

353/5282

पावती

Original/Duplicate

Wednesday, April 18, 2018

नोंदणी क्र. :39म

7:40 PM

Regn.:39M

पावती क्र.: 6078

दिनांक: 18/04/2018

मावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पत्र2-5282-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - राकेश प्रमोद पिंगळे -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:47 PM हया वेळेस मिळेल.

Joint S. Hanvel 2

बाजार मूल्य: रु.5471500 /-

मोबदला रु.7016650/-

अरबले मुद्रांक शुल्क : रु. 421100/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.300000/-

डीडी/धनदेश/पे ऑर्डर क्रमांक: MH000650365201819R दिनांक: 18/04/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2000/-





18/04/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 5282/2018

नोंदणी :

Regn:63m

गावाचे नाव : कळंबोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7016650
(3) बाजारभाव(भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5471500
(4) भू-मापन,पांटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पनवेल इतर वर्णन :, इतर माहिती: विभाग क्र 3/15/17 दर 74300/-सदनिका क्र सी-1403,चौदावा मजला,सी विंग,राधेकृष्णा,प्लॉट नं. 6,सेक्टर नं. 17,कळंबोली,ता.पनवेल,जि.रायगड,क्षेत्रफळ: 49.24 चौ.मी.कारपेट + 4.65 चौ.मी.एफ बी + 7.99 चौ.मी.टेरेस((Plot Number : 5 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 49.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- -मै. स्वाय डेव्हलपर्स तर्फे भागीदार सिध्दार्थ पी घेटीया च्या वतीने कु मु सागर मधुकर गालफाडे - वय:-30; पत्ता:-, --, -, -, -प्रथमेश पार्क सी एच एस, प्लॉट नं.24 , से. 1, कळंबोली, नवी मुंबई,, राजावाडी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-410209 पॅन नं:-ABOFS6075Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- -राकेश प्रमोद पिंगळे - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -सदनिका क्र. सी -8०२, राधेकृष्णा, प्लॉट नं ६, सेक्टर १७, रोडपली, कळंबोली ४१०२१८ , महाराष्ट्र, PAIGARH(MH). पिन कोड:-410218 पॅन नं:- AUAPI4744L 2): नाव:- -प्राजक्ता राकेश पिंगळे उर्फ प्राजक्ता राजकुमार म्हात्रे - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: -सदनिका क्र. सी -8०२, राधेकृष्णा, प्लॉट नं ६, सेक्टर १७, रोडपली, कळंबोली ४१०२१८ , महाराष्ट्र, RAIGARH(MH). पिन कोड:-410218 पॅन नं:-AVZPM2236L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2018
(10)दस्त नोंदणी देण्याचा दिनांक	18/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	5282/2018
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	421100
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000

मुल्यांकनाधी विचारात घेतलेला
तपशीलः

मुल्यांकनाधी आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा
तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क अकारताना निवडलेला
अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग-२
(पिनबेल-२)



Hot Payment Successful. Your Payment Confirmation Number is 136085570



CHALLAN					
MTR Form Number - 6					
GRN NUMBER	MH000650365201819R		BARCODE	Form ID :	Date: 18-04-2018
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR147-PNL2 PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AUAPP4744L	
Year	Period: From : 18/04/2018 To : 31/03/2099		Full Name	RAKESH P PINGLE AND OTHER ONE	
Object	Amount in Rs.		Flat/Block No,	FLAT NO C 1403	
0030046401-75	421100.00		Premises/ Bldg	14TH FLOOR	
			Road/Street, Area /Locality	RADHEKRISHNA PLOT NO 6	
0030063301-70	30000.00		Town/ City/ District	SECTOR 9 RAIGAD KALAMBOLI PANVEL Maharashtra	
	0.00		PIN	4 1 0 2 0 6	
	0.00		Remarks (If Any) :		
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	451100.00		Amount in words	Rupees Four Lakhs Fifty One Thousand One Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 162825791			FOR USE IN RECEIVING BANK		
Cheque- DD Details:			Bank CTN No : 69103332018041850700		
Cheque- DD No.			Date	18-04-2018	
Name of Bank	IDBI BANK		Bank-Branch		
Name of Branch			Scroll No.		

Prayata

पत्र-२	
५२५	२०९८
२ / १००	



Data of Bank Receipt for GRN MH000650365201819R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn id : 162825791 Simple Receipt
Pmt DtTime : 18/04/2018 15:15:17 Print DtTime :
ChallanIdNo : 69103332018041850700 GRAS GRN : MH000650365201819R
District : 1301 / RAIGAD GRN Date : 18/04/2018 15:15:18
Office Name : IGR147 / PNL2_PANVEL 2 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 4,21,100.00/- (Rs Four Lakh Twenty One Thousand One Hundred Rupees Only)

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

Article : B25
Prop Mvblty : Immovable Consideration : 70,16,650.00/-
Prop Descr : FLAT NO C 140314TH FLOORRADHEKRISHNAPLOT NO 6 , SECTOR 17KALAMBOLIPANVEL-RAIGAD
Maharashtra
410206

Duty Payer : PAN-AUAPP4744L RAKESH P PINGLE AND OTHER ONE
Other Party : PAN-ABOFS6075Q SKY DEVELOPERS

Bank Scroll No :
Bank Scroll Date :
RBI Credit Date :
Mobile Number : 919320381010

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-353-5282	0000388871201819	18/04/2018-19:37:29	IGR147	30000.00
2	(IS)-353-5282	0000388871201819	18/04/2018-19:37:29	IGR147	421100.00
Total Defacement Amount					4,51,100.00

सह दुय्यम अधिकारी वर्ग-२
(पिनवेल-२)

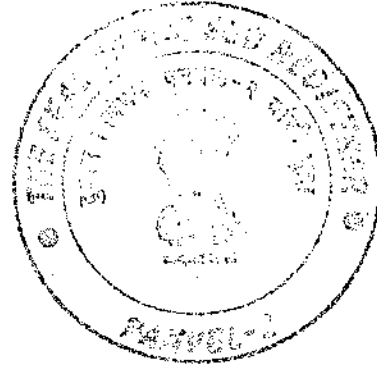
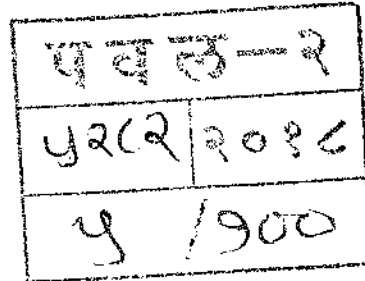
पञ्चल-२	
५२६२	२०१८
४/१००	



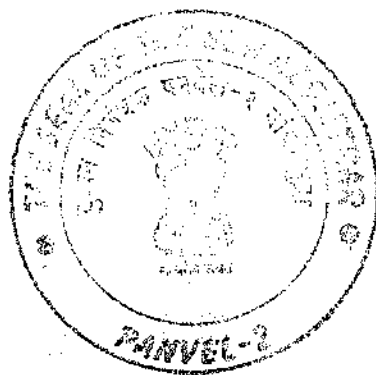
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID		201804235642		23 April 2018,09:23:19 PM		
मूल्यांकनाचे वर्ष		2018				
जिल्हा		रायगड				
मुख्य विभाग		तालुका : पनवेल				
उप मुख्य विभाग		3/15/17-कळंबोली सिडको से.क्र.17				
क्षेत्राचे नांव		A Class Palika				
		सर्व्हे नंबर/न. भू क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
29300	74300	81300	92400	81300		
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र-	63.74चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.74300/-	
उद्गवाहन सुविधा -	आहे	मजला -	11th to 20th Floor			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर						
=(वार्षिक मूल्यदर * घसा-यानुसार नविन दर)* मजला निहाय घट/वाढ						
=(74300 * (100 / 100)) * 110 / 100						
= Rs.81730/-						
A) मुख्य मिळकतीचे मूल्य						
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 81730 * 63.74						
= Rs.5209470.2/-						
F) लागतच्या गच्चीचे क्षेत्र						
7.99चौ. मीटर						
लागतच्या गच्चीचे मूल्य						
= 7.99 * (81730 * 40/100)						
=Rs.261209.08/-						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेल्लेनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य						
= A + B + C + D + E + F + G + H						
= 5209470.2 + 0 + 0 + 0 + 0 + 261209.08 + 0 + 0						
=Rs.5470679.28/-						

Home

Print



प व ल-२	
५२८२	२०१८
६ / १००	



प व ल-२	
५२२२	२०१८
८६ / १००	



AGREEMENT FOR SALE

This Agreement made at Navi Mumbai on this 18th day of April, Two Thousand and 2018 Between **M/S. SKY DEVELOPERS**, PAN No. **ABOFS6075Q**, a Partnership Firm, having its registered Office at 501/502, Prathamesh Park Co-operative Housing Society, Plot No. 24, Sector- 1, Kalamboli, Navi Mumbai, through its Authorized Partner/s **Siddharth P Ghetia**, hereinafter referred to as the "**BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **ONE PART**.

[Signature]

[Signature] *[Signature]*

AND

Mr. Rakesh Pramod Pingle & Mrs. Prajkta Rakesh Pingle alias Miss. Prajkta Rajkumar Mhatre adult, Indian inhabitants having **Pan no. AUAPP4744L & AVZPM2236L** residing at, **Flat no. C-402, Radhekrishna, Plot no.6, sector no .17, Roadpali, Kalmboli- 410218.** hereinafter referred to as the "**PURCHASERS**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the **OTHER PART**.

WHEREAS:

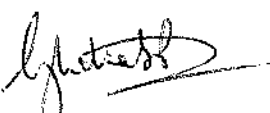
1) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO ") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

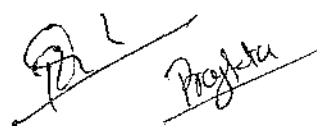
2) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

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

4) By an Agreement to Lease dated 25th July, 2008 executed by and between the CIDCO Ltd (therein referred to as "the Corporation") and Shri Abdulkadir Abdul Muttalib Mulla & 54 Others, therein called as "THE LICENSEES" (hereinafter referred to as "ORIGINAL LICENSEES") and registered with the Office of Sub-Registrar of Assurances under serial No. URAN/5827 of 2008 dated 02/08/2008, the said Corporation agreed to grant to the said Original Licensees a lease in respect of all that piece or parcel of land bearing Plot no. 6 situated at Sector -17, Kalamboli, Taluka Panvel & Dist-Raigad, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4249.57 sq.mtrs or thereabout (hereinafter referred to as "the said Plot") for residential and commercial purpose on 60 years Lease under 12.5% Scheme (GES) and on the terms and conditions and for the consideration as contained in the said Agreement to Lease.

5) By a Tripartite Agreement dated 29th August, 2008 executed by and between CIDCO Ltd., the said Original Licensees and the Builders herein therein referred to as the New


Builders


Purchaser/s

Licensees, the CIDCO Ltd has granted to the Builders a license to enter the said Plot for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay, 1975. The said Tripartite Agreement is duly registered with the Sub-Registrar of Assurances under its Serial No. URAN - 07021 of 2008 dated 12/11/2008.

6) The CIDCO Ltd vide its letter bearing Reference no. CIDCO/VASAHAT/SATYO/KALAMBOLI/234/2009 dated 24/11/2009, has substituted M/S. SKY DEVELOPERS, the Builders herein as the New Licensees instead and in place of the said Original Licensee and at the request of the Original Licensees, the CIDCO Ltd has transferred the said plot in favour of the Builders herein upon such terms & conditions as mentioned therein.

7) By virtue of change in Partnership of the Builders, the Builders by their application dated 18th November, 2010, requested the CIDCO Ltd to make necessary changes in their records so as to incorporate the change in the Partnership.

8) Accordingly the CIDCO Ltd by its letter dated 24th November, 2010, has taken note of the change in the Partnership.

9) Pursuant thereto the Builders herein became well and sufficiently entitled to the said plot.

10) In the above circumstances, the Builders are the New Licensees in respect of the said Plot and entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority.

11) The Builders through their Architect 'SOYUZ TALIB ARCHITECTS PVT LTD.' have prepared building plans by initially utilizing permissible FSI, by proposing to construct a Residential Complex (hereinafter referred to as the said Layout). The Builders have submitted to the CIDCO LTD and other authorities the building plans, specifications and designs for the said plot. The CIDCO LTD has sanctioned the building plans, specifications and designs submitted by the Builders and granted its Commencement Certificate and Development permission vide its letter dated 30-12-2011 having reference No. CIDCO/ATPO/1918 to construct Residential Complex of Ground + upper floors. The copy of the said Commencement Certificate dated 30-12-2011 is annexed hereto and marked as **Annexure "A (colly)"**.

12) The Builders have appointed "RAAJESH LADHAD" as RCC Consultants and have entered into standard Agreement for carrying out construction of the said Building/s and also have entered into standard agreement with the Architect for preparing plans of the said Building/s.

13) The Builders have completed with the construction of the Complex known as "RADHEKRISHNA" on the said Plot in accordance with the sanctioned plans and / or in accordance with revised plans sanctioned by CIDCO Ltd by permitting construction of such premises as per the terms & conditions of the said Agreement to Lease & in accordance with GDCR of Navi Mumbai.

Builders

Purchaser/s

14) After the completion of construction of the said Complex known as "RADHEKRISHNA" on the said plot in accordance with the sanctioned Building plans, the Builders have obtained and or the CIDCO Ltd has granted its Occupancy Certificate, vide their letter dated 12-05-2015 under reference no. CIDCO/ BP-2901/10737/TPO (NM&K)/ 2015/533, for Wing "A", "B" and "C" in the said Complex on the said Plot, a copy whereof is annexed hereto as **Annexure "B"**.

15) The Builders are desirous of selling Premises in the said Complex "RADHEKRISHNA". A Layout Plan of the said Plot is annexed hereto and marked as **Annexure "C"**.

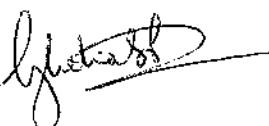
16) The Report on Title issued by M/s. Himanshu Bheda & Co., Advocates, has been seen and inspected by the Purchaser and a copy thereof has been annexed hereto and marked as **Annexure "D"**. The Purchaser has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Builders to the said Plot, the right of the Builders to develop the said Plot and to construct the said proposed Complex/building on the said Plot more particularly described in the Schedule hereunder written. The Purchaser by virtue of his having executed this Agreement, is deemed to have accepted the title of the Builders to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.

17) On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser hereby agrees to purchase Flat No. **C-1403** on the **14th** Floor, admeasuring **49.24** sq. Mtr. or thereabouts (Carpet Area) including enclosed balconies and Cupboard in the Project known as "**RADHEKRISHNA**" (hereinafter referred to as the said Premises and which is more particularly described in the Schedule hereunder written) for a total consideration of Rs. **79,16,650/- Rupees Seventy Lakhs Sixteen Thousand Six Hundred Fifty Only**). The typical floor plan of the said Premises is annexed hereto & marked as **Annexure "E"**. The Carpet area is inclusive of the unfinished wall surface of the said premises in the building to be constructed on the said Plot.

18) Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

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

1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time. Under the provisions contained in the Maharashtra Ownership Flats Act, 1963, the Builders are the Builders and all references herein shall be read and construed accordingly.



Builders



Purchaser/s

2. The Builders have constructed a Residential Complex known as "RADHEKRISHNA" on the said plot in accordance with the sanctioned building plans and specifications duly approved and sanctioned by the CIDCO Ltd with such variations and modifications as were required by CIDCO LTD., or such other Public Body or Authority and the Purchaser/s hereby shall not raise any objection against the Builders for incorporating all such changes, modifications etc as were required by, NMMC/CIDCO LTD. or any other authority. The said sanctioned plans and specifications have been kept at the office of the Builders for inspection.

3 a) The Purchaser/s has / have, prior to execution of this Agreement satisfied himself /herself /themselves about the title of the Builders to the said Plot described in the Schedule hereunder written and the Purchaser/s shall not be entitled to further investigate, the title of the Builders and no requisitions or objections shall be raised on any matter relating thereto.

3 b) The Purchaser/s has / have personally inspected the said premises and has/ have satisfied himself/herself/themselves about the area of the said premises, the amenities provided therein, the construction carried out and all other aspects of the said premises and after being fully and completely satisfied about the said premises, the Purchaser/s has/have agreed to purchase the above premises.

4 (a) The Purchaser/s hereby agree/s to purchase Flat No. **C-1403** on the **14th floor C-Wing**, admeasuring about **49.24 sq. Meter** or thereabouts. (Carpet Area), including enclosed balconies and Cupboard in the Project known as "**RADHEKRISHNA**" (hereinafter referred to as the said Premises and which is more particularly described in the Schedule hereunder written) for a total consideration of **Rs. 70,16,650/- (Rupees Seventy Lakhs Sixteen Thousand Six Hundred Fifty Only)**. (Time being essence of the contract) which shall be paid by the Purchaser/s to the Builders in the following manner:

i) **Rs. 1,00,000 /-** (Rupees One Lakh Only) has been paid by the Purchaser/s to the Builders herein on or before execution of this Agreement. (The receipt whereof the Builders do hereby admit and acknowledge and release, acquit, discharge the Purchaser/s from the payment and receipt thereof and every part thereof).

ii) Balance amount of **Rs. Rs. 69,16,650/- (Rupees Sixty Nine Lakhs Sixteen Thousand Six Hundred Fifty Only)**. shall be paid by the Purchaser/s to the Builders in the following manner:

a) **Rs. 68,46,483/- (Rupees Sixty Eight Lakhs Fourty Six Thousand Four Hundred Eighty Three Only)** on or before 15th April 2018.

b) **Rs. 70,167/- (Rupees Seventy Thousand One Hundred Sixty Seven Only)** To be paid as TDS on execution of agreement.

4 (b) The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

Builders

Purchaser/s

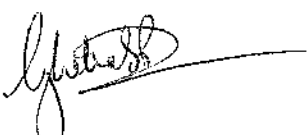
4 (c) In addition to the area mentioned above, the Builders have also provided the Flower Bed of 4.65 Square Meter and adjoining Terrace abutting the said premises having an area of 7.99 Square Meter, which are fused to the said premises, as per the existing rules and regulation of CIDCO Ltd. and as approved from CIDCO Ltd. The said areas as shown in the Typical floor plan of the said premises annexed hereto. The said areas shall be provided to the Purchaser/s without any monetary consideration being charged for the same. The carpet area mentioned hereinabove means and include area representing the dimensions from brick to brick of each wall and the thickness of plaster/ POP etc. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties.

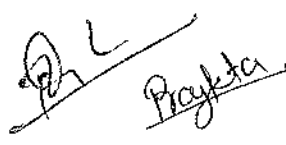
5. The payment of all the above installments /payment will be accepted by cheque, /Demand Draft or Pay Order/RTGS / NEFT only and as per the schedule mentioned hereinabove. The cheque, Demand Draft or Pay Order should be drawn in favour of: "**M/S. SKY DEVELOPERS A/c no 30040200000289, BANK OF BARODA, KHARGHAR BRANCH**" and shall be sent to Site Office of Builders at **M/S. SKY DEVELOPERS** at Site Address at Plot No 6, Sector 17, Roadpali, Kalamboli, Navi Mumbai either by hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries).

6. The time for payment of all the above installments on their respective due dates is an essence of contract. Whether the Purchaser/s is /are availing the loan facilities from any financial institution or not, the Purchaser/s have unconditionally agreed to pay all the above installments due within 7 days from the due dates, failing which the Purchaser/s shall pay financial charges at the rate of 24% p.a. till the payment of the installments. The Builders shall charge the financial charge to the Purchaser/s without prejudice to their other rights in law.

7. It is hereby expressly agreed that the time of payment of each of the aforesaid installments of the purchase price as set out in Clause 4 (a) written hereinabove shall be the essence of the contract. In the event of the Purchaser making any default in payment of any two installments of the purchase price, the Builders will be entitled to terminate this Agreement in which event 20% of the purchase price of Premises shall stand forfeited and balance shall be refunded to the Purchaser (but without any interest, compensation, damage or cost) after the Builders sell the said premises to any other prospective buyer and receive the consideration from new buyer. Builders will be entitled immediately after the termination of this Agreement to sell and/ or dispose off the said Premises in favour of any third party or person and the Purchaser herein will have no right to object, obstruct or interfere to such sale/ disposal of the said premises by the Builders.

8. The Purchaser/s shall adhere with the Payment Schedule mentioned hereinabove in clause 4 (a) mentioned herein above and shall pay the amount as mentioned therein without any delay, demure or default.


Builders


Purchaser/s

9. If the Purchaser/s surrenders his / her / their Premises for any reason of whatsoever nature at any stage, the Builders are entitled to forfeit the 20% of the amount paid by the Purchaser/s and will refund the balance amount without any interest. In this case the Purchaser/s will not be entitled to any claim in respect of Registration, Stamp Duty or interest paid by them.

10. The Builders shall give a notice to the Purchaser/s intimating the Purchaser/s the amount of the installment or the balance amount payable by the Purchaser/s to the Builders in accordance with the payment schedule mentioned hereinabove within 7 days from the date of letter and the Purchaser/s. shall within the said stipulated period pay the amount of the said installment or the balance amount to the Builders accordingly. The Purchaser/s will not hold the Builders responsible for delay in postal service or delay in receipt or non-receipt of the said letter.

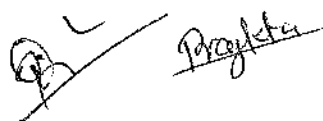
11. The Builders shall provide the amenities and facilities as per the List of Amenities annexed hereto and marked **ANNEXURE "F"**.

12. The Builders have informed the Purchasers and the Purchasers are aware that the Builders have provided a Podium on the Second Floor along with a Health Club, and a Swimming pool with such other facilities on the Podium, the management of which shall be entrusted to such person or party as the Builders may deem fit, necessary and proper. The Purchasers shall be offered membership of such Health Club upon such terms and conditions as may be stipulated by the Builders. The Purchasers shall be entitled to utilize the facilities of the said amenities upon payment of such user fees as may be stipulated by such management company. The Builders have also provided a Society Office. The said amenities have been approved by CIDCO Ltd. The said amenities shall be handed over to the Society, free of cost, at the time of execution of Lease Deed in favour of the Society that shall be formed.

13. The Builders have also informed the Purchasers and the Purchasers are aware that till such time as the co-operative society /condominium of apartments /private limited company in respect of the said project is not formed, the maintenance, upkeep and all affairs relating to the day to day management of the said premises shall be looked after by the Builders and/or any other specialized agency appointed by the Builders. The purchaser hereby agrees, declares and confirms with the Builders that all open spaces, Common Terrace, open spaces of the said Plot, Basement / Podium, Security Cabin & equipment shall be in the exclusive and an interrupted management and authority of the Builders alone and save and except the exclusive right to the said Premises the Purchasers shall not claim any right, title, interest in the said spaces in any manner whatsoever. The Purchasers are also aware that upon the formation of co-operative society /condominium of apartments / private limited company in respect of the said project and upon the execution of lease deed in favour of such co-operative society /condominium of apartment /private limited company all the above areas shall be managed and administered either by the Builders themselves or any such specialized agency as may be decided in the interest of the project.



Builders



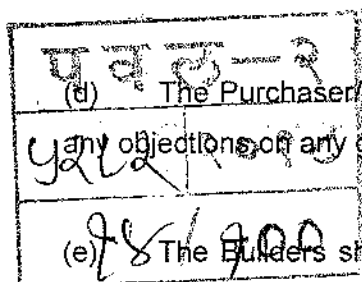
Purchaser/s

14. The Purchaser/s admit having taken an inspection of all the documents required to be given by the Builders/s under the provisions of the Maharashtra Ownership Flats Act and hereby agree and confirms that the Builders shall have irrevocable rights for the purpose as set out herein below & the Builders shall be entitled to exercise the same as if Purchaser/s have given prior written consent to the Builders as required under the said Act. However, with the view to remove any doubt, the Purchaser/s hereby confers upon the Builders such right /authority to the Builders for the purpose as set out herein below:-

(a) Without modifying the plan of the said Premises, the Builders shall be entitled to amend, modify and/or vary the building plans or the lay out or sub-division plan/s as also the specifications in respect thereof.

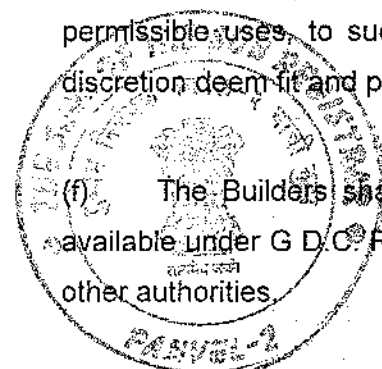
(b) Builders shall be entitled to merge the said Plot with the adjoining plot. However they are required to obtain the revised permission from the concerned authority.

(c) The Builders shall be entitled to consume the entire F.S.I as may be available in respect of the said Plot or any part thereof at present or in future by constructing additional floors/Wings on the said Plot as the Builders shall think fit and proper. Such full consumption of available FSI is to be fully utilized by the Builders before execution of the Lease deed in favour of the society that shall be formed.



(d) The Purchaser/s or the society of the Purchaser/s of all premises holders shall not raise any objections on any ground as to Builders rights reserved hereunder.

(e) The Builders shall, after consuming such balance and/or additional FSI by constructing such permissible tenements on the said Plot, be entitled to sell such tenements for such permissible uses, to such persons and for such consideration as they may in their absolute discretion deem fit and proper.



(f) The Builders shall be entitled, after consuming such balance or additional global FSI available under G.D.C. Rules or by any special concession being granted by CIDCO LTD or any other authorities.

(g) The Purchaser/s herein and all other Purchasers of the premises in the said building shall not have any right, title, claim or interest in respect of the open spaces, open areas, hoardings and common area of the buildings including the garden areas and that the rights of the Purchasers is confined to the said Premises so purchased by this agreement only & such areas shall belong to Builders until execution of the said final Lease Deed in respect of the said Plot in favour of such society & thereafter the same, shall belong to the said society alone.

(h) The percentage of undivided interest of the Purchaser/s in the common areas & facilities limited or otherwise pertaining to the said Premises hereby agreed to be sold to the Purchaser/s

Builders

Purchaser/s

shall be in proportion to the areas of the said premises hereby agreed to be sold hereunder to the common areas and facilities limited or otherwise as disclosed by the Builders:

(i) The Purchaser/s hereby agrees and undertakes to execute /deliver letter of consent accordingly their consent under section 7, of the Maharashtra Ownership Flats Act, without raising any objection or requisition.

(j) Irrespective of possession of the said Premises being given to the Purchaser/s or not, the right under this clause and/or agreement reserved for the Builders to exploit the potentiality of the said Plot, shall be subsisting & shall continue to vest in the Builders still the Lease Deed is executed in favour of the Society reserving therein any such right in the said Plot in their favour as may be outstanding at the time of execution of such Lease Deed in favour of the Society.


15. The Purchaser/s herein doth hereby agree and give their irrevocable consent that the Builders shall have right to make additions, alterations, amendments & changes in the building plans and/or to the said building or any part thereof for any users or to change the user (excluding the said Premises) including to raise additional floors or structures on the said Complex /building or open part or parts of the said Complex /building /Plot including the terrace at anytime either before or after transfer of the Plot & such rights shall include the right to use /consume F.S.I. or additional F.S.I. or global FSI which may become available in respect of the said Plot or any other lands at anytime hereafter in future by reserving such rights in Lease Deed or to make such amendments alterations in the revised sanctioned plan as may be permitted by CIDCO LTD and/or any other authorities and such additions of additional structures or floors or storey or Premises shall be the sole and absolute Plot of the Builders who shall be fully entitled to sell, deal with and dispose off the same to any person/s.

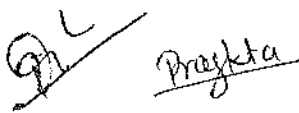
16. The Builders have informed the purchaser and the purchasers are aware that he/she/they shall use their residential premises only for the Residential purposes and he/she/they shall not change the user of the premises.

17. The Purchaser/s for themselves do hereby covenant with the Builders as follows:

(a) To maintain the said premises at their own costs, charges & expenses in good tenantable repair & conditions from the date of his/her/their taking the possession of the said premises & shall not do or suffer to be done anything in or to the Complex /building in which the said premises is situated, or to act or to do anything against the rules, regulations and bye-laws of concerned local authorities or Co-op. Society or change /alter or make any addition and or alteration in or to the said premises or any part thereof without obtaining prior written consent of the society.

(b) Not to store in the said premises any goods /articles which are of hazardous, combustible or dangerous nature or are so heavy that it may damage the construction /structural stability of the building in which the said premises are situated or storing of which is objected to


Builders


Purchaser/s


by the concerned local or other authority & shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Purchasers in this behalf, then Purchaser shall alone be liable for the consequences of such breach / default.


(c) Before carrying out the interior work in the said premises, the Purchaser/s shall obtain a written consent from the Builders and shall give full details of the nature of interior work to be carried out in the said premises along with the plans of the proposed interior works. The Purchasers shall deposit with the Builders an interest free refundable security deposit of such amount as the Builders may demand. During the course of the Purchasers carrying out the said interior work if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC members of the said building, or is not in accordance with the permission given by the Builders or is in contravention of the rules and regulations of CIDCO Ltd, then the Builders shall have full right and absolute authority to remove /demolish such work as may be in contravention as mentioned hereinabove and to restore the said premises / building /open spaces in their original form and deduct all costs, expenses, losses that shall be suffered or incurred in this regard from and out of the said refundable deposit. Similarly, if there is no damage or contravention while carrying out the interior work in the said premises, upon the completion of all the interior works, the Builders shall refund (without interest) the said security deposit to the premises Purchaser/s.

(d) To carry out at their own cost, charges and expenses, all internal repairs to the said premises & maintain the said premises in the same condition, set and order in which it was delivered by the Builders to the Purchaser/s & shall not do or suffered to be done anything in / to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society nor cause any alterations in elevation or outside colour scheme of the said building in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereto in good and tenantable conditions so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Builders or the society.

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot or building in which the said premises are situated or any part thereof, whereby any increase in premium shall become payable in respect thereof.

(f) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any part of the said Plot and building in which the premises is situated.


Builders


Purchaser/s

(g) Pay to the Builders, within 7 days of demand by them, their share of security deposits demanded by concerned local authority or Government for giving water, electricity or any other service connections to the building in which the said Premises is/are situated.

(h) To bear & pay any increases in local tax, water charges, insurance and such other levies, if any, which may be imposed by the concerned local authority or Government or other public authority on account of the change of user of the said Premises by the Purchaser/s.

(i) The Purchaser/s shall not let, sub-let, transfer, assign or part with possession of the said premises or his/her/their interests or benefits under this Agreement until all dues, payable by them to the Builders under this Agreement are fully paid and only if the Purchaser/s have not been guilty of breach for non-observance of any of the terms & conditions of this Agreement or until the Purchaser/s have intimated about the same in writing to the Builders.


(j) That Purchaser/s shall observe and perform all rules and regulations which the society or a limited company may adopt at its inception & the additions, alterations or amendments which may be made therein from time to time for the protection & maintenance of the said building or the said premises therein that may be made from time to time for observance and performance of building rules, regulations & bye-laws for the time being in force, of the concerned local body /authority or Government. The Purchaser/s shall also observe /perform all stipulations / conditions as laid down by the said society regarding the use /occupation of the said premises in the building & shall contribute punctually towards taxes and other dues /outgoings in accordance with the terms of this Agreement.

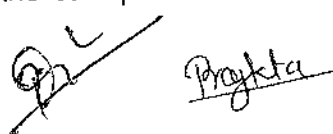
(k) Till the Lease Deed of the said Plot along with the said building is executed in favour of the Society, the Purchaser/s shall permit the Builders, their servants and agents, with or without workmen, at all reasonable times, to enter into and upon the said Plot & building or any part thereof to view the state and conditions thereof.

(l) In the event of Purchaser/s committing any breach or act in contravention of the above provision, the Purchaser/s shall be liable or responsible for the consequence in respect thereof to the Builders or to the concerned local authority or other public authority in that behalf.

18. The Purchaser/s have taken inspection of the aforesaid Agreements, Sanctioned Plans, and other relevant documents and the Purchaser/s have visited the site of construction and made himself /herself /themselves familiar with the terms and conditions imposed by the CIDCO LTD and other relevant authorities. The Purchaser/s binds himself / herself /themselves to adhere with terms and conditions of the allotment letter and the Agreements and the Tripartite Agreements with CIDCO LTD. All the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the CIDCO LTD. or the Builders.

19. The Builders hereby declare that no part of the said FSI has been used / utilized or will be utilized by the Builders elsewhere for any purpose whatsoever save /except global FSI of the reserved plots or set back area of the said plot. In case while developing the said plot if the


Builders


Purchaser/s

Builders have utilized the FSI of any other Plot by way of floating F.S.I. then the Builders shall disclose the particulars of such FSI to the said Co-op Society so formed in which the Purchasers shall be admitted as the member thereof.

20. The Builders have informed the Purchasers and the Purchasers are aware that the Builders may submit to CIDCO LTD the revised building plans for the entire permissible FSI or such additional FSI as may be permissible under the GDCR or as may be permitted by CIDCO LTD the Purchasers have by executing this Agreement have specifically given his /their full, free and complete consent to the Builders for utilizing the entire FSI of 1.5 (One point Five) for residential use along with such additional FSI as may be permitted under the GDCR and as may be sanctioned by CIDCO LTD. It is agreed that if the Floor Space Index is not consumed in full in the construction of the said Complex /building & before the transfer of the Plot to such society, if any further F.S.I. or construction on the said Plot is allowed in accordance with the rules & regulations of CIDCO LTD., then the Builders will be entitled to put up such additional or other construction on the said Plot without any let or objection or hindrance by the Purchasers and also to sell the same on ownership basis upon such terms & condition at their sole discretion and also to receive & appropriate the price in respect thereof. It is, however, agreed by the Builders that they shall not construct such additional or other structure/s on the said Plot so as to adversely affect the area of the said Premises hereby agreed to be allotted /sold to the Purchaser/s & the Purchaser/s doth hereby give his /her/their irrevocable consent to such construction by the Builders & for the said purposes, to make such alterations /changes in the plans as shown to the said Purchaser/s.

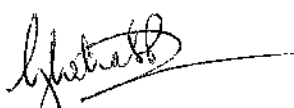
21. The Purchasers have agreed declared & confirmed with the Builders that the Purchasers shall:

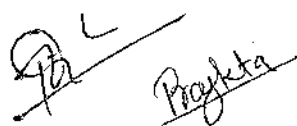
a. Having regard to the elevation of the buildings in the said project, the Purchasers shall fix identical grills that shall be approved by the Builders. Accordingly the Builders have informed the Purchasers that they will not be entitled to install any other grills to the windows/ balcony in any manner whatsoever. If the Builders propose to provide the said Grill, then the Charges for the same shall be borne by the Purchaser alone.

b. Not put or place flower pots, Vases or any plantations outside the Windows.

c. The Purchaser/s shall not store any of their materials, belongings, and stocks in the open passage.

d. Before the Purchasers commence the work of interior decoration in their respective premises, they shall give full details of the proposed interior work to be carried out in their premises together with all the drawings and other details. The Purchaser shall also deposit with the Builders such amount as refundable interest-free deposit as the Builders may demand to ensure that no damage is caused to the other open areas and to the structure of the said building while carrying out such interior work. All damages to the said building shall be


Builders


Purchaser/s

recovered from such deposits and if additional amounts are to be recovered to cover the damage caused, the Purchasers hereby agree to pay the said additional amounts promptly upon the demand being made by the Builders.

e. The Purchasers shall not use lifts for transporting the furniture and other construction material to their respective premise. All such transportation shall be done using the staircase only.

f. The work shall be permitted only between 9 a.m. to 7 p.m. strictly.

22. The Purchaser/s, for self and on behalf of all persons/ parties claiming through or under him/ them and on behalf of the Purchaser's nominees/ assigns do hereby agree, declare, confirm and undertake to the Builders and to CIDCO Ltd as follows:

a) The Purchaser/s shall not misuse the terrace and stilts (meant only for Car Park) as per the plans submitted by the Builders to the CIDCO Ltd.

b) The Purchaser/s shall not misuse the projected terrace, Flower Bed, Cup Board, Staircase and lift lobbies as per the plans submitted by the Builders to CIDCO Ltd.

c) The Flower Bed and the Cup Board shall be merged within the Room, failing which the Builders/ CIDCO Ltd shall take disciplinary action against the Purchasers.

d) The Purchaser hereby further undertake that at the point of time when there is Deed of conveyance /Lease Deed being prepared the Purchaser shall add the above mentioned conditions in the conveyance.

e) This clause shall be binding on the entire Society and its members.

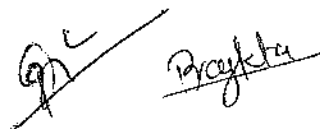
23. The Builders for self and on behalf of the Builders representatives/ assigns do hereby agree, declare, confirm and undertake to the Purchasers and to CIDCO Ltd as follows:

a) The Builders have provided a recreational space on the podium level along with a stilt area. This stilt area accommodates the fitness centre and the Society office which has been approved by the CIDCO Ltd. This Fitness centre and the Society office shall be handed over to the Society at the time of Conveyance, free of cost to the Society. After accommodating the fitness centre and the Society office there is a balance stilt area which is not used. This stilt area is meant for outdoor recreation and shall not at any point of time be encroached upon the Society. Failing which CIDCO Ltd is liable to take action against the Society. This clause shall be binding on the entire Society and its members.

b) The Builders shall not enclose or encroach on this stilt area that is being provided to the Society. This area being left as stilts shall remain as approved by the CIDCO Ltd as per plans submitted to your office.



Builders



Purchaser/s

24. Since the Builders have already completed the construction of the said Building/s and have obtained the Occupancy Certificate from CIDCO Ltd., the Builders shall, upon the Purchaser/s making full and final payment of the said premises purchased by them as per the installment mentioned in clause 4 (a) hereinabove and other payments mentioned herein, give possession of the said premises to the Purchaser/s.

25. The Purchaser/s shall be entitled to take possession of the said premises if the Purchaser/s have duly observed and performed all the obligations and stipulations contained in this Agreement and the Purchaser/s shall observe, perform and also pay to the Builders all the amounts and whatsoever amounts payable by the said Purchaser/s to the Builders under this Agreement & not otherwise.


26. Notwithstanding anything contained in this Agreement or in this clause the Builders shall not incur any liability if the Builders is/are unable to deliver possession of the said premises as mentioned hereinabove, if the completion of the said Complex /building is delayed for any reason of non-availability of steel or cement or other building materials or on account of labour trouble, civil commotion, riot or any Act of God or on account of any notice under other public body or authority or on account of withholding or delaying in the grant of the building completion certificate, water connection, electricity connection and/or any other necessary permission/s or sanctions by the CIDCO LTD, Government, and/or any such other or similar public or authority or beyond the control of the Builders and/or force majeure.

27. The Builders shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO LTD. / Local authority concerned, causing delay in giving /supplying permanent water connection or such other service connections necessary for using / occupying the Premises.


28. Since the CIDCO Ltd has granted the Occupancy Certificate to the Builders herein, the Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of their premises and common expenses of their building proportionally from the date from which CIDCO LTD has granted the Occupancy Certificate to the Builders and shall be liable to pay service charges and outgoings from the date the Builders obtain the part occupancy / occupancy certificate from the CIDCO LTD.

29. The Purchaser shall pay and bear all the following Charges, Deposits and Expenses to the Builders as and when demanded:

- a) Legal and document charges at the time of execution of this Agreement.
- b) Charges for valuation report, if required.
- c) Water resource development charges and Development charges of CIDCO Ltd.
- d) Co-operative Society/ Condominium of Apartments /Limited Company formation/ registration charges.
- e) Water and Drainage connection deposit and meter charges or any other charges imposed by the CIDCO or other Government authority.



Builders



Purchaser/s

- f) Electricity connection, meter deposit, MSEB service charges, cable charges and transformer.
- g) Property Tax from the date of Agreement to Lease with CIDCO.
- h) Service Charges, Cess or any other taxes or charges levied by the state or Government authorities.
- i) Any other charges, taxes and expenses levied by the Government authorities.


30. Upon the possession of the said premises being delivered to the Purchaser/s, the Purchasers shall be entitled to the use and occupation of the said premises and thereafter the Purchaser/s shall have no claim against the Builders as to any defect in any item or work of construction of the said premises or on any ground whatsoever.

31. The Purchaser/s shall after the expiry of a period of 30 days after the receipt of the notice from the Builders that the said premises is ready for use and occupation be liable to bear and pay all taxes, ground rents and charges for electricity and other services and outgoings payable in respect of the said premises, as provided herein irrespective of the fact whether he /she /they have taken possession of the premises from the Builders or not.

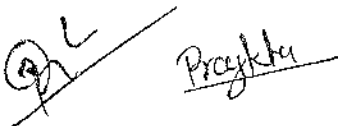
32. The Purchaser/s of the premises shall alone be liable to pay the additional ground rent N A Taxes if any levied by the CIDCO LTD, Gram Panchayat/ any other competent authority in respect of the said premises and accordingly the said Premises agreed to be purchased by the Purchaser/s. The Purchaser/s shall pay the proportionate amount of the said additional ground rent. The determination by the Builders or the Society as the case may be of the ground rent payable by the Purchaser/s of the premises shall be accepted as final and binding upon the Purchasers.

33. The Builders have informed the Purchaser/s and the Purchaser/s is/are aware that after the Purchaser/s have completed making the entire payment towards the cost of the said Premises and have complied with all the terms of this agreement, the Builders shall form a Co-op Society / Condominium of apartment / limited company and enroll the Purchaser/s as its/their members and to issue Share Certificate to the said Purchaser/s in the name of the purchaser/s.

34. The Purchaser/s, at the time of taking possession, agree and bind himself / herself /themselves to pay to the Builders such amount in advance as the Builders may demand being the lump sum amount towards the General maintenance charges for the said Premises pending the formation of Co-op Society. (Excluding the proportionate Property tax). The Builders shall not be liable to render any accounts for the above maintenance charges nor shall they be liable to refund any amount to the Purchasers or the Co-op Hsg Society that shall be formed. On the receipt of the bill for property tax from the CIDCO/NMMC, the Purchaser/s shall pay his/her/their proportionate share of property tax for the said Premises immediately on demand either by the Builders or by the society as the case may be. Thereafter the Purchaser/s shall pay to the Builders / Society regularly by the fifth day of each and every month such amount in advance as the Builders may demand being maintenance charges until the Deed of Assignment of the said



Builders



Purchaser/s

plot with Building or Buildings is executed in favour of the Co-operative Housing Society and/or other body corporate and/or other organization (hereinafter referred to as "the said society"). After the formation of the society and after the Builders have handed over the charge of the said building to the society, the Purchasers shall pay to the said society his /her /their proportionate share that may be decided by the said society as the case may be, all rates taxes ground rent (including additional ground rent levied by the CIDCO/NMMC. in respect of the premises) dues, duties, impositions, outgoing and burdens now or at any time levied, assessed or imposed upon or in respect of the said plot or the said new building or occupiers thereof by the CIDCO/NMMC. or the Government or Revenue authority in respect of the said Complex /building or the use thereof and payable either by the Purchaser/s or occupiers and shall also pay his /her/their proportionate share of all outgoing in respect of the said premises viz. taxes, ground rent, additional ground rent, insurance, sanitation charges, water charges, charges in respect of common electricity consumed, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchasers shall indemnify and keep indemnified the Builders in that behalf.

35. The Purchaser/s have perused and /are aware of all the terms and conditions contained in the said documents, recited above. The Purchaser/s hereby agree and undertake that notwithstanding anything to the contrary contained herein or in the said documents he /she /they shall be bound and liable to pay to the Builders his /her /their proportionate shares in all respects taxes, outgoing and other charges in respect of the said premises from the period referred herein and in accordance with the provisions of this Agreement.

36. The Purchaser/s shall from the date of possession maintain the said premises, at his /her /their own costs in a good, tenantable repair and condition & shall not do or suffer to be done anything in or to the said building or the said premises, staircases and common passages which is or may be contrary to or against the rules or bye-laws of the CIDCO LTD. or any other authority. The Purchaser/s further covenants with the Builders and through them with the Purchasers of the other premises in the said Complex / building that he /she /they at any time shall not demolish or caused to be demolished any structure in the said Complex / building or any part or portions of the same nor will he /she /they at any time make or caused to be made any new construction of whatsoever nature on or in the said Complex /building or any part thereof nor will make any additions or alterations in or to the said premises or said Complex /building and balcony or gallery in the front without previous consent of the CIDCO LTD. or the Builders or the said Society as the case may be. The Purchaser/s from the date of possession will maintain the lift, water pump, fire fighting equipment and other assets provided by the Builders at their own cost. The Builders will not be held responsible for the same in any manner whatsoever.

37. Nothing contained in these presents is intended to be nor shall be construed to grant demise or assignment in law of the said premises or the said plot or any part thereof or the said Complex /building thereon or any part thereof. Such grant demise or assignment as aforesaid shall take place only upon the transfer by the Deed of Assignment of the said plot and of the Complex /building to be constructed thereon to the said society.



Builders



Purchaser/s


38. So long as all or any of his /her /their dues herein stated remains unpaid and so long as the said Society shall not be registered the Purchaser/s shall not without the prior consent in writing of the Builders let, sublet, transfer, assign or part with the possession of the said premises or any part thereof.

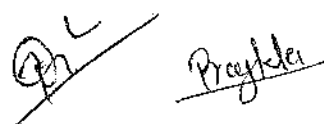
39. The Purchaser/s along with such other persons who shall have taken possession or acquired the Premises from the Builders as well as the Allottee/s shall form themselves into a Co-operative Society under and in accordance with the Maharashtra Co-operative Societies Act 1960 or any other body corporate or other organisation determined by the Builders. The said Complex shall always be known as "**RADHEKRISHNA**" and the said society or any other body corporate or other organisation determined by the Builders on the said plot shall always be known by such name as suggested by the Builders and approved by the authorities. The Purchaser/s shall co-operate with the Builders in forming, registering and incorporating the said society and shall sign all necessary papers and documents and do all other acts and things as the Builders may require the Purchaser/s to do from time to time in that behalf or safe guarding or better protecting the interest of the said society and that of the Purchaser/s of the Premises in the Complex / building. All costs and charges for above shall be borne and paid by the Purchasers alone.

40. In respect of any amount liable to be paid by the Purchaser/s to the Builders under or by virtue of this agreement the Builders shall have a first lien and charge on the said premises so long as the same shall remain unpaid. All unsold Premises and other areas will also remain as the property of the Builders.

41. The Purchaser/s and the person/s to whom the said premises shall have been let, sublet, transferred, assigned or given possession of and in accordance with the provisions hereof shall duly observe and perform all the rules and regulations of the said Society that may be in force from time to time relating to the protection and maintenance of the said building with Premises thereof and for the observance and carrying out the building rules and regulations and Bye-laws for the time being enforced by the CIDCO LTD, the Government and/ or any public body or any other local authority.

42. The Builders shall after the said Society or body corporate and /or other organization shall have been duly registered and after the completion of the said Complex / building and after all the Premises in the said Complex / building shall have been sold and disposed off by the Builders and after the Purchasers of all the Premises in the said Complex / building shall have paid in full their respective dues payable to the Builders and strictly complied with all the terms and conditions of their respective agreements with the Builders thereafter the Builders shall procure the Deed of Lease /Assignment or other document transferring the said plot together with the Complex /building in favour of the said Society. All the costs and expenses for Deed of Lease /Assignment shall be borne by the Purchasers alone.


Builders


Purchaser/s

43. The Purchaser/s further agree and bind himself/herself/themselves to pay from the date of delivery of possession of the said Premises (the date means the date on which the Builders shall give notice to the Purchaser/s that the said Premises is ready to be handed over to him/her/them) the proportionate share to be determined by the Builders and all outgoing taxes and other taxes levies, insurance, water charges, common lights, sewage, sanitation, electric bills and all other expenses incidental to the management and maintenance of the plot until the CIDCO LTD taxes and water charges are fixed and / or assessed separately and exact amounts are worked out for each of the Premises. PROVIDED HOWEVER that the Purchaser/s shall pay such further amounts or amount to the Builders as required by them from time to time towards the aforesaid deposit or any other deposits in the event of the said deposit/s being insufficient to meet the expenses.

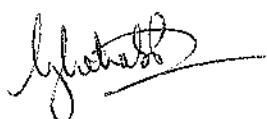
44. The Purchaser/s agree and undertake that from the aforesaid date of possession he /she /they shall regularly pay such amounts as is determined by the Builders every month in advance on account of taxes, water charges, insurance, maintenance, expenses etc. to the CIDCO LTD as aforesaid by the Builders and the Purchaser/s shall indemnify and keep indemnified the Builders against the said charges in respect of the said Premises. The outgoing payable by the Purchaser/s shall be as per the intimation/Bills sent by the Builders from time to time.

45. The Purchaser/s shall have no claims save and except in respect of the said premises hereby agreed to be acquired by the Purchaser/s. All open spaces, floor spaces indexes, staircases etc. will remain to be the Plot of the Builders until the whole plot together with the structures standing thereon is/are transferred to the said Society but subject to the rights of the Builders contained herein.

46. So long as the said premises in the said Complex /building shall not be separately assessed for CIDCO LTD charges and water rates the Purchaser/s shall pay proportionate share of the water tax assessed on the whole Complex /building, such proportions is to be on the basis of the proportionate area of the premises in the said Complex /building agreed to be purchased by the Purchaser/s.

47. The Purchaser/s hereby agree that in the event of any amount to be paid by way of premium or security deposit to the CIDCO Ltd or the State Government or to any other competent authority for betterment charges or development tax or security deposits for the purpose of giving water connection or any other tax or payment of similar nature becoming payable by the Builders, the same shall be reimbursed by the Purchaser/s to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser/s and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser/s.

48. In the event of the said society or other body corporate being formed and registered before the sale /allotment and disposal of all the Premises and other areas in the said Complex/building by the Builders, the power and authority of the said society and the



Builders



Purchaser/s

Purchaser/s of the Premises shall be subjected to the overall authority and control of the Builders over all or any of the matters concerning the said Complex/building and the construction and completion thereof and all amenities pertaining to the same and in particular the Builders shall have absolute authority and control as regard to all the unsold Premises and other areas and to the disposal of the same thereof.

49. The Builders shall not be liable to pay any maintenance or common expenses in respect of the unsold Premises and other areas in the said Complex /building. The Builders shall however, bear and pay the Municipal taxes and dues to the Corporation for the same.


50. During the course of construction, if the Purchaser/s is/are desirous of visiting the said plot, the Purchaser/s shall obtain a written permission from the Builders. During such Visits to the Site, in case if there is any accident / mishap or casualty then the Builders will not be held responsible or liable in any manner whatsoever.

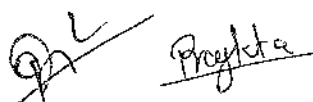
51. The Advocates of the Builders shall prepare, and engross and approve the Deed of Assignment / Lease and all other documents, which are to be, or may be executed in pursuance of this Agreement. The Purchaser/s shall bear all costs, professional charges and expenses for the same and further shall also bear all expenses for the Stamp Duty, Registration Charges for the Deed of Assignment /Lease Deed or any other Deed/s, consents, writings and any other documents, all costs in connection with the formation of the Society and /or body corporate or other organisation, the costs for the stamping and registering all the agreements, deeds, transfer deeds or any other documents required to be executed by the entire professional costs of the Advocates of the Builders shall be borne and paid by the said Society or proportionately by all the Purchasers of the Premises in the said Complex /building alone.

52. It is understood by the Purchaser/s that whatever payments are made by the Builders or are paid by them in connection with or incidental to this Agreement or any other documents in respect of the said plot in which the Purchasers premises is situated, then the same shall be reimbursed by the Purchaser to the Builders on demand.

53. That the Purchaser/s shall also pay his /her /their share of insurance premium to keep the Complex /building insured against loss or damages by fire or by any natural calamities and to get an Insurance Policy of a sum equivalent to the total sale price of all the Premises, in the said Complex /building with a company to be approved by the Builders. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said damage for any reasons whatsoever the Purchaser/s shall pay his /her /their proportionate share for reinstating or replacing the same and shall nevertheless continue to make all the payments as no such destruction or damage has happened. The Purchaser/s shall pay his /her /their proportionate share of expenses for keeping the said Complex /building in good and substantial repair and condition to the satisfaction of the Builders.

54. The Builders have informed the Purchaser about their intention to sell the parapet walls of the terrace, blank walls on the external periphery of the said building or in any suitable place in


Builders


Purchaser/s

the said complex. (hereinafter called "the said hoarding space") and the same shall be utilized only for the purpose of advertisement which includes hoardings, any display of such sign-boards as well as neon light and the Purchaser/s of such hoarding space shall install separate electric meter for neon-light and shall also bear and pay the CIDCO LTD's taxes directly or through the society. The Purchaser/s of the hoarding space shall not contribute for any other outgoings to the said Society. The Purchaser/s shall not object in any manner and shall co-operate with the Purchaser/s of such hoarding space and admitting them as nominal members of the said Society etc.

55. Any delay, indulgence and negligence on the part of the Builders in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchaser shall not be construed as a waiver on the part of the Builders for the breach of any of the terms and conditions of these presents nor shall waiver in any way, prejudice the rights of the Builders.

56. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

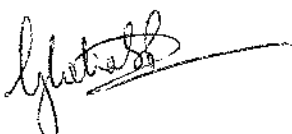
57 a) All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his/her/their address specified below:-

Name & Address:-


Mr. Rakesh Pramod Pingle &
Mrs. Prajka Rakesh Pingle alias Miss. Prajka Rajkumar Mhatre.
Flat no. C-402, Radhekrishna,
Plot no. 6, sector no. 17,
Roadpali, Kalamboli-410218.

57 b) In case if the Purchaser/s changes his/ her/ their address specified herein then and in that event, the Purchaser/s shall intimate by Registered AD Letter the new address and shall cause the Builders to rectify their records by recording the new addresses. In case if the Purchaser/s fail/s to provide the Builders his/ her/ their new address then the Builders shall not be liable or responsible for the non receipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising therefrom.

58. The Purchaser/s shall immediately after the execution of this Agreement lodge the same for Registration with the concerned Sub-Registrar of Assurances and shall within two days after lodging the same intimate the Builders of having done so with the date and serial number of the same which has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchasers alone.



Builders



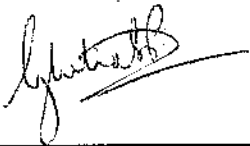
Purchaser/s

RECEIPT

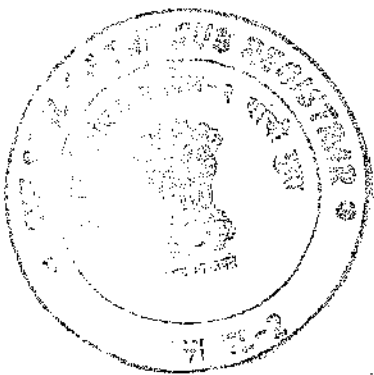
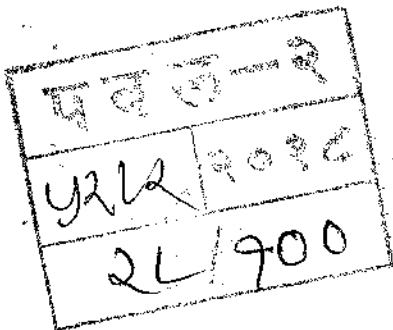
RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER MR. RAKESH PRAMOD PINGLE & MRS. PRAJKTA RAKESH PINGLE ALIAS MISS. PRAJKATA RAJKUAMR MHATRE THE SUM OF Rs.1,00,000/- (RUPEES ONE LAKH ONLY) BY CHEQUE NO.001522, DRAWN ON ICICI BANK, LOWER PAREL BRANCH, DATED- 03/02/2018 PAID BY HIM / HER / THEM TO US AS EARNEST MONEY DEPOSIT ON EXECUTION HEREOF AS PER TERMS & CONDITIONS OF THIS AGREEMENT. (CHEQUES SUBJECT TO REALISATION)

WE SAY RECEIVED

FOR M/S. SKY DEVELOPERS



(AUTHORIZED PARTNER/S)



THE SCHEDULE ABOVE REFERRED TO:

पञ्च-२	
५१२	२०१८
२६/१००	

Flat No. C-1403 on the 14th Floor, in C-Wing admeasuring 49.24 Sq. Meter (Carpet area) together with Flower Bed admeasuring 4.65 Square Meter and an adjoining Terrace abutting the said Flat having an area of 7.99 Square Meter, which are fused to the said flat in the Project presently Known as "RADHEKRISHNA" constructed on Plot no.6 in Sector No.17 in Village / Site, Kalamboli, Taluka Panvel, Dist-Raigad of 12.5% (erstwhile Gaothan Expansion Scheme) containing by aggregate admeasurement 4249.57 Sq. mtrs or thereabouts AND BOUNDED BY:

On or towards the North by :- 15 meter wide road
On or towards the South by :- Plot No. 7
On or towards the East by :- Plot No. 9
On or towards the West by :- Plot No. 5

IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY & THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED BUILDERS

M/S. SKY DEVELOPERS
Through its authorized Partners
MR. SIDDHARTH P GHETIA

IN THE PRESENCE OF
1. SNEHAL PATIL

2. Gokuldeep Bhosle

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/S
MR. RAKESH PRAMOD PINGLE

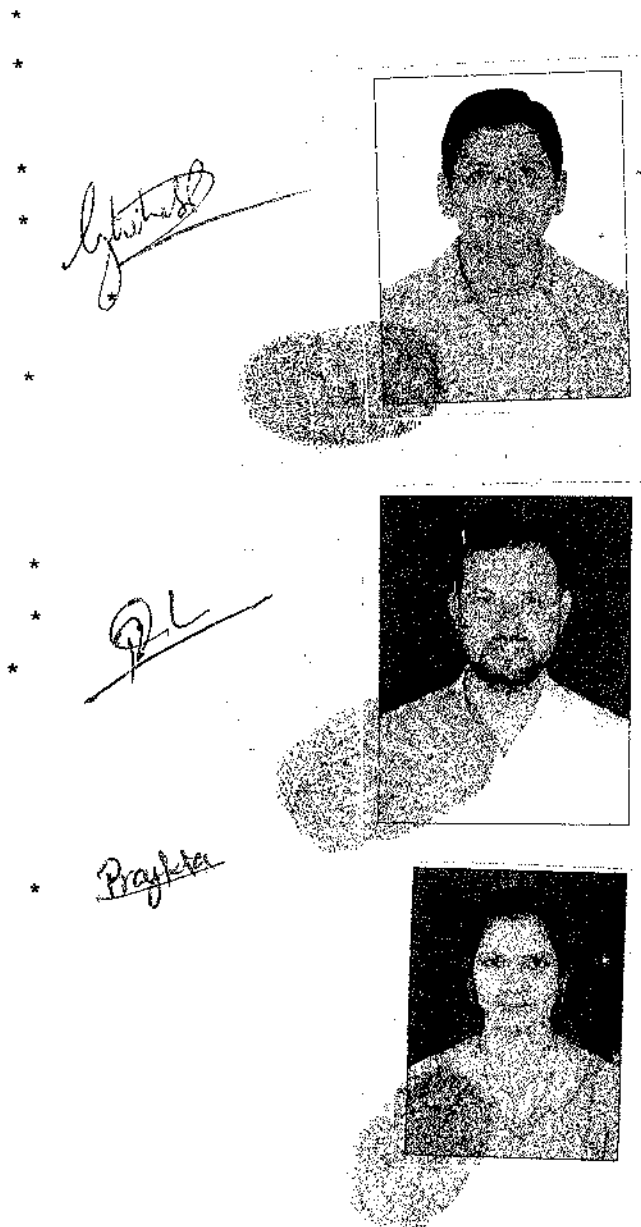
MRS. PRAJKTA RAKESH PINGLE
ALIAS MISS. PRAJKATA RAJKUAMR MHATRE

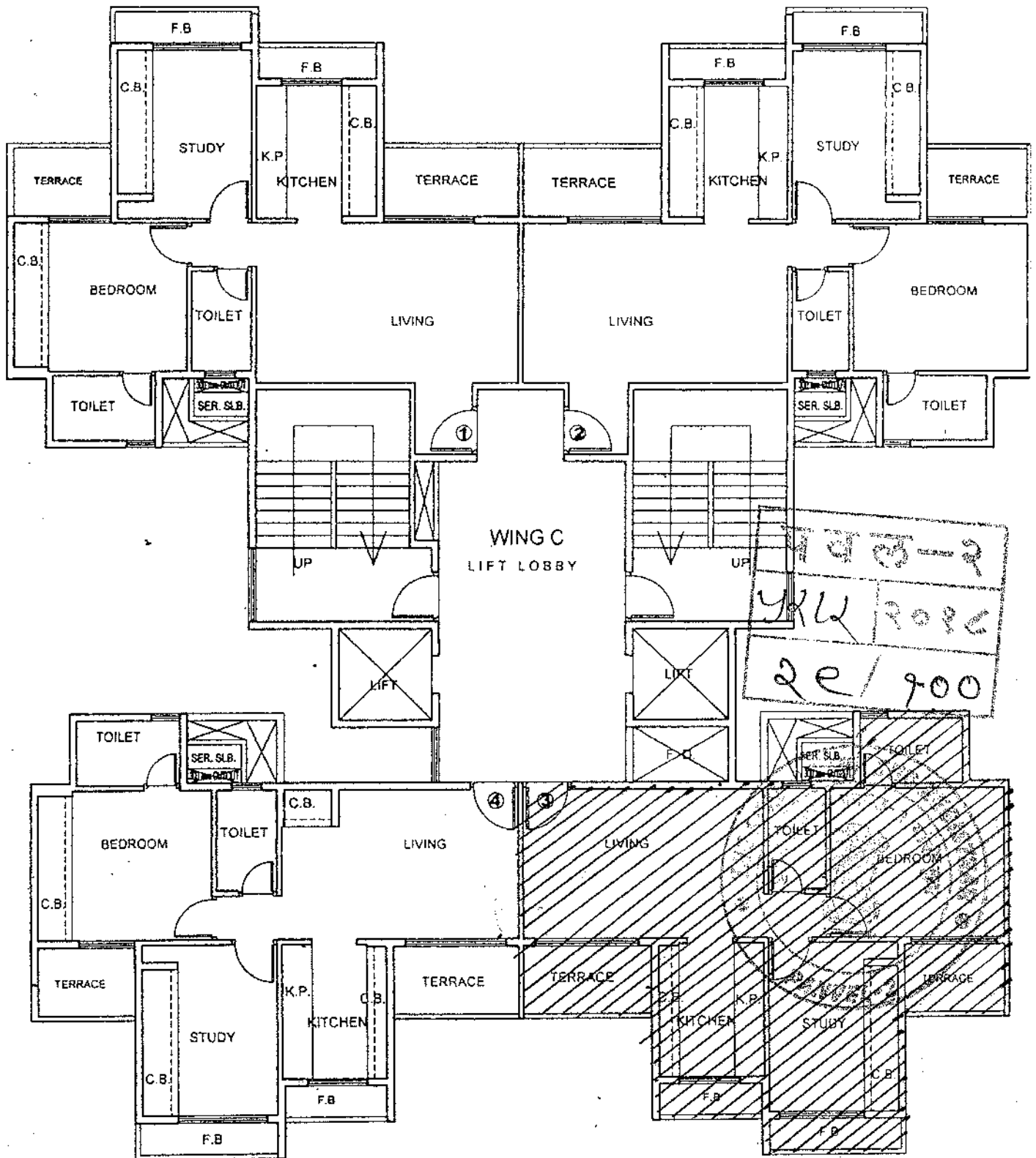
IN THE PRESENCE OF

1. *[Signature]*
2. *[Signature]*

[Signature]
Builders

[Signature] *[Signature]*
Purchaser/s





4TH,6TH,10TH, 12TH & 14TH FLOOR (WING - C)

- 1) Wing : "C"
- 2) Floor : 14th
- 3) Flat no : 1403

M/S. SKY DEVELOPERS
PLOT NO-6, SECTOR-17,
KALAMBOLI, NAVI MUMBAI.

PROPOSED RESIDENTIAL BUILDING
ON PLOT NO-6, SECTOR-17,

NOI

[Handwritten signature]

[Handwritten signature] Prayata

"ANNEXURE-F"

FLOORING:

- 2'X2' Tiles in all rooms
- Tiles in bathroom

KITCHEN:

- Granite kitchen platform
- Service platform
- Stainless steel sink
- Door height tiles dado
- Concealed piping

BATHROOMS:

- Sanitary ware
- Door height tiles dado
- Concealed piping
- CP fittings

WINDOWS:

- Anodized aluminum sliding windows

DOORS:

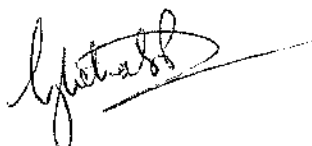
- Laminated wooden flush doors
- Wooden

PLUMBING:

- UPVC/CPVC
- Concealed plumbing

ELECTRIFICATION:

- Concealed copper wiring
- Modular switches
- 3-phase electrical connection



Builder/s



Purchaser/s

CIDCO

WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE**NRIAL, 2nd Floor, Nariman Point,
Mumbai - 400 021.PHONE : (Reception) 00-91-22-6660 0900
00-91-22-6660 0928

FAX : 00-91-22-2202 2509 / 6660 0933

HEAD OFFICE :CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100

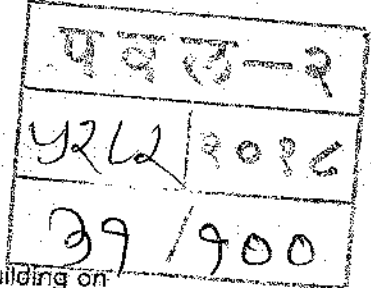
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/BP-10737/ATPO(NM & K)/2012/ 2580

Date : 06/12/2012

To,
M/s. Sky Developers,
501/502, Prathamesh Park Co. Op. Hsg. Society,
Plot No. 24, Sector-1,
Kalamboi, Navi Mumbai.



Sub : First Habitable Floor Completion Certificate for Proposed Building on
Plot No. 06, Sector-17, at - Kalamboi (12.5% Scheme), Navi Mumbai.

- Ref. : 1) Development permission granted by this office vide letter
No. CIDCO/ATPO(BP)/2011/1918, dtd. 30.12.2011
2) Your Architect's application received on dtd. 02.11.2012
3) This office letter No. CIDCO/BP-10737/ATPO(NM & K)/2012/2315 dtd. 09.11.2012
4) Site visit on dtd. 05.12.2012

Sir,

This has reference to your letter cited above, through your licensed Architect regarding completion of construction up to First Habitable Floor of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points shown by your Architect the offset of the building line from the Footpath for Residential Building on Plot No. 06, Sector-17, at - Kalamboi (12.5% Scheme), Navi Mumbai is found as per plans approved vide this office letter No. CIDCO/ATPO(BP)/2011/1918, dtd. 30.12.2011.

Therefore, you may go ahead with the construction work beyond First Habitable Floor, as per approved plans and terms and conditions mentioned in this office letter dated 30.12.2011 and agreement to lease executed with Corporation.

Thanking you,

Yours faithfully,

(R. B. Patil)

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2011 **1917-2**

22 DEC 2011

To,
M/s. Sky Developers,
501/502, Prathamesh Park Co-Op. Hsg., Society,
Plot No.24, Sector-1, Kalambohi, Navi Mumbai.

ASSESSMENT ORDER NO.830/2011-12/REGISTER NO.03 PAGE NO.830

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	1	2	4	9	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on
Plot No.06, Sector-17, at Kalambohi, (12.5% scheme) Navi Mumbai

REF:- 1) Your architect's letter dated 26/08/2011 & 15/12/2011

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

1. Name of Assessee
2. Location

3. Land use
4. Plot area
5. Permissible FSI

6. GROSS BUA FOR ASSESSMENT
7. ESTIMATED COST OF CONSTN.
8. AMOUNT OF CESS

9. Construction & Other Workers Welfare Cess charges paid Rs.16,11,500/- vide
Receipt No.7245, dtd.29/12/2011

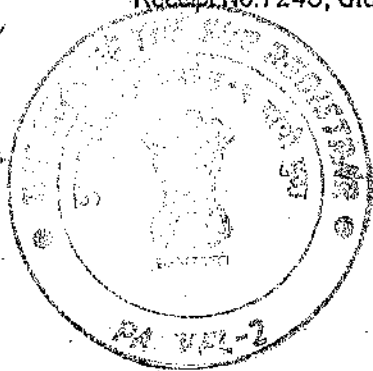
- M/s. Sky Developers,
- Plot No.06, Sector-17, at Kalambohi, (12.5% scheme)
Navi Mumbai
- Residential
- 4249.570 Sq. mtrs
- 1.5

- 16114.583 Sq.mtrs.
- 16114.583 Sq.mtrs. X 10000.00= Rs.161145830/-
- Rs.161145830/- X 1%= Rs.1611458.30

Yours faithfully

(R. B. Patil)

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





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

*NIRMAL - 2nd Floor, Narlmon Point,
Mumbai - 400 021.
PHONE : (reception) +91-22-6650 0900 / 6650 0928
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HEAD OFFICE:

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

Ref. No. CIDCO/ATPO(BP)/2011/1917-2

Date 30 DEC 2011

To,
M/s. Sky Developers,
501/502, Prathamesh Park Co-Op. Hsg., Society,
Plot No.24, Sector-1, Kalamboli, Navi Mumbai.

ASSESSMENT ORDER NO.830/2011-12/REGISTER NO.03 PAGE NO.830

SUB:- Payment of development charges for Residential Building on Plot No.06, Sector-17, at Kalamboli, (12.5% scheme) Navi Mumbai

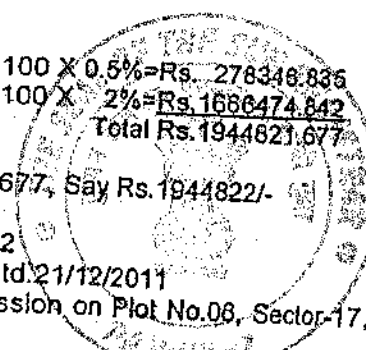
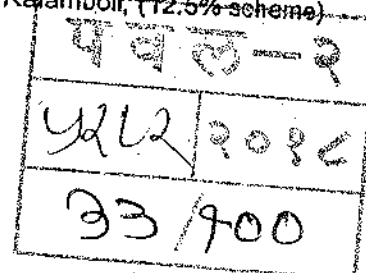
- REF:-
- 1) Your architect's letter dated 26/08/2011 & 15/12/2011
 - 2) Final transfer order issued by M(TS) vide letter dtd.23/11/2008
 - 3) MSEDCL NOC Issued by EE Panvel(U) division vide letter dtd.14/12/2011
 - 4) Delay condonation NOC Issued by M(TS-II) vide letter dtd.16/11/2011
 - 5) Fire NOC Issued by Fire Officer, CIDCO vide letter dtd.23/12/2011
 - 6) 50% IDC paid of Rs.21,25,000 vide Receipt No.7245, dtd.21/12/2011

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

1. Name of Assessee :- M/s. Sky Developers,
2. Location :- Plot No.06, Sector-17, at Kalamboli, (12.5% scheme) Navi Mumbai
3. Land use :- Residential
4. Plot area :- 4249.570 Sq. mtrs
5. Permissible FSI :- 1.5
6. Rates as per Stamp Duty Ready Reckoner, for Sec-17, Kalamboli :- Rs.13100/-
7. AREA FOR ASSESSEMENT FOR RESIDENTIAL :-
8. DEVELOPMENT CHARGES FOR RESIDENTIAL :-
9. Total Assessed development Charges :-
10. Date of Assessment :- (8.i + 8.ii) = Rs.1944821.677, Say Rs.1944822/-
11. Due date of completion :- 29/12/2011
12. Development charges paid of Rs.19,50,000/- Vide Receipt No.7245, dtd.21/12/2011

Unique Code No. 2011 02 021 02 1249 01 is for this Development Permission on Plot No.06, Sector-17, at Kalamboli, (12.5% scheme) Navi Mumbai



Yours faithfully,

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

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

HEAD OFFICE:

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

Ref. No. CIDCO/ATPO(BP)/2011/1918--

Date 30 DEC 2011

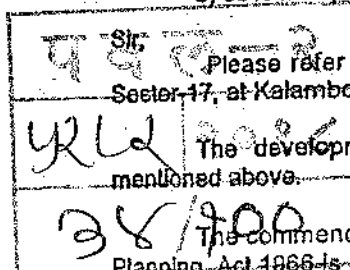
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To,

M/s. Sky Developers,
501/502, Prathamesh Park Co-Op. Hsg., Society,
Plot No.24, Sector-1, Kalambohi, Navi Mumbai.

Sub:- Development Permission for Residential Building on Plot No.06, Sector-17, at Kalambohi, (12.5% scheme) Navi Mumbai

- REF:-
- 1) Your architect's letter dated 26/08/2011 & 15/12/2011
 - 2) Final transfer order issued by M(TS) vide letter dtd.23/11/2008
 - 3) MSEDCL NOC Issued by EE Panvel(U) division vide letter dtd.14/12/2011
 - 4) Delay condonation NOC issued by M(TS-II) vide letter dtd.16/11/2011
 - 5) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.23/12/2011
 - 6) 50% IDC paid of Rs.21,25,000 vide Receipt No.7245, dtd.21/12/2011



Please refer to your application for development permission for Residential Building on Plot No.06, Sector-17, at Kalambohi, (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 building is 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 Executive Engineer, Kalambohi, CIDCO prior to the commencement of the construction work.

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

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

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

Since, you have paid 50% IDC paid of Rs.21,25,000 vide Receipt No.7245, dtd.21/12/2011, you may approach to the Office of Executive Engineer (Klm) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

REF.NO.CIDCO/ATPO/1918--

DATE:- 30 DEC 2011.

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 XXIV) of 1966 to M/s. Sky Developers, Plot No. 06, Sector- 17, Kalamboli, (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 (wing " A, B & C," Gr. Floor + 14 Floors) Total Resl. BUA = 6360.591 Sq.Mt. *ghr*

(Nos. of Residential Units - 144, Nos. of Commercial units - NIL)

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. *ghr*

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 21,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with 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".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

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.
- f) 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.

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. E&F/2004/1450/D No. 27/10/2004 dtd 27/10/2004 for all Buildings following additional

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.

C.C. TO: ARCHITECT
M/s Soyuz Talib Vashi.

C.C. TO: Separately to:

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

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopla

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SCHEDULE RAIN WATER HARVESTING

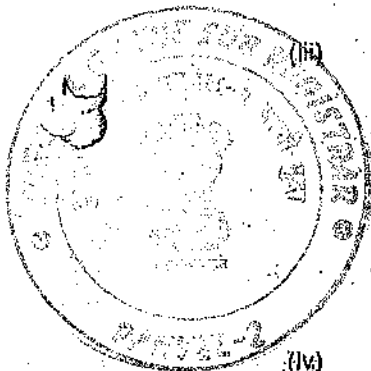
Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water down 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 channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

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- (ii) Rain water harvesting for recharge of ground water may be done through a bore well through 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 channelled 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 channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or

shar

trenches shall be back filled with filter 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 20% 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.

e) Top 10% of the pits/ trenches will be empty and a splash is to be provided 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 below 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.

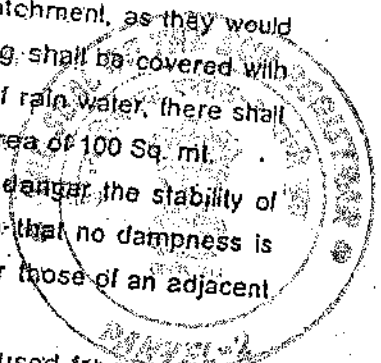
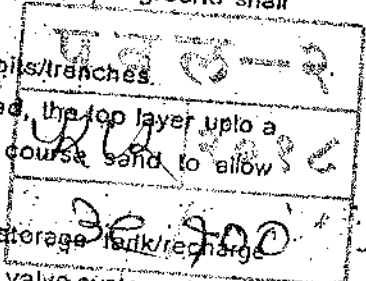
2. The terrace shall be connected to the open well/bore well/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and 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.



(9)

Himanshu Bheda & Co.

Advocate High Court, Mumbai

607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL : 2766 6120 / 2055 0038 • MOBILE : 92207 27108
Email : himanshu.bheda@rediffmail.com

REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Sub: - Report on Title in respect of Plot no. 6 situated at Sector -17, Kalamboli, Taluka Panvel & Dist-Raigad, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4249.57 sq.mtrs or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of M/S. SKY DEVELOPERS, PAN NO. ABOF 56075R, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having its registered office at Flat No-001, D Wing, Krishna Apartment, Plot No.10, Sector-36, Kamothe, Navi Mumbai.

(hereinafter referred to as the "Promoters") in respect of Plot no. 6 situated at Sector -17, Kalamboli, Taluka Panvel & Dist-Raigad, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4249.57 sq.mtrs. or thereabout. (hereinafter referred to as the said Plot).

We have inspected the the following Original Documents:-

1. Agreement to Lease dated 25th July, 2008.
2. Tripartite Agreement dated 29th August/10th September, 2008.
3. Transfer Order dated 24/11/2009.
4. CIDCO's letter dated 24th November, 2010.
5. Search Report dated 05-08-2011.
6. CIDCO's letter dated 24th November, 2010..

The manner in which the Promoters have acquired Leasehold Title in respect of the above plot is narrated as under:-

- 1) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO ") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021.

CERTIFIED TRUE COPY
SKY DEVELOPERS
J. J. Mel
Partner

Certified True Copy

S. D. Patil
S. D. Patil

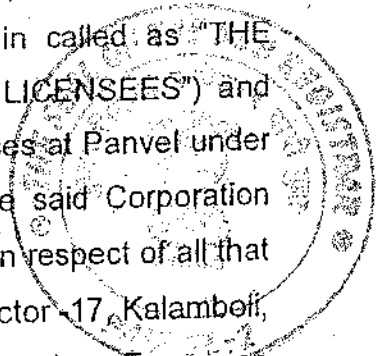
The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

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

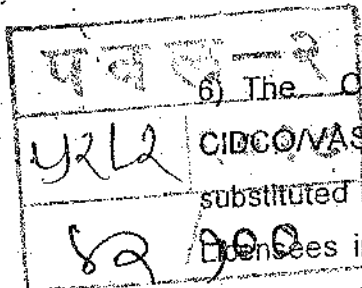
4) By an Agreement to Lease dated 25th July, 2008 executed by and between the CIDCO Ltd (therein referred to as "the Corporation") and Shri Abdulkadir Abdul Muttalib Mulla & 54 Others, therein called as "THE LICENSEES" (hereinafter referred to as "ORIGINAL LICENSEES") and registered with the Office of Sub-Registrar of Assurances at Panvel under serial No. URAN/5827 of 2008 dated 02/08/2008, the said Corporation agreed to grant to the said Original Licensees a lease in respect of all that piece or parcel of land bearing Plot no. 6 situated at Sector 17, Kalamboli, Taluka Panvel & Dist-Raigad, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4249.57 sq.mtrs or thereabout (hereinafter referred to as "the said Plot") for residential and commercial purpose on 60 years Lease under 12.5% Scheme (GES) and on the terms

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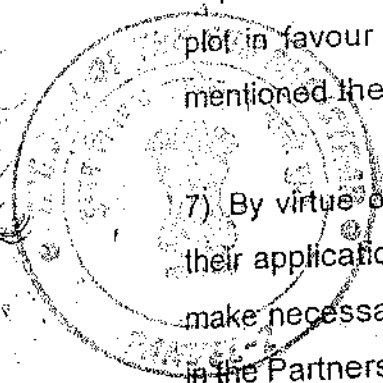


and conditions and for the consideration as contained in the said Agreement to Lease.

5) By a Tripartite Agreement dated 29th August/10th September, 2008 executed by and between CIDCO Ltd., the said Original Licensees and the Promoters herein therein referred to as the New Licensees, the CIDCO Ltd has granted to the Promoters a license to enter the said Plot for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay, 1975. The said Tripartite Agreement is duly registered with the Sub-Registrar of Assurances under its Serial No.URAN - 07021 of 2008 dated 12/11/2008.



6) The CIDCO Ltd vide its letter bearing Reference no. CIDCO/VASAHAT/SATYO/KALAMBOLI/234/2009 dated 24/11/2009 has substituted M/S. SKY DEVELOPERS, the Promoters herein as the New Licensees instead and in place of the said Original Licensee and at the request of the Original Licensees, the CIDCO Ltd has transferred the said plot in favour of the Promoters herein upon such terms & conditions as mentioned therein.



7) By virtue of change in Partnership of the Promoters, the Promoters by their application dated 18th November, 2010, requested the CIDCO Ltd to make necessary changes in their records so as to incorporate the change in the Partnership.

8) The CIDCO Ltd by its letter dated 24th November, 2010, has taken note of the change in the Partnership.

9) Pursuant thereto the Promoters herein have become well and sufficiently entitled to the said Plot.

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10) At the request of the Promoters, we have also taken search through Search Clerk Mr. Vinay Mankarne, in respect of the said property. The Search Clerk has submitted his Report vide his letter dated 05/08/2011, wherein he has mentioned about all the aforesaid transactions and has stated that the available Index for the year 2007 to 2010 has been checked however the records for the year 2011 were not ready.

11) In the Circumstances, subject to the compliance of the terms & conditions of the said Copies of the Agreement to Lease dated 25th July, 2008, Tripartite Agreement Dated 29th August/10th September, 2008, Transfer Order dated 24/11/2009, CIDCO's letter dated 24th November, 2010 and the Search Report dated 05-08-2011, the title of **M/S. SKY DEVELOPERS** to the abovementioned property is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

Plot no.6 in Sector No.17, in Village / Site, Kalamboli, Taluka Panvel, Dist- Raigad of 12.5% (erstwhile Gaothan Expansion Scheme) containing by aggregate admeasurement 4249.57 sq.mtrs or thereabout AND BOUNDED.

BY:

On or towards the North by:- 15 meter wide road
On or towards the South by:- Plot No. 7
On or towards the East by :- Plot No. 9
On or towards the West by:- Plot No. 5

DATED THIS 14TH DAY OF SEPTEMBER 2011.

FOR HIMANSHU BHEDA & CO.

Himanshu Bheda

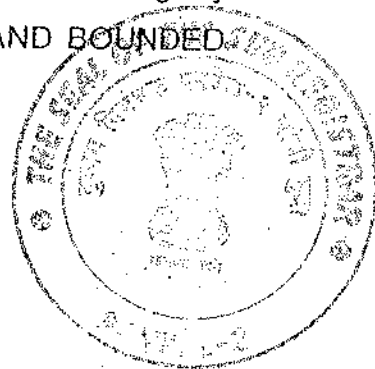
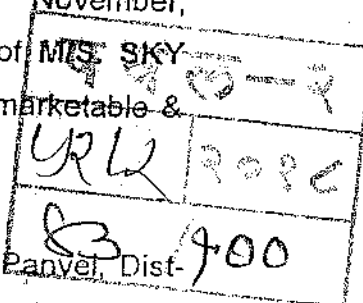
Proprietor.

Sahana R. Jotkar
Advocate High Court

Certified True Copy

Sahana R. Jotkar

Certified True Copy
BY DEVELOPERS
1. J. J. Jotkar
Partner





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

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

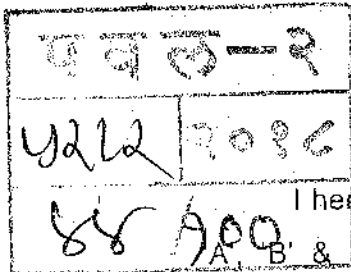
Ref. No.

Date: 12 MAY 2015

CIDCO/BP-2901/10737/TPO(NM & K)/2015/

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt +14 floors) Wing A, B' & C' having [(Residential BUA= 6360.591 Sq.mtrs., Total BUA = 6360.591 Sq.mtrs. No. of Units- Resi.-144 Nos.)) (Free of FSI = Fitness Centre BUA=126.192 Sq.mtrs. & Society Office BUA=21.685 Sq.mtrs.,) on Plot No.06, Sector-17 at Kalamboli (12.5% scheme) of Navi Mumbai completed under the supervision of Architect STAPL (Soyuz.Talib) has been inspected on 01/04/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 30/12/2011 and that the development is fit for the use for which it has been carried out.

Manjula
12/5/15
(Manjula Nayak)
Town Planning Officer(BP)
Navi Mumbai & Khopta

2/1/13

398/5371

पावती

Friday, July 05, 2013

12:21 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6049

दिनांक: 05/07/2013

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल3-5371-2013

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. स्वाय डेव्हलपर्स तर्फे भागीदार राजेश रामजीभाई पटेल - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 820.00

डॉटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 41

एकूण:

रु. 940.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 12:41 PM ह्या वेळी मिळेल

Sub Registrar Panvel 3

बाजार मूल्य: रु.0/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

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

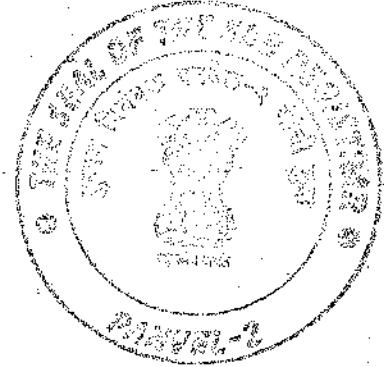
2) देयकाचा प्रकार: By Cash रक्कम: रु 840/-

मूळ दस्त परत मिळाला

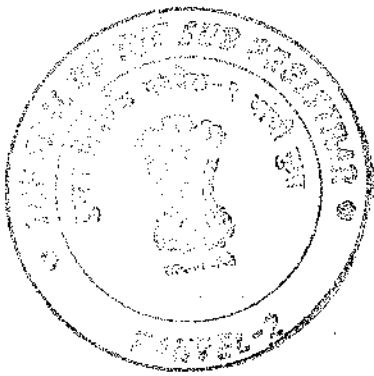
पत्रावर स्वाक्षरी
मूळ दस्त परत दिलेला

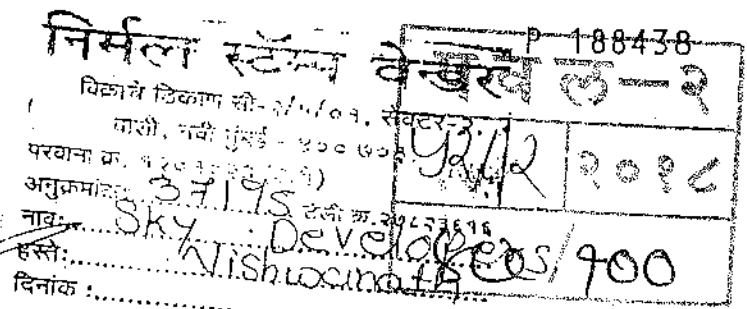
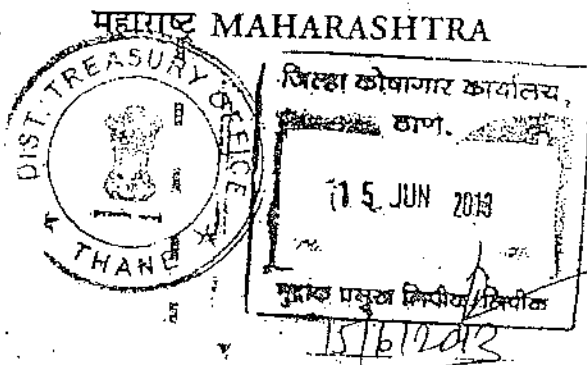
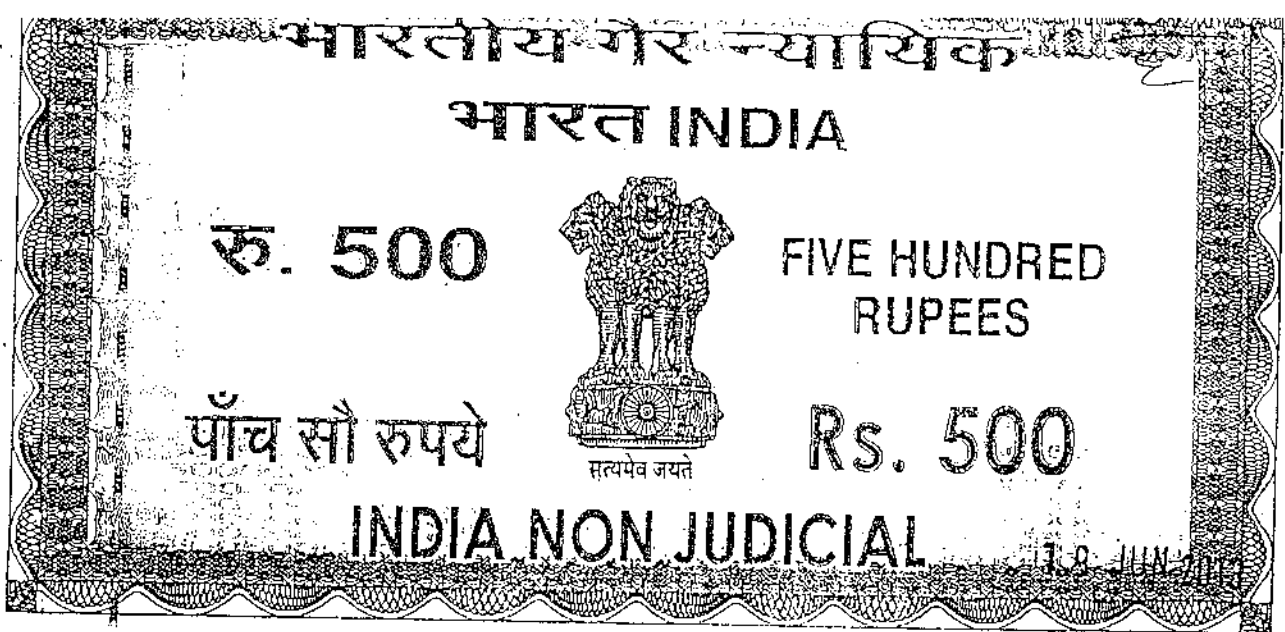
लिपिक,
दध्यम निबंधक, पनवेल-३

पवल-३	
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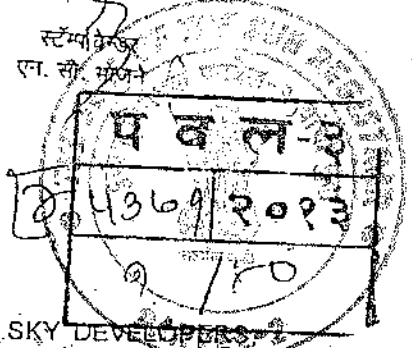


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19 JUN 2013



SPECIFIC POWER OF ATTORNEY
(Only for Admission)

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S. SKY DEVELOPERS, holding PAN NO. ABOFS6075 Q, a Partnership Firm, having our registered office at, Plot No. 6, Sector- 17, Roadpali, Kalamboli, Navi Mumbai-410 218, hereby appoint, authorize, constitute and empower, 1. Mr. Rajesh Ramjibhai Patel, 2. Mr. Prafulkumar Vithaldas Ghete, 3. Mr. Prashant Ramjibhai Ghete, 4. Mr. Ronak Hasmukhbhai Ghete, 5. Mr. Siddhant Pravinbhai Ghete, 6. Mr. Jaydev Jayendra Ghete, 7. Mr. Rajesh Ramjibhai Ghete (HUF) & 8. M/s Affluent Estate Pvt. Ltd., represented by its Authorised Director Mr. Bhagat Rajaram Patel SEND GREETINGS:-

[Signature]

[Signature]

प्रा. प्र. प्र.

[Signature]

[Signature]

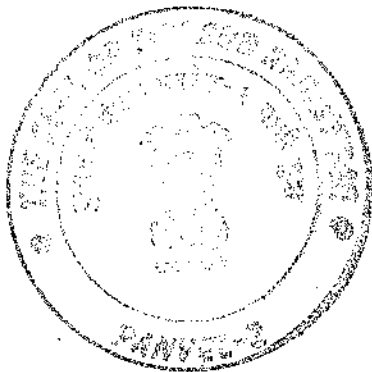
S.J. Patel

FOR AFFLUENT ESTATES PVT. LTD.

[Signature]

DIRECTOR

प व ल-२	
YKL	२०१८
४८/१००	



प व ल-३	
५७७९	२०१३
२/४०	



120102

RIKESH BHOJANE STAMP VENDOR
 LICENCE NO. 3/2891 (THANE)
 C-2/50-T, Sec2, Vashi, Navi Mumbai - 400 703
 Tel: 27823018 / 27823009

Sl. No. _____ Date: 14/10/13

Name: Sky Developers

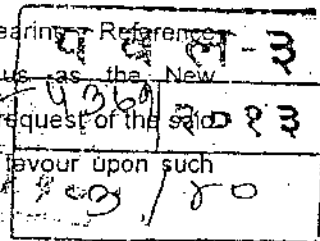
Through: Vishwanath

Sl. No.	Amnt.	No.	Total Amnt.
1	500	1	500
			500

Mr. N. C. Bhojane
 Stamp Vendor
 C-2/50-T, Sector 2, Vashi,
 Navi Mumbai - 400703

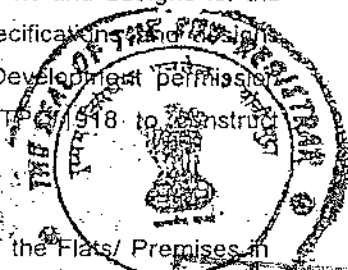
1. By a Tripartite Agreement dated 29th August, 2008 executed by and between CIDCO Ltd., Shri Abdulkadir Abdul Muttalib Mulla & 54 Others (hereinafter referred to as the said Original Licensees) and ourselves, the CIDCO Ltd has granted to us a license to enter Plot No. 6 situated at Sector -17, Kalamboli, Taluka Panvel & District Raigad of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4249.57 Square Meters or thereabouts (hereinafter referred to as "the said Plot" and the same is more particularly described in the Schedule hereunder written) for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay, 1975. The said Tripartite Agreement is duly registered with the Sub-Registrar of Assurances under Serial No. URAN - 07021 of 2008 dated 12/11/2008.

2. The CIDCO Ltd., vide its letter dated 24/11/2009, bearing Reference no. CIDCO/VASAHAT/SATYO/KALAMBOLI/234/2009, has substituted us as the New Licensees instead and in place of the said Original Licensees and at the request of the said Original Licensees, the CIDCO Ltd has transferred the said plot in our favour upon such terms & conditions as mentioned therein.

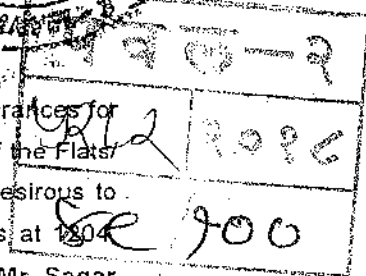


3. In the above circumstances, we became well and sufficiently entitled to the said plot.

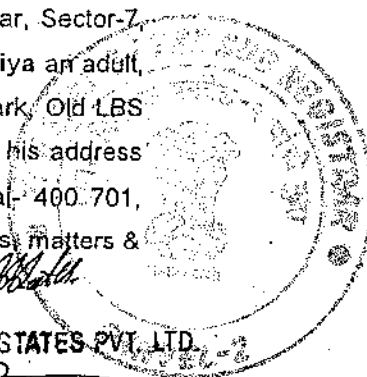
4. We, through our Architect 'SOYUZ TALIB ARCHITECTS PVT LTD.' have submitted to the CIDCO LTD and other Authorities the Building plans, specifications and designs for the said plot. The CIDCO LTD has sanctioned the Building plans, specifications and designs submitted by us and granted its Commencement Certificate and Development permission vide its letter dated 30-12-2011 having reference No. CIDCO/ATP/1918 to construct Residential Complex of Ground + upper floors.



5. We have to execute various Agreements to Sell in respect of the Flats/ Premises in the Building to be constructed on the said Plot with the prospective Purchasers.



6. We are unable to attend the office of the concerned Sub Registrar of Assurances for the purpose of admitting the execution of the said Agreements to Sell in respect of the Flats/ Premises in the Building to be constructed on the said Plot. We are therefore desirous to appoint (1) Mr. Chirag Ghoghari an adult, Indian Inhabitant, having his address at 1204 Prince Tower, Plot No.51, Sector-20, Kharghar, Navi Mumbai-410 210, and/or (2) Mr. Sagar Galphade an adult, Indian Inhabitant, his address at Flat No.115, Jijamata Nagar, Sector-7, Opp. D'mart, Ghansoli, Navi Mumbai- 400 701, and /or (3) Mr. Pareshi D. Parasiya an adult, Indian Inhabitant, his address at 601, Cosmos Tower, Majiwada, Nr. Golden Park, Old LBS Marg, Thane-W, and/or (4) Mr. Vishwanath Khade an adult, Indian Inhabitant, his address at Flat No.117, Jijamata Nagar, Sector-7, Opp. D'mart, Ghansoli, Navi Mumbai- 400 701, jointly and severally as our lawful & true Attorneys to do all necessary acts, deeds, matters & things for us & on our behalf as appearing hereinafter.



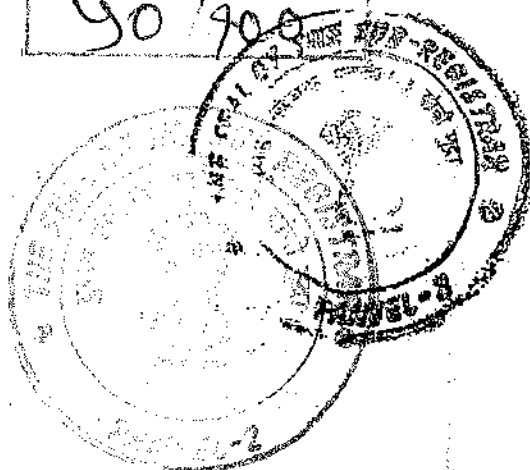
1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*

FOR AFFLUENT ESTATES PVT. LTD.

[Signature]

DIRECTOR

प व ल-३	
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प व ल-३	४/४०
५२१२	२०१८
५०/१००	



DEVELOPERS, holding PAN NO. ABOFS6075 Q, a Partnership Firm, having our registered office at Plot No. 6, Sector- 17, Roadpali, Kalamboli, Navi Mumbai-410 218, through our Partners 1. Mr. Rajesh Ramjibhai Patel, 2. Mr. Prafulkumar Vithaldas Ghetia, 3. Mr. Piyushbhai Ramjibhai Ghetia, 4. Mr. Ronak Hasmukhbhai Ghetiya, 5. Mr. Siddharth Pravinbhai Ghetia, 6. Mr. Jaydev Jayendra Ghetiya, 7. Mr. Rajesh Ramjibhai Ghetiya (HUF) & 8. M/s Affluent Estate Pvt. Ltd., represented by its Authorised Director Mr. Bhagat Rajaram Patil, do hereby appoint nominate and constitute (1) Mr. Chirag Ghoghari, an adult, Indian Inhabitant, having his address at 1204, Prince Tower, Plot No.51, Sector-20, Kharghar, Navi Mumbai-410 210, and /or (2) Mr. Sagar Galphade, an adult, Indian Inhabitant, having his address at Flat No.115, Jijamata Nagar, Sector-7, Opp. D'mart, Ghansoli, Navi Mumbai- 400 701, and /or (3) Mr. Paresh D. Parasiya an adult, Indian Inhabitant, having his address at 601, Cosmos Tower, Majiwada, Nr. Golden Park, Old LBS Marg, Thane-W, and/or (4) Mr. Vishwanath Khade an adult, Indian Inhabitant, his address at Flat No:117, Jijamata Nagar, Sector-7, Opp. D'mart, Ghansoli, Navi Mumbai- 400 701, jointly and severally to be our true and lawful Attorneys to do all or any of the following acts, deeds, matters and things for us and in our name and on our behalf as appearing hereinafter.

1. To lodge with the concerned Sub Registrar of Assurance, all the Agreements for Sale/ Agreements to Sell/ Deed of Cancellation / Deed of Rectification / Deed of Confirmation / Leave and License Agreements/ Declaration and such other Deeds and documents etc as we may execute in respect of the Residential Flats/ premises to be constructed on the said Plot which is more particularly described in the Schedule hereunder written & to admit the execution thereof for us & on our behalf from time to time.

2. To apply for Certified copies & to correspond with the concerned Sub-Registrar of Assurances in respect of aforesaid Agreements and documents from time to time & to apply for the original Agreements after their registrations for us & on our behalf from time to time.

3. To obtain the original Agreements for Sale/ Agreements to Sell/ Deed of Cancellation / Deed of Rectification / Deed of Confirmation / Leave and License Agreements/ Declaration and such other deeds and documents back from the Sub Registrar of Assurance after their registration for us & on our behalf from time to time.

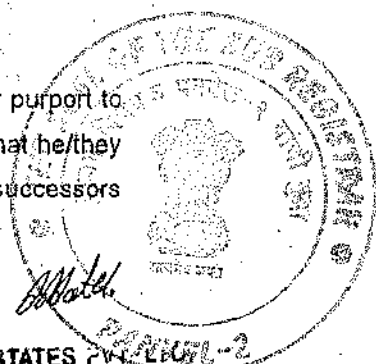
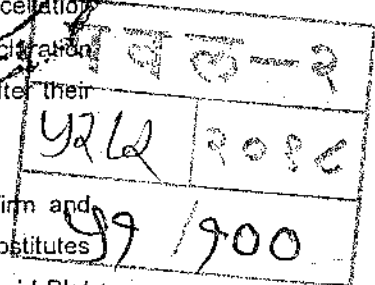
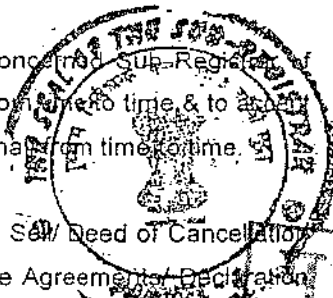
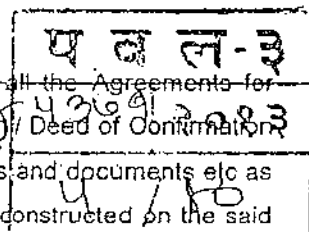
AND WE HEREBY for ourselves, executors and administrators ratify, confirm and agree to ratify and confirm whatsoever our said Attorneys or any substitute or substitutes acting under him/them has done or shall lawfully or purport to do in respect of the said Plot by virtue of these presents.

AND WE HEREBY declare that whatsoever our said Attorneys shall do or purport to do under or by virtue of these presents shall be at their entire risk and cost and that he/they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts.

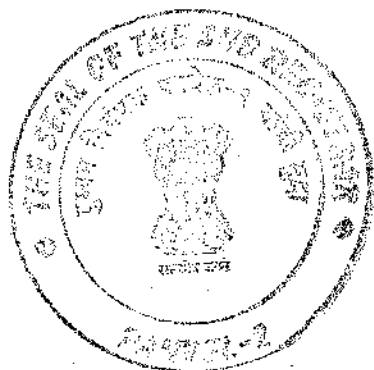
The Attorneys have signed at the foot of this Power of Attorney.

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*

FOR AFFLUENT ESTATES PVT. LTD.
[Signature]
DIRECTOR



पत्र-२	
५२६२	२०१८
५२/१००	



पत्र-३	
५३७९	२०१३
६/१०	



IN WITNESS WHEREOF WE, HAVE HEREUNTO SET AND SUBSCRIBED OUR HANDS
AT NAVI MUMBAI THIS 21 DAY OF JUNE, 2013.

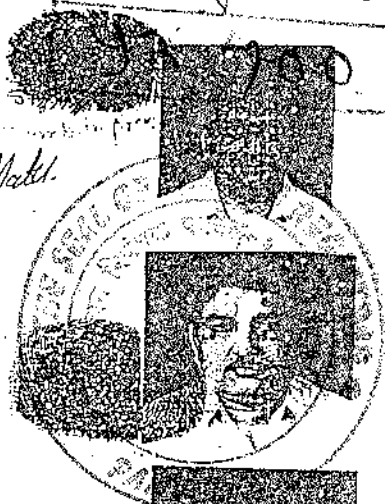
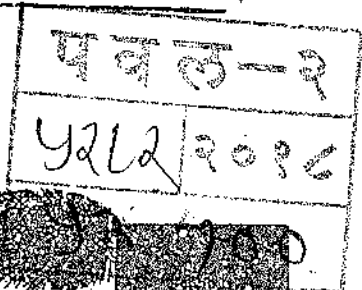
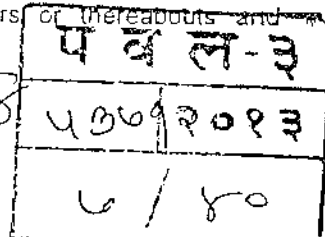
THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Plot No. 6 in Sector No.17, in Village / Site,
Kalamboli, Taluka Panvel, Dist-Raigad of 12.5% (erstwhile Gaothan Expansion Scheme)
containing by aggregate admeasurement 4249.57 Square meters of thereabouts and
bounded as follows:

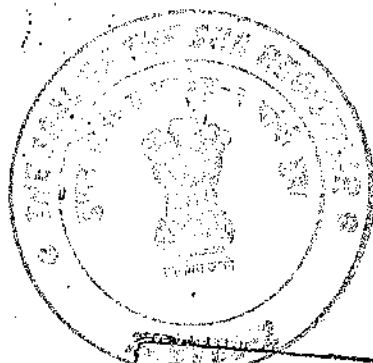
- On or towards the North by :- 15 Meters wide Road
On or towards the South by :- Plot No. 7
On or towards the East by :- Plot No. 9
On or towards the West by :- Plot No. 5.

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
M/S. SKY DEVELOPERS,
Through our Partners

1. Mr. Rajesh Ramjibhai Patel
2. Mr. Prafulkumar Vithaldas Ghetia
3. Mr. Piyushbhai Ramjibhai Ghetia
4. Mr. Ronak Hasmukhbhai Ghetiya
5. Mr. Siddharth Pravinbhai Ghetia
6. Mr. Jaydev Jayendra Ghetiya



प व ल-२	
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प व ल-३	
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7. Mr. Rajesh Ramjibhai Ghetiya (HUF) &)

Rajesh



8. M/s Affluent Estate Pvt. Ltd.)

REPRESENTED BY ITS
AUTHORISED DIRECTOR
MR. BHAGAT RAJARAM PATIL

FOR AFFLUENT ESTATES PVT. LTD.

Bhagat

DIRECTOR



IN THE PRESENCE OF

1.

Whe...

2. *Ram chavan*

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	2	80

WE CONFIRM HAVING ACCEPTED THE ABOVE POWER OF ATTORNEY.

(1) MR. CHIRAG GHOGHARI

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(2) MR. SAGAR GALPHADE



S Galphade



(3) MR. PARESH D. PARASIYA



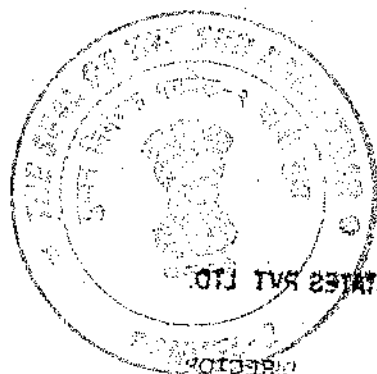
(4) MR. VISHWANATH KHADE



ATTORNEYS

BEFORE ME

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FOR AFFLUENT ESTATES PVT LTD

प व ०-३	
4369	2089
90 / 80	



MR. NAME
RAJESH RAMJIBHAI PATEL

भारत सरकार
GOVT. OF INDIA

DATE OF BIRTH
22-09-1960

Signature

COMMISSIONER OF INCOME TAX, BANGALORE

PERMANENT ACCOUNT NUMBER
AARPG0149B



NAME
PRAFUL VITHALDAS GHETA

NAME OF THE LEATHER'S NAME
VITHALDAS PERSAT GHETA

DATE OF BIRTH
14-03-1960

SIGNATURE

COMMISSIONER OF INCOME TAX, BANGALORE

① GHETIYA RAJESH RAMJIBHAI

01/04/1995
Permanent Account Number
AADHG8016P

प व ल-३
YRL 2016
AGVPG0919B
90/700



PERMANENT ACCOUNT NUMBER
AGVPG0919B
NAME
PIYUSH RAMJIBHAI GHETA

NAME OF THE LEATHER'S NAME
RAJJI BARBATBHAI GHETA

DATE OF BIRTH
14-03-1960

SIGNATURE

COMMISSIONER OF INCOME TAX, BANGALORE

प व ल-३
YRL 2016
AGVPG0919B
99/80

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GHETA SIDDHARTH P.
PRAVDICHAR RAVJI GHETA
13/08/1960

Permanent Account Number
AEJPG4911R

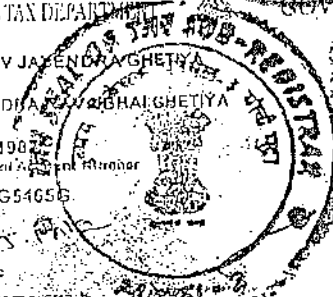
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

⑥ JAYDEV JAYENDRA GHETIYA
JAYENDRA JAY GHETIYA
07/01/1980
Permanent Account Number
AGVPG5465G

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RONAK HASMUKH GHETIYA
HASMUKH RAVJIBHAI GHETIYA

07/05/1985

Permanent Account Number
AHYPG2437N

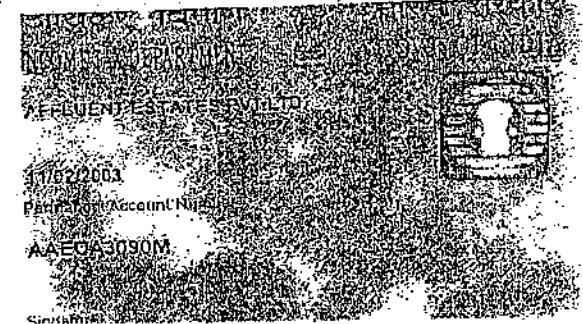
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

BHAGAT RAJ RAMPATI
RAJARAMANANT PATI
14/07/1955
Permanent Account Number
AADPP0812A

Signature



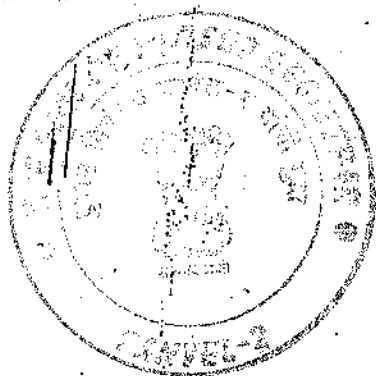
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1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of subscribers. The names are written in a cursive script, and the addresses are listed below them.

2. The second part of the document is a list of names and addresses, which appears to be a directory or a list of subscribers. The names are written in a cursive script, and the addresses are listed below them.

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10. The tenth part of the document is a list of names and addresses, which appears to be a directory or a list of subscribers. The names are written in a cursive script, and the addresses are listed below them.



STATIONER & PRINTER



name / type	category and appropriate details	date of birth	signature of applicant
P	INDIAN	Z 1722000	
present surname			
GHEZIA			
first and last name (given name)			
PRAFULCHANDRA VITHALDAS			
present nationality	former (s)	present state of birth	
INDIAN	M	14/03/1960	
			date and place of birth

DUPLITA GUJRAT

Энгийн

8867-70/60

THE NATIONAL ARCHIVES

THE UNIVERSITY OF CHICAGO

MAHARASHTRA INDIA

19/10/2004

FILE NO. 3-308 - OLD POST - OLD & RETURNED

10076 SHAMSUNDR ARCADE,VIKAS CHOWK,

NEMINATH NAGAR, SANGLI 416416

18 MAR 1964

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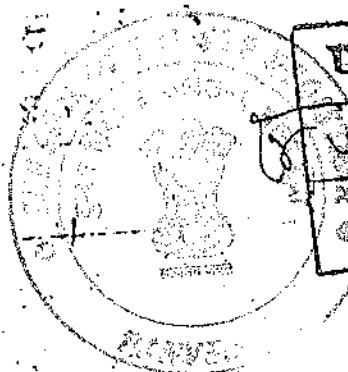
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ਪਰ ਲਾ-੩	
ਪਤਲਾ	੨੦੪੩
੬੨	੧੦



Y. V. S. / A. A. Chari
12/11/74 / Bangalore
For Passport Officer, Pune



BOOKS TO BE READ

H4532625

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SHERIDAN

PIYUZH RAMJISHAI

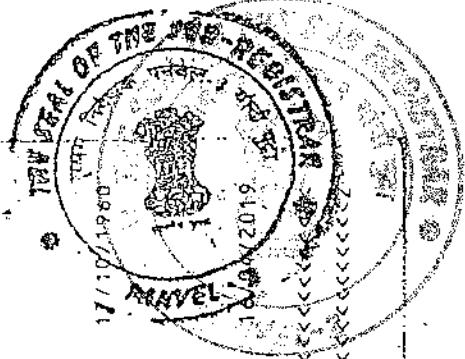
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12-11-19

17/04/2009

P<INDGHETIA<<PIYUSH<RAHJIBHAII<<<
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945332625<8;H06Q10173H1904101<<<<



GHETIA RAMJISHAI PARBATBHAI

GHETIA JIVTI. RAHJENAI

GHETIA NEETA PIYUSH

[illegible]

212A
HEMANTH NAGAR

52807018

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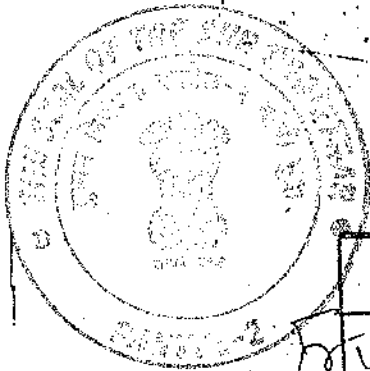
2011/11/16

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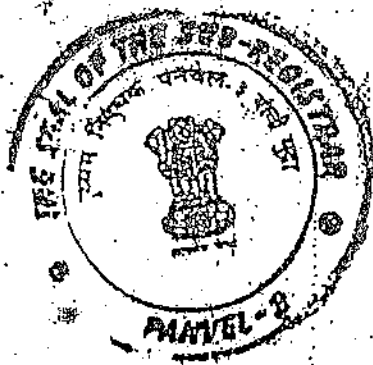
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५३७१	२०१३
१८/४०	





महानगर टेलिफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LTD. MUMBAI
 टेलिफोन बिल पत्रक / TELEPHONE BILL FOIL

Payment after due date are accepted only at the cash collection centres of the concerned area office.

CAN NO. : 2070239069 CLASS Plan-150 One Minute
 CATEGORY : NON-DYT GENERAL
 NAME : MR SIDDHARTH GHETIA
 ADDRESS : FLAT NO 1402 14TH FLR. TOWER-1
 SAGAR DARSHAN CHS LTD PLOT NO 38

टेलिफोन नं. : 27707760 बिल की तारीख : 08/08/2012
 TELEPHONE NO. : 27707760 BILL NO. : 2075521208
 टेलिफोन के वियोजन से बचने के लिए कृपया नियत तिथि के अंदर भुगतान करें
 TO AVOID DISCONNECTION PAY BY DUE DATE

पिछली मीटर रीडिंग व तारीख PREVIOUS METER READING & DATE	वर्तमान मीटर रीडिंग व तारीख PRESENT METER READING & DATE	मीटर कि मीटर कॉल METERED CALLS	डेबिट कॉल DEBIT CALLS	क्रेडिट कॉल CREDIT CALLS	निशुल्क कॉल FREE CALLS	निशुल्क प्रभावी कॉल NET CHARGEABLE CALLS
7729 01/06/2012	7729 31/07/2012	0	0	0	0	0

मद - ITEM

CALL CHARGES (INCL STD/ISD)
 MONTHLY SERVICE CHARGES-TELEP 01/06/12 31/07/12
 SERVICE TAX : DR : 36.00
 EDUCATIONAL CESS ON SERVICE TAX : DR : 1.00
 Net Bill Amount : 337.00
 Amt to be paid upto due date :
 Amount payable after due date :

कुल राशि TOTAL AMOUNT

₹. Rs. : P.
 0. 00
 300.00
 36.00
 1.00
 337.00

NEWTECH

प व ल-३
 08/08/2012
 2012
 4369

प व ल-३
 08/08/2012
 2012
 4369



DO NOT MULTILATE THE BARCODE / DO NOT STAMP / PIN ON THE BARCODE

0085, 18-08-2012 12:43
 27707760, 08-08-2012
 10 07N1003 CASH 337.00

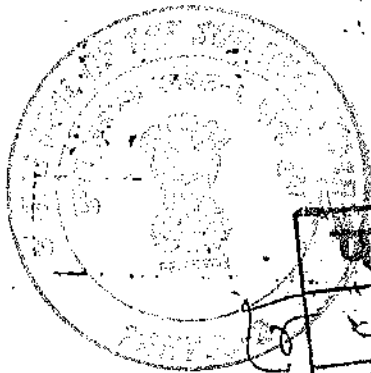
(Signature)

मुख्य लेखाधिकारी
 CHIEF ACCOUNTS OFFICER (BILLING) NM
 MTNL, MUMBAI.

To avoid disconnection, please pay by due date
 OR Inform payment details to AOTF
 पूरा चुक के लिए अवगत करें
 (फोनका कार्यालय, जिवन भारती टावर-१,
 १२४, कनॉUGHT सर्कस, नई दिल्ली - ११० ००१)
 (REGD. OFFICE : JEEVAN BHARATI TOWER-1
 124 CONNAUGHT CIRCUS, NEW DELHI - 110 001.)

Bill can be Paid By cheque, or draft or cash. Kindly indicate the Telephone No. Bill no. and bill date on the reverse of cheque/draft.

प व ल-२	
य ५५	२०१८
६६	१००



प व ल-३	
५३०१२०१३	
२०	४०



THEY HAVE BEEN CONSIDERING THE PROBABILITIES OF BEING FINALLY REFERRED TO THE NEAREST HAMBURG AUTHORITY IN ORDER FOR THE ORDER TO APPLY TO THE NAMED POLICE DIVISION AND IN THE LOCAL POLICE ONLY AFTER EXHAUSTIVE EFFORTS TO OBTAIN A SUFFICIENT RESPONSE FROM THE

THE UNIVERSITY OF CHICAGO

700

PROGRESSIVE

SECRET

E9178608<9IN08201076M1405118><<<

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them. The list includes names such as "John A. Smith", "John B. Smith", "John C. Smith", "John D. Smith", "John E. Smith", "John F. Smith", "John G. Smith", "John H. Smith", "John I. Smith", "John J. Smith", "John K. Smith", "John L. Smith", "John M. Smith", "John N. Smith", "John O. Smith", "John P. Smith", "John Q. Smith", "John R. Smith", "John S. Smith", "John T. Smith", "John U. Smith", "John V. Smith", "John W. Smith", "John X. Smith", "John Y. Smith", and "John Z. Smith".

100

10

10

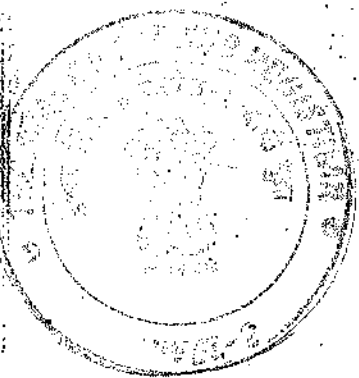


100

प व ल-३	
४५७७९	२०१३
२२/४०	



प व ल-३	
५५५	२०१८
EL 900	





MH-16

Driving License
MH-16
15/13/04
1/10/04
RPHWS

Hashmukhabhai
Ghetiya

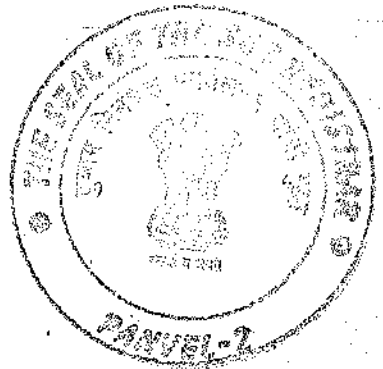
प व ल-३	
५७७	२०१३
२३/४०	



Sham Sunder, A/kail
Nemina Noyjar
Vikas Choudhary, Jalka
7/7/1985

Light M.V.(NT)

प व ल-३	
५८८	२०१८
६६/१००	

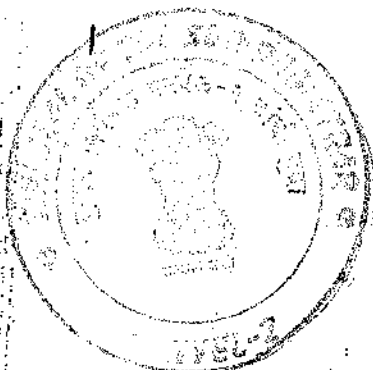


Handwritten signature.

प व ल-३	
४५७७	२०१३
२४/४०	



प व ल-२	
५२५५	२०१८
८००/१००	



प व ल-३	
४५५५५	२०२३
६२६	५०



प व ल-२	
५५५	२०२८
६२	१००



प व ल-३
०१/०७/१३
१२/०८

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

ऑन लाईन बिल वेबसाइट गुविधा कंपनीच्या संकेतस्थळावर उपलब्ध आहे
अधिक माहितीसाठी www.mahadiscom.in या संकेतस्थळावर संपर्क साधावा

महावितरण 7/31

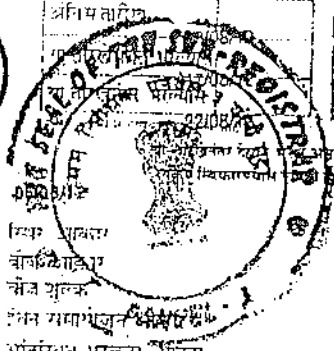
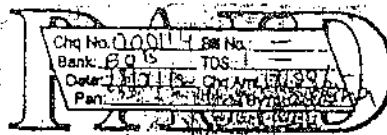
बीज आकार देयकाचा महिना

मितीयुक्त युनिट : ऑगस्ट-२०१२

For any additional information please contact e-mail: SDO0345@HO.MAHADISCOM.IN / Contact No. 2746645

ग्राहक क्रमांक : 0345 / KALAMBOLI SDN / Ph.No. 27466450

नाव : 028650325755



7360.00
17500.00

M/S SKY DEVELOPERS
Plot 6 Sector 1 - 410218
3/08/0465/0003
4569465

४२ संकेत
०४/११/११ Comm 3 Ph <20KW
८.०० KW

मिटर क्रमांक	चालू रिव्हिंग	मागील रिव्हिंग	ग्राहक अद्ययत	युनिट	समा युनिट	एकूण बीज वापर
105283172	13160	11454		1706	0	1706

मागील बीज वापर
शुद्धी युनिट

JUL-12	2137
JUN-12	2963
MAY-12	4339
APR-12	672
MAR-12	2003
FEB-12	11
JAN-12	11
DEC-11	43

कॉल सेंटर टोल फ्री नं.
18002333435

KALAMBOLI SDN TOLL FREE HELPLINE 18002333435 / Phone No. 25664316

वित्त शुल्क	150.00
बीज शुल्क	10602.00
मूल्य वाढीचा शुल्क	2458.11
आंतरांगण शुल्क	2174.87
वॉल्टेज शुल्क	0.00
नवीन वित्त शुल्क	0.00
नवीन वित्त शुल्क	0.00
नवीन वित्त शुल्क	136.48
नवीन वित्त शुल्क	0.00
नवीन वित्त शुल्क	0.00

प व ल-३	0.00
1582.59	
17054.05	
42.56	
95.52	
0.00	
17752.13	
17150.00	
21490.00	

**40000

क/बीजे ने देयकाचा भरणा केल्यास, महावितरणमधून घाब्यात दुरुकम पत्रा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल/1.03 महिन्याचे देयक/ तत्पर देयक भरणा
क/बीजे ने देयकाचा भरणा केल्यास, महावितरणमधून घाब्यात दुरुकम पत्रा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल/1.03 महिन्याचे देयक/ तत्पर देयक भरणा
क/बीजे ने देयकाचा भरणा केल्यास, महावितरणमधून घाब्यात दुरुकम पत्रा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल/1.03 महिन्याचे देयक/ तत्पर देयक भरणा

बॅटल फ्रीडमचा वापर आपले दैनंदिन कार्ये करताना वेळ बचावा, जेव्हा फोन त्याला जावलेला नसतो तेव्हाही तो बीज खेचून घेत राहता.

बीज वापरण्यासाठी प्रतिका बत्ती 9818530306 ला (PLEDGE MHD असा एक्स्प्लेन कर)

ANCHOR
Panasonic

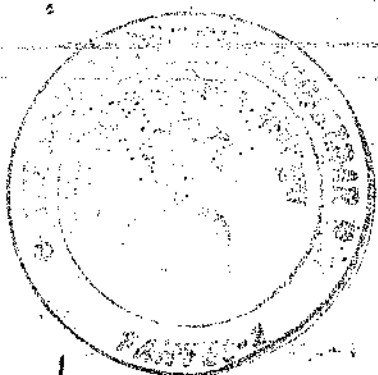
Brought to you by
ROMA
The vibrant that lights up

TRAVEL-3

प व ल-३	
५५००९	३.०१.३
१८४/४०	



प व ल-३	
५२६	२०१८
८४४/१००	



समायकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PARESH DEVSHI PARSIVA
DEVSHI NARAN PARSIVA
15/11/1975
Permanent Account Number
AKWPG1623P



Signature

समायकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHIVU KUMAR DANYARHAI GHOSHARI
DANYARHAI GHOSHARI
15/11/1982
Permanent Account Number



Signature

समायकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SAGAR M GALPHADE
MADHUKAR GALPHADE
15/11/1967
Permanent Account Number
AKWPG1623P

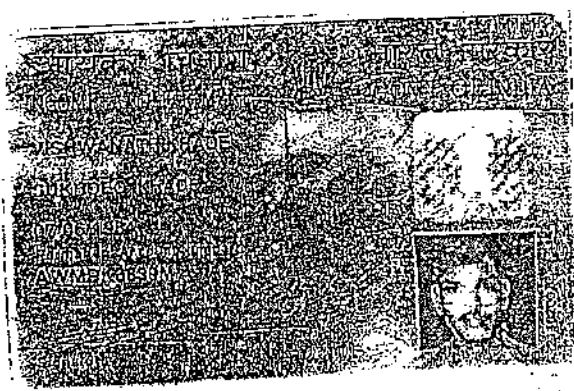


Signature

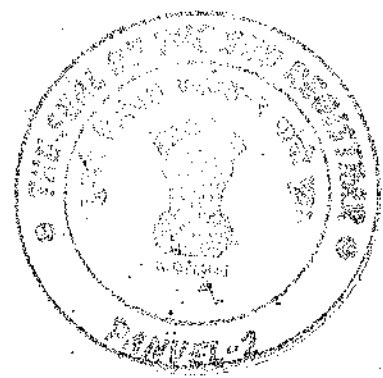
प व ल-३
५००५ २०१३
२६/४०



५



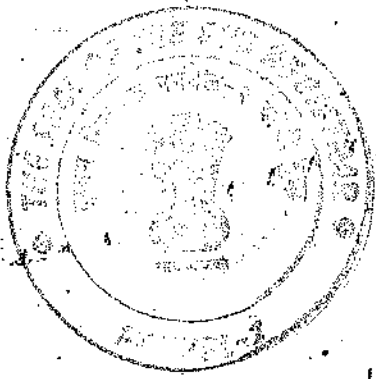
प व ल-३
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८५५/१००

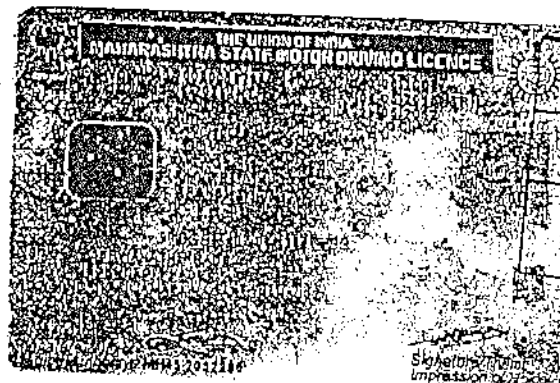


प व ल-३	
४-५३५५	२०१३
३०/१०	



५२६	२०१६
८६६ १००	

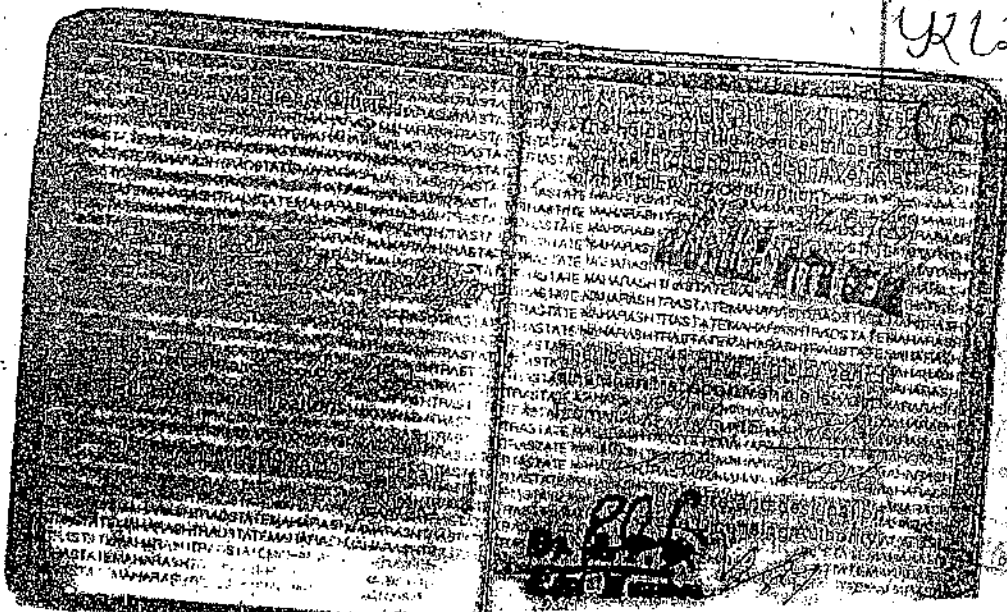




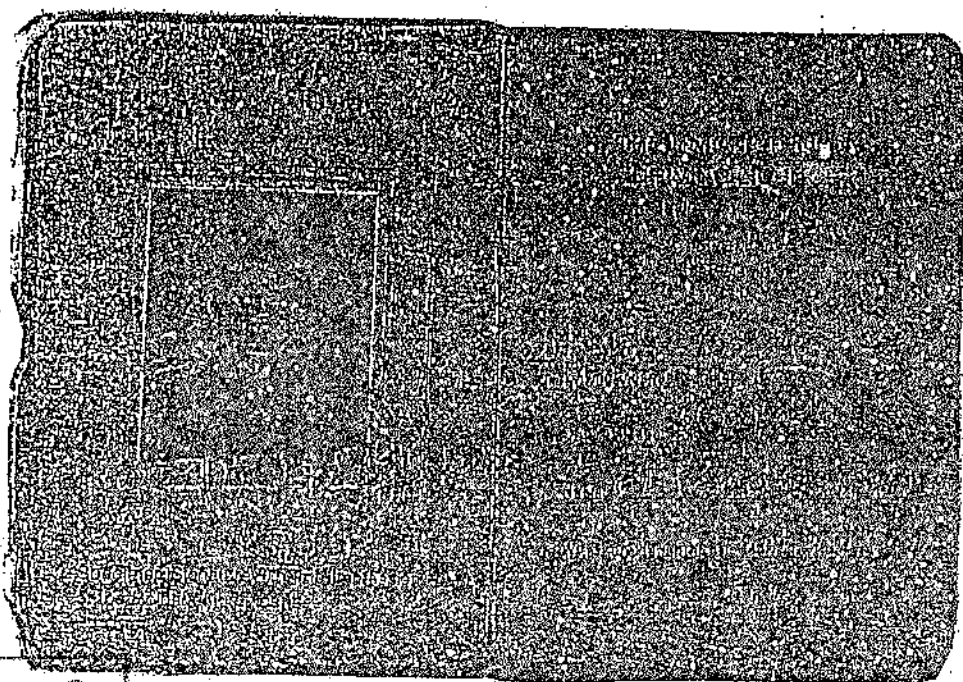
प व ल-३	
1369	2013
39/80	



प व ल-३	
4212	2014
10/700	

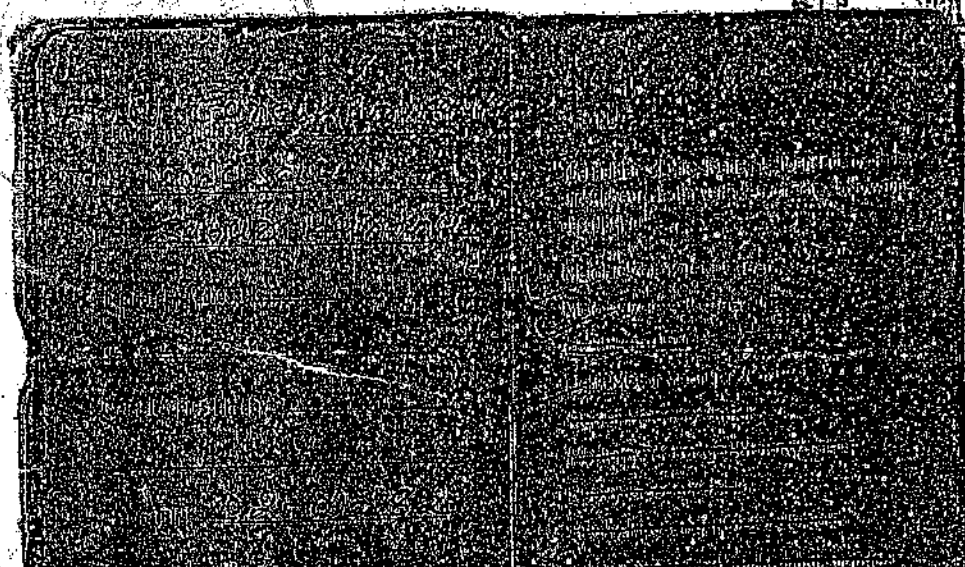
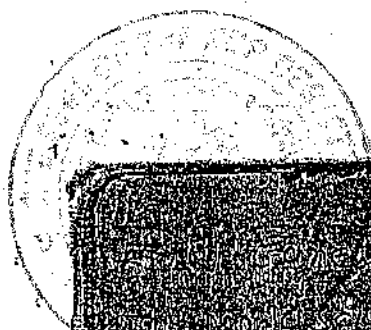


Chirang

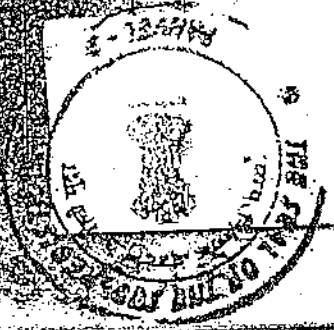


प व ल-२	
YRL2	२०१८
CCL 1900	

प व ल-३	
५७७१	२०१३
३२/४०	



RECEIVED
1964
JAN 10 1964
U.S. DEPARTMENT OF STATE
WASHINGTON, D.C.



STATEMENT
OF
THE
SECRETARY
OF
STATE
JANUARY 10, 1964
WASHINGTON, D.C.

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E-14 P H

Q

भारत गणराज्य REPUBLIC OF INDIA

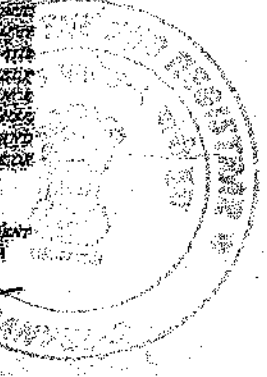


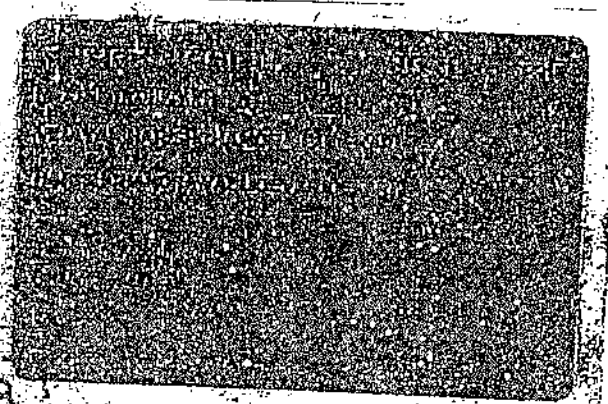
पत्र सं-२
५११२/२०९८
८६१००

भारत गणराज्य के राष्ट्रपति के सम्मुख
श्रीमान श्री ५११२/२०९८
८६१००
द्वारा भेजा गया है।



SHRI N. R. K. RAO
Minister, External Affairs
New Delhi, India

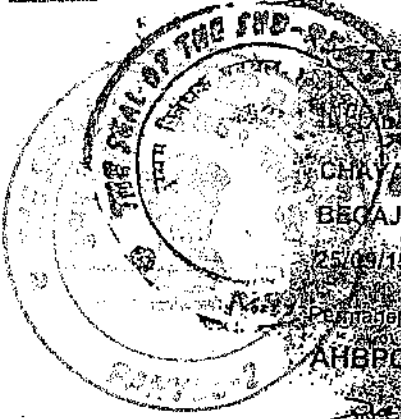




प व ल-३
५३७९ २०१३
१४/८०

प व ल-२
५२१२ २०१८
८०/१००

MAHARASHTRA STATE GOVERNMENT
Name: MR. ANAND K. ... BG:
Signature/Thumb Impression of Holder



विभाग
CHAYANRAM BEGAJI
BEGAJI GANPATI CHAVAN
25/09/1978
Permanent Account Number
AHBPC1630N
Signature

398/5371

शुक्रवार, 05 जुलै 2013 12:22 म.नं.

दस्त गोश्वारा भाग-1

पवेल 3 34180

दस्त क्रमांक: 5371/2013

दस्त क्रमांक: पवेल 3 /5371/2013

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. पवेल 3 यांचे कार्यालयात

पावती: 6049

पावती दिनांक: 05/07/2013

अ. क्र. 5371 वर दि. 05-07-2013

सादरकरणाचे नाव: मे. स्कॉय डेव्हलपर्स तर्फे भागीदार
राजेश रामजीभाई पटेल - -

रोजी 12:20 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 820.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकुण: 940.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्तावा प्रकार: कुलमुखत्यारपत्र

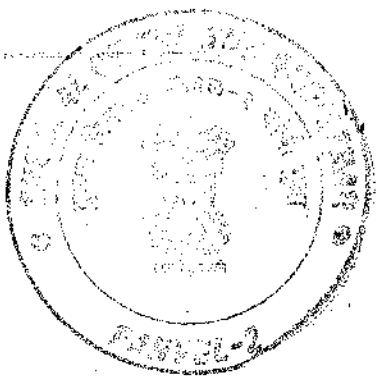
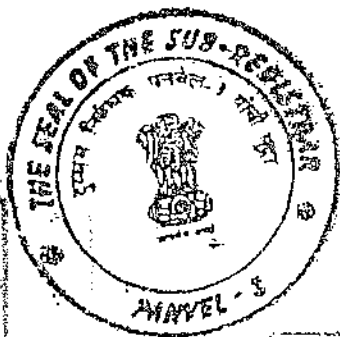
मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संदर्भात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज लिप्यादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिकका क्र. 1 05 / 07 / 2013 12 : 20 : 57 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 05 / 07 / 2013 12 : 21 : 14 PM ची वेळ: (फी)

रामदेव जासोबखे जोखलेली कागदपत्रे
रु. 100/- यावर, व्यवती इत्यादी वनावट
नसकून आल्यावर याची संपूर्ण जबाबदारी
पर जिवावर घ्यावी आहे

प व ल-२	
यल	१०१८
८२/१००	



प व ल-२	
४३७९	१०१८
३६/२०	

3987757

05/07/2013 12 28:19 PM

दस्त गोषवारा भाग-2

पवतल 3 30180
दस्त क्रमांक: 5371/2013

दस्त क्रमांक : पवतल 3/5371/2013

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: चिराग घोषारी - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: - सदनिका क्रं. 1204, प्रिन्स टॉवर, प्लॉट नं. 15, से. 20, खारघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: ANTPG1042N	पॉवर ऑफ अटॉर्नी होल्डर वय :- 31 स्वाक्षरी: <i>[Signature]</i>		
2	नाव: सागर गालफाडे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: - सदनिका क्रं. 1204, प्रिन्स टॉवर, प्लॉट नं. 15, से. 20, खारघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: AKWPG1623P	पॉवर ऑफ अटॉर्नी होल्डर वय :- 26 स्वाक्षरी: <i>[Signature]</i>		
3	नाव: परेश डी. पारसिया - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: - सदनिका क्रं. 1204, प्रिन्स टॉवर, प्लॉट नं. 15, से. 20, खारघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: AMLPP3097K	पॉवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी: <i>[Signature]</i>		
4	नाव: विश्वनाथ खाडे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: - सदनिका क्रं. 1204, प्रिन्स टॉवर, प्लॉट नं. 15, से. 20, खारघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: AWMPK3839M	पॉवर ऑफ अटॉर्नी होल्डर वय :- 28 स्वाक्षरी: <i>[Signature]</i>		
5	नाव: मे. स्वाय डेव्हलपर्स लॉफ भागीदार राजेश रामजीभाई पटेल - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोड नं. 1, कळंबोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: ABOFS6075Q	कुलमुखत्यार देणार वय :- 50 स्वाक्षरी: <i>[Signature]</i>		
6	नाव: मे. स्वाय डेव्हलपर्स लॉफ भागीदार विठ्ठलदास घेटीया - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोड नं. 1, कळंबोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: ABOFS6075Q	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी: <i>[Signature]</i>		
7	नाव: मे. स्वाय डेव्हलपर्स लॉफ भागीदार पियुषभाई रामजीभाई घेटीया - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोड नं. 1, कळंबोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (00). पॅन नंबर: ABOFS6075Q	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी: <i>[Signature]</i>		

Summary-2(दस्त गापवारा भाग - २)


नं. 6, से. 17, रोडपाली, कळंबोली, नवी मुंबई, ब्लॉक
नं. -, रोड नं. -,
पैन नंबर: ABOFS6075Q

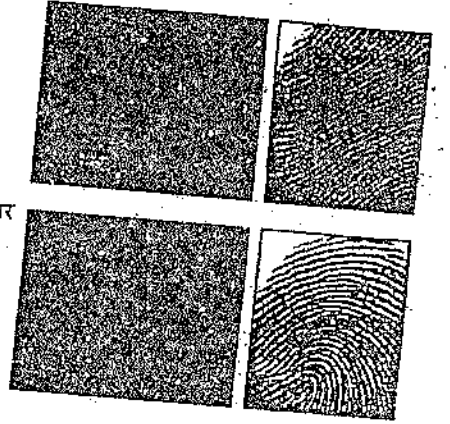
8. नाव: मे. स्काय डेव्हलपर्स तर्फे भागीदार रोनाक
हसमुखभाई घेटीया -

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट
नं. 6, से. 17, रोडपाली, कळंबोली, नवी मुंबई, ब्लॉक
नं. -, रोड नं. -,
पैन नंबर: ABOFS6075Q

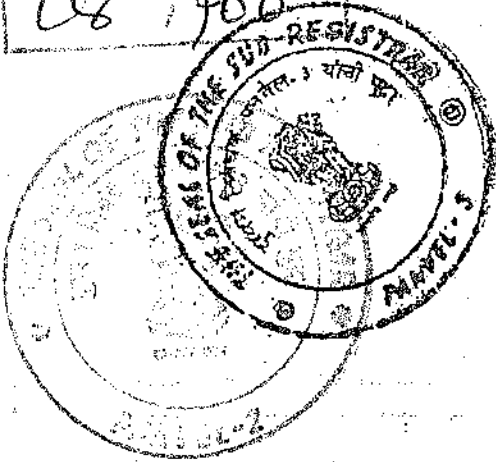
कुलमुखत्यार देणार
वय: 28

स्वाक्षरी:-





प व ल - २	
4212	२०१८
८४ / १००	



प व ल - ३	
४२१२	२०१८
३८ / ८०	

- 9 नाव:मे. स्काय डेव्हलपर्स तर्फे भागीदार सिद्धार्थ प्रविणभाई घेटीया - - कुलमुखत्यार देणार वय :-33
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोडपाली, कळंबोली, नवी मुंबई, ब्लॉक नं. - , रोड नं. - ,
पॅन नंबर:ABOFS6075Q स्वाक्षरी:-



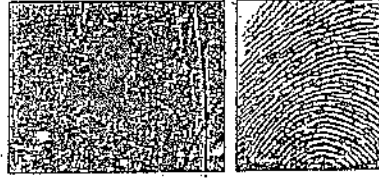
- 10 नाव:मे. स्काय डेव्हलपर्स तर्फे भागीदार जयदेव जयेंद्र घेटीया - - कुलमुखत्यार देणार वय :-31
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोडपाली, कळंबोली, नवी मुंबई, ब्लॉक नं. - , रोड नं. - ,
पॅन नंबर:ABOFS6075Q स्वाक्षरी:-



- 11 नाव:मे. स्काय डेव्हलपर्स तर्फे भागीदार राजेश रामजीभाई घेटीया (एच.यु.एफ) - - कुलमुखत्यार देणार वय :-50
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोडपाली, कळंबोली, नवी मुंबई, ब्लॉक नं. - , रोड नं. - ,
पॅन नंबर:ABOFS6075Q स्वाक्षरी:-



- 12 नाव:मे. स्काय डेव्हलपर्स तर्फे भागीदार अफन्युट इस्टेट प्रा.लि. तर्फे ऑर्थोराईज डायरेक्टर भगत राजयशम पार्टील - - कुलमुखत्यार देणार वय :-58
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट नं. 6, से. 17, रोडपाली, कळंबोली, नवी मुंबई, ब्लॉक नं. - , रोड नं. - ,
पॅन नंबर:ABOFS6075Q स्वाक्षरी:-



वरील दस्तऐवज करून देणारा तयारीत कुलमुखत्यारपत्राचा दस्त ऐवज करून दिल्याचे कबुल करतात
शिकका क्र.3 ची वेळ:05 / 07 / 2013 रोजी: 2013-59-13

ओळख:-

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

अनु क्र.

पक्षकाराचे नाव व पत्ता

- 1 नाव:राम चव्हाण - -
वय:34
पत्ता:नेरे, पनवेल
पिन कोड:410206

- 2 नाव:विनायक एस. नेडेकर -
वय:24
पत्ता:रा- जे. एन. 1 बिल्डींग नं 69, बी-विंग, रुम/नं 6, सेक्टर 09, वाशी
पिन कोड:400703



स्वाक्षरी



छायाचित्र

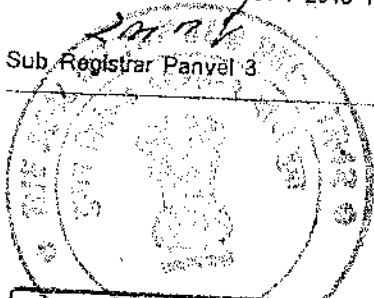
अंगठ्याचा ठसा

Summary-2 (दस्तावेज गोप्यता भाग - २)

पत्रांक-२	
५५६	२०१६
शिका क्र. ४ ची वेळ: ०५/०७/२०१३ १२:२७:३१ PM	

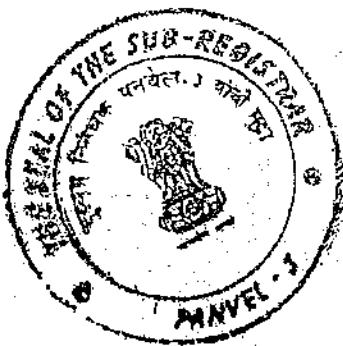
शिका क्र. ५ ची वेळ: ०५/०७/२०१३ १२:२७:३८ PM नोंदणी पुस्तक ४ मध्ये

Sub Registrar Panyel 3



5371 /2013

पत्रांक-३	
५३७९	२०१३
४० / ४०	



प्रमाणित करणेत येते की सदर दस्तावेज शुद्ध
पाने आहेत. पुस्तक क्र. ९
कमांक ५३७९ चर नोंदला.

यह दृष्ट्यम निबंधक वर्ग-२, पनवेल-३
दिनांक ५ माहे ०६ सन २०१३

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GHETIA SIDDHARTH P
PRAVINCHADRA RAVJI GHETIA
13/08/1980



Permanent Account Number
AEJPG9911R

Signature



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India

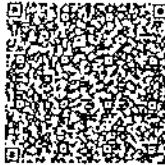
नोंदविण्याचा क्रमांक / Enrollment No 1293/10007/83957

To,
सिद्धार्थ प्रविणचंद्र घेटीया
Siddharth Pravinchandra Ghetia
S/O Pravinchandra Ghelia
Shyam Sundar Arcade
Vikas Chowk
Neminath Nagar
Sangli
Sangli Miraj Sangli
Maharashtra 416416
9920177750

Ref 557 / 14L / 434768 / 435583 / P



SH671283037FT



आपला आधार क्रमांक / Your Aadhaar No. :

4365 9164 1928

आधार - सामान्य माणसाचा अधिकार



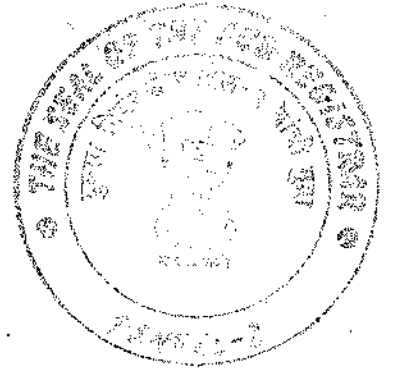
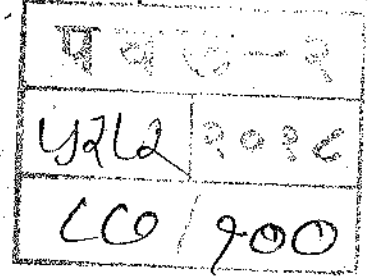
भारत सरकार
Government of India



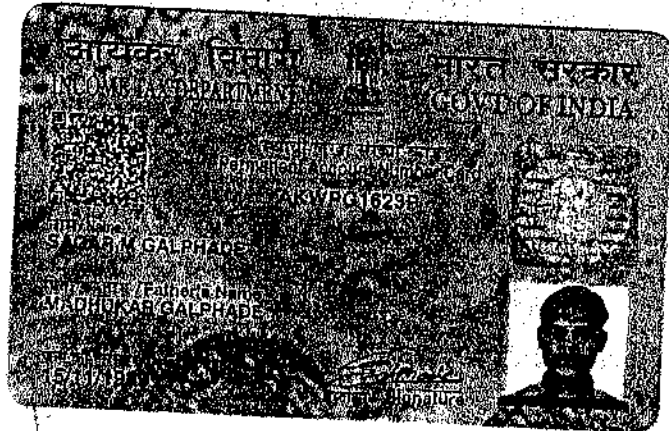
सिद्धार्थ प्रविणचंद्र घेटीया
Siddharth Pravinchandra Ghetia
जन्म तारीख / DOB : 13/08/1980
पुरुष / Male



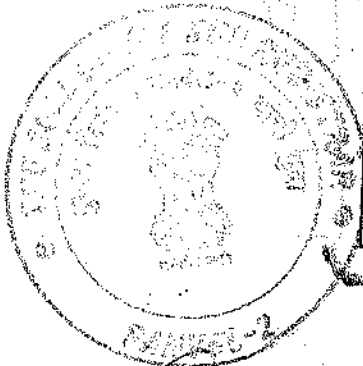
4365 9164 1928




Signature





चवळ-२
५२५ २०१८
८८ १००



S. Galphade


Government of India


सागर मधुकर गालफाडे
Sagar Madhukar Galphade
जन्म तारीख/ DOB: 15/11/1989
पुरुष / MALE




2206 8680 3998
माझे आधार, माझी ओळख

SKY DEVELOPERS

31/01/2014
Room No- 115, Jijamata Nagar,
Near 55 No Bus Stop, Ghansoli,
ABOS60750
Thane,
Maharashtra - 400701

01/07/2014




आधार

भारत सरकार की ओर से प्राधिकरण
Unique Identification Authority of India

पता:
रूम नं- ११५, जिजामाता नगर, ५५ नं
बस स्टॉप जवळ, घणसोली, नवी मुंबई,
घणसोली स.ओ, ठाणे,
महाराष्ट्र - ४००७०१

Address:
Room No- 115, Jijamata Nagar,
Near 55 No Bus Stop, Ghansoli,
Navi Mumbai, Ghansoli S.O.,
Thane,
Maharashtra - 400701

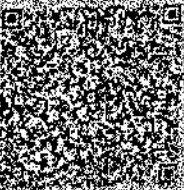
2206 8680 3998

1947  help@uidai.gov.in  www.uidai.gov.in

आधार - सामान्य मापदण्डाधिकार



आधार नं. Year of Birth: 1988
Gender: Female
4057 3108 5577



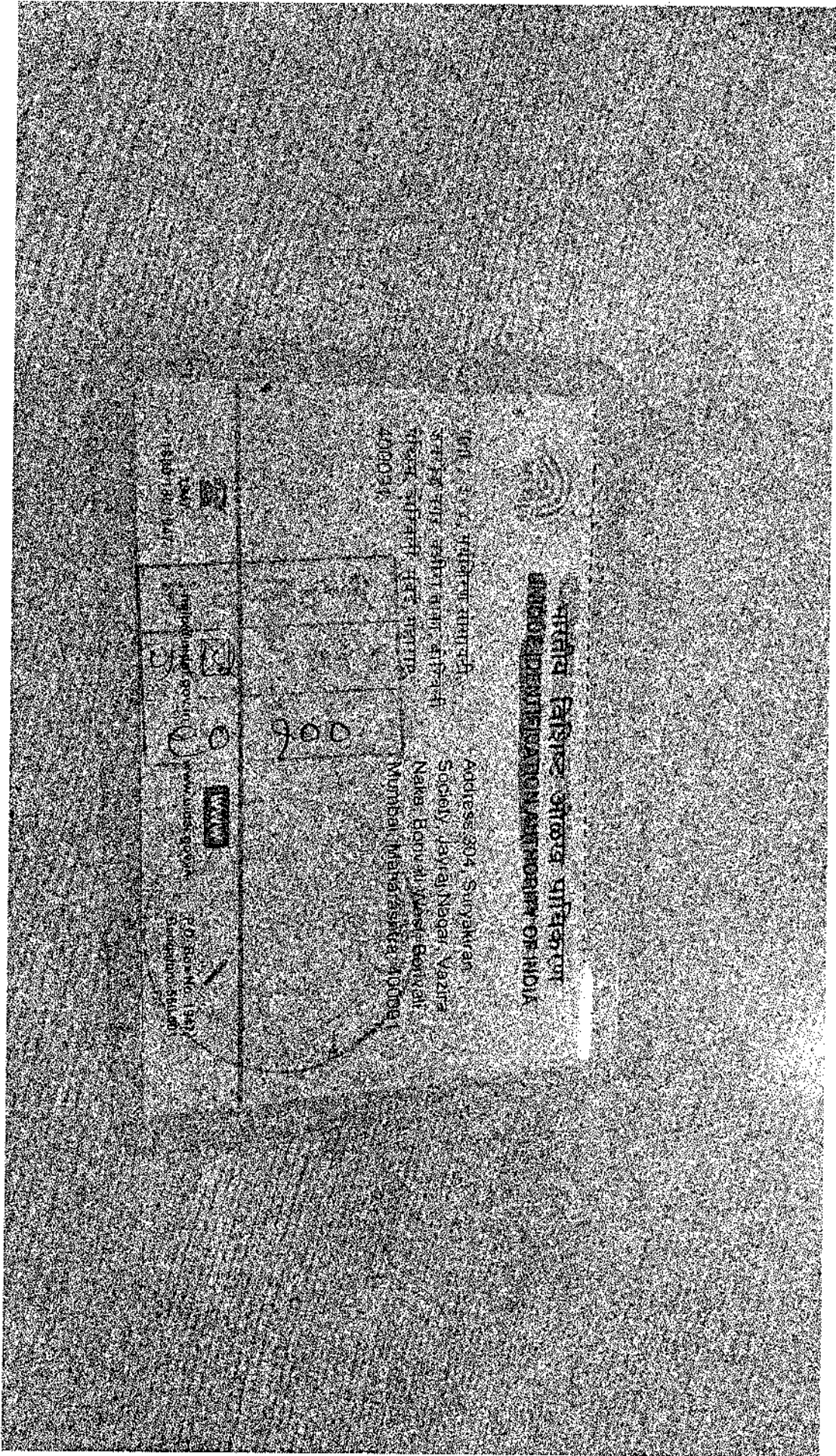
भारत सरकार
GOVERNMENT OF INDIA

प्रधान मंत्री, प्रधान
प्रधान मंत्री, प्रधान

प व ल - २
Y2L2 २०१८
Le/900



Praylta



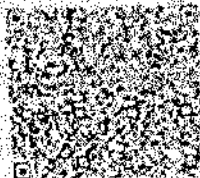
Praykta



Government of India

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

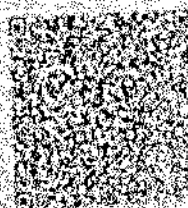
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साधार - सामान्य माणसाचा अधिकार

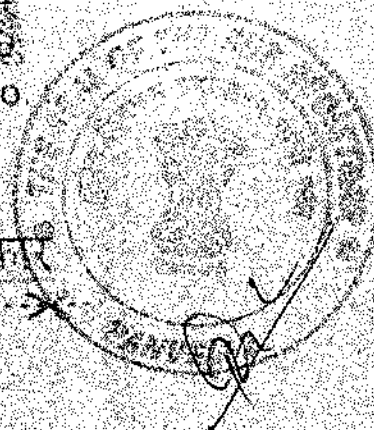


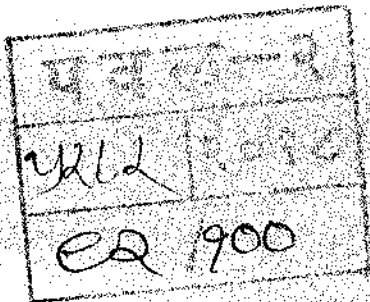
पृष्ठ संख्या 1219



7053 4623 5900

साधारण - सामान्य माणसाचा अधिकार





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAKESH P PINGLE

PRAMOD BHAGWAN PINGLE

24/07/1985

Permanent Account Number

AUAPP4744L

Signature



13012005

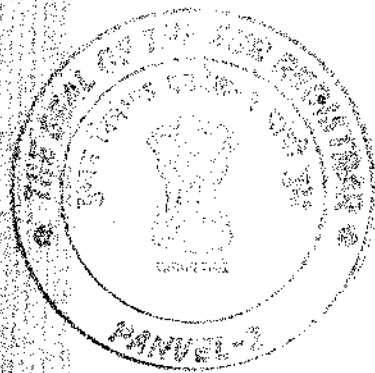
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PRAGATA RAJAKUMAR BHATTAR
RAJAKUMAR SIVARAM BHATTAR

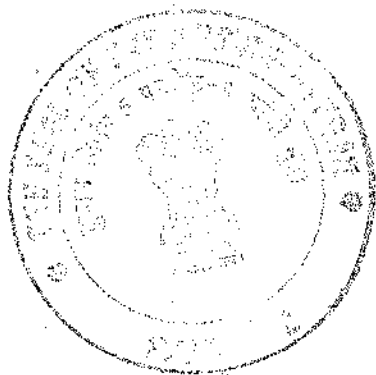
GOVT. OF INDIA

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पद-२	
यल	२०१८
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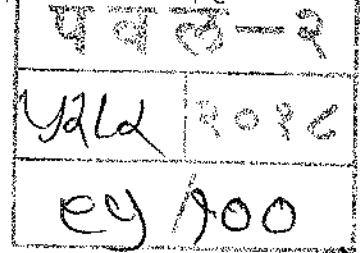
घो ष णा प त्र

मी ~~श्री सागर मधुकर गालफडे~~ या द्वारे घोषित करतो की, दुय्यम निबंधक पनवेल यांचे कार्यालयात कबारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

~~श्री सिधार्थ जी घेरिया~~

यांनी दिनांक ०१/५/२०२३ २९/०३/२०१८

रोजी मला दिलेल्या कुलमुखत्यापत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे। निष्पन्न करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यापत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्दबातल ठरलेला नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास १९०८ चे कलम ८२ अन्वये शिक्षेची मी पात्र राहीन याची मला जाणीव आहे.



श्री. सागर मधुकर गालफडे

(कुलमुखत्यापत्रधारकाचे नाव व सही)

सदरचे कुलमुखत्यापत्र मी वाचले असून त्यांचे सत्यते बाबत माझी खात्री पडली आहे.



Salphade

१११-३	
५२१२	१०९६
६६	१००





भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/30406/32493

To,
शेहल नरेंद्र पाटील
Snehal Narendra Patil
S/O: Narendra Patil
At post- Kurdus, Taluka- Alibag, Dist- Raigad
Kurdus
Alibag Raigad
Maharashtra 402108
9769653958

17/02/2013

Ref: 3783 / 13E / 48979 / 49027 / P



SH444671495DF



आपला आधार क्रमांक / Your Aadhaar No. :

7693 2346 7349

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



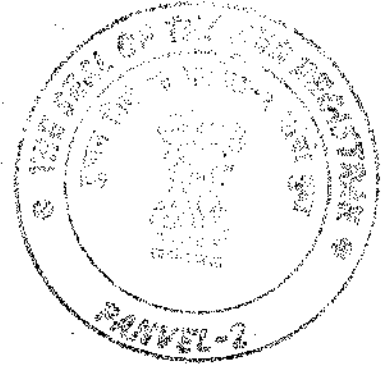
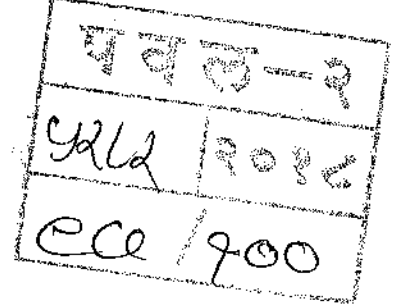
शेहल नरेंद्र पाटील
Snehal Narendra Patil
जन्म वर्ष / Year of Birth : 1989
पुरुष / Male



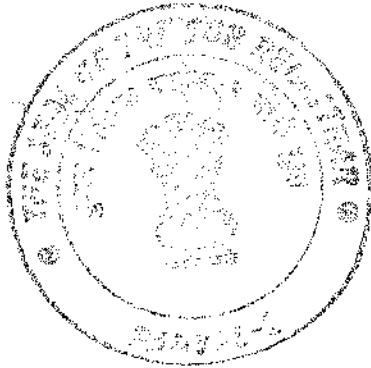
7693 2346 7349

आधार — सामान्य माणसाचा अधिकार

Patil



प्रवृत्ति-२	
यश	२०१८
EL/900	



भारत सरकार
GOVERNMENT OF INDIA



प्रदीप रमेश भोईर
Pradip Ramesh Bhoir
जन्म तारीख/DOB: 07/03/1988
पुरुष / MALE



5327 6170 1928

माझे आधार, माझी ओळख

353/5282

बुधवार, 18 एप्रिल 2018 7:40 म.नं.

दस्त गोपवारा भाग-1

पवल2

ee/900

दस्त क्रमांक: 5282/2018

दस्त क्रमांक: पवल2 /5282/2018

बाजार मूल्य: रु. 54,71,500/-

मोबदला: रु. 70,16,650/-

भरलेले मुद्रांक शुल्क: रु.4,21,100/-

दु. नि. सह. दु. नि. पवल2 यांचे कार्यालयात

पावती:6078

पावती दिनांक: 18/04/2018

अ. क्र. 5282 वर दि.18-04-2018

सादरकरणाचे नाव: - राकेश प्रमोद पिंगळे -

रोजी 7:27 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

Joint Signavel 2

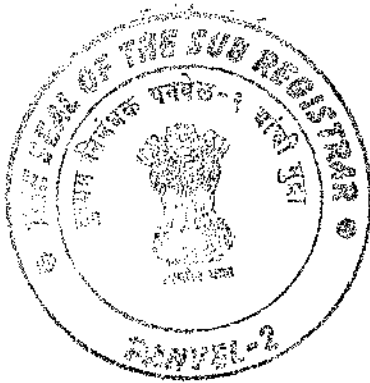
Joint Signavel 2

दस्ताचा प्रकार: करारनामा

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

शिवका क्र. 1 18 / 04 / 2018 07 : 27 : 05 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 18 / 04 / 2018 07 : 27 : 43 PM ची वेळ: (फी)



दस्तऐवजावरील जोडलेली कागदपत्रे
कूळमुद्रांवरून, व्यक्ती इत्यादी वनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

लिहून देणार

लिहून देणार

Pragata



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दस्त गोपवारा भाग-2

पवेल2

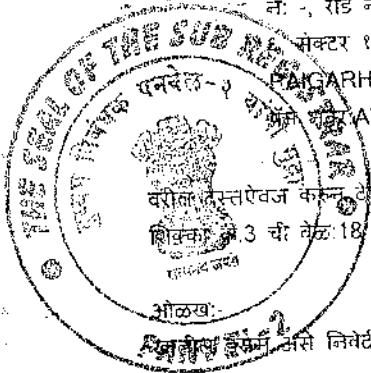
900/900

दस्त क्रमांक:5282/2018

दस्त क्रमांक :पवेल2/5282/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- -ने. स्वाय डेव्हलपर्स तर्फे भागीदार सिध्दार्थ पी घेटीया च्या वतीने कु मु सागर भधुकर गालफाडे - पत्ता:-, -, -, -प्रथमेश पार्क सी एच एस, प्लॉट नं.24 , स्वाक्षरी:- से. 1, कळंबोली, नवी मुंबई,, राजवाडी, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ABOFS6075Q	लिहून देणार वय :-30 स्वाक्षरी:-		
2	नाव:- -राकेश प्रमोद पिंगळे - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- - रोड नं:-सदनिका क्र. सी -802, राधेकृष्णा, प्लॉट नं 6, सेक्टर 16, रोडपली, कळंबोली 410021, महाराष्ट्र, PAIGARH(MH). पॅन नंबर:AUAPP4744L	लिहून घेणार वय :-33 स्वाक्षरी:-		
3	नाव:- -प्राजक्ता राकेश पिंगळे उर्फ प्राजक्ता राजकुमार म्हावे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- - रोड नं:-सदनिका क्र. सी -802, राधेकृष्णा, प्लॉट नं 6, सेक्टर 16, रोडपली, कळंबोली 410021, महाराष्ट्र, PAIGARH(MH). पॅन नंबर:AVZPM2236L	लिहून घेणार वय :-30 स्वाक्षरी:-		



वरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:18/04/2018 07:29:29 PM

ओळख:-
असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:प्रदिप झोईर - वय:28 पत्ता:सेक्टर 4 नवीन पनवेल पिन कोड:410206
2	नाव:स्नेहल पाटील - वय:28 पत्ता:सुकापुर पनवेल पिन कोड:410206

स्वाक्षरी

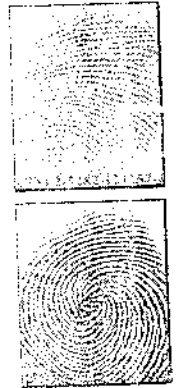
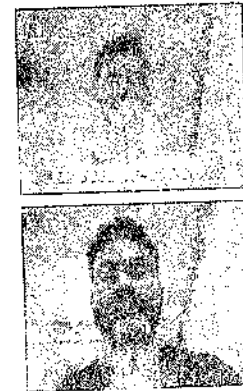
स्वाक्षरी

स्वाक्षरी

Joint

छायाचित्र

अंगठ्याचा ठसा



शिकका क्र.4 ची वेळ:18/04/2018 07:30:27 PM प्रमाणित करणेत येते की, सदर दस्तास पड्डण

शिकका क्र.5 ची वेळ:18/04/2018 07:30:45 PM पं.नि.प.क. पं.नेल-२

Joint S. P. P. 2

क्रमांक

9212

वर नोंदला

EPayment Details.

सह दुसरा नि.प.क. पं.नेल-२, पनवेल-२
दिनांक 18 मे 08 सन २०१८

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5282 /2018

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