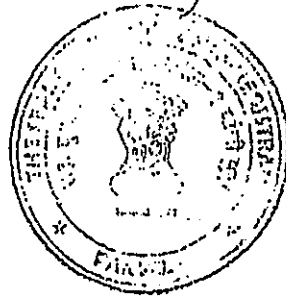
Income Tax Permanent A/C. No. AHUPG9051C

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R-E-C-E-I-P-T

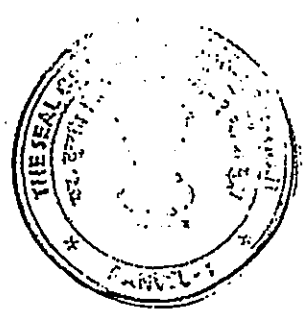

Dated: 12/03/2020

Received of and from MR. SHAILESH NANAJI GURBHELE the PURCHASER'S sum of Rs. 5,00,000/- [Rupees Five Lac Only] as per Agreement for Sale dtd. 12/03/2020 being the Part Payment towards sale of Flat/Shop bearing No. 2209 on 22TH Floor The said payment made as under:

Sr. No.	Date	Cheque No.	Drawn on	Amount
01.	01.03.2020	541706	SBI	5,00,000
			Total Rs.	5,00,000

WE SAY RECEIVED
Rs. 5,00,000/-

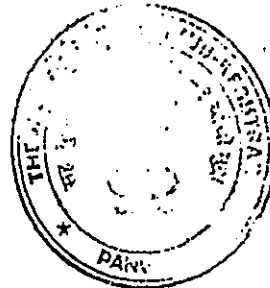
M/S. RACHANA ENTERPRISES [Partnership Firm]
Through its authorized Partner
SHRI. SANJAY GORADHANBHAI MAYANI



LIST OF ANNEXURE

- ❖ Annexure "A" - Schedule of Payment
- ❖ Annexure "B" - Advocate Title Certificate
- ❖ Annexure "C" - List of Amenities
- ❖ Annexure "D" - Commence Certificate
- ❖ Annexure "E" - Floor Plan
- ❖ Annexure "F" - List of Bifurcation/Distribution of shops/flats between Owner/Original Licensee and Developers/New Licensees [As Per Consent Terms]
- ❖ Annexure "G" - Registration Certificate of The Real Estate [Regulation & Development Act]

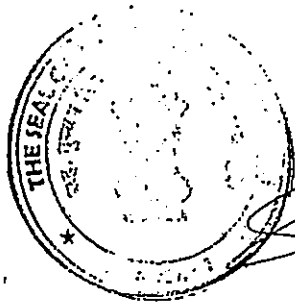
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ANNEXURE "A"

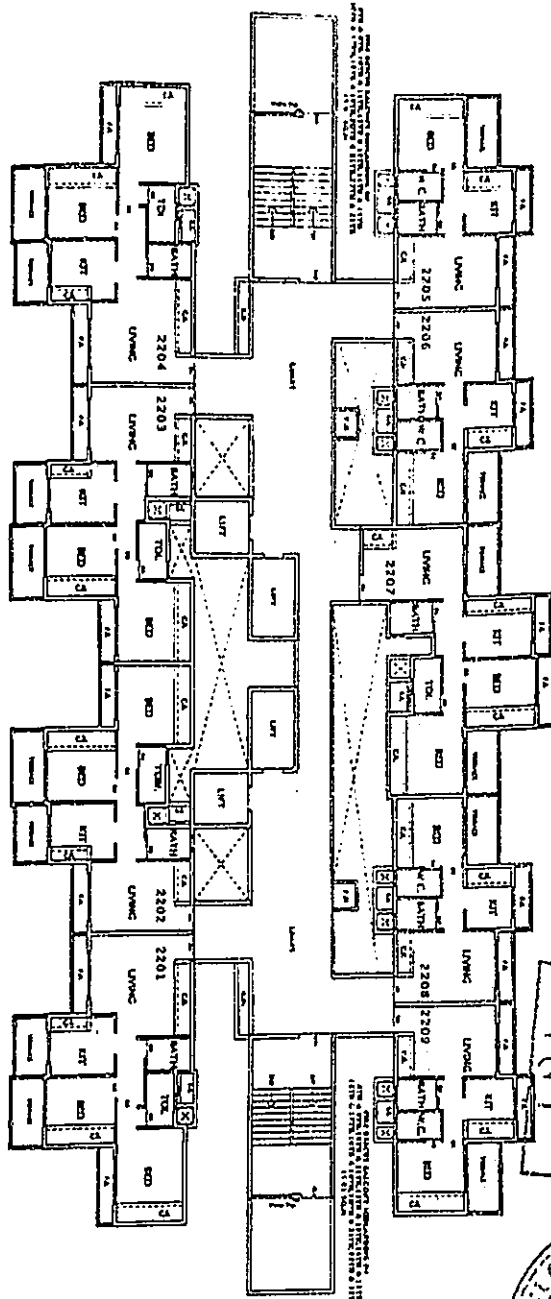
Sr. No.	Particulars of work	%
1)	As Earnest Money at the time of booking	10%
2)	After execution & registration of Agreement for Sale	20%
3)	On Completion of Plinth & Foundation work	15%
4)	On Completion of <u>1st</u> Slab	<u>10</u> %
5)	On Completion of <u>1st</u> Slab	<u>5</u> %
6)	On Completion of <u>2nd</u> Slab	<u>5</u> %
7)	On Completion of <u>2nd</u> Slab	<u>5</u> %
8)	On Completion of Walls, Internal Plaster, Flooring Doors & Windows	5%
9)	On Completion of Sanitary Fittings, Stairase, Lift Walls, Lobbies upto the Floor level	5%
10)	On Completion of External Plumbing & External Plaster, Elevation, Terrace, with Water Proofing	5%
11)	On Completion of Lifts, Water Pumps, Electric Fittings, electro, mechanical & environment requirements, entrance lobby/s, plinth protection, paving or areas pertain & all other requirements	10%
12)	On Possession upon receipt of Occupancy Certificate	5%
	Total	100%

2434
32 CC



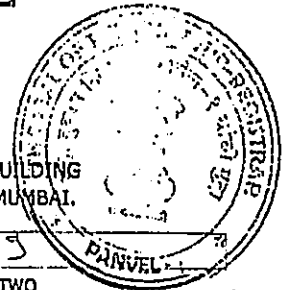
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**PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
AT PLOT NO. 03, SECTOR.24, TALOJA, NAVI MUMBAI.**

DEVELOPERS	FLAT NO.	2209
M/S. RACHANA ENTERPRISES	FLOOR	TWENTY TWO
SIGNATURE OF DEVELOPERS	CARPET AREA	24.040 M ² + 3.645 M ² <i>Govan</i>
	SIGNATURE OF PURCHASER	<i>Balraj C.B. Govan</i>

[Signatures of Developer and Purchaser]



URBAN AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

D. OFFICE:

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

HEAD OFFICE:

CIDCO Building, CBD Sector,
Navi Mumbai - 405 006
PHONE 00-91-22-5791 2100
FAX 00-91-22-5791 2166

Nav CIDCO/BP-13186/TPO(NM & KJ)/2014/

1317--

Date: 26 DEC 2014

To,
1) Shri. Vasant Govind Shinde,
Residing at 12, Subhedar Vadi,
Koyanavele, Ghat Camp,
Tal. Panvel, Dist. Raigad
2) M/s. Rachana Enterprises,
Through its Partners, Shri. Chandresh G. Patel & Others Two,
Flat No. 102, Pragati Apt., Plot No. 226, New Panvel,
Dist. Raigad

ASSESSMENT ORDER NO. 399/2014-2015 REGISTER NO 01 PAGE NO. 399

- Subj: Payment of development charges for Residential Building on Plot No. 03, Sector-24 at Taloja (12.5% Scheme), Navi Mumbai
- Ref:- 1) Your letter dated 28/10/2014 & 22/12/2014
2) Delay Condonation NOC issued by AEO vide letter No CIDCO/Estate/12.5% Scheme/Taloja/172/2014, dtd 16/10/2014
3) Final Transfer Order issued by M(TS-II) vide letter No CIDCO/Estate/12.5% Scheme/Taloja/172/2014/1665, dtd 14/10/2014
4) Moveja NOC issued by M(TS-II) vide letter No CIDCO/Estate/12.5% Scheme/Taloja/172/2014, dtd 16/10/2014
5) Height Clearance NOC issued by TPO (NM&K) vide letter No CIDCO/TPO(NM&K)/2014/274, dtd 15/07/2014
6) Hort. NOC issued by Lic Hort. officer vide letter No CIDCO/Hort/
7) MSEDCI Approval byn EE(PNL-U) vide letter No EE/PNL-U/TechnSIS, Approval No 5405, dtd 01/12/2014
8) Fire NOC issued by Fire Officer vide letter No CIDCO/FIRE/KLM/8307/2014, dtd 19/12/2014
9) Extension in time limit issued by EO(12.5% Sch) vide letter No CIDCO/Estate/12.5% Sch/Taloja/172/2014, dtd 16/10/2014
10) 50% IDC Paid of Rs 25,00,000/- vide Receipt No 12940, dtd 17/12/2014

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

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

1.	Name of Assessee	- Shri. Vasant Govind Shinde & M/s. Rachana Enterprises, Through its Partners, Shri. Chandresh G. Patel & Others Two.
2.	Location	- Plot No. 03, Sector-24 at Taloja (12.5% Scheme), Navi Mumbai
3.	Land use	- Residential
4.	Plot area	- 4999.61 Sq mtrs
5.	Permissible FSI	- 1.50
6.	Rate As per Stamp Duty ready Reckoner for Sector-24, Taloja	- Rs 13780/-
7.	AREA FOR ASSESSMENT	
A)	FOR COMMERCIAL	
i)	Plot area	- 549.629 Sq mtrs
ii)	Built up area	- 824.444 Sq mtrs
B)	FOR RESIDENTIAL	
i)	Plot area	- 4449.981 Sq mtrs
ii)	Built up area	- 6670.413 Sq mtrs
8.	DEVELOPMENT CHARGES	
A)	FOR COMMERCIAL	
i)	On plot area @ 1% of (6) above	- 549.629 Sq. mtrs. X Rs. 13780/- X 1% = Rs. 75738.88
ii)	On built up area @ 4% of (6) above	- 824.444 Sq. mtrs. X Rs. 13780/- X 4% = Rs. 454433.53
		TOTAL = Rs. 530172.41
B)	FOR RESIDENTIAL	
i)	On plot area @ 0.5% of (6) above	- 4449.981 Sq. mtrs. X Rs. 13780/- X 0.5% = Rs. 306603.69
ii)	On built up area @ 2.0% of (6) above	- 6670.413 Sq. mtrs. X Rs. 13780/- X 2.0% = Rs. 1838355.82
		TOTAL = Rs. 2144969.51
9)	Total Assessed development Charges	- 8(A) + 8(B) = Rs. 2751492. Say Rs. 2751492.
10)	Date of Assessment	- 19/12/2014
11)	Due date of completion	- Upto 20/04/2015
12)	Development charges paid of Rs. 26,79,000/- vide Receipt No. 12940, dtd 17/12/2014	

Unique Code No. 2014 03 021 02 3511 01 is for this Development Permission on Plot No. 03, Sector-24 at Taloja (12.5% Scheme), Navi Mumbai

Yours faithfully,
Manjula
26/12/14
(Manjula Nayak)
Town Planning Officer (BP)
Navi Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

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 / 6550 0933

HEAD OFFICE
 CIDCO Bhavan
 Navi Mumbai
 PHONE 00-91-22-
 FAX 00-91-22-

Ref. No. CIDCO/BP-13186/TPO(NM & KY2014/ 1317 - -

Date: 26

To,
 1) Shri. Vasant Govind Shinde,
 Residing at 12, Subhedar Vadi,
 Koyanavele, Ghot Camp,
 Tal. Panvel, Dist. Raigad
 2) M/s Rachana Enterprises,
 Through its Partners, Shri. Chandresh G Patel & Others Two,
 Flat No 102, Pragati Apt., Plot No 226, New Panvel,
 Dist Raigad.

ASSESSMENT ORDER NO. 399/2014-2015 REGISTER NO.01PAGE NO. 399

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	5	1
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Sub:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 03, Sector-24 at Taloja (12.5% Scheme), Navi Mumbai

Ref:- Your letter dated 28/10/2014 & 22/12/2014

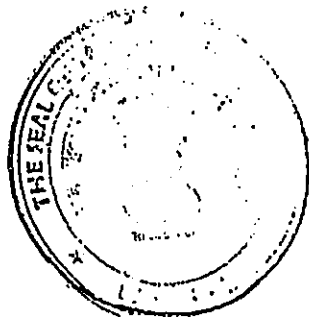
ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
 (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- | | | |
|----|--|---|
| 1 | Name of Assessee | • Shri Vasant Govind Shinde & M/s Rachana Enterprises, Through its Partners, Shri Chandresh G Patel & Two |
| 2 | Location | • Plot No 03, Sector-24 at Taloja (12.5% Scheme Navi Mumbai |
| 3 | Land use | • Residential |
| 4 | Plot area | • 4999.61 Sq mtrs |
| 5 | Permissible FSI | • 1.50 |
| 6 | GROSS BUA FOR ASSESSMENT | • 19561.411 Sq mtrs |
| A) | ESTIMATED COST OF CONSTN. | • 19561.411 Sq mtrs X Rs 13200/- = Rs 2582106.25 |
| B) | AMOUNT OF CESS | • Rs 2582106.25 X 1% = Rs 258210.625 |
| Z) | Construction & Other Workers Welfare Cess charges paid | Rs 25,83,000/- vide Receipt No. 12940 dtd. 17/12/2014 |

2934
 3e WC

Yours faithfully,

Manjula
 26/12/14
 (Manjula Nayak)
 Town Planning Officer(BP)
 Navi Mumbai & Khopla



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-13186/TPO(NM & K)/2014/ 1318-
 Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 3 5 1 1 0 1
 Date 26 DEC 2014

To,
 1) Shri Vasant Govind Shinde,
 Residing at 12, Subhedar Vadi,
 Koyanavele, Ghot Camp,
 Tal Panvel, Dist Raigad
 2) M/s Rachana Enterprises,
 Through its Partners, Shri Chandresh G Patel & Others Two
 Flat No 102, Pragati Apt. Plot No 226, New Panvel,
 Dist Raigad

- Sub:- Development Permission for Residential Building on Plot No 03, Sector-24 at Talaja (12.5% Scheme), Navi Mumbai
- Ref:- 1) Your letter dated 28/10/2014 & 22/12/2014
 2) Delay Condonation NOC issued by AEO vide letter No CIDCO/Estate/12.5% Scheme/Talaja/172/2014, dtd. 16/10/2014
 3) Final Transfer Order issued by M(TS-II) vide letter No CIDCO/Estate/12.5% Scheme/Talaja/172/2014/1665, dtd. 14/10/2014.
 4) Maveja NOC issued by M(TS-II) Vide letter No. CIDCO/Estate/12.5% Scheme/Talaja/172/2014, dtd 16/10/2014
 5) Height Clearance NOC issued by TPO (NM&K) vide letter No. CIDCO/TPO(NM&K)/2014/274, dtd 16/07/2014
 6) Hort. NOC issued by Lic. Hort. officer vide letter No. CIDCO/Hort/1
 7) MSEDCL Approval by EE(PNL-U) vide letter No. EE/PNL-U/Tech/SIS, Approval/No 5486, dtd 01/12/2014
 8) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/8307/2014, dtd 19/12/2014
 9) Extension in time limit issued by EO(12.5% Sch) vide letter No. CIDCO/Estate/12.5% Sch/Talaja/172/2014, dtd 16/10/2014
 10) 50% IDC Paid of Rs. 25,00,000/- vide Receipt No 12940, dtd. 17/12/2014

Dear Sir,

Please refer to your application for Development Permission for Residential Building on Plot No 03, Sector-24 at Talaja (12.5% Scheme), Navi Mumbai.

The Development Permission is hereby granted to construct Residential Building on the plot mentioned above

The commencement certificate as required under section 45 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 buildings having still, the finished still 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

Since you have paid 50% IDC of Rs. 25,00,000/- vide Receipt No 12940, dtd. 17/12/2014, you may approach to the Office of Executive Engineer (Klm) to get the sewerage connection to your plot.

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

The Developers / Builders shall take all precautionary major 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 at project site to avoid epidemic

Thanking you,

Yours faithfully,

Manjula 26/12/14

(Manjula Nayak)
 Town Planning Officer (BP)
 Navi Mumbai & Khopla

REF NO. CI/CO/B.P.-13186 /TPO (NM&K)/2014 **1318 - -** DATE **26 DEC**
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to Shri. Vasant Govind Shinde & M/s. Rachana Enterprises, Through its Partners, Shri. Chandresh G. Patel & Others Two, on Plot No. 03, Sector- 24 at Talaja (12.5% Scheme), Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 24th Floors), Resi. BUA = 6670.413 Sq.Mt., Comm. BUA = 824.444 Sq.Mt., Total BUA = 7494.857 Sq.Mt., (Free of FSI, Fitness Centre area = 129.435 Sq.mt & Society Office = 24.74 Sq. Mt.)

(Nos of Residential Units - 194, Nos of Commercial units - 28)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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

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

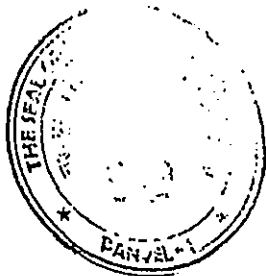
2. The applicant shall:-

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

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- 5 The conditions of this certificate shall be binding not only on the applicant but also on his
 6 successors and/or every person deriving title through or under him.
 7 A certified copy of the approved plan shall be exhibited on site
 8 The amount of Rs 25000/- deposited with CIDCO as security deposit shall be forfeited either
 9 in whole or in part at the absolute discretion of the Corporation for breach of any of the
 10 conditions attached to the permission covered by the Commencement Certificate. Such
 forfeiture shall be without prejudice to any other remedy or right of Corporation.
 "Every Building shall be provided with underground and over head water tank. The capacity of
 the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground,
 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".
 You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of
 transformer, if any, etc.

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 (i)
 above, shall be published in two widely circulated newspapers one of which should
 be in regional language

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11 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.
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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Manjivla
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TOWN PLANNING OFFICER

Navi Mumbai & Khopla

C.C. TO ARCHITECT.
Ms Atul Patel
C.C TO Separately to:
1. M (TS)
2. CUC
3. EE (KHR/PNL/KIOW/DRON)
EE (WS)

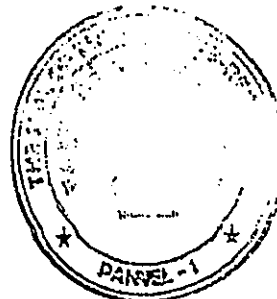
SCHEDULE
RAIN WATER HARVESTING

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

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

- (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An Impervious surface underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.29 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth;
 - c) Coarse sand as upper middle layer upto 20% of the depth;
 - d) A thin layer of fine sand as top layer.

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e) Top 10% of the pits/ trenches will be empty and a splash is to be provide in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.

The depth of wall bellow ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall atleast be 15 cms.

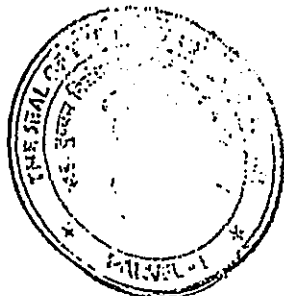
g) Perforated concrete slabs shall be provided on the pits/trenches.

- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/borewell/storage/tank/recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq. mt.
 3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
 4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B Com LL B
ADVOCATE HIGH COURT

Plot No. 16, 17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614
Mob 9820523077 / 9820459724 Fax No. 022 40242632 E-mail ajeet_advocate@yahoo.co.in

Date: 2nd April 2015

ANNEXURE "B" TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.: Plots bearing No. 03, adm. 4999.61 sq.mtrs. at Situated
at Sector-24, Taloja-Panchnand Node, Navi Mumbai Tal.
Panvel, Dist. Raigad

We have investigated the Title of M/S. RACHANA ENTERPRISES [Partnership Firm] & SHRI. VASANT GOVIND SHINDE, the New licensees of Plot bearing No. 03, adm. about 4999.61 sq.mtr., Situated at Sector-24, Taloja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad have to State as follows:

4999.61 sq.mtr.	
Navi Mumbai Tal.	
2434	2020
Maharashtra Ltd.	
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The City and Industrial Development of Maharashtra Ltd. (hereinafter referred to as "THE CIDCO") is The New Town Development Authority declared for the area designated as a site for the New Township for Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. xxxviii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, pursuant to section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO Ltd for disposal and/or development. Villagers vide under CIDCO File No. 172 in the name of Project Affected Villager/Applicant SHRI. VASANT GOVIND SHINDE and on payment of Lease Premium of Rs. 62,500/- [Rupees Sixty Two Thousand Five Hundred Only] & Other Charges Agreement to Lease executed on 21st April 2010 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO LTD) the Licensor Party of ONE PART AND SHRI. VASANT GOVIND SHINDE, the Original Licensee Party of OTHER PART

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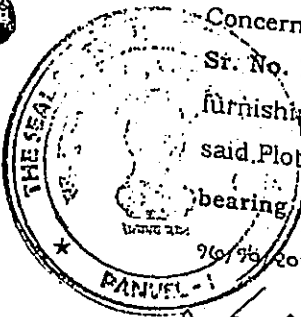
and had handed over the possession of the aforesaid allotted plot to Licensee and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO Ltd. The Agreement to Lease duly stamped & registered with the Concerned Sub-Registrar of Assurances at Panvel, vide under Registration Sr. No.PVL-1/05555/2010 dtd. 3rd May 2010.

The Development Agreement executed on 28th June 2014 between SHRI. VASANT GOVIND SHINDE the Party of One Part AND M/S. RACHANA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. CHANDRESH GANESH PATEL, [2] SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL the Party of Other Part and as per the said Development Agreement parties have agreed to share the units/flats/shops and FSI of the entire Plot equally in the ratio of 50:50

The Original Allottee/Licensee of Plot had made an application to the CIDCO Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot to the extent of 50% of total area in favour of New Licensees M/S. RACHANA ENTERPRISES [Partnership Firm] consist of Three [03] Partners namely [1] SHRI. CHANDRESH GANESH PATEL, [2] SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL, The CIDCO Ltd. had granted its permission of transfer of the said plot and on payment of transfer fees, the said Plot transferred by execution of Tripartite Agreement dtd. 13th August 2014 executed between The CIDCO Ltd. the Party of First Part AND SHRI. VASANT GOVIND SHINDE the Original Licensee Party of

Second Part AND in Joint name of M/S. RACHANA ENTERPRISES [Partnership Firm] through its Partners [1] SHRI. CHANDRESH GANESH PATEL, [2] SHRI. SANJAY GORADHANBHAI MAYANI & [3] SHRI. GOVIND NARAN PATEL [50% Share] AND SHRI. VASANT GOVIND SHINDE [50% Share] the New Licensees Party of Third Part

The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Panvel vide under Registration St. No. PVL-2/5873/2014 dtd. 13th August 2014. The CIDCO Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the joint name of New Licensees vide through its Final Order bearing No. सिडको १७१७/२०१४.



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वसाहत/साटयो/तळोजा-१७२/२०१४/१५६९ दिनांक

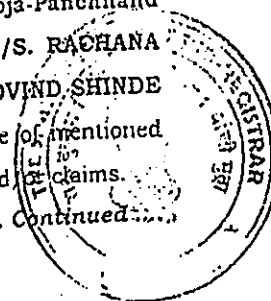
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Due to certain, dispute & misunderstanding between the Original Licensees & Developers about the Distribution/Sharing of units/flats of the proposed building to be constructed on the said plot, the Developers New Licensees have filled Special Civil Suit No. 27/2015 IN THE COURT OF CIVIL JUDGE [S.D.] Panvel at Panvel for The Specific Performance of the Contract as per the Development Agreement dtd. 28th June 2014 and Distribution of Units/Flats as per their agreed sharing ratio. The Hon'ble Court has issued summons to other side to remain present on the fixed date and in between the Defendant Original Licensee of the plot has approached to the Plaintiff the Developers herein and both the parties have mutually & amicably settled their dispute out of court and accordingly made an application for withdrawal of suit by filling Consent Term to the said Suit. The Hon'ble Court on filling of application and Consent Term to the Suit signed by both the parties and their respective advocates has referred the suit for mediation which allowed after taking the statement as per order passed to Exhibit 10 and in lieu of said Consent Term filled before The Hon'ble Court Decree Passed to the same and suit disposed off. The Parties to the suit have accepted the distribution of units between them as per Annexure "F" to the Agreement and enclosed with the Consent Term.

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through MR. VINAY MANKAME, Search Clerk for the period Year 2010 to 2014 in the Office of Concerned Sub Registrar of Assurance i.e. Panvel-I, Panvel - II, Panvel - III & Panvel - IV, Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no other document executed and registered about the sale, mortgage of said plot in favour of any other party except the document herein perused by us and no stay order, injunction granted by any of court so far against the said plot in favour of any third party. The copy of search note and payment receipt for title search enclosed herewith to support our title certificate issued pertaining to title of said plot.

It's observed by us that the title of Plot bearing No. 03, adm. about 4999.61 sq.mtr., Situated at Sector-24, Taloja-Panchnand Node, Navi Mumbai Tal. Panvel, Dist. Raigad with M/S. RACHANA ENTERPRISES [Partnership Firm] & SHRI. VASANT GOVIND, SHINDE are cleared & marketable and further the License, Lease of mentioned Plot is free from all encumbrances, mortgages, charges and claims.

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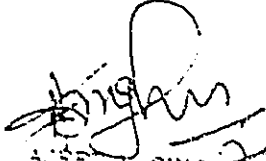
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THE SCHEDULE ABOVE REFERRED TO

At that part or parts of land known as Plot bearing No. 03, Situated at Sector-24, Talaja-Pinchand Node, Navi Mumbai Tal. Panvel, Dist. Raigad of Gaothan Expansion Scheme, containing by adm. 4999.67 sq.mtr. or thereabouts and bounded as follows that is to say

On or towards North by Reserve Plot
On or towards South by 20' 0" Mtr Wide Road
On or towards East by Plot No 4
On or towards West by Plot No 1 & 2

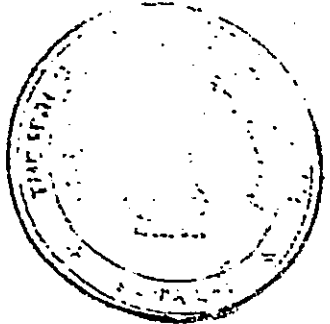
For AJEET SINGH & ASSOCIATES


AJEET SINGH
(ADVOCATE)

Ajeet V. Singh
ADVOCATE
B.COM. - 5
M.A. - 2
M.B.A. - 1
M.L.S. - 1
M.P.A. - 1
M.P.P. - 1
M.P.S. - 1
M.P.T. - 1
M.P.U. - 1
M.P.V. - 1
M.P.W. - 1
M.P.X. - 1
M.P.Y. - 1
M.P.Z. - 1
M.P.AA - 1
M.P.AB - 1
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M.P.AAZ - 1

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Encl. Search Report taken through MR VINAY MANKAME



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SEARCH REPORT

TRANSACTION
 | Sub-Registrar, Panvel - I |
 1. In Sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as
 according to available records all records had been checked.
 2. Current Year 2014 record is not ready

TRANSACTION
 | Sub-Registrar, Panvel - II |
 1. In Sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as
 according to available records all records had been checked.
 2. Current Year 2014 record is not ready

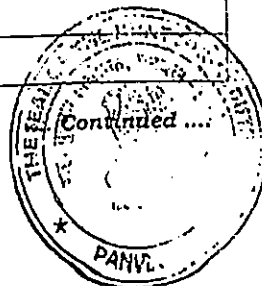
TRANSACTION
 | Sub-Registrar, Panvel - III |
 1. In Sub Registrar Panvel from 2010 to 2014 in last i.e. 05 Years as
 according to available records all records had been checked.
 2. Current Year 2014 record is not ready

TRANSACTION
 | Sub-Registrar, Panvel - IV |
 1. In Sub Registrar Panvel from 2012 to 2014 in last i.e. 03 Years as
 according to available records all records had been checked.
 2. Current Year 2014 record is not ready

**ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH
 WE HAVE FOUNDED IN SEARCH ARE GIVEN AS BELOW :-**

Village	Taloja-Panchnand
Sub Registrar Office	Panvel - I
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No.03, Sector-24
Area	4999.61 sq. mtr.
Name of the Executing Party	CIDCO Ltd.
Name of Claming Party	SHRI. VASANT GOVIND SHINDE
Date of Execution	21 st April 2010
Date of Registration	3 rd May 2010
Serial No./Volume and Page	5553/2010
Value	Rs. 62,500/-
Market Value	Rs. 0.00/-
Stamp Paid on Market Value	Rs. 5,000/-
Registration Fees	Rs. 625/-

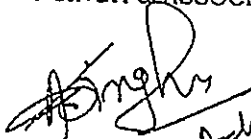
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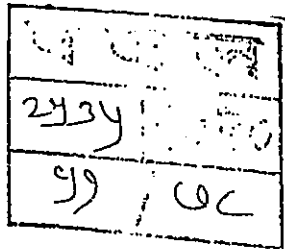
NOTE :

1. Registered Document SHRI. VASANT GOVIND SHINDE to M/S RACHANA ENTERPRISES [Partnership Firm] said Agreement has been registered dtd. 13th August 2014 with the Sub Registrar of Assurances at PVL-2 under as per you provided Document No. 5873/2014 dtd. 13th August 2014 by & through Tripartite Agreement this Document Number verified by system.
2. Computerized Index are not property maintained in Sub Registrar Office at PVL - I, II, III.

For AJEET SINGH & ASSOCIATES


AJEET. V. SINGH Adv.
(ADVOCATE)

Ajeet V. Singh
B Com. LL.B
ADVOCATE HIGH COURT
17th Floor, Sar Chamber Sector-11
Plot No 44 C D Belapur
Navi Mumbai-400614 Ph. No 27276132



SEARCH REPORT

From: Mr. Vinay Mankame, Property Investigator

Office No. 4, Shree Ballalleshwar Bldg. Tilak Road, Savarkar Chowk, Panvel, 410206

Cell No. 8652521413 / 9920171724

Email I.D. vinaymankame21@gmail.com

Date: 12/01/2015

To: Mr. Ajeet Singh,
80 Belapur, Navi Mumbai.

Re: Search of the Sub-Plot No. 03, Sec- 24, admeasuring 4999.61
Sq.mtrs. Village - Talaje Pachnand, Tal - Panvel, Dist.
Raigad.

Period Of Search : 2010 to 2014 (05 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year from 2010 to 2014 i.e. last 05 years. I have gone through the available Index - II Register kept in the said Office. I have found the details as under:-

TRANSACTION (Sub- Registrar, Panvel - 1)

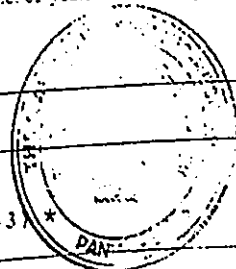
1) In sub Registrar Panvel From 2010 to 2014 in last i.e. 05 years as according to available records all records had been checked.
2) Current year 2014 record is not ready.

TRANSACTION (Sub- Registrar, Panvel - 2)

पं. सं. २१३५ / २०१०
५२ / १०८

1) In sub Registrar Panvel from 2010 to 2014 in last i.e. 05 years as according to available records all records had been checked.
2) Current year 2014 record is not ready

TRANSACTION (Sub- Registrar, Panvel - 3)



1) In sub Registrar Panvel from 2010 to 2014 in last i.e. 05 years as according to available records all records had been checked.
2) Current year 2014 record is not ready

TRANSACTION
(Sub- Registrar, Panvel - 4)

- 1) In sub Registrar Panvel from 2012 to 2014 in last i.e. 03 years as according to available records all records had been checked.
2) Current year 2014 record is not ready .

According to the above schedule those entries which I have founded in Search given as below :-

Village	Taloje
Sub Registrar Office	Panvel- 1
Nature of Deed	Agreement To Lease
Survey Sub Division And House No.	Plot No.03, Sector- 24
Area	4999.61 Sq.mtrs.
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Mr. Vansant Govind Shinde
Date of Execution	21/04/2010
Date of Registration	03/05/2010
Serial No/ Volume and page	5555/2010
Value	62500/-
Market value	0.00/-
Stamp duty	5000/-
Registration fees	625/-

NOTE:

- 1) Registered Document Mr. Vansant Govind Shinde to M/s. Rachana Enterprises said agreement has been registered dated 13/08/2014 with the Sub- Registrar, PVL under as per vol provided Doc. No.5873 /2014 Dated 13/08/2014 by & Through Tripartite Agreement this document number verified by system
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel - 1,2,3 & 4



(Signature)

Mr. Vinay Mankame
Property Investigator



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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

Plot No. 366
Mangala Residency, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO. 3, SECTOR-24 at Talaje
Area: Panvel, Raigarh, 410208;

Archana Enterprises having its registered office / principal place of business at **Tehsil: Panvel, District: Raigarh,**
Pin: 400614.

The registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

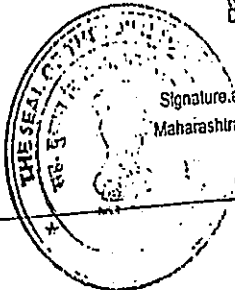
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 31/08/2017 and ending with 30/04/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

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Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:31-08-2017 16:30:02

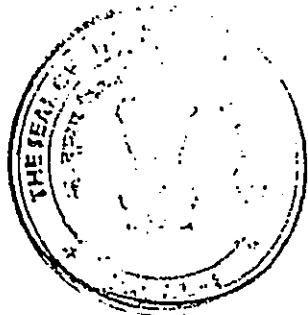


Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated 31/08/2017
Place Mumbai



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आपका पत्र मिला था

आपका पत्र मिला था 22.2.15

आपका पत्र मिला था

आपका पत्र मिला था

नोटर्स की
दम शुल्क की ₹ 100.00
पृष्ठों संख्या 15 ₹ 300.00

एक ₹ 400.00

आपका पत्र मिला था 107 PM

JOINT S R PANVEL 1

आपका पत्र मिला था ₹.0/-

मोबदला: ₹.1/-

आपका पत्र मिला था ₹. 500/-

- 1. देवकाचा प्रकार: By Cash रकम: ₹ 100/-
- 2. देवकाचा प्रकार: By Cash रकम: ₹ 300/-

बी.डी. वि. सं. ११४५५५
वि. सं. ११४५५५
आपका पत्र मिला था

पारवी

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Signature

Rahul Patil

भारतीय गैर न्यायिक
 भारत INDIA
 रु. 500 FIVE HUNDRED RUPEES
 पाँच सौ रुपये Rs. 500
 INDIA NON JUDICIAL

पहलपुत्र MAHARASHTRA
 20 APR 2015

पहलपुत्र
 पत्रकारिताचे साव-संवेदन.
 रायगड.
 २०/४/२०१५
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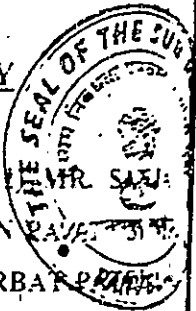


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SPECIAL POWER OF ATTORNEY

To all to whom these presents shall come that We,

1) GORDHANBIHAI MAYANI,
 2) MR. GOVIND NARAN
 3) CHANDRESH GANESH PATEL,
 4) MR. RAHUL PARBATI
 Indian Joint Plaintiffs, who are Partners of a Registered Partnership Firm
 name of M/s. RACHANA ENTERPRISES, having site Office at- Plot No.
 03, Sector 2, at Industrial Panel, Dist. Raigad, Navi Mumbai, do hereby



SEND GREETINGS

Handwritten signatures and stamps of the partners: Govind Naran, Chandresh Ganesh Patel, and Rahul Parbati. There are multiple instances of these signatures and a circular stamp of the firm.

१. नाम (Registered Name)
 २. पंजीकृत (Registered)
 ३. पंजीकृत नाम (Registered Name)
 ४. पंजीकृत नाम (Registered Name)
 ५. पंजीकृत नाम (Registered Name)
 ६. पंजीकृत नाम (Registered Name)
 ७. पंजीकृत नाम (Registered Name)
 ८. पंजीकृत नाम (Registered Name)
 ९. पंजीकृत नाम (Registered Name)
 १०. पंजीकृत नाम (Registered Name)

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रचना इट प्रोपर्टी मॉडल
 विरेंद्र गुप्ता - ५५५५५५
 सावनीर सावनीर सावनीर

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 ५५५ २९/०५/२०१५
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११. विरेंद्र शामलाल गुप्ता
 पंजीकृत पंजीकृत नाम. ८/१९९५-९८
 पंजीकृत, पंजीकृत, पंजीकृत, पंजीकृत
 पंजीकृत



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 ५५५/५५५



WHEREAS :

1. We are 50% undivided seized and possessed of and/or otherwise sufficiently entitled to Plot No. 03, admeasuring 4999.61 sq.mtrs., (Under Gaothan Expansion Scheme, (Presently under 12.50% Scheme), Sector No. 24, situated at- Taloja, Navi Mumbai, Tal. Panvel, Dist. Raigad, and Commencement Certificate & Development Permission given by CIDCO to M/s. Rachana Enterprises, Vide C.C. No. CIDCO/BP. 13186/TPO(NM&K)2014/1318, dated 26/12/2014.

2. We have to execute Agreements with the prospective buyers and lodge the Agreements to be executed with the prospective Purchasers of Flats/ Shops/ Parking in the building/s being constructed on Plot No. 03, admeasuring 4999.61 sq.mtrs., (Under Gaothan Expansion Scheme, (Presently under 12.50% Scheme), Sector No. 24, situated at- Taloja, Navi Mumbai, Tal. Panvel, Dist. Raigad, before the Office of the Sub-Registrar of Assurances at Panvel, for Registration thereof.

3. On account of our business commitments, we shall execute the Agreements with the prospective buyers, but we are unable to attend before the office the, Sub-Registrar of Assurance at Panvel, and to admit said Agreement/s in respect of the said property.

Handwritten notes and stamps: 2222, 3094, 31, 11

NOW KNOWN YE AND THESE PRESENTS WITNESSETH THAT WE, 1)

MR. SANJAY GORDHANBHAI MAYANI, 2) MR. GOVIND NARAYAN

RAVAT, 3) MR. CHANDRESH GANESH PATEL, 4) MR. PARBAT PATEL,

All Indian Inhabitants, adults are Partners of a Registered Partnership Firm in the name of M/s. Rachana Enterprises, do hereby

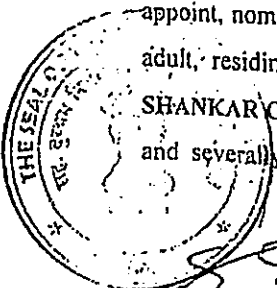
appoint, nominate and constitute - 1) MR. VIRENDRA SHYAMLAL GUPTA,

adult, residing at- Panvel, Tal. Panvel, Dist. Raigad & 2) MR. ANAND

SHANKAR GAIKWAD Adult, residing at- Panvel, Dist. Raigad,, either jointly

and severally (hereinafter for brevity's sake referred to as "the said

Handwritten notes in a box: 243y, ye, 107



Handwritten signatures: Sanjay, Govind, Chandresh, Parbat, Virendra, Anand

to be our true and lawful attorney for us in our name on our behalf
on behalf of the company, pertaining to admission of Agreements and
and registration in the name of prospective Purchasers of the Flats/
Parking etc., in the building/s being constructed on Plot No. 03,
measuring 4999.61 sq.mtrs., (Under Gaothan Expansion Scheme,
recently under 12.50% Scheme), Sector No. 24, situated at-Taloja, Navi
Mumbai, Tal. Panvel, Dist. Raigad, (hereinafter for the sake of brevity
referred to as the "Said Property") That is to say :

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For and on behalf of the firm to appear before the Office of the Sub-
Registrar of Assurance at Panvel, and to lodge the Agreements in
respect of Flats/ Shops/ Parking in the building/s being constructed on
Said Property, to be executed by us with the prospective purchasers and
to admit execution of the said Agreement before the Sub-Registrar on
behalf of firm.

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And to do all acts, deeds, things, pertaining to the admission and
Registration of the Flats/ Shops/ Parking to the name of the prospective
Purchasers.

We do hereby agree to ratify and confirm all whatsoever our said
attorneys shall lawfully do under or by virtue of their presents.

Specimen signature of our attorney 1) MR. VIRENDR SHAMLAL
GUPTA & 2) MR. ANAND SHANKAR GAIKWAD are as under :-



[Handwritten signature of Virendra S. Gupta]

MR. VIRENDRA S. GUPTA



[Handwritten signature of Anand Shankar Gaikwad]

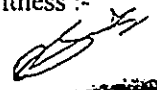


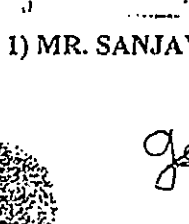
MR. ANAND SHANKAR GAIKWAD

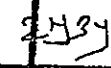
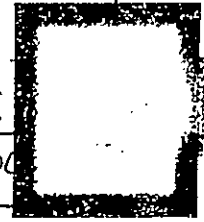
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IN WITNESS WHEREOF 1) MR. SANJAY GORDHANBHAI MAYANI,
2) MR. GOVIND NARAN RAVAT, 3) MR. CHANDRESH GANESH
PATEL, 4) MR. RAHUL PARBAT PATEL All Indian Inhabitants, adults
are Partners of a Registered Partnership Firm in the name of M/s. Rachana
Enterprises hereby sing this Power of Attorney on this 29th day of April,
2015, at Panvel.

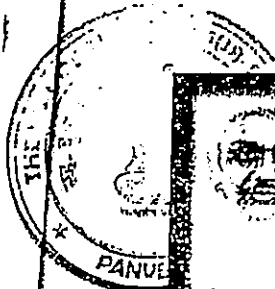

Witness :-

1. 

2. 

1) MR. SANJAY GORDHANBHAI MAYANI,

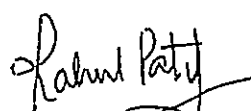
2) MR. GOVIND NARAN RAVAT,

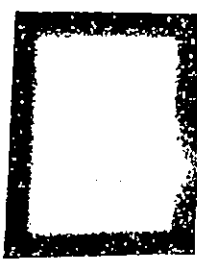
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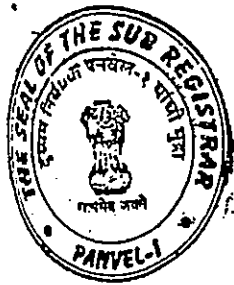
3) MR. CHANDRESH GANESH PATEL

THE SEAL OF THE SUB REGISTRAR
पञ्जल-१
सत्यमेव जयते
PANVEL-1


4) MR. RAHUL PARBAT PATEL
All partners of M/s. Rachana Enterprises,



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REF NO C/COB P -13186 /TPO (NMSK)/2014 1318 - - DATE 26 DEC 2014

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) to Shri. Vasant Govind Shinde & M/s. Rachana Enterprises, Through its Partners, Shri. Chandresh G. Patel & Others Two, on Plot No- 03, Sector- 24 at Taleja (12.5% Scheme), Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 24th Floors), Resi. BUA = 6670.413 Sq.Mt., Comm. BUA = 824.444 Sq.Mt., Total BUA = 7494.857 Sq.Mt. (Free of FSI, Fitness Centre area = 129.436 Sq.mt & Society Office = 24.74 Sq. Mt.)

(Nos of Residential Units - 194, Nos of Commercial units - 28)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

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

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

2. The applicant shall:-

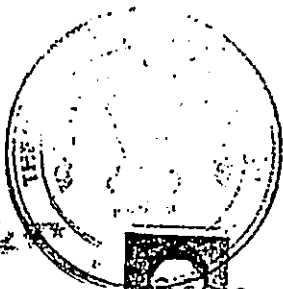
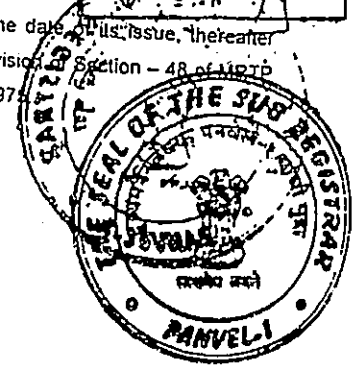
- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises in 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 of 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 MCTP Act- 1966 and as per regulations no 16(2) of the GDCRs - 1975.

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E3 WC



Plot Number
C/COB P/13186
Signature



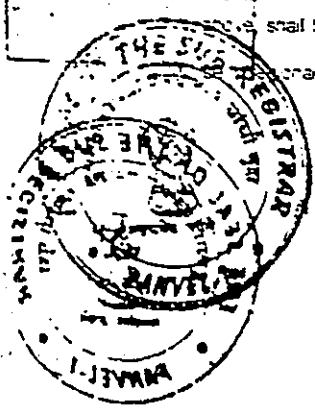
01/03/1964
Permanent Account Number
CWZP/13186X



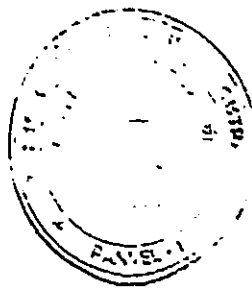
The conditions of this certificate shall be binding not only on the applicant but also on his successors and/or every person deriving title through or under him.
 A certified copy of the approved plan shall be exhibited on the site.
 The amount of Rs 25000/- deposited with DDC as security deposit shall be returned either in whole or in part at the absolute discretion of the Corporation or Director of City 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.
 Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by DDC in case of high rise buildings. Underground and over head water tank shall be provided as per the fire fighting requirements of DDC. The applicant shall seek approval of the EE Water Supply of DDC in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of DDC in respect of capacity of water tanks for the fire fighting purpose.
 You shall approach Executive Engineer M.S.E. for the power requirements, location of transformer, fan etc.
 As per Govt. of Maharashtra memorandum vide no. 120/4355/504/C4-25/94, D.O. No. 1027 dated 12th July 1994 for all buildings having additional conditions shall apply.

As soon as the development permission or new construction or re-development is obtained by the Owner/Developer he shall install a Display Board on the conspicuous place on site recording following details -
 a) Name and address of the owner/developer, Architect and Contractor
 b) Survey Number/City Survey Number, Plot Number/Sector & Name of Land Under Development along with description of its boundaries

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11. 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.
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.
- 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
 - 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.
 - 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.

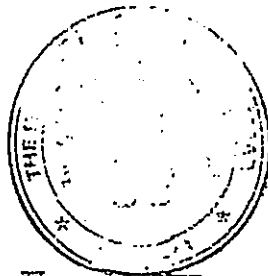
C.C. TO: ARCHITECT

M/s Atul Patel

C.C. TO: Separately to:

- 1 M (TS)
- 2 CUC
- 3 EE (KHR/PH/LKLM/DRON)/LC
- 4 EE (WS)

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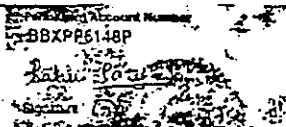
TOWN PLANNING OFFICER

Navi Mumbai

Manjiv

26/2/04

1222 2004



01/03/2004
Permanent Account Number
CHZP65148P



निबंधक, भागीदारी संस्था (म. रा.), मुंबई यांचे कार्यालय

निबंधक

NO 091502

राजा उत्तर घाट लाल
घाट वजशे लपये भक्ति
खालील बाबींसाठी फी म्हणून मिळाले

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अधिनियमाचे कलम ५८ अन्वये भागीदारी
संस्थाकडील नोंदणी

अधिनियमाच्या कलम ६०, ६१, ६२, ६३(१) (१अ)
अन्वये नोंदणीची नोंदीस
भारतीय भागीदारी अधिनियमाच्या
अन्वये आलेला दंड



निरीक्षणाकरिता

नफलेकरिता

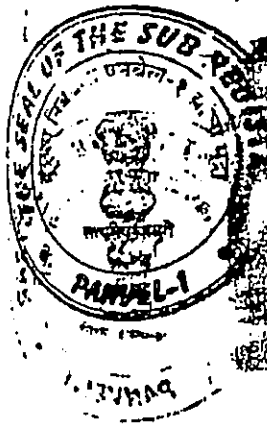
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3 April 2020

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22/2/2020
20/1/20

निबंधक, भागीदारी संस्था,
महाराष्ट्र राज्य, मुंबई

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23/3/2020
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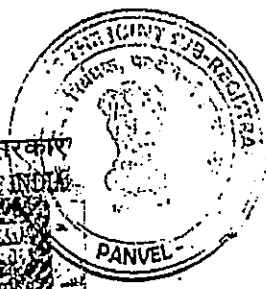
अधिकार विभाग
TAX DEPARTMENT

ANDRESH GANESH PATEL

ANESH BEHAR PATEL

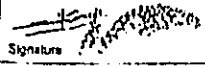
REGISTRATION NO. 2020/14

भारत सरकार
GOVT OF INDIA



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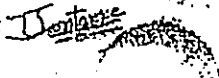
DR. B. S.

आयकर विभाग
INCOME TAX DEPARTMENT
 ANAND BHAIKAT GAIKWAD
 BHAIKAT RAMA GAIKWAD
 19/12/1955
 Permanent Account Number
ASGP66026P

 Signature

भारत सरकार
GOVT. OF INDIA




पत्रिका
 2489-1
 65/10C

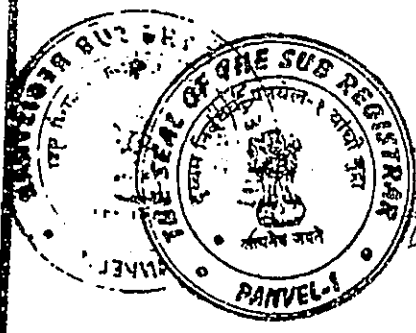
आयकर विभाग
INCOME TAX DEPARTMENT
 WAFIL YUVRAJ SONTAKKE
 YUVAJ KRUSHNA SONTAKKE
 15/05/1991
 Permanent Account Number
YKPS6161C


भारत सरकार
GOVT. OF INDIA



पत्रिका
 2222/2084
 42/19A

PERMANENT ACCOUNT NUMBER
ABMPPG9161B
 VIRENDRA SHYAMLAL GUPTA
 SHYAMLAL JAGADEVPRASAD GUPTA
 05-04-1969

 SIGNATURE



आयकर विभाग
INCOME TAX DEPARTMENT
 RAHUL PARBAT PATEL
 PARBAT DANA PATEL

भारत सरकार
GOVT. OF INDIA



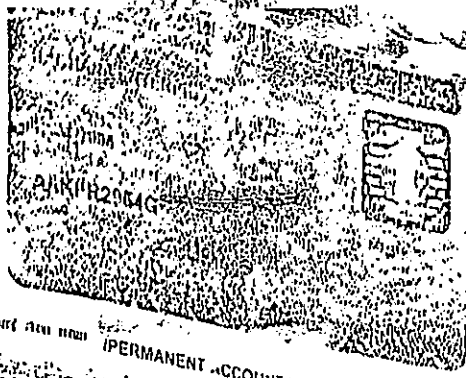
27/05/1991
 Permanent Account Number
BBXPP5138P

आयकर विभाग
INCOME TAX DEPARTMENT
 PARSHURAM A SAWANT
 AMBA RAMA SAWANT

भारत सरकार
GOVT. OF INDIA



01/08/1980
 Permanent Account Number
CWZPS7488K



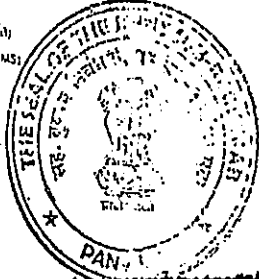
86

PERMANENT ACCOUNT NUMBER
 AFIP100041L
 SANJAY GORDHANDAS MAYANI
 GORDHANDAS NAGJIBHAI MAYANI
 04-12-1976

प	
2434	2020
FL / UC	

आयकर विभाग
 INCOME TAX DEPARTMENT
 GOVIND NARAN PATEL
 NARAN GELA PATEL
 02/02/1978

DIRECTOR OF INCOME TAX (SYSTEMS)
 GOVT. OF INDIA



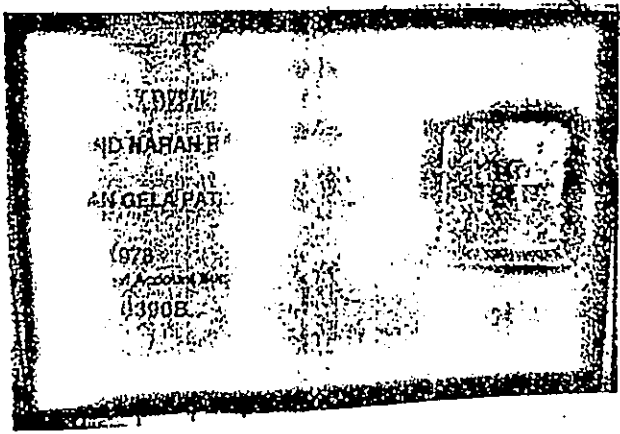
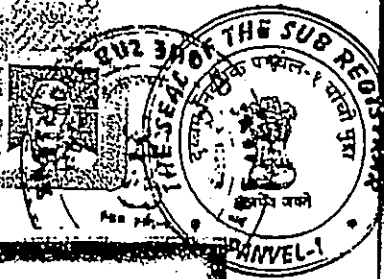
Permanent Account Number
 AHIPP9390B

Signature

पू		
290	2222	2084
99 + 94		

आयकर विभाग
 INCOME TAX DEPARTMENT
 CHANDRESH GANESH PATEL
 GANESH BECHAR PATEL
 11/11/1989

भारत सरकार
 GOVT. OF INDIA



Summary I (GoshwaraBhag-I)

86/2222

मुसबार.29 एप्रिल 2015 12:55 म.नं.

दस्त गीश्वारा भाग-1

पवत1

दस्त क्रमांक 2222/2015

दस्त क्रमांक. पवत1 /2222/2015

बाजार मूल्य: रु. 00/-

मोलदता: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. पवत1 यांचे कार्यालयात

अ. क्र. 2222 नर दि.29-04-2015

रोजी 12:47 म.नं. वा. हजर केला.

पावती:3824

पावती दिनांक: 29/04/2015

सादरकरणाचे नाव: विरेंद्र शामलाल गुमा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

दस्त हजर करणाऱ्याची मही:

एकूण: 400.00

JOINT S R PANVEL 1

JOINT S R PANVEL 1

दस्तावा प्रकार: कुलमुळतयारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला अमून@ त्यामुळे कोणतीही म्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिफा क्र. 1 29 / 04 / 2015 12 : 47 : 02 PM ची वेळ: (सादरीकरण)

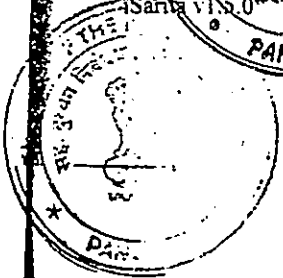
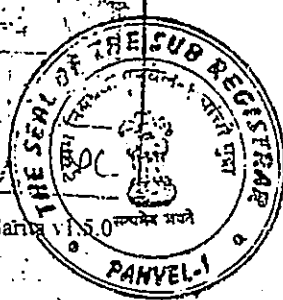
शिफा क्र. 2 29 / 04 / 2015 12 : 47 : 32 PM ची वेळ: (फी)

पवत
2222 2015
73 / 14

प्रतिज्ञा पत्र
सादर दृष्टीपूर्वक या नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तत्सुदीनुसारच नोंदणीस दखल घेऊन आता सादर नोंदणीस संपूर्ण सवकर, दिवाणक व्यक्ती, साक्षीदार, व संपूर्ण नोंदणीस सादर नोंदणी भयान तयारी आहे. दस्तावा सत्यता, वैधता जाणवत आहे. त्यामुळे त्या दिवाणक व फाइलिंगात हे संपुर्णपणे बसवण्यात आले. त्यामुळे नोंदणीस सादर नोंदणीस कुलमुळतयारपत्र व्यक्ती इत्यादी बनावट साक्षीदार आल्यास त्याची संपूर्ण नोंदणीस निष्कारक राहिल.
लिहून देणारा:

ल
०१५
१५

REGISTRAR
पवत





22222015

दल गोपवारा भाग-2

दिनांक
दल क्रमांक: 2222/2015

पुनर्वसन नाव व पता
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक

पुनर्वसन प्रकार

ध्यायाचित्र

अंगठ्याचा उमा

पुनर्वसन नाव व पता
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक

पुनर्वसन प्रकार



पुनर्वसन नाव व पता
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक

पुनर्वसन प्रकार



पुनर्वसन नाव व पता
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक

पुनर्वसन प्रकार



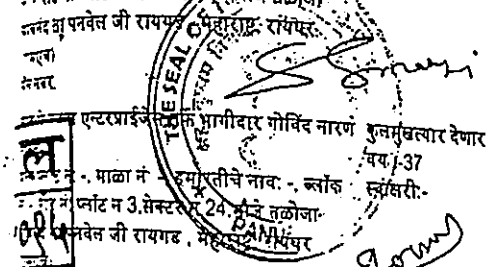
पुनर्वसन नाव व पता
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक

पुनर्वसन प्रकार



पुनर्वसन नाव व पता
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक
पुनर्वसन नाव - इमारतीचे नाव - ब्लॉक

पुनर्वसन प्रकार



Summary-2(दस्त गोपवारा भाग - २)

बरीस वस्तुऐवज करून देणार तापारुणीस कुमभुमत्यानपय चा दान ऐवज करून दिग्याचे कबुस करुनात
शिक्का क्र.3 ची वेळ 29 / 04 / 2015 12 : 49 : 40 PM

ओळख -
छात्रीस इसम थरते निबेदीत करतात की ते वस्तुऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पशकाराचे नाव व पत्ता
1 नाव:स्वप्रीस पुवराज सोनटके -
वय:23
पत्ता:चीक ता छासापूर जी रायगड
पिन कोड:410203

स्वाक्षरी

2 नाव:परशुराम आंबा सायंत -
वय:30
पत्ता:आपटा ता पनवेल जि रायगड
पिन कोड:410206

स्वाक्षरी



शिक्का क्र.4 ची वेळ:29 / 04 / 2015 12 : 51 : 07 PM

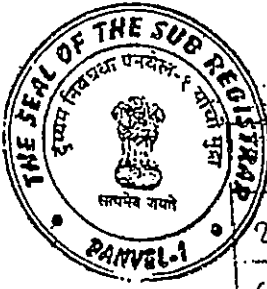
शिक्का क्र.5 ची वेळ:29 / 04 / 2015 12 : 51 : 30 PM नोंदणी पुस्तक 4 मध्ये

JOINT S R PANVEL 1

2222 3094
29/04

Know Your Rights as Registrants
Access through thumbnail (4 pages on a side) printout after scanning.
2 GB pen drive/CD/DVD containing document along with original document, immediately after registration.
For feedback, please write to us at feedback.isanla@gmail.com

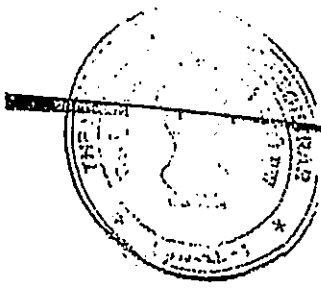
प्रमाणित करणेत येते की सदर दरतास एकूण 7
पाने आहेत. पुस्तक क्र. 7
क्रमांक 2222 वर नोंदला.



2434 3090
69 20

महानगरपालिका, वर्ग 2, पनवेल
दिनांक 20 मार्च 2015

iSarita v1.5.0



घोषणापत्र

मी --- शांते शिंदे यांच्या याद्वारे घोषित
करतो की, दुय्यम निबंधक पुणे येथील यांचे कार्यालयात
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे.

मि. जय. गोविंदराव माथानी
व इ- यांनी दि. २२/०३/२०२० रोजी मला दिलेल्या

कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे/
निष्पादित करून कबुलीजनाव दिला आहे. सादर कुलमुखत्यारपत्र लिहून
देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दनातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे
वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कक्ष
कुणीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

2334	2020
02/03	



दिनांक :- १२/०३/२०२०

कुलमुखत्यारपत्रधारकाचे नाव
व सही

(Handwritten signature)



भारत सरकार
GOVERNMENT OF INDIA



श्रीनेश नानाजी गुरभेले
Shailesh Nanaj Gurbhelo
जन्म तारीख/ DOB: 21/06/1971
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

S/O नानाजी गुरभेले
गुरभेले, प्लॉट नं. 58, नार्डक
नगर, मानेवाडा रिंग रोड,
पार्वती नगर, नागपुर,
महाराष्ट्र - 440027

S/O Nanaj Gurbhelo, Gurbhelo
Plot No. 58, Nardk Nagar
Manewada Ring Road, Parvat
Nagar, Nagpur,
Maharashtra - 440027

5451 4842 8913

5451 4842 8913

भाङ्गे आधार, भाङ्गी ओळख

MERA AADHAAR, MERI PEHACHAN

(Handwritten signature)

प	ख	२४
२५	३५	२०२०
७३	/	७८



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GURBHELE SHAILESH NANAJI
NANANI URKODAJI GURBHELE



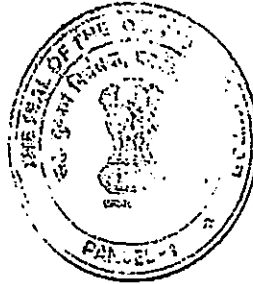
21/06/1971


Permanent Account Number
AHUPG9051C




Signature

पत्रिका	
244	2020
८८	/ ८८




REPUBLIC OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH46 20120010000 DOV: 12-11-2012
 Valid Till: 23-12-2030 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOV
 MCWG 18-11-2012
 LMV 18-11-2012


DOB: 24-12-1980 BG

Name: JITHIN GUPTA
 S/O of KISHANCHANDRA GUPTA
 Add: B.L. NO-472, SILVER APT, SHIVAJI ROAD,
 TAL-PANVEL, DIST-RAIGAD.
 PIN: 410208
 Signature & ID of Issuing Authority: MH46 201245

Signature/Thumb Impression of Holder

५ ३ २ ०
 २४३५१३०९०
 ०५ / ०८





REPUBLIC OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH44 20110115405 DOV: 07-07-2011
 Valid Till: 04-07-2031 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOV
 MCWG 07-07-2011
 LMV 07-07-2011



DOB: 19-12-1985 BG

Name: ANAND GAIKWAD
 S/O of SHANKAR GAIKWAD
 Add: ST.1, NAYM YASRAY CHAK,
 CHIVK, MAHIVALLI GRAM,
 TAL-KHALAPUR, DIST-RAGAD
 PIN: 410208
 Signature & ID of Issuing Authority: MH44 201145

Signature/Thumb Impression of Holder



 भारत सरकार
 Government of India
 आयडी कार्ड
 Avasi Aadhar Card
 जन्म वर्ष / Year of Birth: 1995
 पुरुष / Male

9262 3870 0526

आधार - सामान्य माणसाचा अधिकार

पु. च. ल.	
2433	2020
७८ / ७८	



12 मार्च 2020 12:19 म नं.

दस्तान नोंपवाम भाग. 1

पानवळ 1

दस्तान नोंपवाम 25/35/2020

दस्तान नोंपवाम 25/35/2020

दस्तान मूल्य ₹ 22,03,843/-

मोवदला ₹ 49,71,300/-

दस्ताने मूला मूल्य ₹ 2,98,300/-

दु मि मर दु मि पवन 1 याने नोंपवामात

पावणी: 3073

पावणी दिनांक: 12/03/2020

द. नं. 2535 वर दि. 12-03-2020

मादरकरपाराने नाव: शंभेश नावाजी गुरमेले - -


जेरी 11:54 म.पु. वा. हजर केला.

नोदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1560.00

घुष्टांनी संख्या: 78

एकुण: 31560.00


दस्त हजर नोंपवामाची मही

JOINT S R PANVEL 1

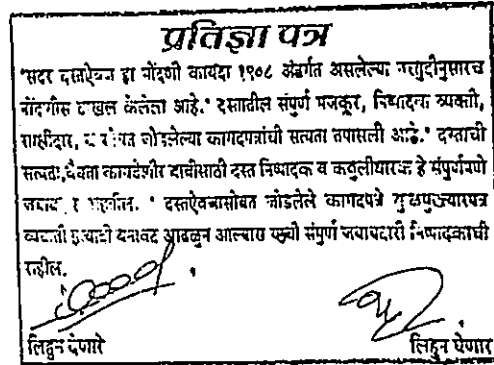
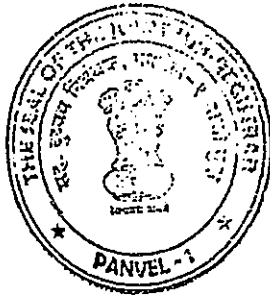
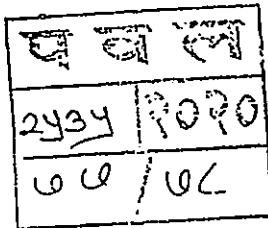

JOINT S R PANVEL 1

दस्तावा प्रकार: करारनामा

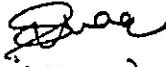
मुद्रांक शुल्क: (एन) नोंपवामाही मद्रानगरपालिकेच्या हद्दीत किंवा म्यालगत भतलेल्या नोंपवामाही बंदक क्षेत्राच्या हद्दीत किंवा उप-बँड (डोन) मध्ये नमूद न केलेल्या नोंपवामाही नागरी क्षेत्रात

शिफा नं. 1 12/03/2020 11:54:52 AM ची वेळ: (मादरीकरण)

शिफा नं. 2 12/03/2020 11:55:55 AM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये
00 पृष्ठे आहेत.


सह दुय्यम निबंधक, पनवेल-१

