

86/6176

Tuesday, August 01, 2023

1:19 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8161 दिनांक: 01/08/2023

गावाचे नाव: भोकरपाडा

दस्तऐवजाचा अनुक्रमांक: पवल1-6176-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेश कुमार --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:39 PM ह्या वेळेस मिळेल.

JOINT S/R PANVEL

वाजार मुल्य: रु.7545200 /-

मोबदला रु.8900000/-

भरलेले मुद्रांक शुल्क : रु. 534000/-

सह दुय्यम निबंधक, पनवेल-१

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3107202313504 दिनांक: 01/08/2023

बँकेचे नाव व पत्ता:

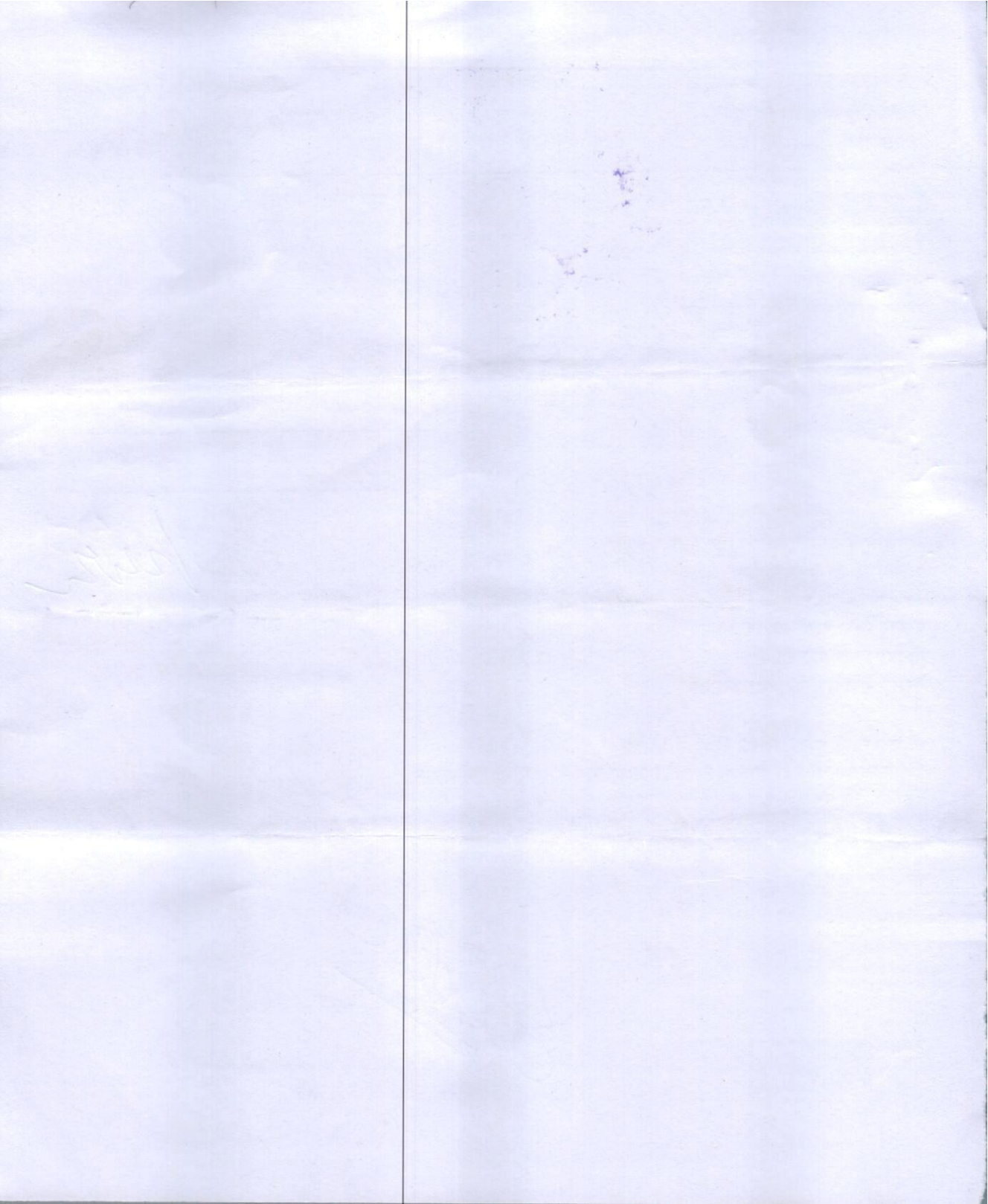
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006028438202324E दिनांक: 01/08/2023

बँकेचे नाव व पत्ता:

दस्त परत मिळाला  
पक्षकाराची कडी  
पूर्व दस्त परत दिला

मिना  
म निब  
पनवेल-१





04/08/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 6176/2023

नोंदणी :

Regn:63m

गावाचे नाव : भोकरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7545200
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग नं.7,दर रु 56700/- प्रती चौ.मी. **सदनिका क्र.1703,17 वा मजला,हेलीयस,स.नं. 30/2(पार्ट),30/1बी(पार्ट),24/1अ,25/3(पार्ट),29/4(पार्ट),28/3,28/2,28/1,61/1(पार्ट),62(पार्ट),68(पार्ट),69(पार्ट),74/4 बी(पार्ट),59/1,57/1,57/2,57/3बी,58 /1ए,58/1बी,58/2,54/2अ(पार्ट),57/4,भोकरपाडा,ता.पनवेल,जि. रायगड. क्षेत्र 983 चौ फुट कारपेट + कार पार्कींग स्पेस पोडीयम( ( Survey Number : 30/2 PART AND OTHERS ; ) )
(5) क्षेत्रफळ	1) 983 चौ.फूट
(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:-वेंकट नारायणन तर्फे कबुली देणार प्रकाश नटराजन -- वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एलटी- १९/२३, विजय नगर, अंधेरी (पु),मुंबई / 1159 ऑरोफिल्ड वे सॅम रॅमन सीए , 94582 , युनायटेड स्टेट अमेरीका, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ACFPN1351G 2): नाव:-नैत्रा मुरली क्रिष्णन तर्फे कबुली देणार प्रकाश नटराजन - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एलटी- १९/२३, विजय नगर, अंधेरी (पु),मुंबई / 1159 ऑरोफिल्ड वे सॅम रॅमन सीए , 94582 , युनायटेड स्टेट अमेरीका, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AOVPM0727P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश कुमार -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नंबर 1608, टॉवर आय, अजनारा होम्स, प्लॉट नंबर जीएच 03, सेक्टर 16 बी, एकमूर्ती चौक जवळ, ग्रेटर नोएडा, पश्चिम, गौतम बुद्ध नगर, उत्तर प्रदेश, ब्लॉक नं: -, रोड नं: -, उत्तर प्रदेश, गौतम बुद्धा नगर. पिन कोड:-201306 पॅन नं:-APXPK9323G
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	01/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6176/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	534000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

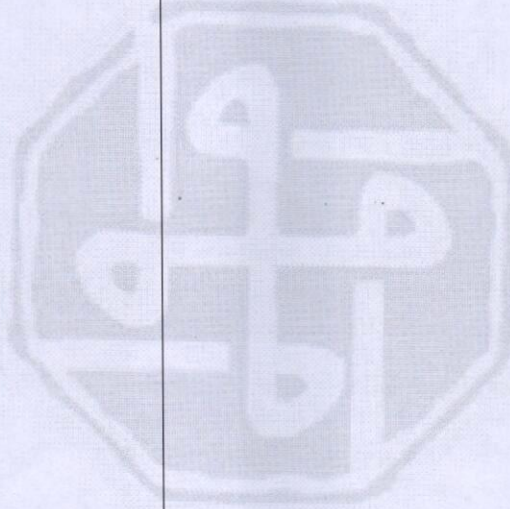
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJESH KUMAR	eChallan	69103332023080111904	MH006028438202324E	534000.00	SD	0003115110202324	01/08/2023
2		DHC		3107202313504	1400	RF	3107202313504D	01/08/2023
3	RAJESH KUMAR	eChallan		MH006028438202324E	30000	RF	0003115110202324	01/08/2023

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





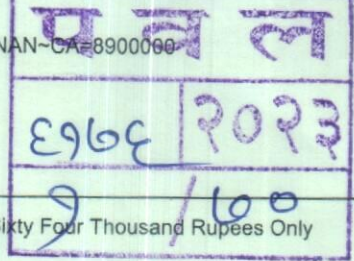
CHALLAN  
MTR Form Number-6



GRN	MH006028438202324E	BARCODE		Date	31/07/2023-23:26:44	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable)	APXPK9323G
Location	RAIGAD	Full Name	RAJESH KUMAR
Year	2023-2024 One Time	Flat/Block No.	APARTMENT NO 1703, 17th FLOOR, HELIOS
		Premises/Building	,SURVEY NO 59 (PART)

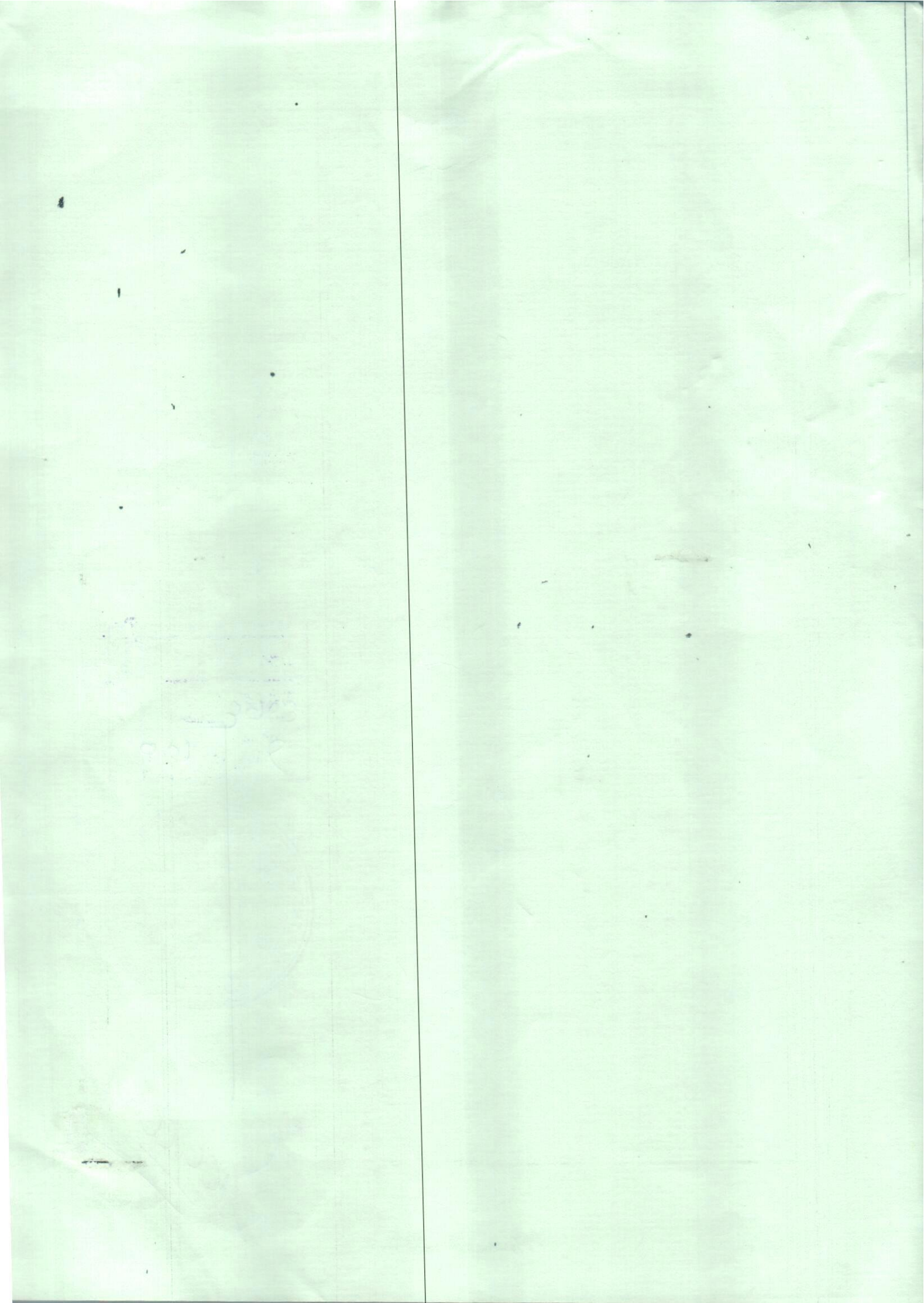
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	534000.00	Road/Street	HIRANANDANI FORTUNE CITY , VILLAGE BHOKARPADA
0030063301 Registration Fee	30000.00	Area/Locality	TAL PANVEL, DIST RAIGAD
		Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	PAN2=ACFPN1351G~SecondPartyName=VENKAT NARAYAN AND NAITRA MURALYKRISHNAN~CA=8900000
		Amount In	Five Lakh Sixty Four Thousand Rupees Only
Total	5,64,000.00	Words	



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
Cheque/DD No.		69108332023080111904	2821163528
Name of Bank		Bank Date	RBI Date
Name of Branch		31/07/2023-23:33:30	Not Verified with RBI
		Bank-Branch	IDBI BANK
		Scroll No. , Date	Not Verified with Scroll




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

Mobile No. : 9100000000



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3107202313504	Date 31/07/2023
Received from RAJESH KUMAR, Mobile number 9100000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 31/07/2023
Bank CIN 10004152023073112494	REF No. 2849615238
This is computer generated receipt, hence no signature is required.	

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 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 3107202313504	Receipt Date 01/08/2023
Received from RAJESH KUMAR, Mobile number 9100000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 6176 dated 01/08/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.	
	
	
Payment Details	
Bank Name IBKL	Payment Date 31/07/2023
Bank CIN 10004152023073112494	REF No. 2849615238
Deface No 3107202313504D	Deface Date 01/08/2023
This is computer generated receipt, hence no signature is required.	

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6606 3093
00 12





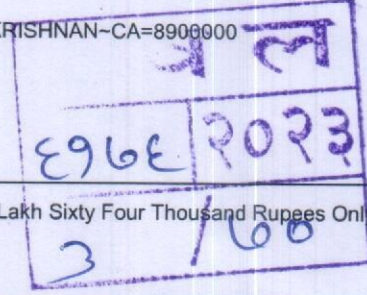
CHALLAN  
MTR Form Number-6



GRN	MH006028438202324E	BARCODE		Date	31/07/2023-23:26:44	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable)	APXPK9323G				
Location	RAIGAD	Full Name	RAJESH KUMAR				
Year	2023-2024 One Time	Flat/Block No.	APARTMENT NO 1703, 17th FLOOR, HELIOS				
		Premises/Building	,SURVEY NO 59 (PART)				

Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	534000.00	Road/Street	HIRANANDANI FORTUNE CITY , VILLAGE BHOKARPADA					
0030063301 Registration Fee	30000.00	Area/Locality	TAL PANVEL, DIST RAIGAD					
		Town/City/District						
		PIN	4	1	0	2	0	6
		Remarks (If Any)	PAN2=ACFPN1351G~SecondPartyName=VENKAT NARAYAN AND NAITRA MURALYKRISHNAN-CA=8900000					
		Amount In	Five Lakh Sixty Four Thousand Rupees Only					
Total	5,64,000.00	Words	3 / 100					



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080111904	2821163528		
Cheque/DD No.		Bank Date	RBI Date	31/07/2023-23:33:30	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-86-6176	0003115110202324	01/08/2023-13:19:04	IGR146	30000.00

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मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )						
Valuation ID	202308011676	01 August 2023, 11:55:52 AM				
मूल्यांकनाचे वर्ष	2023	पवला				
जिल्हा	रायगड					
तालुक्याचे नांव :	पनवेल					
गांवाचे नांव :	भोकरपाडा					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर / न. भू क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
4750	56700	-	-	-		
<b>बांधीव क्षेत्राची माहिती</b>						
मिळकतीचे क्षेत्र -	109.628 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव	
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.4750/-	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )					
	= ( ( ( 56700-4750 ) * ( 100 / 100 ) ) + 4750 )					
	= Rs.56700/-					
मजला निहाय घट/वाढ	= 1.075 of 56700 = Rs.60952/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 60952 * 109.628					
	= Rs.6682045.856/-					
C) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * ( 56700 * 25/100 )					
	= Rs.177187.5/-					
Applicable Rules :	3 , 18, 19					
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 6682045.856 + 0 + 177187.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.6859233/-					
	= ₹ अडुसष्ट लाख एकोणसाठ हजार दोन शे तेहेतीस /-					

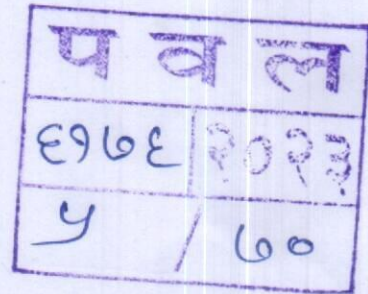
Home

Print

+10% B/Lg Project :  
i.e., 7545200/-

*[Signature]*

सह दुय्यम निबंधक, पनवेल-१



Handwritten text, possibly a date or reference number, including the number 3003.

Handwritten text, possibly a name or title, including the word "Yonkers".

Handwritten signature or initials.

**AGREEMENT FOR SALE**

This AGREEMENT FOR SALE is made and entered into at Panvel this 01<sup>st</sup> day of August in Two Thousand Twenty Three (2023);

*[Handwritten signature]*

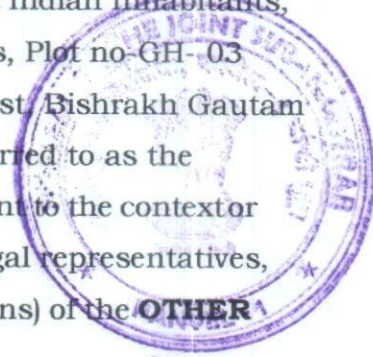
**BETWEEN**

**MR. VENKAT NARAYAN (PAN No: ACFPN1351G & Passport No: T8088010) & MRS. NAITRA MURALYKRISHNAN (PAN No: AOVPM0727P & Passport No: R0908506)**, both Adults, Non-Resident Indians, presently residing at 1159 Arrowfield Way, San Ramon, CA 94582, United States of America hereinafter referred to as the **"SELLERS"** (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, successors in title, executors, administrators and assigns) of the **ONE PART**;

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६ / ७०

**AND**

**MR. RAJESH KUMAR (PAN No: APXPK9323G)** Adult Indian Inhabitants, and residence at Flat no 1608, tower - I, Ajnara homes, Plot no-GH-03 Sector 16 - B, Near ekmurti Chowk, Greater Noida, West, Bishrakh Gautam Buddha Nagar, Uttar Pradesh- 201306, hereinafter referred to as the **"PURCHASER"** (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, successors in title, executors, administrators and assigns) of the **OTHER PART**;



*[Handwritten signature]*  
SELLER 1

*[Handwritten signature]*  
SELLER 2

PURCHASER

*[Handwritten signature]*  
PURCHASER 2

The SELLERS and the PURCHASER are, hereinafter collectively referred to as the "Parties", and individually as a "Party".

**WHEREAS:**

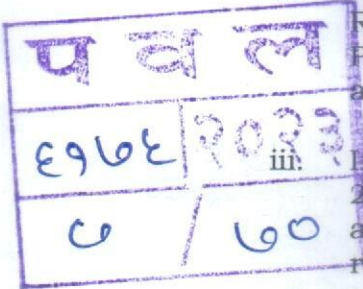
A. The SELLERS have represented, warranted and assured to the PURCHASER as under:

i. By an Agreement for Sale dated 7<sup>th</sup> September 2011, registered in the office of the Sub-Registrar of Assurances, Panvel-1, under serial no. PVL/1/11506/2011 ("**Purchase Agreement**"), for the consideration and on the terms and conditions contained therein, MR. VENKAT NARAYAN & MRS. NAITRA MURALYKRISHNAN, the SELLERS herein, purchased from SUNNY VISTA REALTORS PRIVATE LIMITED (hereinafter referred to as the "**Developer**"), apartment bearing no. 1703, admeasuring 983 sq. ft. carpet area on the 17<sup>th</sup> floor in the building named "Helios" along with the right to use One Car Parking Space HE- at Podium level (hereinafter for the sake of brevity collectively referred to as the "Said Flat"). The Said Flat is more particularly described in the **FIRST SCHEDULE** hereunder written. The Developer has duly completed construction and development of the said Helios building and has received Occupancy Certificate from Maharashtra Industrial Development Corporation (MIDC) on 18<sup>th</sup> July 2019 bearing reference no. MIDC/RO/Thane-1/OC/3360/2019.

ii. The Developer has undergone a change of name from SUNNY VISTA REALTORS PRIVATE LIMITED to PERSIPINA DEVELOPERS PRIVATE LIMITED. A copy of the relevant Gazette notification is annexed hereto.

iii. In conformity with the Purchase Agreement dated 7<sup>th</sup> September 2011, the SELLERS have paid full consideration, other charges and any applicable taxes as mentioned therein to the Developer in respect of the Said Flat and have taken the vacant and peaceful possession of the Said Flat on 3<sup>rd</sup> January 2021.

iv. By virtue of their purchasing the Said Flat, the SELLERS MR. VENKAT NARAYAN & MRS. NAITRA MURALYKRISHNAN are the members of Helios Co-operative Housing Society Limited, being a Society duly formed and registered under the Maharashtra Co-operative Societies Act, under Registration No. RGD/PWL/HSG/(TC)/4881/2021-2022/Year 2022 dated 8<sup>th</sup> February 2022 (hereinafter for the sake of brevity referred to as "Said Society").



*[Signature]*  
SELLER 1

*[Signature]*  
SELLER 2

PURCHASER 1

*[Signature]*  
PURCHASER 2

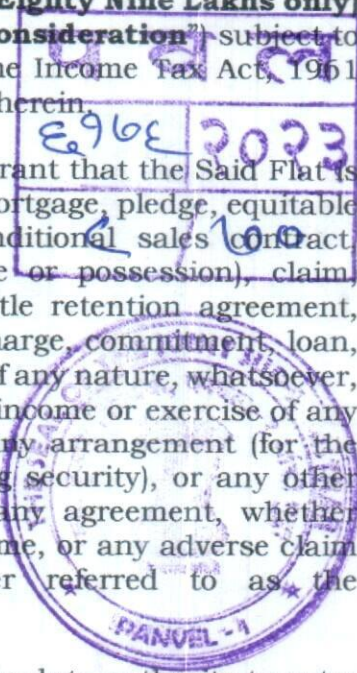
- v. Although the Said Society has been formed, the Society has not yet issued the fully paid-up shares and the share certificate to the SELLERS as on the date of execution of this Agreement hereof.
- vi. That the SELLERS are the owners of the Said Flat and are fully entitled to and beneficiary to the membership rights of the Said Society.
- B. The SELLERS have also represented to the PURCHASER that they have a free, clear and marketable title to the Said Flat and are the sole and absolute owner of the Said Flat and that the same is free from all claims and/or encumbrances of any nature whatsoever and the SELLERS are in quiet, vacant, peaceful and physical possession of the Said Flat.
- C. The SELLERS have made various representations and warranties to the PURCHASER about the Said Flat under these presents and believing such representations and warranties made by the SELLERS to be true and correct, the PURCHASER have expressed an interest to acquire the Said Flat, subject to the terms and conditions recorded herein.
- D. The SELLERS agree to sell, transfer and assign to the PURCHASER and the PURCHASER agree to purchase and acquire the Said Flat together with all the profits, credits, advantages, rights, benefits and privileges attached thereto including the membership rights in the Said Society, free from any and all encumbrances and reasonable doubts, for a total lump-sum consideration of **Rs. 89,00,000/- (Rupees Eighty Nine Lakhs only)** (hereinafter referred to as the "**Full and Final Consideration**") subject to the applicable tax deducted at source under the Income Tax Act, 1961 and subject to the terms and conditions agreed herein.
- E. The SELLERS hereby further represent and warrant that the Said Flat is free from all kinds of encumbrances including mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons (to title or possession), claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, loan, sale, dispute, litigation, restriction or limitation of any nature, whatsoever, including restriction on use, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same, or any adverse claim as to title, possession or use (hereinafter referred to as the "**Encumbrances**").
- F. The SELLERS have good right, full power and absolute authority to enter into these presents and to sell, transfer, convey and assign the Said Flat in favor of the PURCHASER. The SELLERS have not done any act, deed

*Benkara*  
SELLER

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SELLER

PURCHASER

*Benkara*  
PURCHASER

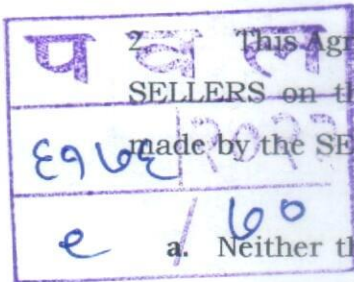


or omission whereby the right to hold, use, enjoy, occupy and possess the Said Flat, is or can be forfeited, extinguished or made void or voidable or whereby the SELLERS might be prevented from selling, transferring and assigning the Said Flat in favor of the PURCHASER and from handing over to the PURCHASER possession thereof as hereby envisaged.

G. The Parties hereto are desirous of recording the terms of sale in the manner and on the terms and conditions hereinafter appearing.

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

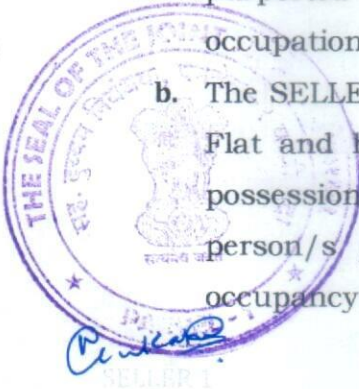
1. The Parties hereby agree, declare and confirm that the recitals hereinabove shall form an integral and operative part of these presents, as if the same were reproduced herein verbatim. The statements, representations, covenants and declarations made in the recitals as to the devolution of title and otherwise in respect of the Said Flat, are the statements, representations, covenants and declarations of the SELLERS and the PURCHASER have relied upon the same and upon the SELLERS' authority to sell the Said Flat and based on the same have entered into these presents with the SELLERS.



This Agreement for Sale is entered into by the PURCHASER and the SELLERS on the basis of the following representations and warranties made by the SELLERS to the PURCHASER:

a. Neither the SELLERS nor any one on their behalf have created or purported to create any tenancy, license, or right of use of occupation in respect of the Said Flat or any part thereof.

b. The SELLERS alone are the legal and beneficial owners of the Said Flat and have been in continuous, exclusive and uninterrupted possession of the Said Flat since the year 2021 and no other person/s / entities / affiliates has / have any possessory or occupancy right or any right whatsoever, title, interest and/or share



Seller  
SELLER 2

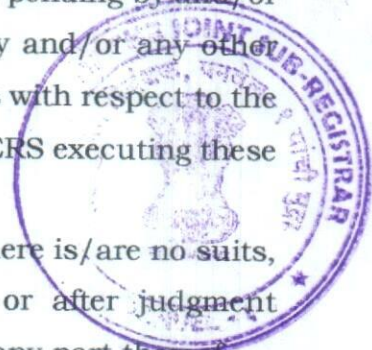
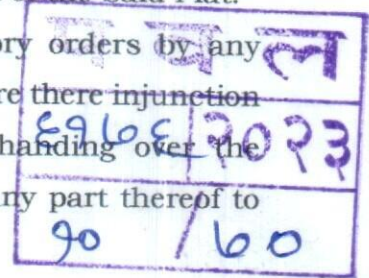
PURCHASER 1  
PURCHASER 2

*[Handwritten signature]*



in the Said Flat. The title of the SELLERS to the Said Flat is free, clear and marketable and free from all or any encumbrances including any easement, claim, inheritance, mortgage, charge, lien and that no other person or persons has/ have any right, title, interest, claim or demand of any nature whatsoever into or upon the Said Flat by way of sale, inheritance, lien, mortgage, easement, demand, charge, gift, trust, tenancy, lease or otherwise.

- c. Neither the SELLERS nor anyone on their behalf has/ have entered into any agreement or commitment or arrangement or understanding of any nature with any other person or party creating any right, interest or encumbrances of any nature in respect of the Said Flat and/or any part thereof. Further, neither the SELLERS nor any one on their behalf (a) has/have entered into any agreement and/or arrangement, oral or in writing for sale and transfer of the Said Premises and/or (b) has/have accepted any token money or deposit or any other consideration under any name or nature whatsoever from any person or persons in respect of the Said Flat.
- d. The SELLERS state that there are no prohibitory orders by any Government and/or Local Authority or Body nor are there injunction orders from any court restraining them from handing over the possession and/or transferring the Said Flat or any part thereof to the PURCHASER.
- e. There are no claims, disputes and/or differences pending by and/or between the SELLERS and / or the Said Society and/or any other competent authority and/or any family members with respect to the Said Flat and there is no restriction on the SELLERS executing these presents in favor of the PURCHASER.
- f. The SELLERS herein confirm and declare that there is/are no suits, proceedings, attachment orders either before or after judgment which are pending in respect of the Said Flat or any part thereof.
- g. The SELLERS shall not sell, let-out, transfer or assign, or agree to sell, let-out, transfer or assign the Said Flat to any other person /



*Pentax*  
SELLER 1

*Naitaj*  
SELLER 2

*Laurel*  
PURCHASER

PURCHASER 2

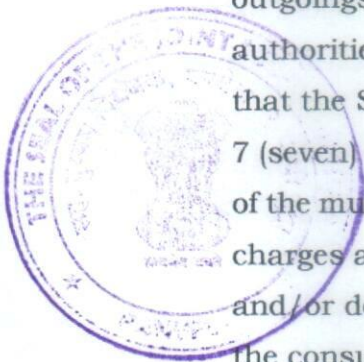
entity whomsoever till the subsistence of this Agreement.

- h. No loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by pledging and/or mortgaging the Said Flat and/or any part thereof as collateral security thereof. No notice, letter or correspondence has been received from any authority including without limitation the Collector of Stamps, the registration authorities, etc. in respect of any of the title documents in respect of the Said Flat not being duly stamped and registered and/or in respect of any claims, arrears, demands, etc. towards stamp duty and/or registration charges in respect of any of the title documents in respect of the Said Flat. Further, in the event any demand or claims are made by any competent authority for the payment of appropriate stamp duty or other statutory fees / dues on any of the previous title documents in respect of the Said Flat, it will be the obligation of the SELLERS to promptly bear and pay the same including any penalty levied thereon and the SELLERS indemnify the PURCHASER in this regard.

- i. The SELLERS have not received any notice from Income Tax, Wealth Tax, ULC authorities or any other statutory body or authorities regarding the acquisition or requisition of the Said Flat.

The SELLERS have duly observed and performed all the rules and regulations and bye-laws of the Said Society and have paid up to the date of execution hereof, their share / contribution of the municipal taxes, water, electricity, gas, maintenance and other charges and outgoings payable by them to the Said Society and/or other authorities (statutory or otherwise) in respect of the Said Flat and that the SELLERS shall at all times be liable to bear and pay within 7 (seven) days of demand, all such amounts towards arrears or dues of the municipal taxes, water, electricity, gas, maintenance and other charges and outgoings payable by them, as may be lawfully claimed and/or demanded in respect of the Said Flat, for any period prior to the consummation of the transaction envisaged herein.

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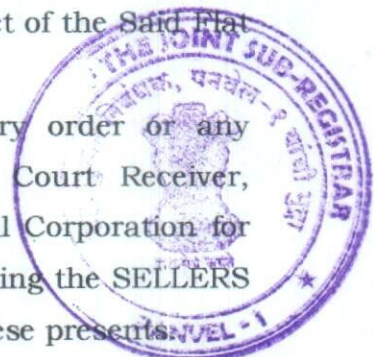
*Pankaj*  
SELLER 1

*Naitik*  
SELLER 2

*[Signature]*  
PURCHASER 1  
*[Signature]*  
PURCHASER 2

- k. The SELLERS have not infringed, nor have they been served with any notice either by the Said Society and/or any other authority, statutory or otherwise for infringing the provisions of any law including any rules, regulations, bye-laws for the time being in force which could result in the attachment and/or sale of the Said Flat or any part thereof and that there is no outstanding notice either for repairs or requiring any other thing to be complied with under the municipal or any other statute.
- l. That no notice from any public body or Authority or any notice under any law including the Town Planning Act, the Municipal Corporation Act, or any other statute has been received or served upon the SELLERS herein in respect of the Said Flat or any part thereof which would prevent the SELLERS from selling, transferring and conveying the Said Flat in the manner contemplated herein
- m. That no suits, proceedings or arbitrations have been initiated under any law for the time being in force and/ or are pending before any person, court, authority or tribunal in which an award, order or decree is passed or is likely to be passed which may result in the attachment and/ or sale of the Said Flat and/ or any part thereof nor do the SELLERS have any reasonable apprehension of any event or circumstances likely to give rise to or result in such suit, proceeding or arbitration. No party has made any claim or demand, of any nature whatsoever in, to, upon or in respect of the Said Flat or any part thereof.
- n. There is no injunction or any other prohibitory order or any attachment order from any Court appointing Court Receiver, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the SELLERS from dealing with the Said Flat or entering into these presents.
- o. That the Said Flat is not subject to any lis pendens or attachment, either before or after judgment, or any other impediment of like nature.

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*Pankaj*  
SELLER 1

*Naik*  
SELLER 2

*[Signature]*  
PURCHASER

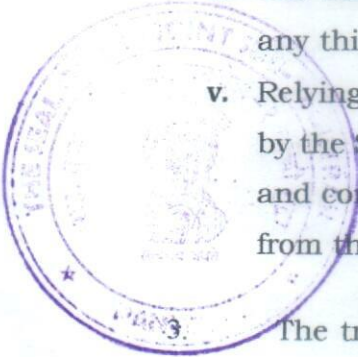
- p. Neither the SELLERS nor anyone claiming by, from, under or in trust for them and/or on their behalf has done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof the SELLERS' right, title, interest, share and/or benefit in respect of the Said Flat and/ or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever.
- q. The SELLERS have in their possession, the title documents in respect of the Said Flat as set out in the **SECOND SCHEDULE** hereunder written and the same shall be handed over by the SELLERS to the PURCHASER on consummation of the transaction envisaged herein.
- r. The execution, delivery, and performance by the SELLERS of this Agreement and the consummation of the transaction contemplated herein, will not violate any provision of law or any order of any court or government applicable to the SELLERS
- s. The SELLERS further undertakes and agrees to forthwith answer any call or query that may be raised in future concerning the Said Flat and execute all such papers, documents, deeds etc., as may be deemed necessary or expedient by the PURCHASER, without any premium or fees except actual expenses incurred.

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- t. Prior to the execution of these presents, the SELLERS have not entered into any Agreement for Sale or otherwise for transferring their rights, title and interest in respect of the Said Flat to any third party.

- u. The SELLERS have not taken or accepted any earnest money from any third party in respect of the Said Flat.

- v. Relying upon the declarations, representations and warranties made by the SELLERS in this Agreement and believing the same to be true and correct the PURCHASER have agreed to purchase the Said Flat from the SELLERS.



The transfer of the Said Flat in favor of the PURCHASER shall be

*Penkare*  
SELLER 1

*Naithe*  
SELLER 2

*[Signature]*  
PURCHASER 1  
*[Signature]*  
PURCHASER 2

deemed to have been completed only on the receipt of the Full and Final Consideration by the SELLERS.

4. The SELLERS declare that the Said Flat is acquired on ownership basis and that the SELLERS are the owners of the Said Flat and that none of their heirs, relatives and/or any other person has any right in the Said Flat, fixed furniture and fixtures as owners or otherwise and that the SELLERS doth hereby undertake and indemnify the PURCHASER at any time against any claim by anyone on the Said Flat. No minors or other person, are interested in the Said Flat and the Said Flat never formed part of Hindu Undivided Family property.

5. The SELLERS undertake to sign all documents, forms, papers etc., required by any Authorities / Government Authorities for transfer of electrical meter, Gas meter in favor of the PURCHASER along with respective Security Deposits on receipt of the Full and Final Consideration. The PURCHASER agree that all charges for transfer of electrical meter, Gas meter will be solely borne by them.

6. The SELLERS shall indemnify and keep indemnified the PURCHASER from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the date of handing over possession of the Said Flat whether payable by the SELLERS or any predecessor in title or any person claiming through them.

7. The SELLERS hereby agree that all liabilities of the SELLERS will be settled with respective parties including the Said Society and they will not transfer such liabilities to the PURCHASER.

8. The Stamp duty and Registration charges payable on this Agreement shall be borne and paid by the PURCHASER alone.

9. At present the Said Flat is in lawful possession of the SELLERS. Without reserving any rights, the SELLERS shall hand over vacant,

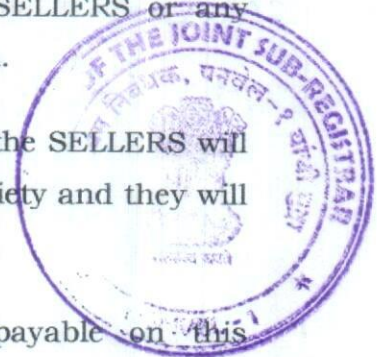
*Pentacore*  
SELLER 1

*Naik*  
SELLER 2

*[Signature]*  
PURCHASER

PURCHASER 2

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peaceful, physical possession of the Said Flat to the PURCHASER on receiving the Full and Final Consideration from the PURCHASER in the manner and time stated and agreed in this Agreement.

10. The PURCHASER shall pay the Full and Final Consideration of Rs. 89,00,000/- (Rupees Eighty Nine Lacs Only) subject to deduction of applicable tax deducted at source (T.D.S.) under the Income Tax Act, 1961 to the bank account(s) of the SELLERS as required by them. The PURCHASER will deduct tax at source in accordance with the split of the Full and Final Consideration as informed by the SELLERS.

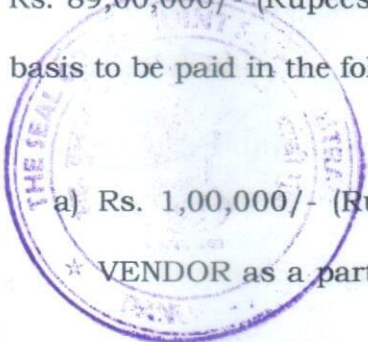
11. The SELLERS have asked the PURCHASER to make **50%** of the payment towards Full and Final Consideration in favor of MR. VENKAT NARAYAN and the remaining **50%** of the payment towards Full and Final Consideration in favor of MRS. NAITRA MURALYKRISHNAN.

12. THE SELLERS", being Non-Resident Indians, allowed "THE PURCHASER" to deducted TDS amount of Rs. 20,36,320/-/- (Rupees Twenty Lakhs thirty six thousand and three hundred twenty Only) as per provisions of Section 195 of the Income Tax Act,1961. "THE PURCHASERS" will pay the said amount to the INCOME TAX DEPARTMENT and give an evidence of the same to "THE SELLERS". The said amount of Rs. 20,36,320/-/- (Rupees Twenty Lakhs thirty six thousand and three hundred twenty Only is a part of sale consideration.

1. The consideration amount agreed upon by and between the parties hereto Rs. 89,00,000/- (Rupees Eighty nine Lacs Only) calculated on the lump sum basis to be paid in the following manner;

a) Rs. 1,00,000/- (Rupees One Lac Only) PURCHASER have paid to the \* VENDOR as a part payment amount by way of Cheque/No. 0649233699 dated RGS

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89,00,000/-  
94 / 60



*Penkatesh*  
SELLER 1

*Naitra*  
SELLER 2

*Sanjeev*  
PURCHASER

*Sanjeev*  
PURCHASER 2

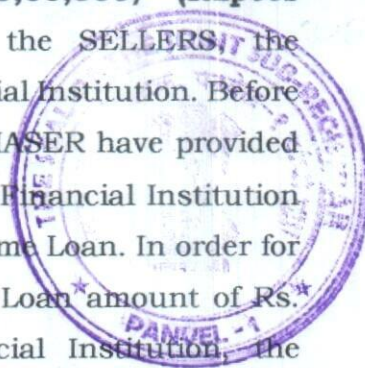
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16/04/23 Drawn on ICICI Bank on or before the execution of this agreement for sale. (Receipt for the same is attached herewith.)

- b) TDS amount of Rs. 20,36,320/-/- (Rupees Twenty Lakhs thirty six thousand and three hundred twenty Only) PURCHASER will pay.
- c) Balance sum of Rs. 67,63,680/- (Rupees sixty sevn lacs sixty three thousand and six hundred eighty Only) shall be paid by the PURCHASER to the VENDOR within 30 (thirty days ) days from the date of execution of this Agreement for Sale either directly through their Housing Finance Institute/Bank or from their own account within the prescribed time limit subject to the VENDOR agree and undertake that he will obtain & furnish the required N.O.C. from the Society to transfer the aforesaid Flat No. 1703 and the shares of the Society and obtain other requisite documents, papers & forms as may be required by the Financial Institution to grant the Housing Loan in favor of PURCHASER.

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13. For making the balance payment of **Rs. 88,00,000/- (Rupees Eighty eight Lacs Only)** (or part thereof) to the SELLERS, the PURCHASER are seeking a Home Loan from a Financial Institution. Before signing and execution of this Agreement, the PURCHASER have provided to the SELLERS a copy of the sanction letter of the Financial Institution from whom the PURCHASER are seeking the said Home Loan. In order for a successful disbursal of the said lumpsum Home Loan amount of ~~Rs. 88,00,000/-~~ **88,00,000/-** (Rupees Eighty <sup>1 Eight Lacs</sup> Only) by the Financial Institution, the SELLERS agree, undertake and confirm the following:



- a. The SELLERS confirm and undertake to arrange for a Mortgage NOC

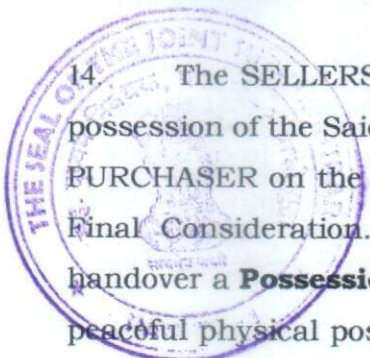
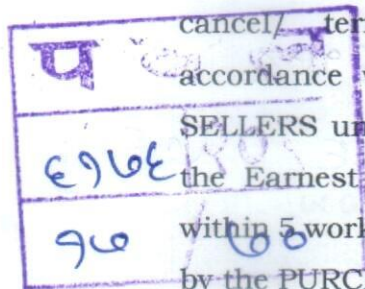
*[Handwritten Signature]*  
SELLER

*[Handwritten Signature]*  
SELLER

*[Handwritten Signature]*  
PURCHASER

in the format required by the Financial Institution from the Said Society in favor of the Financial Institution of the PURCHASER.

- b. The SELLERS are aware that the Financial Institution of the PURCHASER, before the disbursement of the said Home Loan, will carry out a physical inspection of the Said Flat as well as the original title documents including but not limited to the original registered Purchase Agreement executed between the SELLERS and the Developer along with relevant original Stamp Duty receipt, original Registration receipt, original INDEX-2 and such other original documents as may be conveyed to the SELLERS. The PURCHASER (or the Financial Institution of the PURCHASER) shall be entitled to conduct and carry out a detailed legal due diligence and proper investigation of title of the SELLERS to the Said Flat. If, at any point in time, it is found that the title of the SELLERS towards the Said Flat is defective and not clear and marketable, or if the SELLERS are unable or unwilling to furnish any title documents in original as may be required by the PURCHASER for proper investigation of title, then in such circumstances, the PURCHASER shall have a right to cancel/ terminate the transaction contemplated herein in accordance with the terms set out in this Agreement and the SELLERS undertake to refund all the amounts received (including the Earnest Money / Initial Consideration) to the PURCHASER within 5 working days of such communication of termination/refund by the PURCHASER.



14. The SELLERS shall handover the vacant, quiet, peaceful physical possession of the Said Flat, without any encroachment or squatting, to the PURCHASER on the day of receiving the final installment of the Full and Final Consideration. In this regard, the SELLERS shall execute and handover a **Possession Letter** evidencing handing over the vacant, quiet, peaceful physical possession of the Said Flat, without any encroachment or squatting, to the PURCHASER. From such date as the SELLERS receive

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SELLER 1

*Naiky!*  
SELLER 2

*[Signature]*  
PURCHASER 1

PURCHASER 2

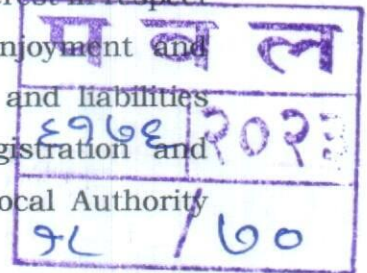


the full consideration of Rs. 89,00,000 (Rupees Eighty Nine Lakhs Only), the PURCHASER shall be entitled to the entire benefit of the Said Flat. The SELLERS shall also hand over to the PURCHASER (or to the Financial Institution of the PURCHASER who will disburse the Home Loan) the original title documents in their custody, in respect of the Said Flat.

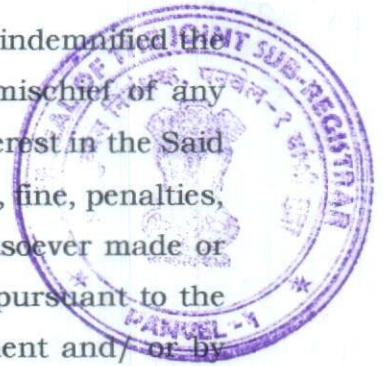
15. The SELLERS shall, at their own cost and responsibility, obtain the consent or No Objection Certificate from the Said Society / the Developer for transferring the Said Flat in favor of the PURCHASER.

16. Transfer charges as per society bye laws, if any, payable to the Said Society / the Developer shall be shared equally between the SELLERS and the PURCHASER.

17. On receiving the Full and Final Consideration the SELLERS shall sell, assign, transfer, relinquish and the PURCHASER shall take over and acquire from the SELLERS the beneficial right, title and interest in respect of the Said Flat together with all the rights of use, enjoyment and occupation of the Said Flat free from all encumbrances and liabilities whatsoever, for all intents and purposes including registration and recording the said sale, assignment, transfer with the Local Authority and/or other authorities as required by Law.



18. The SELLERS hereby indemnify and agree to keep indemnified the PURCHASER against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the Said Flat and/ or in respect of compensations, claims, demands, fine, penalties, costs, charges and expenses or any other liabilities whatsoever made or brought against or incurred, suffered, levied or imposed pursuant to the transfer of the Said Flat under the terms of this Agreement and/ or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of this Agreement, covenants and provisions hereof.



*Penkato*  
SELLER 1

*Naik:*  
SELLER 2

*[Signature]*  
PURCHASER

19. The SELLERS declare that they have not entered into any agreement for transfer, sale or lease and license in respect of the Said Flat with any other person or persons.

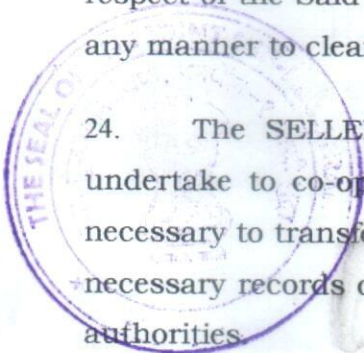
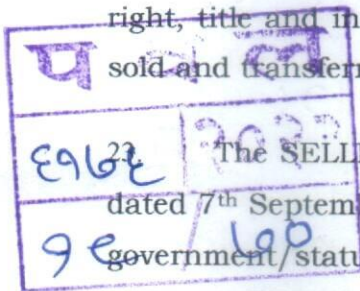
20. Utility Deposits (Electricity, Water, Gas etc.), Sinking Fund, Advance Maintenance Charges and all the amounts of whatsoever nature standing to the credit of the SELLERS in the books of the Developer or Said Society, in respect of the Said Flat shall be deemed transferred in the name of the PURCHASER on payment of Full and Final Consideration as agreed herein.

21. The SELLERS and the PURCHASER will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the right, title and interest in the Said Flat to the PURCHASER from the SELLERS.

22. The SELLERS shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the PURCHASER in the Said Flat agreed to be sold and transferred unto and to the use of the PURCHASER.

23. The SELLERS shall clear all dues under the Purchase Agreement dated 7<sup>th</sup> September 2011, including VAT, GST, Service Tax or any other government/statutory levies or fees as may be applicable as on date in respect of the Said Flat and the PURCHASER shall not be responsible in any manner to clear the said dues in respect of the Said Flat.

24. The SELLERS on receipt of the Full and Final Consideration undertake to co-operate with the PURCHASER and shall do all things necessary to transfer the Said Flat in the name of the PURCHASER in the necessary records of the Said Society, local authorities and/or any other authorities.



*Pankaj*  
SELLER 1

*Naity*  
SELLER 2

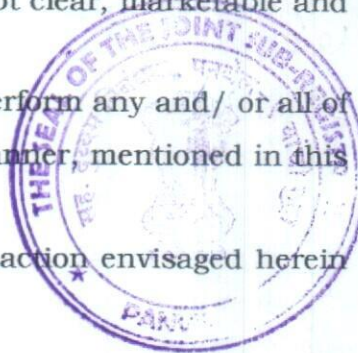
*[Signature]*  
PURCHASER 2

25. The Parties hereto agree to sign, seal, deliver all forms, agreements, declarations, applications, writing, documents, deeds and assurances for effectively carrying out the intents of the Parties hereto present and carrying out and completing the transaction contemplated herein.

26. The occurrence and/ or continuance of any one or more of the following events by the SELLERS shall constitute a default under this Agreement (each such event being herein referred to as "**Event of Default**"):

- a. Any representation or warranty or covenant or obligation made or deemed to be made by the SELLERS under or in connection with the provisions and terms of this Agreement or any certification or document delivered hereunder, is incorrect in any respect when made or deemed to be made.
- b. Any governmental or statutory authority or any person acting or proposing to act under governmental or statutory authority takes any action to condemn, seize or appropriate, or to assume custody or control of, all or any part of the Said Flat of the SELLERS or takes any action to displace the SELLERS or to curtail their authority in respect of the Said Flat.
- c. If the title of the SELLERS is found to be not clear, marketable and free from all Encumbrances.
- d. If the SELLERS fail to observe, fulfill and perform any and/ or all of the terms of this Agreement, in a timely manner mentioned in this Agreement.
- e. If the SELLERS back out of the sale/transaction envisaged herein for any reason whatsoever.

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२०/७०



27. On occurrence and/ or continuance of any or more of the aforesaid Events of Default by the SELLERS, the PURCHASER shall have any and all of the following rights:

*Pankaj*  
SELLER 1

*Naib*  
SELLER 2

*[Signature]*  
PURCHASER

- a. Specific Performance: To claim specific performance by the SELLERS of its terms of this Agreement, including execution and registration of the Deed of Transfer in their favor, by issuing a notice to the SELLERS to the said effect.
- b. Termination of this Agreement, refund of the Earnest Money / Initial Consideration / and/or any sums paid by the PURCHASER and right to create lien and charge over the Said Flat: The SELLERS shall return/refund to the PURCHASER the Earnest Money / Initial Consideration / and/or all sums paid by the PURCHASER towards Full and Final Consideration (or part thereof) and subsequent payments, without any deduction within 5 working days of such communication of refund made by the PURCHASER. The PURCHASER shall have an additional right to create a lien and charge over the Said Flat to the extent of the Earnest Money / Initial Consideration / and/or any sums paid by the PURCHASER under these presents plus interest calculated @ 18% p.a. from the date of payment till refund and/ or realization thereof.
- c. Further the SELLERS shall also pay a penalty of Rs. 5,00,000/- (Rupees Five Lakhs Only) to the PURCHASER within 5 working days of such communication of refund made by the PURCHASER.

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28. In the event of the sale / transaction envisaged herein not being completed due to any willful default on the part of the PURCHASER, other than the PURCHASERS or the Financial Institution of the PURCHASER (from whom the PURCHASERS are seeking a Home Loan) being not satisfied with Legal due diligence or documentation, and subject to the SELLERS complying with their obligations under this Agreement, the SELLERS shall deduct Rs. 5,00,000/- (Rupees Five Lakhs Only) from the amount received by them (including T.D.S.) towards the Full and Final Consideration (or part thereof) and return / refund the balance amount to the PURCHASER.

*Pencare*  
SELLER 1

*Naik*  
SELLER 2

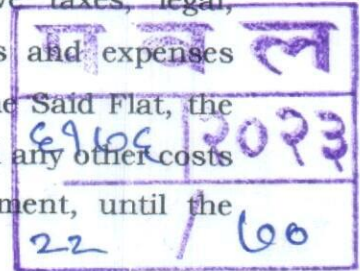
*[Signature]*  
PURCHASER 2

29. In the unfortunate event of cancellation of this Agreement, the defaulting Party i.e. the SELLERS or the PURCHASER, as the case may be, shall bear all charges and costs for the cancellation of this Agreement and execution of the Cancellation Deed.

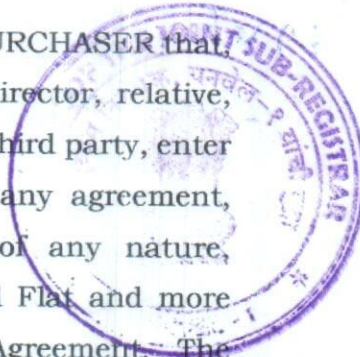
30. The provisions of the Agreement shall inure to the benefit of and be binding on the Parties and their respective successors (including, without limitation, any successor of any Party) and legal representatives.

31. This Agreement supersedes all prior agreements, discussions, negotiations and understandings (whether oral or written, including all correspondence) between the Parties with respect to the subject matter of this Agreement, and this Agreement constitutes the sole and entire understanding between the Parties with respect to the subject matter hereof.

32. Each of the Parties shall pay their respective taxes, legal, accounting and other professional advisory fees, costs and expenses incurred in connection with the purchase and sale of the Said Flat, the preparation, execution and delivery of this Agreement and any other costs and expenses incurred in connection with this Agreement, until the consummation of the transaction envisaged herein.



33. The SELLERS hereby undertakes in favor of the PURCHASER that, they shall neither directly nor indirectly, through any director, relative, associate or otherwise, solicit or entertain offers from any third party, enter into any negotiation or discussion with or enter into any agreement, transaction, arrangement, understanding or scheme of any nature, whatsoever, with any third party in relation to the Said Flat and more specifically the transactions envisaged under this Agreement. The SELLERS further agree not to pursue any transaction or opportunity that would preclude or frustrate the consummation of the transaction herein.



34. The Parties will endeavor to complete the sale transaction

  
SELLER

Ne-KT:  
SELLER

  
PURCHASER 1 PURCHASER 2

contemplated herein before **15th August 2023** or within a period of one month from the date of issuance of NOC from the Said Society, whichever is earlier, but subject to reasonable extension with mutual consent between SELLERS and PURCHASER.

35. The SELLERS herein doth hereby indemnify and agree to keep indemnified the PURCHASER against any defect in title, omission, or mischief of any person(s) wrongfully claiming any right, title or beneficial interest in the Said Flat and in respect of compensations, claims, demands, fine, penalties, costs, charges and expenses or any other liabilities whatsoever made or brought against or incurred, suffered, levied or imposed pursuant to the transfer of the Said Flat which may be suffered by the PURCHASER on account of the above and the SELLERS shall reimburse the PURCHASER and/ or their nominees and/ or their successors in title for the same including on account of any misleading, incorrect and/or inaccurate information provided by the SELLERS herein.

36. It is expressly agreed and understood that the SELLERS, on and from the date of handing over the possession of the Said Flat to the PURCHASER, shall cease to have any right, interest or claim of any kind or nature whatsoever in respect of the Said Flat and upon issuance of the Possession Letter all the right, title, interest, claim and demand of the SELLERS in the Said Flat shall stand transferred by the SELLERS in favor of the PURCHASER and the same shall forthwith vest in and belong to the PURCHASER, to the exclusion of the SELLERS and all persons claiming by, through, from, under or in trust for the SELLERS.

37. The invalidity, illegality or unenforceability of any one or more provisions of this Agreement shall not affect or limit the validity, legality or enforceability of the other provisions, and the Parties hereto shall use their best endeavors to attain the objective of the invalid provision by replacing it with a new legally acceptable provision which reflects as far as possible the original intentions of the Parties.

  
SELLER 1

  
SELLER 2

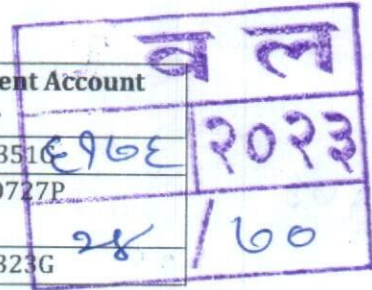
  
PURCHASER 2

38. This Agreement shall be governed in all respect by laws of India. Any issues, disputes or differences arising under this Agreement including the breach of the terms of this Agreement shall be settled through consultation and conciliation process by mutual discussions among the Parties. If the dispute cannot be amicably settled between the Parties within one month after a request to settle the dispute amicably has been made to the other Party, the dispute or difference shall be referred for resolution by arbitration to a single arbitrator. The arbitration proceedings shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The seat of the arbitration shall be Mumbai, India and the language of the arbitration shall be English. The cost of arbitration shall be borne equally by both the parties.

39. The Parties hereby agree to use their best efforts to complete the transaction envisaged in this Agreement.

40. The Parties hereby declare their Permanent Account Number (PAN) as under:

Parties	Name	Permanent Account Number
SELLERS	MR. VENKAT NARAYAN	ACFPN1351C
	MRS. NAITRA MURALYKRISHNAN	AOVPM0727P
PURCHASER	MR. RAJESH KUMAR	APXPK9323G



*Rinku*  
SELLER

*Naitra*  
SELLER

*Rajesh*  
PURCHASER

**THE FIRST SCHEDULE ABOVE REFERRED TO**

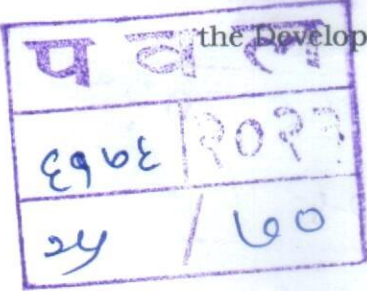
(Description of the **SAID FLAT**)

2 BHK Apartment No.1703 on 17<sup>th</sup> floor of the building "Helios" admeasuring 983 sq. ft. of carpet area constructed on land bearing Survey No. 59 (part) situated in Hiranandani Fortune City at Village Bhokarpada, Taluka Panvel, District Raigad, Maharashtra along with the right to use one covered car parking no. HE- at Podium level, in Helios Co-operative Housing Society Limited.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Non-exhaustive list of original title related documents)

1. Purchase Agreement dated 7th September 2011 (together with Index-2, Stamp Duty receipt and Registration receipt)
2. Parking Allotment Letter dated 9th February 2021 addressed to the SELLERS by the Developer
3. Handover Letter dated 3rd January 2021 addressed to the SELLERS by the Developer



*Pankaj*  
SELLER 1

*Najib*  
SELLER 2

*[Signature]*  
PURCHASER 2



IN WITNESSETH WHEREOF THE PARTIES HEREIN HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY, MONTH & YEAR FIRST HEREIN ABOVE WRITTEN.

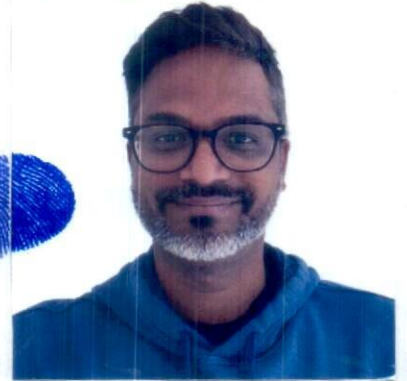
SIGNED, SEALED AND DELIVERED

By the within-named **SELLERS**

*Venkata*

**MR. VENKAT NARAYAN**

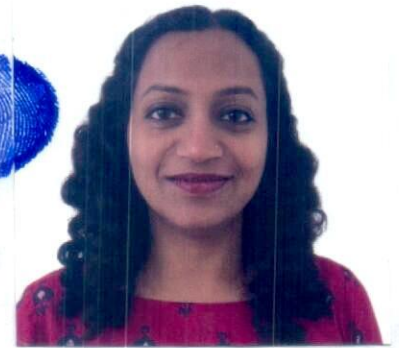
**(PAN: ACFPN1351G)**



*Naitra*

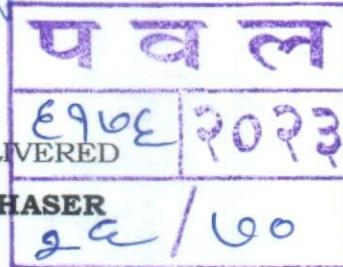
**NAITRA MURALYKRISHNAN**

**(PAN: AOVP MO727P)**



Witnesses

- (1) *Manas palwan Hpos*  
(2)



SIGNED, SEALED AND DELIVERED

By the within-named **PURCHASER**

*Rajesh*

**MR. RAJESH KUMAR**

**PAN: APXPK9323G**



Witnesses

- (1) *Aniket Chikhrwal Hpos*  
(2) *Manas Hpos*



*Venkata*

*Naitra*

*Rajesh*

PURCHASER 2

**RECEIPT**

**RECEIVED** of and from **MR. RAJESH KUMAR** a sum of **Rs. 1,00,000/-**  
**(Rupees one Lakhs Only)** out of the total agreed consideration of **Rs.**  
**89,00,000/- (Rupees Eighty Nine Lacs Only)** payable to us.

**We SAY RECEIVED,**

*Venkata*

MR. VENKAT NARAYAN

*Naitra*

NAITRA MURALY KRISHNAN

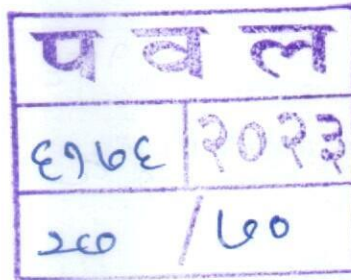
Witnesses

(1) *[Signature]*

(2) *[Signature]*

Date: *01 August 2023*

Place: *Panvel.*





दस्तावेजांचा क्रमांक व वर्ष: 11506/2011

Wednesday, September 07, 2011

2:58:01 PM

दुय्यम निबंधक: पनवेल 1

नोंदणी 63 ग

Regn. 63 m.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भोकरपाडा

- |   |   |
|---|---|
| <p>(1) विलेखाचा प्रकार, भोवदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला</p>                 | <p>करारनामा<br/>करारनामा<br/>रु. 6,076,200.00<br/>वा.मा. रु. 2,220,000.00</p>   |
| <p>(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)</p>  | <p>(1) वर्णन: विभाग नं.7, दर रु 17600/- प्रती चौ.मी. **सदनिका क्र.1703, 17 वा मजला, हेलीयस, स.नं. 30/2 (पार्ट),30/1बी (पार्ट), 24/1अ, 25/3 (पार्ट), 29/4 (पार्ट),28/3, 28/2, 28/1, 61/1 (पार्ट),62 (पार्ट),68 (पार्ट),69 (पार्ट),74/4 बी(पार्ट),59/1 ,57/1,57/2 ,57/3बी, 58 /1ए, 58/1बी, 58/2, 54/2अ (पार्ट), 57/4 ,भोकरपाडा, ता.पनवेल, जि. रायगड</p> |
| <p>(3) क्षेत्रफळ</p>  | <p>(1) 983 चौ.फुट कारपेट+कार पार्किंग स्पेस पोडीयम</p>  |
| <p>(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा</p>  | <p>(1)</p>  |
| <p>(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता</p> | <p>(1) सनी व्हीस्ता रियल्टर्स प्रा.लि.तर्फे अॅशो सिग्नेटरी निलेश दक्षी तर्फे कु.मु.म्हणून प्रकाश साळवी - -; घर/फ्लॉट नं: नरीमन पॉईंट, वॉर्ड: गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -; एफसीएस 1269 इ.</p>   |
| <p>(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता</p>      | <p>(1) वेंकट नारायणन आणि नैत्रा मुरली कृष्णन तर्फे अख. सुब्रह्मण्यम नारायणन - -; घर/फ्लॉट नं: एलटी- 19/23, विजय नगर, अंधेरी (पु), वॉर्ड: गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -.</p>  |
| <p>(7) दिनांक</p>   | <p>करून दिल्याचा 07/09/2011</p>   |
| <p>(8) नोंदणीचा</p>   | <p>07/09/2011</p>   |
| <p>(9) अनुक्रमांक, खंड व पृष्ठ</p>  | <p>11506 /2011</p>  |
| <p>(10) बाजारभावाप्रमाणे मुद्रांक शुल्क</p>   | <p>रु 347187.00</p>   |
| <p>(11) बाजारभावाप्रमाणे नोंदणी</p>   | <p>रु 30000.00</p>  |
| <p>(12) शोरा</p>  |   |

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सह दुय्यम निबंधक, वॉ-२  
(पनवेल १)





## Persipina Developers Pvt. Ltd.

Corporate Office: 11<sup>th</sup> Floor, Alpha Building, Main Street, Hiranandani Business Park, Powai, Mumbai - 400 076, India. Tel: +91 22 2576 3705 Fax: +91 22 2570 6455

Date : 03/01/2024

To,  
**VENKAT NARAYAN, NAITRA MURALYKRISHNAN**

Address : 1159 Arrowfield Way, San Ramon CA UNITED STATES 94582

Dear Sir / Madam ,

**Subject:** Handing over of Flat bearing No. **1703** in the Building "**Helios**" at "Hiranandani Fortune City" Panvel(hereinafter referred to as "the said Flat")

1. The building has been constructed in accordance with the building plans sanctioned by MIDC, subject to such changes as were necessary as per the statutory requirement.
2. We would request you to acknowledge that you have inspected the said flat and you are fully satisfied that :
  - (i) The building has been constructed in accordance with the building plans sanctioned by MIDC, subject to such changes as were necessary.
  - (ii) The materials used for construction of the Flat, the lifts, plumbing, drainage, sewage, sanitary, electrical, water, connections and fittings, along with all other utilities and amenities provided in the said Flat are of good quality/ workmanship and in good working condition as agreed.
  - (iii) There is no dampness, seepage or water logging in the said Flat or the building.
  - (iv) There are no defects either in the materials or in workmanship in the said Flat or in the said building and you have no complaint or grievance of any nature whatsoever in respect thereof.
  - (v) There are no pending or future claims or liability or issue against Persipina Developers Private Limited for any reasons whatsoever in nature.
  - (vi) The Allottee/ Purchaser confirm, agrees and undertakes that the Allottee/Purchaser have no claim whatsoever against Persipina Developers Private Limited on any account whatsoever in respect of the said Flat.

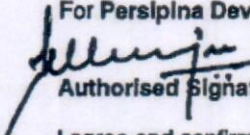
Please do acknowledge the fact of having received the handover of the said Flat by returning a copy of this Handover Letter duly signed by you.

Congratulations on taking peaceful handover of your dream home and we welcome you to Hiranandani Fortune City, Panvel.

Thanking you.

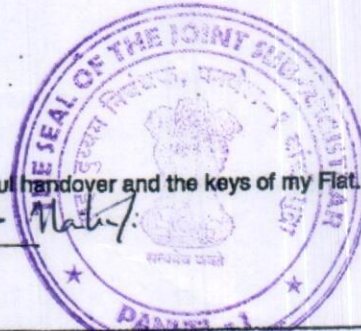
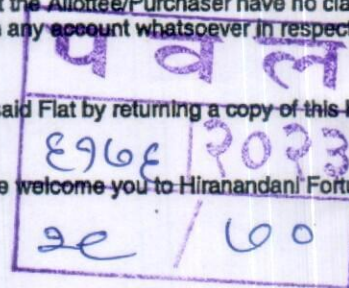
Yours Faithfully,

For Persipina Developers Pvt Ltd.

  
Authorised Signatory

I agree and confirm the above having received the physical and peaceful handover and the keys of my Flat.

VENKAT NARAYAN, NAITRA MURALYKRISHNAN 



Site Address : Survey No. 30, Bhokarpada Village, Taluka : Panvel, District : Raigad, NH-4, Maharashtra - 410206. CIN : U45200MH2007PTC172099

Registered Office: 514, Dalamal Towers, 211 FPJ Marg, Nariman Point, Mumbai - 400021. CIN: U45200MH2007PTC172099.

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# Persipina Developers Pvt. Ltd.

Corporate Office: 11<sup>th</sup> Floor, Alpha Building, Main Street, Hiranandani Business Park, Powai, Mumbai - 400 076, India. Tel.: +91 22 2576 3705. Fax: +91 22 2570 6456

Date : 09-02-2021

To,  
**VENKAT NARAYAN, NAITRA MURALYKRISHNAN**  
Address: 1159 Arrowfield Way, San Ramon, CA, 94582, US  
Contact: 5305541947, 9376265613,  
Email: venky79@gmail.com, naitramk@gmail.com

**Reference:** Flat No. Helios-1703 in the Building "Helios" at "Hiranandani Fortune City" situated in Village Bhokarpada, Taluka Panvel, and District Raigad (hereinafter referred to as "the said Flat").

Dear Sir/Madam,

As per your request, we are pleased to allot you 1 covered car parking in the said building at "Hiranandani Fortune City", Panvel.

The Car Parking Details are as follows:

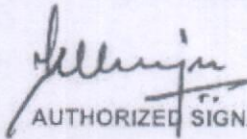
Sr.No	Parking Type	Level	Parking No.
1	Covered	Podium	HE-23

Kindly note that any liability arising out of tax and duties including Service Tax, VAT, GST etc., that may become applicable at any time in future on account of the above transaction, shall be borne and paid by you.

Thanking you,

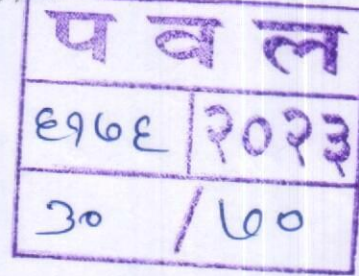
Yours faithfully,

For Persipina Developers Pvt Ltd

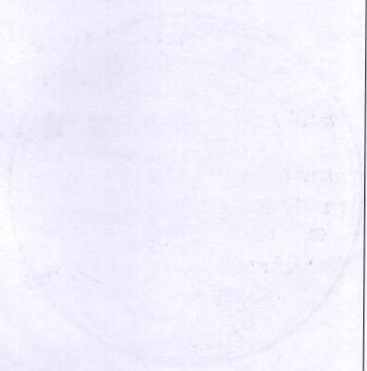
  
AUTHORIZED SIGNATORY

I agree and accept all the terms and conditions

**VENKAT NARAYAN, NAITRA MURALYKRISHNAN**



Handwritten text in a rectangular box, possibly a stamp or label, containing illegible characters.





**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Thane Region-1, Office Complex Building, 1<sup>st</sup> Floor, Near Wagle  
Estate Octrol Check Naka, Thane-400 604



**MIDC**

No. MIDC/RO/Thane-1/OC/ 3360 /2019

Date :18-07-2019

**OCCUPANCY CERTIFICATE**

To,  
M/s Persipina Developers,  
Alpha Building, 11th Floor, Main Street,  
Hiranandani Gardens, Powai,   
Mumbai-80.



**Sub: Issue of Occupancy Certificate for 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt in Non Processing Zone of notified Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part in at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad.**

- Reference:-**
1. Revised Plan approval letter no MIDC/ROT-1/BPA/1191/2018dt. 28.03.2018
  2. Applicant letter no PDPL/PL-SEZ/MIDC/102-109/2019 dt 01.03.2019
  3. Applicant letter no PDPL/PL-SEZ/MIDC/127/2019 dt 24.06.2019
  4. Final Fire NOC no MIDC/Final C02440 dt 19.06.2019

Dear Sir,

This is to certify that, the development work of 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Retail 'A' alongwith Podium P1, P2 and Stilt having total built up area- 103011.79 sq.m in Non Processing Zone of Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad. is completed as per amended approved plans vide letter no MIDC/ROT-1/BPA/1191/2018 dt.28.03.2018 and as per details mentioned in Annexure 'A'

The said work completed under the supervision of M/s. Design Centre, Mumbai, Architect Gunisha Sethi Sanyal (License No. CA /2014 /63903 valid up to 31/12/2025) and it is permitted to be occupied on following grounds;

1. All precautionary measures shall be taken to ensure public safety and health safety at your own risk and cost.
2. Provision of required Water Supply at your own risk and cost.
3. Provision of required Power Supply at your own risk and cost.
4. Provision of internet connectivity of sufficient bandwidth at your own risk and cost.
5. As per undertakings submitted, NOC from Civil Aviation Authority to be submitted.

Thanking you,

Encl : Annexure A



Yours Faithfully  
**Sadanand S  
Jadhav**

Special Planning Authority  
Regional Officer (Thane-1), MIDC

Digitally signed by Sadanand S Jadhav  
DN: cn=Sadanand S Jadhav, ou=Maharashtra  
Industrial Development Corporation, postalCode=400003,  
serialNumber=25420w70925ba178142b5dc378221993607e1e1c8b7  
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0072349e0349f624e00039a27d4e7722a4d8e  
Date: 2019.07.18 16:08:46 +05'30

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No. MIDC/RO/Thane-1/OC/ 3360 /2019

Date: 18.07.2019

Copy f.w.c's to Architect Gunisha Sethi Sanyal, M/s. Design Centre, Mumbai.  
Copy to Guard File

**ANNEXURE A**

Accompaniment to letter no. No. MIDC/RO/Thane-1/OC/ 3360 /2019,

Date: 18-07-2019

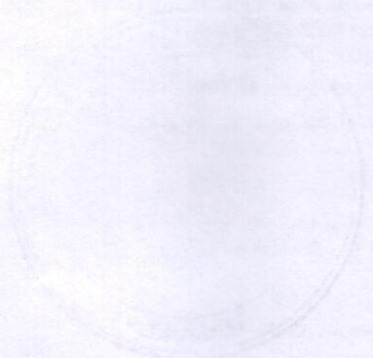
1	Name of the Plot holder	<b>M/s Persipina Developers</b>
2	Address	Plot/Survey no 57/4, 58/1 Apart, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad
3	Total Plot area	456349 Sqm (45.64 Hect)
4	Approval of Plans	<p><b>A.Processing Zone:-</b> 1.MIDC/RO/Thane-1/Building Plan Approval/3188/2017 dt:12.10.2017. <b>BuA-116878 sqm</b> 2. 1.MIDC/RO/Thane-1/Building Plan Approval/ 3014/2017 dt:25.07.2012.&amp; 12.10.2017 <b>BuA-107598.40 sqm</b></p> <hr/> <p><b>Total BuA in Processing Zone :224476.40 Sqm</b></p> <p><b>B. Non Processing Zone:-</b> 1. MIDC/RO/Thane-1/Building Plan Approval/1191/2018 dt 28.03.2018. BuA-Residential- (11 Nos)- 108036.45 sqm Shopping-1712.14 Sqm</p> <hr/> <p><b>Total BuA:- 109748.59 Sqm</b> 2. MIDC/RO/Thane-1/Building Plan Approval/ 3219 /2017 dt 13.10.2017. BuA-Residential- (8 Nos)- 112086.909 sqm Convenience Shopping-2491.448 Sqm</p> <hr/> <p><b>Total BuA : 114578.357 Sqm</b></p> <hr/> <p><b>Total BuA in Non Processing Zone:224326.95 Sqm</b></p>
5	Total Built-up Area Approved	<b>Total BuA : 448803.35 Sqm (Processing + Non Processing Zone)</b>
6	Previous BCC/OC issued	<p><b>A.Processing Zone:-</b> 1.MIDC/ROT-1/965 dt 18.03.2016 <b>BuA- 8096.96 sqm for Business &amp; IT building (Edinburgh) Entire Podiums + P3 + 1<sup>st</sup> Floor</b> 2. MIDC/ROT-1/OC/2832 dt 01.07.2019 <b>BuA-42651.49 sqm for Business &amp; IT building (Edinburgh) 2<sup>nd</sup> floor to 12<sup>th</sup> Floor</b> <b>Total :50748.45Sqm</b></p> <hr/> <p><b>B. Non Processing Zone:-</b> 1. MIDC/ROT-1/966 dt 18.03.2016 <b>BUA- 6079.41 sqm for 2 residential buildings (Apollo &amp; Athena)</b> 2. MIDC/ROT-1/3270 dt 05.09.2018 <b>BuA- 657.39 sqm for Commercial - Retail &amp; 1 residential buildings</b> <b>Total :6736.80 Sqm</b></p>
7	Position of construction on site	<p>9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt completed as per approved plans.</p> <p><b>Total BuA:- 103011.79 sqm</b></p>



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8	Built up area completed in all respect	BuA-103011.79 sq.m. completed and proposed for OC.
9	Area proposed for OC	9 Residential buildings i.e. Atlas (9587.80 Sqm), Minerva ( 9587.80 Sqm), Aurora (9587.80 Sqm), Aura (11603.26 Sqm), Argus (12695.66 Sqm), Clio(12695.66 Sqm), Mellona (10202.88 Sqm), Helios (10202.88 Sqm), Hermes (15793.30 Sqm) and Shopping Retail 'A' (1054.75Sqm) alongwith Podium P1, P2 and Stilt <b>Total BuA:- 103011.79 sqm</b>
10	FSI Details	Total BuA approved:-448803.35 sqm FSI-0.98 OC issued earlier for Area -57485.25 Sqm Area proposed for OC-103011.79 Sqm
11	Remarks	Buildings are completed as per approved plans & as per MIDC DCR-2009

**APPROVED**

**Sadanand  
S Jadhav**

Digitally signed by Sadanand S Jadhav  
DN: cn=, o=Government Of Maharashtra,  
ou=Maharashtra Industrial Development  
Corporation, postalCode=400093,  
st=Maharashtra,  
2.5.4.20=7b925ba117df142df3dc37822f5993e657  
e1e1c8b503e9b1a3117c96aaad1dc,  
serialNumber=8025c398f082e0c0039a27c6737  
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cn=Sadanand S Jadhav  
Date: 2019.07.18 16:09:35 +05'30'

**Special Planning Authority  
Regional Officer (Thane-1) MIDC**



**प व ल**  
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३३ / ७०







## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P5200000261**

Project: **Helios, Plot Bearing / CTS / Survey / Final Plot No.: 59/0 Part at Bhokarpada, Panvel, Raigarh, 410206;**

- Persipina Developers Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400076.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **10/07/2017** and ending with **30/11/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 10-06-2020 11:48:48  
PANVEL - 1

Dated: 18/05/2020

Place: Mumbai

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





(बांठिया ऑफसेट, पनवेल.)

## गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन म.सूल अधिकार अभिलेख व नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६, ७)

गांव भोकपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१२४ ५६/१	१	२	मे. सनी व्हीसा रियल्टर्स प्रा. लि. लॉक सॅन्थालक राजेश रामन्येष्ट उर्फे २-१०-०	१०३
लागवडी योग्य क्षेत्र	प. गु. हे/आर/प्रति			
	१-१०-०	२०१		
	१-१०-०	२०१		
पोटखराबा (लागवडी योग्य नसलेले)	१-००-०			
वर्ग (अ)				
वर्ग (ब)				
एकूण	१-००-०			
आकारणी	रूपये	पै.		
जुडी किंवा विशेष आकारणी	२=१२			

कुळाचे नांव र. प.

इतर अधिकार - २३० ५००  
मा. स्याधुक्त विकास  
झाखा (भौद्योगिकी)  
प्रांजकृष्ण SE2  
करीता विक्री प्रखानत्री  
२०१

सीमा आणि भूमापन विभागे

**प न व ल**

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**प न व ल**

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## गांवचा नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिवेद्य आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाऱ्याचे नांव	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र			
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजला सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजला सिंचित						
३	४	५	पिकांचे नांव	जल सिंचित	अजला सिंचित	९	१०	११	१२	१३	१४	१५	१६			
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.				
२००७ २००८									५३	९-९०-०						

अस्सल बरहुकूम नक्कल दिली.

तारीख :

१९/०९/२०१९  
**एस. टी. तवर**  
 तलाठी सजा पोयजे  
 तहसील पंचवेली तलाठी



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३६	७०



प व ल	
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०६	०६

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(बाँठिया ऑफसेट, पनवेल.)

## गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मजसूल अधिकार अभिलेख व नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६, ७)

गांव भोकरपाडा

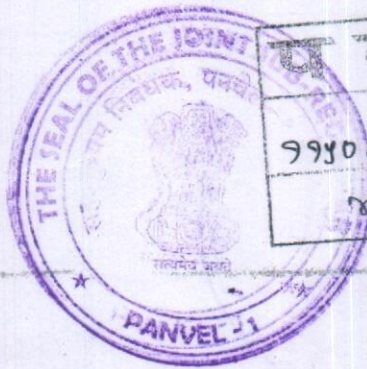
तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
२२९ ५०	९	२	(२४४) (२४४) (५०६) (६००) (९९२५) (२४६)	४२
शेतीचे स्थानिक नांव			श्री वीस्ता रिझल्टर्स सा. लि. लॉर्कि प्रॉच्यार्लफ राजेश रामचंद्र ठाके (२९४)	कुळाचे नांव
लागवडी योग्य क्षेत्र				खंड
प. गु. हे/आर/प्रति				
एकूण			०-१२-२	
पोटखराबा (लागवडी योग्य नसलेले)			०-१२-२	
वर्ग (अ)			०-२५-४	
वर्ग (ब)			०-२५-४	
एकूण				
आकारणी			रूपये	पै.
जुडी किंवा विशेष आकारणी			५=०९	

इतर अधिकार - (५०६) (००९)  
(२४४) (६००) (२४६)  
(२४४)

सीमा आणि भूमापन चिन्हे

**प व ल**  
६९६६/२०२३  
३० / ६०



**प व ल**  
९९५०६/२०१९  
४० / २२

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# गांवचा नमुना बारा

पिकांची नोंदवही  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन करणाऱ्याचे नांव
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र							
		मिश्राचे संकेत क्रमांक	जल सिंचित	वाजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.			

2006  
2007

सुभाष ०-४०-०७३०-४२२

अस्सल बरहुकूम नक्कल दिली.



स. टी. तवग  
 लाठी सुभाष पोयंजे  
 नंदमणी मुन्नेने

प व ल  
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प व ल  
 ७७५०६ २०११  
 ४७ / ६

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(बांठिया ऑफसेट, पनवेल)

## गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(भारत जमीन मसुल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६.७)

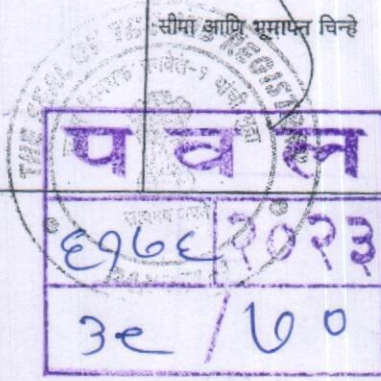
गांव भोकरपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१२१ ५७	२	२	(७०६) (५०६) (९९२४) मे. सनी वीस्ता रिझल्टर्स प्रा. लि. र्कि मॅन्यालक राजेश रामचंद्र डोके (२७७)	७०
शेतीचे स्थानिक नांव	कुळाचे नांव			खंड
लागवडी योग्य क्षेत्र	ए. गु. हे/आर/प्रति			रु. पै.
	०-४९-०			
	एकूण ०-४९-०			
पोटखराबा (लागवडी योग्य नसलेले)	...	०-२६-०		
वर्ग (अ)	...			
वर्ग (ब)	...			
एकूण	...	०-२६-०		
आकारणी	रूपये	पै.		
जुडी किंवा विशेष आकारणी	...	१=०६		

इतर अधिकार - (७०६) (५०६) (७०५) (९९२६)

सीमा आणि भूमापन चिन्हे



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## गांवचा नमुना बारा

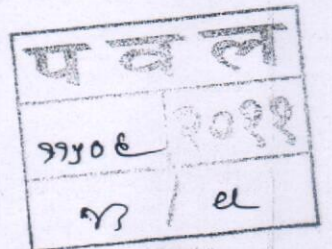
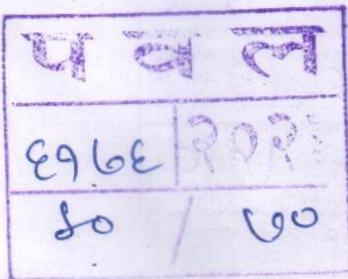
पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हेगाव	पिकाखालील क्षेत्रांचा तपशील										तागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करपणाचा नांव	शेरा	
		मिश्र पिकाखालील क्षेत्र					निर्मोल पिकाखालील क्षेत्र					स्वरूप	क्षेत्र				
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित	जल सिंचित						
					पिकांचे नांव	जल सिंचित	अजल सिंचित										
२००६ २००६			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.							
			०३०	००६		०३०	००६		०३०	००६							

अस्सल बरहुकूम नक्कल दिली.

तारीख :



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(बांठिया ऑफसेट, पनवेल.)

## गांवचा नमुना सात

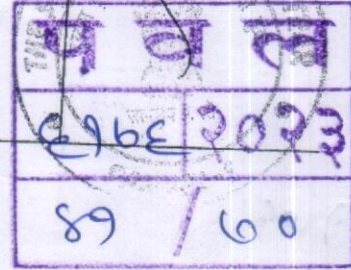
(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मरहूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६, ७)

गांव मोकलप्राडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	पूधारणा पद्धती	मोगवटादासचे नांव	खाते क्रमांक
५१०	३४	१	(२४४) (८००) (२८४) (८०००) (११२५)	४२
शेतीचे स्थानिक नांव			सनी व्हीला रिझल्टर्स सा. लि. व्हेर्ये सॅन्यालक राजेश रामचंद्र डळे (२१४)	कुळाचे नांव खंड र. पै.
लागवडी योग्य क्षेत्र	ए. गु: हे/आर/प्रति			
	०-४०-०			
	---			
एकूण	०-४०-०		(८००)	
पोटखराबा (लागवडी योग्य नसलेले)	०-११-०		(२०१)	इतर अधिकार (८००) (२४४) (२४६)
वर्ग (अ)				
वर्ग (ब)				
एकूण	०-११-०			
आकारणी	रूपये	पै.		
	५२००			
जुडी किंवा विशेष आकारणी				



# गांवचा नमुना बारा

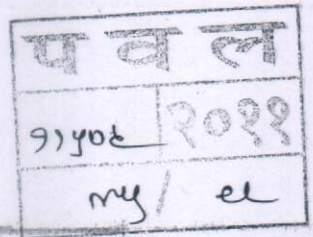
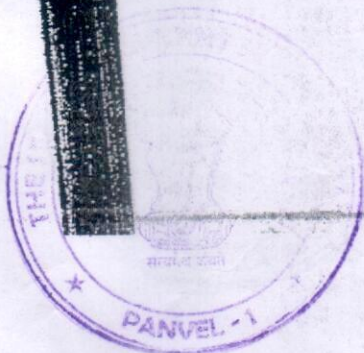
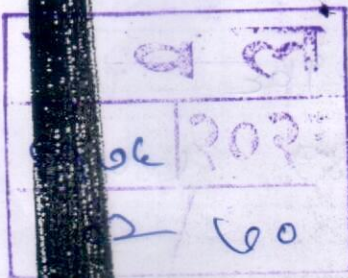
पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९)

वर्ष	हंगाम	पिकाखातील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करसणाऱ्याचे नांव	शेरा	
		मिश्र पिकाखातील क्षेत्र					निर्मळ पिकाखातील क्षेत्र					स्वरूप	क्षेत्र				
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	सांख्यिक सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र		पिकांचे नांव	जल सिंचित	अजब सिंचित	१२	१३						
३	४	५	६	७	८	९	१०	११	१२	१३							
२००७ २००८			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.					

अस्सल बरहुकूम मॅककरी दिली.

तारीख :



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(बांठिया ऑफसेट, पनवेल.)

## गांवचा जमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन म. सू. अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३. ५. ६. ७)

गांव मोकाकपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाले क्रमांक
५८	१ अ	२	मे. सनी वीस्ता रिझल्ट्स प्रा. लि. लॉफे सॅन्चालक त्रिजेश वामयेंद्र उर्फे २८३	८०
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड र. पै.
लागवडी योग्य क्षेत्र				
प. गु. हे/आर/प्रति				
१-३८-०			०६८	
एकूण १-३८-०			०६९	
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
रूपये पै.				
आकारणी				
जुडी किंवा विशेष आकारणी				
१३=६६				

इतर अधिकार - ०६८ २०८  
८०२ ५०६ ६६०  
११२६



**प व ल**  
६१६६ २०२३  
४३ / ६०



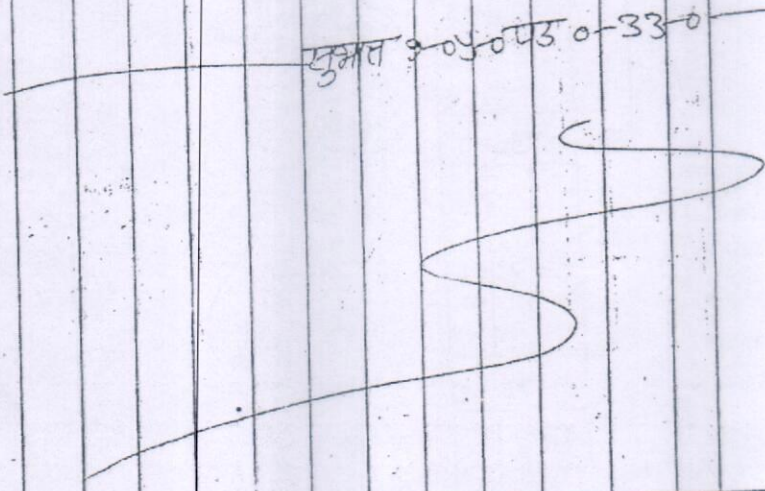
**प व ल**  
११५०६ २०२२  
१६ / ६८

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## गांवचा नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २५)

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडी साठी उपलब्ध नसलेली जमीन		जमीन क्रसणाऱ्याचे नांव	धेरा	
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			रुपरूप	क्षेत्र			
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खांतीतील क्षेत्र		पिकांचे नांव	जल सिंचित	अजल सिंचित						
३	४	५	पिकांचे नांव	जल सिंचित	अजल सिंचित	९	१०	११	१२	१३	१४	१५	१६		
		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.				
2000 2004		<p>सुमारे ०५०५३०-३३०</p> 													

अस्साल बरहुकूम नक्कल दिली.

तारीख :

प व ल

६१७६	२०२
४४	७०



प व ल

९१५०६	२०११
ne	el

(बांठिया ऑफसेट, पनवेल.)

### गांवचा नमुना सात

(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन मंडूल अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातीत नियम ३, ५, ६, ७)

गांव श्रीकलपाडा

तालुका पनवेल

भूमापन क्रमांक/ गट क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक
१२२ ५८	१४	२	(२४०) (८०२) (१३४) (७६८) मे. सनी वीखा रिझलटर्स श. लि. सर्फे सॅन्यास्क राजेश रामचंद्र डोळे (९०१) (२८४)	१४
शेतीचे स्थानिक नांव			कुळाचे नांव	खंड रु. पै.
लागवडी योग्य क्षेत्र			इतर अधिकार	
ए. गु. हे/आर/प्रति			(९०८) (८०२)	
पेटखराबा (लागवडी योग्य नसलेले) वर्ग (अ) वर्ग (ब) एकूण			सीमा आणि भूमापन किंहे	
रूपये पै.			THE JOINT SUB-REGISTRAR PANVEL-1	
आकारणी				
जुडी किंवा विशेष आकारणी				

**प व ल**  
६१७६ / २०२३  
४५ / ७०

**प व ल**  
११५०६ / २०१९  
५८ / १८



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## गांवचा जमुना बाय

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील										लागवडी साठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नांव	शेरा	
		मिश्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र								
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येक खालील क्षेत्र			पिकांचे नांव	जल सिंचित	अजल सिंचित	स्वरूप					क्षेत्र
					पिकांचे नांव	जल सिंचित	अजल सिंचित									
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.				
2000 2001		सुभाष - 80-0530-39-0														

अस्सल बरहुकूम नक्कल दिर्ती.

तारीख :

  
 एस. टी. तवर  
 तलाठी सहाय्यक  
 तहसील पंजवेल.

**प व ल**  
 ६९७६ २०२१  
 ४८/६००



**प व ल**  
 ११५०६ २०११  
 re/a

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Document - DJ

गावचा वसुना सात (अधिकार अभिलेख पत्रक) मिळण्याचे ठिकाण: मोनिका ऑफसेट, पनवेल

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव	श्री क र प ड		तारुका	प ग व र १७
भूमापन क्रमांक	भूमापन क्रमांकांची उपविभाग	भू-धारणा पध्दती	भोगवट्याद्वाराचे नांव	
५८	७	१	५७६ ७६६ ११६४ ४७ म. शा. म. ७७/का/ १/अल टका धन. म. कि. १०/१/अल टका र. म. कि. १०/१/अल टका ७७६	
शेताने स्थानिका नाव	खत क्रमांक			
लागवडी योग्य क्षेत्र	ए. गुं: हे./अम/प्रति	कुळाचे गांव खंड		
	०-४०-०	४, १६६		
	०-४०-०			
पोटखराबा (सांगवडी भोग्य मसलेंते)	इतर अधिकार			
वर्ग (अ)	०-०६-०	७६६ २०८ १६६		
वर्ग (ब)	-	११६४		
एकूण	०-०६-०	THE SUB REGISTRAR		
आकारणी -	रुपये	पैसे	THE REGISTRAR	
जुडी किंवा चिरोप आकारणी	१-०६		प न व ल	

प न व ल

६१७६ २०२३

४७ / ७०

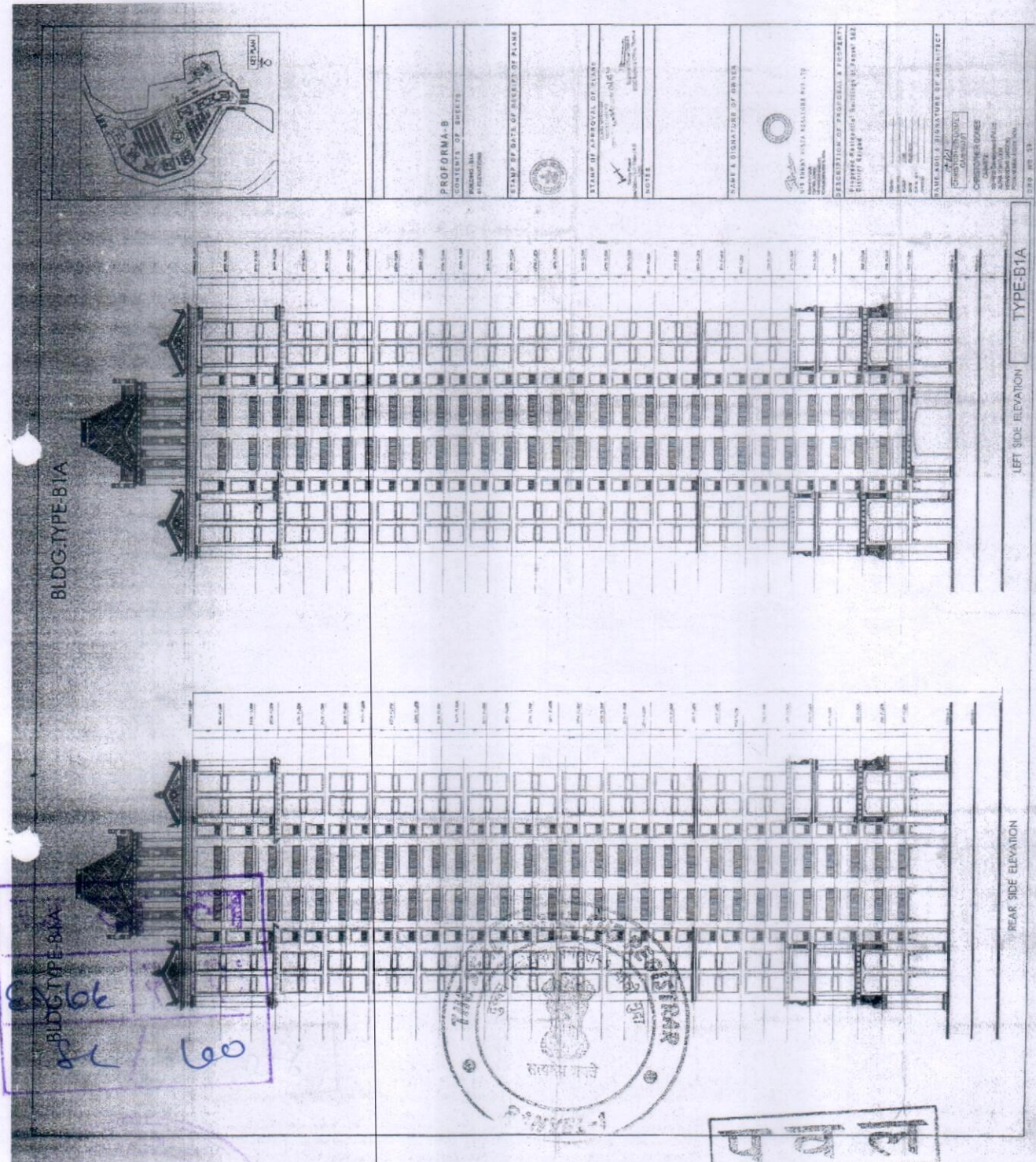


प न व ल

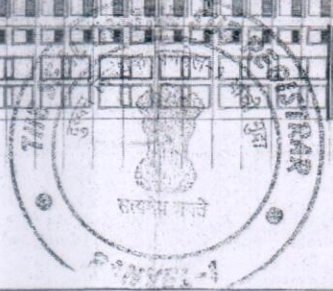
११४०६ २०२१

४७ / ६६

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6266  
BLDG-TYPE-B1A  
600



पचल  
77406 2019  
99 / 11

**PROFORMA-B**  
CONTENTS OF SHEETS

**STAMP OF DATE OF RECEIPT OF PLAN**

**STAMP OF APPROVAL OF WORK**

**NAME & SIGNATURE OF ARCHITECT**

**U.S. TRADE MARK REGISTERED PAT. 278**

**SECTION OF PROFESSIONAL & PROPERTY**

**STATE AND COUNTY SIGNATURE OF ARCHITECT**

**DATE**

**PROJECT NO.**

**CLIENT'S NAME**

**ADDRESS**

**CITY**

**STATE**

**ZIP**

**PROFESSIONAL SEAL NO.**

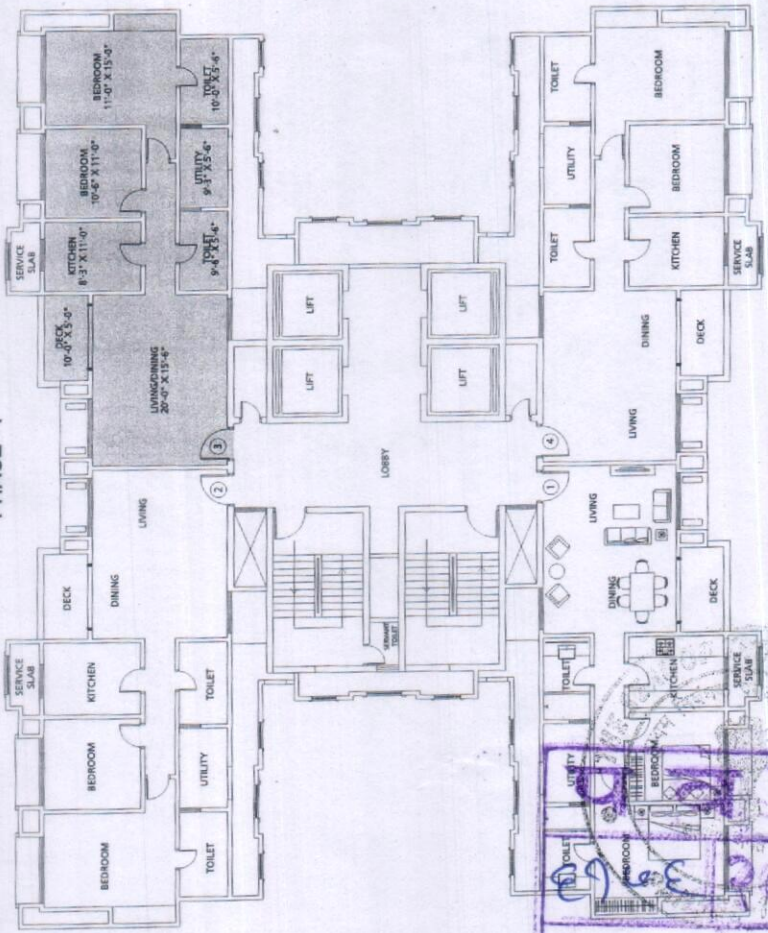
LEFT SIDE ELEVATION TYPE-B1A

REAR SIDE ELEVATION

Handwritten signature



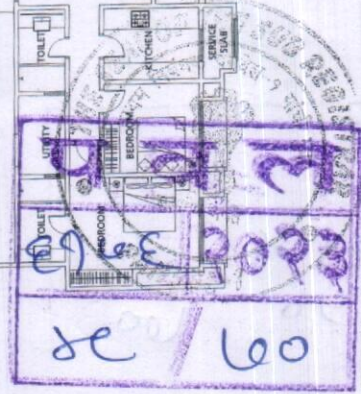
**HELIOS  
PHASE - I**



**TYPICAL FLOOR PLAN**

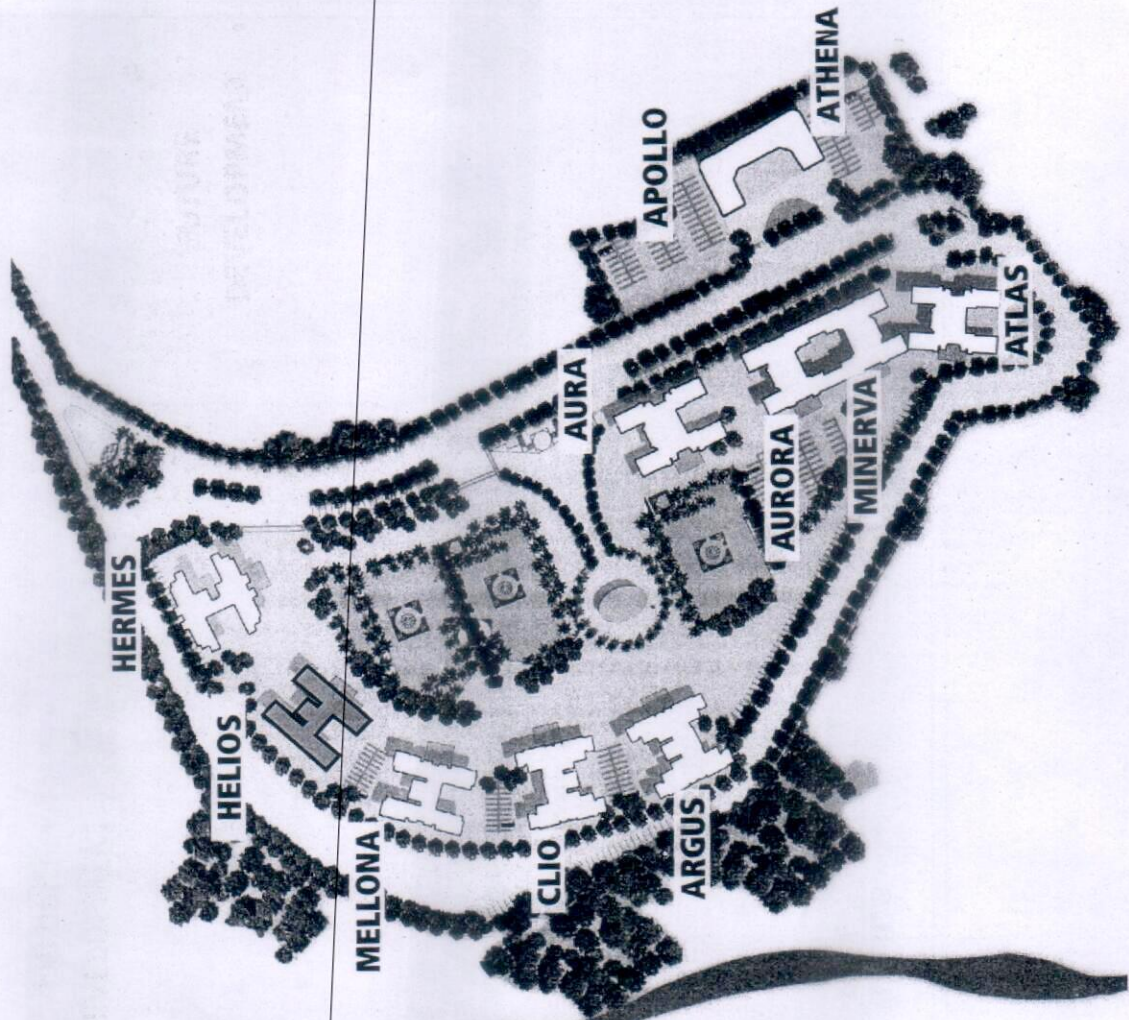
*Handwritten signature: S. Peedee*

*Handwritten signature: Marany*



FLAT NO : 170 3  
LEVEL : 17<sup>th</sup>  
CARPET AREA : 983

*Handwritten mark resembling a checkmark or the number '2'.*



प व ल	
६१७६	२०२१
५०	७०

*Panvel*



**PHASE - I**

प व ल	
११५०६	२०२१
५३	६६

**Mirco**

*~*



**SUNNY VISTA REALTORS PRIVATE LIMITED**

11<sup>th</sup> March, 2011

To  
 The Regional Officer (I),  
 MIDC, Thane Region (II),  
 1<sup>st</sup> Floor, Office Complex Bldg  
 Wagle Estate, Near Check Naka,  
 Thane-400 604.

**Subject** : Approval of Residential Building Plans (Bldg. No. -A, B1, B1A, B2, C1 & C2) in Non-Processing Zone of SEZ at Villages Talegaon, Panshil (Taluka- Khalapur) & Village Bhokarparla (Taluka - Panvel) for Raigad District.

**Reference** : Your Approval Letter No. MIDC/ROT-1/4079/2010 dated 13<sup>th</sup> October 2010

Dear Sir,

In furtherance to your above mentioned approval order, we would like to inform you that management of our company has taken a decision to change the names of the buildings approved by your good office, as mentioned in the following table:

Sr. No.	Building No./Type	Building Name as per Approval Order	Proposed Building Name
1	B1	Eaton-I	Aurora
2	B1	Eaton-II	Minerva
3	B1	Addington	Atlas
4	B2	Claremont	Aura
5	C1	Granville-I	Argus
6	C1	Granville-II	Clio
7	A	Adam-I	Apollo
		Adam-II	Athena
8	B1A	Brighton	Mellona
9	B1A	Brook	Helios
10	C2	Cambridge	Hermes

It is pertinent to note here that we intend to change only the names of the approved buildings and their will not be any change in the building plans. Requesting you to please take note of change in building names. This is for your record and kind information.

Yours Sincerely,  
 For Sunny Vista Realtors Pvt. Ltd.

*[Signature]*  
 Authorized Signatory

RECEIVED  
 R. O., M.I.D.C., THANE (II)  
 Dt.: 11 MAR 2011

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Page 1 of 1

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*[Handwritten mark]*

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

No.MIDC/R.O.T./4079 /2010.

Regional Office, Thane-1  
MIDC, Thane Region (II),  
Office Complex Bldg, 1<sup>st</sup> floor,  
Near Wagle Estate Octroi Check  
Naka, Thane- 400 604.

Date :- 13 OCT 2010

To,  
M/s. Sunny Vista Realtors Pvt.Ltd  
Sigma, 6<sup>th</sup> Floor, Central Avenue,  
Hiranandani Garden, Powai,  
Mumbai- 400 076.



Sub : Approval of Building plans of Bldg. No. A,B1,  
B1A, B2, C1, C2 in Non-Processing Zone of Sector  
Specific SEZ for Services at Villages Talegaon, Panshil(Taluka-  
Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District)

Ref : Your application received on 25.08.2010 & revised plans  
received by this office on 27.09.2010.

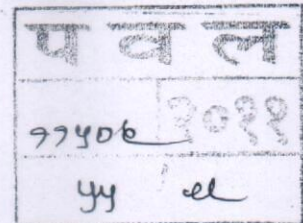
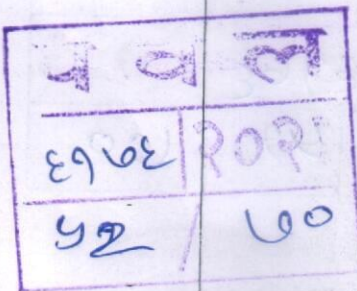
Dear Sir,

With reference to your above stated application for Building Plan Approval, the Building Plans of 10 residential buildings bearing number/name as A, B1, B1A,B2, C1, C2 in Non-Processing Zone of for Sector Specific SEZ for Services at Villages Talegaon, Panshil(Taluka- Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District, are approved subject to the following conditions.

1. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
2. The commencement certificate / building permit shall remain valid for a period of one year commencing from the date of its issue.
3. This permission does not entitle you to develop the land which doesn't vest in you.
4. Minimum two trees in plots of 200 Sq.m and such number of trees at the rate of one tree per 100 Sq.m for plot more than 200 Sq.m in area shall be planted and protected.
5. You have submitted building plans for 35829.78 Sq.m ground coverage, over plot area of 76908.82 Sq.m and 1,20,123.81 Sq.m of total built up area on all floors. As the floor height of Entrance Lobby is more than maximum permissible limit as stipulated in DCR, the area under lobbies is included in built-up area and additional 50% of the lobby area is counted into BUA. Therefore, total BUA is 1,21,090.395 sqm. as per the enclosed annexure - A
6. All Necessary respective approvals/ NOC's Shall be obtained from following authorities:

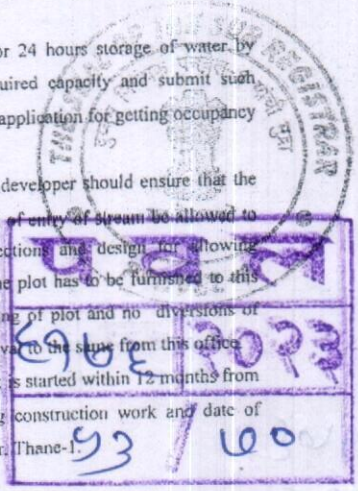
- a) Civil Aviation Department.
- b) MPCB
- c) N.A. Permission from Collector, Raigad.
- d) Dir. of Industries, and any other authority as may be applicable.

You should submit the certified copies of the letter of approval in triplicate from the above authorities before any work is started. All terms & conditions laid down therein shall be followed scrupulously.



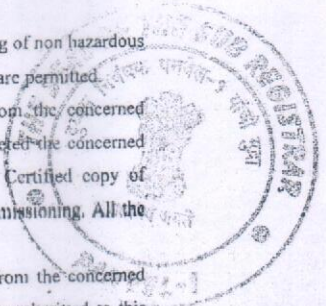
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7. For the sanitary block over head water storage tank shall be provided for at least 900 Ltrs per WC and 180 Ltrs. Per urinal, in additional to other such requirements.
8. During the period of construction, stacking of the materials shall be done only in the area of plot. In no case materials be stacked along the public roads, open space without prior written approval from Special Planning Authority & Regional Officer, Thane-1. The boundary marks demarcating the boundary of plot shall be properly preserved & kept in good conditions & shall be shown to the Departmental staff as & when required.
9. Developer / Co- developer shall be responsible for providing water supply and no separate borings will be permitted for any use in any processing area.
10. The building plans for any future additions, alterations and extension will have to be got approved from this office.
11. The present approval does not pertain to the approval to the structural designs and RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot.
12. In case any power lines are passing through the plot, the developer should approach to the MSEDCIL or concerned authority and obtain a letter specifying the vertical and Horizontal clearances to be left & should plan the proposed structures accordingly.
13. Where-ever a compound wall or fencing & gate is constructed the gate should open inside the plot. If the plot is facing on two sides of the road then the gate shall be located, as least 15 mtr from the corner of junction of roads or as specified in D.C. rules. . Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.
14. The waste effluent from the treatment work, should be soaked in a pit if sewerage lines are not available in the area. In case if sewage system is functioning, effluent should be connected to drainage man-hole. Storm water flow from rain water pipe is not to be connected to a sewerage system. Further any waste effluent to be let out in sewerage system shall be pretreated to confirm to standards laid by Maharashtra Pollution Control Board after obtaining their consent relevant Act.
15. Developer should make his own arrangements for 24 hours storage of water by constructing underground water storage tank of required capacity and submit such undertaking regarding the same at the time of making application for getting occupancy certificate.
16. If water streams are flowing through the plot, the developer should ensure that the maximum quantity of rain water that flow at the point of entry of stream be allowed to flow of the original stream. The detailed plans, sections and design for allowing minimum expected discharge of rain water through the plot has to be furnished to this office for approval and shall not start work of filling of plot and no diversions or nallas should be undertaken until obtain specific approval to the same from this office.
17. Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Regional Officer, Thane-1.



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18. The Breach of any of these stipulations shall render the developer liable for action as provided in MID Act 1962 and Regulations made there under and schedule of penalties prescribed for by the MIDC for that purpose.
19. MIDC has got powers to add, amend or alter any provision of D.C. regulations from time to time as it may deem fit and developer shall be abide by such changes made in these regulations and SEZ rules.
20. As soon as the building work is completed the developer should approach the Special Planning Authority i.e. Regional Officer, Thane-1 and get the work verified and building should not be occupied unless building completion certificate is obtained from this office.
21. On completion upto plinth level, the developer should invariably approach the Special Planning Authority i.e. Regional Officer, Thane-1 to check and to issue plinth completion certificate. Any construction proceeded without obtaining plinth completion certificate from MIDC will be treated as illegal and will have to be removed by the developer at his cost & risk.
22. The provision of Rain Water Harvesting Scheme shall be made as per directives of Government of Maharashtra under section 154 of MR & TP Act, 1966 and shall have one or more Rain Water Harvesting Structures having adequate capacity considering the plot area shall be designed and constructed. Owner shall ensure that the Rain Water Harvesting Structure is maintained in a good condition for storage of water for a non potable purposes or recharge of ground water at all times. SPA may impose a levy not exceeding Rs. 1000/- per annum for every 100 sq.m built up area for non providing or not maintaining Rain Water Harvesting Structure as required under these bye laws. Treated waste water shall be reused for landscaping, flushing, fire fighting and air conditioning requirement.
23. No vehicles of employees and visitors shall be parked outside of the plot premises.
24. The existing trees on the plot shall not be destroyed or removed. If there are existing trees within proposed development, the same shall be uprooted and replanted within plot after obtaining approval of competent authorities.
25. Stilt/ basement floor proposed shall be used for parking and storing of non hazardous material or as mentioned in the D.C. regulations. No other activities are permitted.
26. The layout of electrical installation shall be got approved from the concerned Electrical Inspector before installation & once the work is completed the concerned authority shall be informed accordingly before commissioning. Certified copy of approval shall be submitted to this office after completion and commissioning. All the provisions under Energy Conservation Act, 2001 shall be followed.
27. Passenger and goods lifts (service lifts) shall be got approved from the concerned lift inspector /electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts, adjacent to large capacity passenger lifts, which can be operated in non peak hours so that power consumption can be reduced and electrical energy could be saved.
28. Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by MIDC during the carrying out of development



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shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of MIDC revised DC regulations.

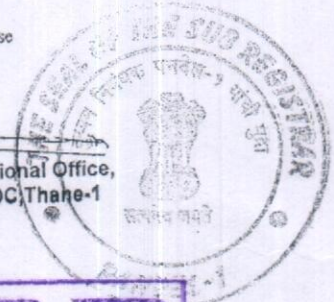
29. In case, if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got clarified from the undersigned and then only construction/ development work shall be commenced otherwise the responsibility of the same shall be with the owner.
30. You shall obtain consents from MPCB, if you propose to construct sewage treatment plant, subsequently, if applicable as per rules. It is necessary to recycle / reuse the treated water for gardening & flushing. Since you shall be constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused / recycled.
31. You are advised to complete the formalities of insurance of the building under reference from Insurance company of Govt. of Maharashtra or other reputed insurance companies.
32. You shall submit valid application for obtaining occupancy certificate / building completion certificate at least 1 month prior to proposed date of occupation along with all the documents including final fire N.O.C. from MIDC's Fire Department, to this office, which shall be exclusively noted.
33. Street lightning, water heating, direction signage, traffic lights, Blinkers should be powered by the solar energy as per Energy conservation Act 2001.
34. 100% of organic waste generated within SEZ should be vermi composted or used for in-situ power generation like Bio mass / Bio gas.
35. 50% of net roof area should be covered with vegetated roof of high solar reflective index material.
36. You shall provide common storage area for recyclable waste such as paper, glass, metal, cardboard, plastics and organic waste. Garbage segregation shall be as per Solid Waste Rules of 2000.
37. Owner shall obtain & produce 'Green - certificate' from IOBC, TERI or other national or inter national at the design stage.

You are, hereby requested to take necessary action accordingly. Please acknowledge the receipt of this letter.

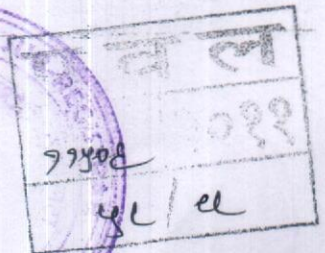
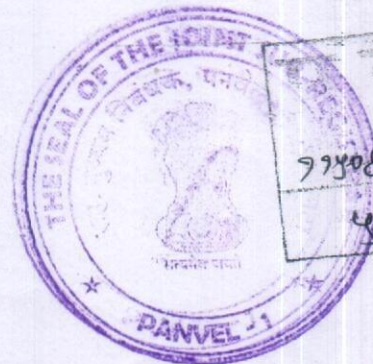
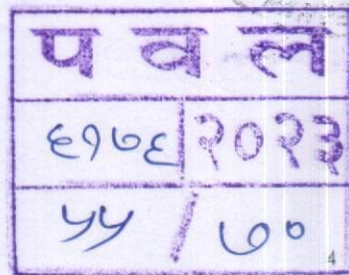
Enclosed : one set of drawings



Regional Office,  
MIDC, Thane-1



Copy submitted to The D.C. (SEEPZ), SEZ.



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**Annexure -A**

Approval of Building plans of Bldg. No. A B1, B1A,B2,C1,C2 in Non-Processing Zone of Sector Specific SEZ for Services at Villages Talegaon, Panshil (Taluka-Khalapur) & Village-Bhokarpada (Taluka-Panvel) for Raigad District.

<b>Built Up Area Details</b>		
<b>Building No.B1</b>		<b>(sq.mt.)</b>
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	367.62	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	367.62	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	367.62	(sq.mt.)
7)6th Fl. Area (4th residential floor)	367.62	(sq.mt.)
8)7th Fl. Area (5th residential floor)	367.62	(sq.mt.)
9)8th Fl. Area (6th residential floor)	367.62	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	367.62	(sq.mt.)
11)10th Fl. Area (8th residential floor)	367.62	(sq.mt.)
12)11th Fl. Area (9th residential floor)	367.62	(sq.mt.)
13)12th Fl. Area (10th residential floor)	367.62	(sq.mt.)
14)13th Fl. Area (11th residential floor)	367.62	(sq.mt.)
15)14th Fl. Area (12th residential floor)	367.62	(sq.mt.)
16)15th Fl. Area (13th residential floor)	367.62	(sq.mt.)
17)16th Fl. Area (14th residential floor)	367.62	(sq.mt.)
18)17th Fl. Area (15th residential floor)	367.62	(sq.mt.)
19)18th Fl. Area (16th residential floor)	367.62	(sq.mt.)
20)19th Fl. Area (17th residential floor)	367.62	(sq.mt.)
21)20th Fl. Area (18th residential floor)	367.62	(sq.mt.)
22)21st Fl. Area (19th residential floor)	367.62	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	367.62	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	367.62	(sq.mt.)
25)24th Fl. Area (22th residential floor)	367.62	(sq.mt.)
26)25th Fl. Area (23th residential floor)	367.62	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	367.62	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	367.62	(sq.mt.)
29)28th Fl. Area (26th residential floor)	367.62	(sq.mt.)
30)29th Fl. Area (27th residential floor)	367.62	(sq.mt.)
31)30th Fl. Area (28th residential floor)	367.62	(sq.mt.)
32)31st Fl. Area (29th residential floor)	367.62	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	367.62	(sq.mt.)
<b>total:-</b>	<b>11028.60</b>	<b>(sq.mt.)</b>
<b>not total(total x 3)</b>	<b>33085.80</b>	<b>(sq.mt.)</b>
<b>Building No.B2 (Claremont)</b>		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	440.10	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	440.10	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	440.10	(sq.mt.)
7)6th Fl. Area (4th residential floor)	440.10	(sq.mt.)
8)7th Fl. Area (5th residential floor)	440.10	(sq.mt.)
9)8th Fl. Area (6th residential floor)	440.10	(sq.mt.)



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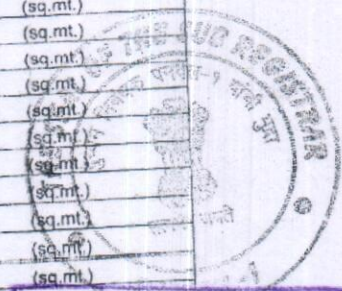


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10)9 th Fl. Area (7th residential floor)	440.10	(sq.mt.)
11)10th Fl. Area (8th residential floor)	440.10	(sq.mt.)
12)11th Fl. Area (9th residential floor)	440.10	(sq.mt.)
13)12th Fl. Area (10th residential floor)	440.10	(sq.mt.)
14)13th Fl. Area (11th residential floor)	440.10	(sq.mt.)
15)14th Fl. Area (12th residential floor)	440.10	(sq.mt.)
16)15th Fl. Area (13th residential floor)	440.10	(sq.mt.)
17)16th Fl. Area (14th residential floor)	440.10	(sq.mt.)
18)17th Fl. Area (15th residential floor)	440.10	(sq.mt.)
19)18th Fl. Area (16th residential floor)	440.10	(sq.mt.)
20)19th Fl. Area (17th residential floor)	440.10	(sq.mt.)
21)20th Fl. Area (18th residential floor)	440.10	(sq.mt.)
22)21st Fl. Area (19th residential floor)	440.10	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	440.10	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	440.10	(sq.mt.)
25)24th Fl. Area (22th residential floor)	440.10	(sq.mt.)
26)25th Fl. Area (23th residential floor)	440.10	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	440.10	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	440.10	(sq.mt.)
29)28th Fl. Area (26th residential floor)	440.10	(sq.mt.)
30)29th Fl. Area (27th residential floor)	440.10	(sq.mt.)
31)30th Fl. Area (28th residential floor)	440.10	(sq.mt.)
32)31st Fl. Area (29th residential floor)	440.10	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	440.10	(sq.mt.)
total:-	13203	(sq.mt.)

Building No.C1 (Granville I & II)		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	443.17	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	443.17	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	443.17	(sq.mt.)
7)6th Fl. Area (4th residential floor)	443.17	(sq.mt.)
8)7th Fl. Area (5th residential floor)	443.17	(sq.mt.)
9)8th Fl. Area (6th residential floor)	443.17	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	443.17	(sq.mt.)
11)10th Fl. Area (8th residential floor)	443.17	(sq.mt.)
12)11th Fl. Area (9th residential floor)	443.17	(sq.mt.)
13)12th Fl. Area (10th residential floor)	443.17	(sq.mt.)
14)13th Fl. Area (11th residential floor)	443.17	(sq.mt.)
15)14th Fl. Area (12th residential floor)	443.17	(sq.mt.)
16)15th Fl. Area (13th residential floor)	443.17	(sq.mt.)
17)16th Fl. Area (14th residential floor)	443.17	(sq.mt.)
18)17th Fl. Area (15th residential floor)	443.17	(sq.mt.)
19)18th Fl. Area (16th residential floor)	443.17	(sq.mt.)
20)19th Fl. Area (17th residential floor)	443.17	(sq.mt.)
21)20th Fl. Area (18th residential floor)	443.17	(sq.mt.)
22)21st Fl. Area (19th residential floor)	443.17	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	443.17	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	443.17	(sq.mt.)
25)24th Fl. Area (22th residential floor)	443.17	(sq.mt.)
26)25th Fl. Area (23th residential floor)	443.17	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	443.17	(sq.mt.)



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28)27th Fl. Area (25 th residential floor)	443.17	(sq. mt.)
29)28th Fl. Area (26th residential floor)	443.17	(sq. mt.)
30)29th Fl. Area (27th residential floor)	443.17	(sq. mt.)
31)30th Fl. Area (28th residential floor)	443.17	(sq. mt.)
32)31st Fl. Area (29th residential floor)	443.17	(sq. mt.)
33)32nd Fl. Area (30 th residential floor)	443.17	(sq. mt.)
<b>total:-</b>	<b>13295.10</b>	<b>(sq. mt.)</b>
<b>net total(total x2)</b>	<b>26590.20</b>	<b>(sq. mt.)</b>
<b>Building No.A (Adam I &amp; II)</b>		
1)Gr Floor Area /STILT FLOOR	--	(sq. mt.)
2)1ST Fl. Area	666.44	(sq. mt.)
3)2ND Fl. Area	666.44	(sq. mt.)
4)3RD Fl. Area	666.44	(sq. mt.)
5)4th Fl. Area	666.44	(sq. mt.)
6)5th Fl. Area	666.44	(sq. mt.)
7)6th Fl. Area	666.44	(sq. mt.)
8)7 th Fl. Area	666.44	(sq. mt.)
9)8th Fl. Area	666.44	(sq. mt.)
10)9th Fl. Area	666.44	(sq. mt.)
11)10th Fl. Area	666.44	(sq. mt.)
12)11th Fl. Area	666.44	(sq. mt.)
<b>total:-</b>	<b>7230.51</b>	<b>(sq. mt.)</b>
<b>Building No.B1A (Brighton &amp; Brook)</b>		
1)Gr Floor Area	--	(sq. mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq. mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq. mt.)
4)3rd Fl. Area (1st residential floor)	374.91	(sq. mt.)
5)4th Fl. Area (2nd residential floor)	374.91	(sq. mt.)
6)5th Fl. Area (3rd residential floor)	374.91	(sq. mt.)
7)6th Fl. Area (4th residential floor)	374.91	(sq. mt.)
8)7th Fl. Area (5th residential floor)	374.91	(sq. mt.)
9)8th Fl. Area (6th residential floor)	374.91	(sq. mt.)
10)9 th Fl. Area (7th residential floor)	374.91	(sq. mt.)
11)10th Fl. Area (8th residential floor)	374.91	(sq. mt.)
12)11th Fl. Area (9th residential floor)	374.91	(sq. mt.)
13)12th Fl. Area (10th residential floor)	374.91	(sq. mt.)
14)13th Fl. Area (11th residential floor)	374.91	(sq. mt.)
15)14th Fl. Area (12th residential floor)	374.91	(sq. mt.)
16)15th Fl. Area (13th residential floor)	374.91	(sq. mt.)
17)16th Fl. Area (14th residential floor)	374.91	(sq. mt.)
18)17th Fl. Area (15th residential floor)	374.91	(sq. mt.)
19)18th Fl. Area (16th residential floor)	374.91	(sq. mt.)
20)19th Fl. Area (17th residential floor)	374.91	(sq. mt.)
21)20th Fl. Area (18th residential floor)	374.91	(sq. mt.)
22)21st Fl. Area (19th residential floor)	374.91	(sq. mt.)
23)22nd Fl. Area (20th residential floor)	374.91	(sq. mt.)
24)23rd Fl. Area (21th residential floor)	374.91	(sq. mt.)
25)24th Fl. Area (22th residential floor)	374.91	(sq. mt.)
26)25th Fl. Area (23th residential floor)	374.91	(sq. mt.)
27)26th Fl. Area (24 th residential floor)	374.91	(sq. mt.)
28)27th Fl. Area (25 th residential floor)	374.91	(sq. mt.)
29)28th Fl. Area (26th residential floor)	374.91	(sq. mt.)

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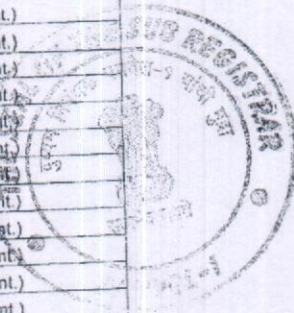
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30)29th Fl. Area (27th residential floor)	374.91	(sq.mt.)
31)30th Fl. Area (28th residential floor)	374.91	(sq.mt.)
32)31st Fl. Area (29th residential floor)	374.91	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	374.91	(sq.mt.)
Total:-	11247.30	(sq.mt.)
net total(total x2)	22494.60	(sq.mt.)

<b>Building No.C2 (Cambridge)</b>		
1)Gr Floor Area	--	(sq.mt.)
2) 1st fl. Area (Podium 1 floor)	--	(sq.mt.)
3)2nd fl. Area (Podium 2 floor)	--	(sq.mt.)
4)3rd Fl. Area (1st residential floor)	583.99	(sq.mt.)
5)4th Fl. Area (2nd residential floor)	583.99	(sq.mt.)
6)5th Fl. Area (3rd residential floor)	583.99	(sq.mt.)
7)6th Fl. Area (4th residential floor)	583.99	(sq.mt.)
8)7th Fl. Area (5th residential floor)	583.99	(sq.mt.)
9)8th Fl. Area (6th residential floor)	583.99	(sq.mt.)
10)9 th Fl. Area (7th residential floor)	583.99	(sq.mt.)
11)10th Fl. Area (8th residential floor)	583.99	(sq.mt.)
12)11th Fl. Area (9th residential floor)	583.99	(sq.mt.)
13)12th Fl. Area (10th residential floor)	583.99	(sq.mt.)
14)13th Fl. Area (11th residential floor)	583.99	(sq.mt.)
15)14th Fl. Area (12th residential floor)	583.99	(sq.mt.)
16)15th Fl. Area (13th residential floor)	583.99	(sq.mt.)
17)16th Fl. Area (14th residential floor)	583.99	(sq.mt.)
18)17th Fl. Area (15th residential floor)	583.99	(sq.mt.)
19)18th Fl. Area (16th residential floor)	583.99	(sq.mt.)
20)19th Fl. Area (17th residential floor)	583.99	(sq.mt.)
21)20th Fl. Area (18th residential floor)	583.99	(sq.mt.)
22)21st Fl. Area (19th residential floor)	583.99	(sq.mt.)
23)22nd Fl. Area (20th residential floor)	583.99	(sq.mt.)
24)23rd Fl. Area (21th residential floor)	583.99	(sq.mt.)
25)24th Fl. Area (22th residential floor)	583.99	(sq.mt.)
26)25th Fl. Area (23th residential floor)	583.99	(sq.mt.)
27)26th Fl. Area (24 th residential floor)	583.99	(sq.mt.)
28)27th Fl. Area (25 th residential floor)	583.99	(sq.mt.)
29)28th Fl. Area (26th residential floor)	583.99	(sq.mt.)
30)29th Fl. Area (27th residential floor)	583.99	(sq.mt.)
31)30th Fl. Area (28th residential floor)	583.99	(sq.mt.)
32)31st Fl. Area (29th residential floor)	583.99	(sq.mt.)
33)32nd Fl. Area (30 th residential floor)	583.99	(sq.mt.)
Total:-	17519.70	(sq.mt.)
Total Ground Floor Area	35829.78	(sq.mt.)
Total Area (sq.mt.)	1,20,123.81	(sq.mt.)
Total Area of Lift Lobby	644.39 sq+.mt	
Additional 50% for Extra-floor height of Lobby for Area 644.15 sq.mt.	322.195 sq.mt.	
Total BUA	1,21,090.395 sq.mt.	
F.S.I. Proposed to be consumed	0.45	



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महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क. ८०००२८  
27 MAR 2023  
सक्षम अधिकारी

श्री. जे. ए. वाईकर

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जांडपत्र-१ Annex

फक्त प्रतिज्ञापत्रासाठी

**NARENDRA R. SINGH**  
**ADVOCATE HIGH COURT**  
C-1101, 11th Floor, Blooming Heights,  
Pacific Enclave, Near Miramandam  
Hospital, Furlim, Mumbai-400 076.

000832

Regd. N

मुद्रांक विकत घेणाऱ्याचे नाव \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता \_\_\_\_\_  
मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक \_\_\_\_\_ दिनांक \_\_\_\_\_

मुद्रांक विकत घेणाऱ्याची सही \_\_\_\_\_ परवानाधारक मुद्रांक विकित्याची सही \_\_\_\_\_  
परवाना क्रमांक : ८०००२८

मुद्रांक विक्रीचे ठिकाण/पत्ता : **विक्रोली बार असोशिएशन**  
विक्रोली मध्य कोर्ट, शॉपिंग सेंटर, १ला भाजा, कन्नमठार नगर, विक्रोली (पू), मुंबई-८३.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

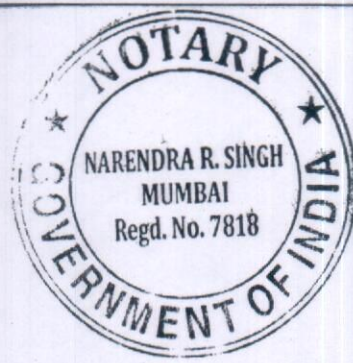
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून दमहिऱ्यात वापरणे बंधनकारक आहे - **5 APR 2023**

- 5 APR 2023

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**SPECIFIC POWER OF ATTORNEY  
(WITHOUT CONSIDERATION)**

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **MR. VENKAT NARAYAN (PAN No: ACEPN3312Q & Passport No: T8088010)** and **MRS. NAITRA MURALYKRISHNAN (PAN No: AOVPM0727P & Passport No: R0908506)**, both adults and Non-Resident Indians, having address at **1159 Arrowfield Way, San Ramon, CA 94582, United States of America** [hereinafter referred to as the "**GRANTORS**"], SEND GREETINGS;

**WHEREAS:**

- A. We are the owners of a residential 2 BHK Apartment No. 1703 admeasuring 91.33 Sq. Mtrs. which is equivalent to 983 sq. ft. carpet area on 17<sup>th</sup> Floor in "Helios" building along with the right to use 1 covered car parking space (hereinafter collectively referred to as the "**Said Flat**" and more particularly described in the **FIRST SCHEDULE** hereunder written).
- B. It is not possible for us to travel personally to look after the affairs of the **Said Flat**.
- C. It has therefore become necessary to appoint some fit and proper person to act as our Constituted Attorney to do all necessary acts and things mentioned herein under.

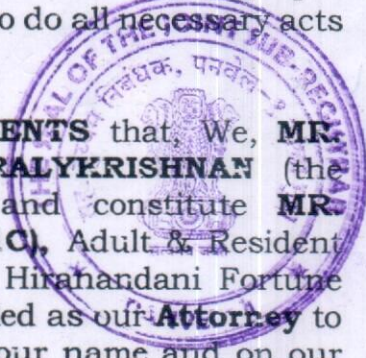
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**NOW KNOW BY ALL MEN BY THESE PRESENTS** that, We, **MR. VENKAT NARAYAN & MRS. NAITRA MURALYKRISHNAN** (the **GRANTORS**) do hereby appoint, nominate and constitute **MR. PRAKASH NATARAJAN (PAN No: ACFPN3311C)**, Adult & Resident Indian, and having address at 3002, Hermes, Hirahandani Fortune City, Panvel, Maharashtra, India, hereinafter called as our **Attorney** to be our true and lawful Attorney for us and in our name and on our behalf to do all or any of the following acts, deeds, or things;

- 1. To attend the office of the Sub-Registrar of Assurances at Panvel, to present the Agreement for Sale / agreement to sell/sale deed for registration and to admit execution of agreement to sell/sale

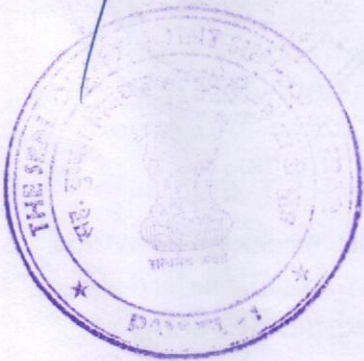
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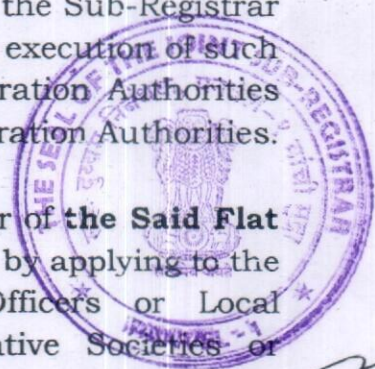


deed and to sign and execute the necessary writing of endorsements and do the needful for completing the registration formalities under the Registration Act and sale and transfer of **the Said Flat** on our behalf.

To accept all the correspondence from the Society/Builders/Developers/concerned authorities in our name and on our behalf.

3. To cancel sale of **the Said Flat** and for that purpose agree with any terms with the purchaser/s and enter into deed of cancellation and other necessary documents with the purchaser/s and to present the said deed of cancellation for registration, appear before the office of the Sub-Registrar of Assurances at Panvel and to admit execution thereof.
4. To comply with all the legal formalities for receiving the disbursement of home loan amount in our name. To this effect sign and execute declaration, indemnities, Mortgage deed etc. in favor of such Financial Institution.
5. **MR. PRAKASH NATARAJAN**, our Attorney herein, is authorized to admit / execute of any Agreement For Sale, Indentures or Conveyance Deed, Rectification Deed, Deed Of Transfer or Deed Of Sale, Assignment or any other documents which may be necessary to sell **the Said Flat** to any suitable buyer / buyers on our behalf and also to attend the office of the Sub-Registrar or any Registration Authorities and admit the execution of such documents on our behalf, before the Registration Authorities and sign before and in the Books of the Registration Authorities.
6. To complete all the formalities for the transfer of **the Said Flat** in buyers' name and get the same transferred by applying to the Concerned Authorities or Government Officers or Local Authorities, Revenue Authorities, Co-operative Societies or Association of Apartment Owners, Condominium etc.
7. To pay necessary cost, taxes, out going charges, expenses, and dues in respect of **the Said Flat**. To apply for and obtain no objection certificate from any other body or bodies in respect of agreement of sale of **the Said Flat** and to do all acts, deeds,

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*Signature*

*deed*  
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matters, and things necessary for obtaining such certificates, in connection with **the Said Flat**.

To appear before all the co-operative body, Sub - Registrar or authority or before any other local concerned body/authority and/or to pay all the rates, Rents, charges, electric, water charges and/or such other charges to the Authorities concerned as required and as my said Attorney thinks fit.

9. To Fill, Sign and Execute Society transfer forms, as per the Bye-Laws and also as per the local practices and procedures, at the time of sale or even thereafter, declarations, etc as may be required by the society or under bye laws of the society and do all writing for appropriately transferring the membership rights and shares of the society to the Purchaser/s.

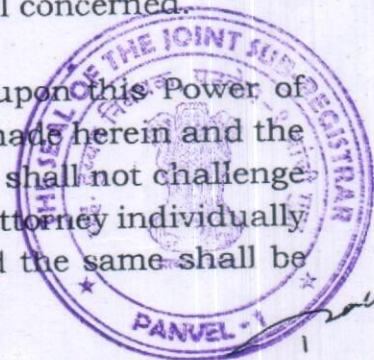
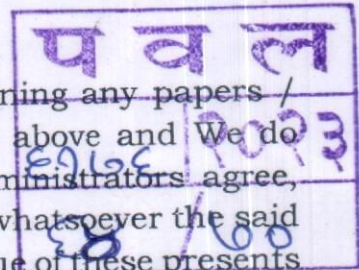
10. To give possession of **the Said Flat** to the purchaser/s by handing over vacant possession and execute possession certificate in favour of the Purchaser/s.

AND to do all acts, deeds and things including signing any papers / documents as are necessary and incidental to the above and We do hereby for ourselves, our heirs, executors and administrators agree, declare and undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents and such acts of the Attorney shall be binding on all concerned.

We FURTHER CONFIRM that any person relying upon this Power of Attorney shall be protected by the representations made herein and the authorities given by us to the said Attorney and we shall not challenge or call in question/object, any act done by the said Attorney individually or jointly or severally for us and on our behalf and the same shall be binding upon us.

We HEREBY AGREE that all acts, deeds and things done by the said Attorney shall be construed as acts, deeds, and things done by us only.

*P. V. V.*  
*Mumbai*



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**THE FIRST SCHEDULE ABOVE REFERRED:**  
**[Description of the "Said Flat"]**

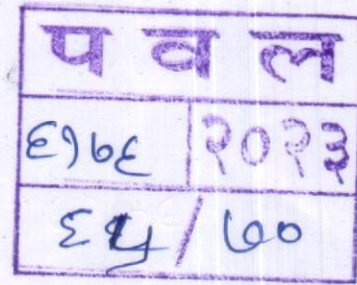
2 BHK Apartment No. 1703 on 17<sup>th</sup> floor of the building "Helios" admeasuring 983 sq. ft. of carpet area constructed on land bearing Survey No. 59 (part) situated in Hiranandani Fortune City at Village Bhokarpada, Taluka Panvel, District Raigad, Maharashtra along with the right to use one covered car parking no. HE-23 at Podium level, in Helios Co-operative Housing Society Limited.

IN WITNESS WHEREOF, We, have hereunto set out our respective hands on this 23<sup>rd</sup> day of January Two Thousand Twenty ~~Two~~ <sup>Two</sup> (2022).

Three (2023).



L.H.T



Signature: *Venkat Narayan*

Name: MR. VENKAT NARAYAN

Anotary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Contra Costa  
Subscribed and sworn to (or affirmed) before me on this 23<sup>rd</sup> day of January 2023 by Venkat Narayan and  
Alaiba Muralikrishnan  
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



*Priyanka Bhatia*  
(Signature of Notary)

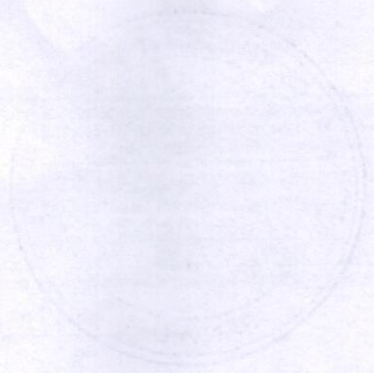


L.H.T

**PRIYANKA BHATIA:**  
COMM # 2324569  
Contra Costa County  
California Notary Public  
Comm Exp Apr. 12, 2024

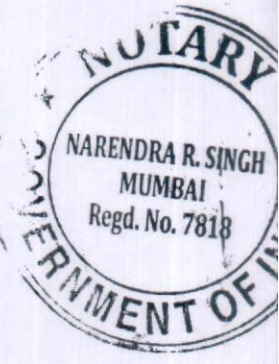
*Narayan*

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Signature: Naitra

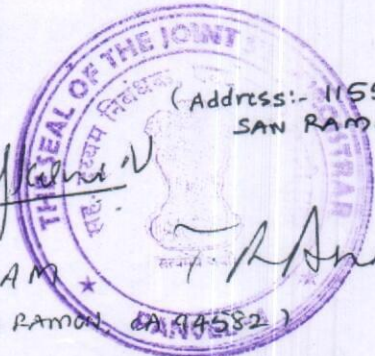
Name: MRS. NAITRA MURALYKRISHNAN

Witnesses -

1. APARNA NARENDAR

2. ANAND R. THILAKAIVILLAGAM

Address - 1155 ARROWFIELD WAY, SAN RAMON, CA 94582



(Address:- 1155 ARROWFIELD WAY, SAN RAMON, CA 94582)

In witness whereof I, **Mr. Prakash Natarajan (PAN No: ACFPN3311C)** has hereunto set and subscribed my hand to these presents on this \_\_\_\_\_ Day of \_\_\_\_\_ 2022. Prakash 2023

SIGNED SEALED AND DELIVERED  
By the within named CONSTITUTED ATTORNEY

**Mr. Prakash Natarajan (PAN No: ACFPN3311C)**



In the presence of,

1. Azmat Shah Azmat

2. Javed Sayyed Javed



Himani  
Assistant Consular Officer  
Consulate General of India  
San Francisco (USA)

No. SANFICONS/ESF/1090/2  
Seen at the Consulate General.  
No Responsibility is accepted  
by this Consulate General for  
the contents of this document

S. NO. 1104 P. NO. 86  
NOTARY Register. 29 Date. - 1 MAY 2023

FEB 08 2023

BEFORE ME

Any public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Contra Costa  
Subscribed and sworn to (or affirmed) before me on this 1st day of February  
2023 by Venkat Narayan and Naitra Muralykrishnan

Tested to me on the basis of satisfactory evidence to be the person(s) who appeared before me.  
Prakash  
(Signature of Notary)



PRIYANKA BHATIA  
COMM # 2324569  
Contra Costa County  
California Notary Public  
Comm Exp Apr. 12, 2024

NARENDRA R. SINGH  
NOTARY (GOVT. OF INDIA)  
C-1191, BLOOMING HEIGHTS,  
PACIFIC ENCLAVE, NEAR HIRANANDANI  
HOSPITAL, POWAI, MUMBAI-400 076.  
MOB: 9029551268 / 9869433277

- 1 MAY 2023

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## घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे धरित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसणूकीद्वारे अथवा दुसऱ्या विक्री होत नाही दस्तात लिहून देणार/ कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी साक्षीदार म्हणून घेऊन आलो आहोत.

सादर नोंदणीसाठी दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेत आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/काब्येदार हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाचे नेगून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मिळकतीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँकबोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसक्षम निष्पादित केलेल्या आहे.

या दस्तात नोंदणी प्रक्रियेत जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयीन / शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ तसेच वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक, कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही, याची पूर्णपणे आम्हाला जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक/वनावटीकरण/संगनगत त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असल्याने गुन्हे हे माझ्या/आमच्यावर दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार सादर व्यवहारात दस्ताविषयक काहीही कायदेशीर प्रश्न उद्वभवल्यास त्यास मी/आम्ही व दस्ताऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार असल्याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही दस्त नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ च भारतीय देड सतिता १८६० मधील तसेच इतर अन्य कायद्यानुसार शिक्षेस आम्ही पात्र राहणार आहोत याची आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र दस्ताचा भाग म्हणून जोडत आहोत.

  
लिहून देणार



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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAJESH KUMAR  
 MAHESHWAR PD SINHA  
 08/1/1975  
 APXPK9333G

भारत सरकार  
 GOVT OF INDIA

*Rajesh Kumar*

51023X6

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

AKZPP9559L

नाम / Name  
 MANAS PARWANI

पिता का नाम / Father's Name  
 NANAK PARWANI

जन्म की तारीख / Date of Birth  
 22/05/1980

*Manas Parwani*  
 हस्ताक्षर / Signature



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भारत निर्वाचन आयोग  
 ओटोमैटिक  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 ANR6897219

व ल  
 2023  
 / 60

चयनकर्ता का नाम / Elected Person's Name  
 आशोक गैरवाल / Ashok Gairwal

चयनकर्ता का नाम / Elected Person's Name  
 आशोक गैरवाल / Ashok Gairwal

पिता / Son  
 पुरुष / MALE

जन्म तारीख / Date of Birth  
 30/12/1964

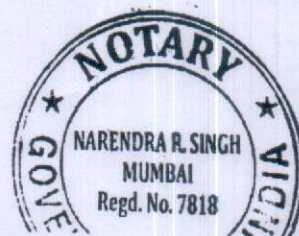
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 2023  
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भारत सरकार  
 GOVERNMENT OF INDIA

AADHAAR

Prakash Natarajan  
 1964-04-04  
 Male  
 XXXXXXXX3255



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86/6176

मंगळवार, 01 ऑगस्ट 2023 1:19 म.नं.

दस्त गोषवारा भाग-1

पवल1

दस्त क्रमांक: 6176/2023

दस्त क्रमांक: पवल1 /6176/2023

बाजार मूल्य: रु. 75,45,200/-

मोबदला: रु. 89,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,34,000/-

दु. नि. सह. दु. नि. पवल1 यांचे कार्यालयात

अ. क्रं. 6176 वर दि.01-08-2023

रोजी 1:18 म.नं. वा. हजर केला.

पावती:8161

पावती दिनांक: 01/08/2023

सादरकरणाराचे नाव: राजेश कुमार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकुण: 31400.00

दस्त हजर करणाऱ्याची सही:

JOINT S/R PANVEL 1

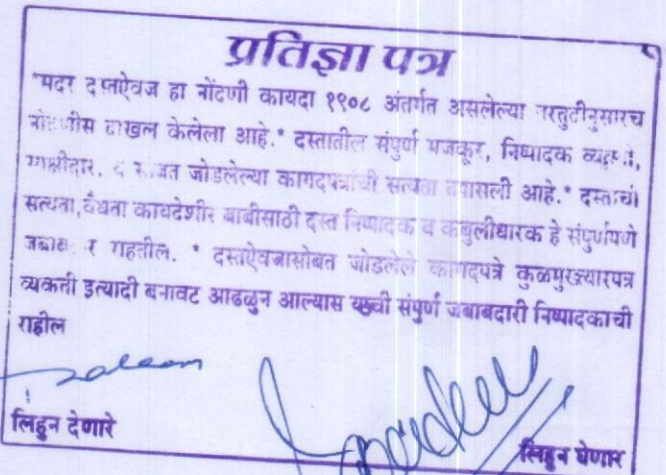
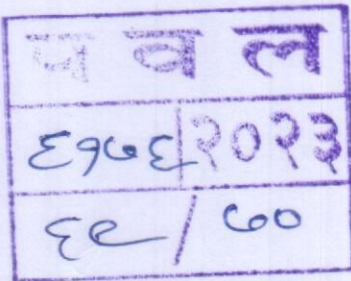
JOINT S/R PANVEL 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 01 / 08 / 2023 01 : 18 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 01 / 08 / 2023 01 : 19 : 41 PM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये

६० पृष्ठे आहेत.

सह. उप-नि. अधिकारी, पनवेल-१

Jan

Jan

1893

1893



1893

1893



दस्त गोपवारा भाग-2

पवल1

दस्त क्रमांक:6176/2023

01/08/2023 1 25:37 PM

दस्त क्रमांक :पवल1/6176/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेश कुमार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नंबर 1608, टॉवर आय, अजानारा होम्स, प्लॉट नंबर जीएच 03, सेक्टर 16 वी, एकमूर्ती चौक जवळ, ग्रेटर नोएडा, पश्चिम, गौतम बुद्ध नगर, उत्तर प्रदेश, ब्लॉक नं: -, रोड नं: -, उत्तर प्रदेश, गौतम बुद्धा नगर. पॅन नंबर:APXPK9323G	लिहून देणार वय :-47 स्वाक्षरी:-		
2	नाव:वेंकट नारायणन तर्फे कबुली देणार प्रकाश नटराजन -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एलटी- १९/२३, विजय नगर, अंधेरी (पु), मुंबई / 1159 अॅरोफिल्ड वे सॅम रॅमन सीए , 94582, युनायटेड स्टेट अमेरीका, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:ACFPN1351G	लिहून देणार वय :-59 स्वाक्षरी:-		
3	नाव:नैत्रा मुरली कृष्णन तर्फे कबुली देणार प्रकाश नटराजन - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एलटी- १९/२३, विजय नगर, अंधेरी (पु), मुंबई / 1159 अॅरोफिल्ड वे सॅम रॅमन सीए , 94582, युनायटेड स्टेट अमेरीका, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AOVPM0727P	लिहून देणार वय :-59 स्वाक्षरी:-		

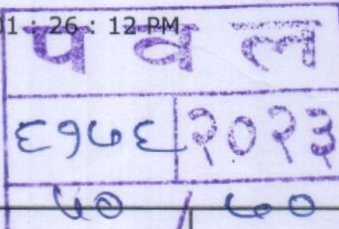
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:01 / 08 / 2023 01 : 23 : 40 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मानस पारवानी -- वय:40 पत्ता:हिरानंदानी, भोकरपाडा, पनवेल ता पनवेल पिन कोड:410206		
2	नाव:अनिकेत गायकवाड -- वय:28 पत्ता:चौक खालापूर पिन कोड:410206		

शिक्का क्र 4 ची वेळ:01 / 08 / 2023 01 : 26 : 12 PM



पुस्तक क्र. 9

दस्त क्र. ६९६६ वर नोंदला.

JOINT S R PANVEL 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJESH KUMAR	eChallan	6910333202308011904	MH006028438202324E	534000.00	SD	0003115110202324	01/08/2023
2		DHC		3107202313504	1400	RF	3107202313504D	01/08/2023
3	RAJESH KUMAR	eChallan		MH006028438202324E	30000	RF	0003115110202324	01/08/2023

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

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