

Nawany Group

— SINCE 1981 —



AGREEMENT FOR SALE

INFINITY SQUARE, Plot No. 95 1/2, Waliv Road, Golani Naka, Vasai (E).

Mob.: 8425863225 | Email : customer.relations@nawanycorp.com

Receipt (page)

79/11856

पावती

Original/Duplicate

Monday, July 21, 2025

संख्या क्र. 39M

11:52 AM

Regn. 39M

पावती क्र. 13895 दिनांक: 21/07/2025

साक्षरता नाव: नंदनशार

दस्तावेज नावा अनुक्रमांक: बसई-11856-2025

दस्तावेज नावा प्रकार: फारारनामा

माध्यम करण्याच्यावेळी भाव: विजय रमेश साह --

मोठली फी ₹ 30000.00

दस्त दस्तावेजी फी ₹ 3080.00

गुप्तता फी संख्या: 77

एकूण: ₹ 33080.00

दस्तावेज मूळ दस्त, खंडनेल प्रिंट, मुची-- अदावे

12:12 PM हा वेळी मिळेल.

सह दुय्यम निबंधक, वसई-१

वर्ग-२

आजारी मूल्य: ₹ 12526000/-

सोपवता ₹ 13500000/-

प्रत्येक गुप्तता मूल्य: ₹ 945000/-

1) देयकाचा प्रकार: DHC मूल्य: ₹ 3080/-

सीसी/धनारोप/वि.ओईर क्रमांक: 0725203004301 दिनांक: 21/07/2025

वेळीचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallen मूल्य: ₹ 30000/-

सीसी/धनारोप/वि.ओईर क्रमांक: MH005762826202826E दिनांक: 21/07/2025

वेळीचे नाव व पत्ता:

मुळ दस्त परत दिला

सम. चंद्रनसार तालुका: वसई जिल्हा: पालघर

(1) विवेचनाचा प्रकार	करा/मात्रा
(2) मालकना	13500000
(3) जागतिक/बाहेरगावाचा वाढविलेला/टोकर अन्वयनी देवी वी पट्टेदार न समुद्र समर्थ	12526000
(4) मालक, पोटविला व चक्रवर्ती (अन्वयनी)	1) पालिकेचे नाव: वसई विमान प्रशासन/पालिका इतर क्षेत्र : इतर माहिती: विमान प्रभाग 9 चा व मीटर चंद्रनसार तालुका वसई जिल्हा पालघर येथील जुना सर्वे नं 139(274) हिस्सा नं 4 सर्वे नं 123 प्लॉट नं 80 व 81, असेहीन इन्स्ट्रुक्शन एन्ट्री या ऑथॉरिटीक इमारत मधील माता नं. 101 पल्लो वल्लो विन्ट्री नं 61 म्हणजे क्षेत्र 210.09 चौ. मी. सारंगेड एन्ट्री (Survey Number : जुना सर्वे नं 139(274) हिस्सा नं 4, सर्वे नं 123 प्लॉट नं 80 व 81 :)
(5) क्षेत्राचा	1) 210.09 चौ.मीटर
(6) आकृतीची पिशा मुरी देवता अन्वय देवता	
(7) दमनोवक करन देवा-वा/विदुल देवता-वा पञ्चक्रमाचे नाव पिशा विद्यापी न्यायपालका हनुमन्नाचा किंवा आदेश अन्वयनी, पल्लोविले नाव व पला	1) नाव: श्री असेहीन कण्ठकरन एन्ट्रीची नं आधीवात वी मॉडेल व तयारी पल्लो जु मुरी आकार आर विले - सर्वे: 32; पला: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 1/2 पला 15 वा मीटर बांधा पल्लो वल्लो अन्वय नं नं. प्लॉट नं: -, महाराष्ट्र, मुम्बई, पिन कोड:-400050 पिन नं:-ABDFA3200G
(8) दमनोवक करन देवा-वा पञ्चक्रमाचे व किंवा देवताची न्यायपालका हनुमन्नाचा किंवा आदेश अन्वयनी, पल्लोविले नाव व पला	1) नाव: विषय रमेश साह - - सर्वे: 48; पला: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पला नं: 12 प्लॉट नं 603 आकृतीचे नोंदपत्री अन्वय नाव व पल्लो वल्लो बांधा पल्लो मीटर 6 बांधाची पल्लो मीटर (मल अन्वय) पालघर, अन्वय नं: -, प्लॉट नं: -, महाराष्ट्र, मुम्बई, पिन कोड:-400067 पिन नं:-ACCPL7650B
(9) दमनोवक करन देवताचा विभाग	21/07/2025
(10) दमनोवक देवताचा विभाग	21/07/2025
(11) अनुक्रमण, प्लॉट व पला	11856/2025
(12) जागतिक/बाहेरगावाचा मुरी व पला	945000
(13) जागतिक/बाहेरगावाचा मुरी व पला	30000
(14) क्षेत्र	

सह दुष्प्रय निवेदन, वसई-1
वर्ग-2

गुणवत्तासाठी विभागन देवताचा अन्वयनी:-

मुद्रा व पला अन्वयना विभागने अनुक्रमण

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY RAMESH LAD	eChallan	68103332025072011602	MH005762626202526E	945000.00	SD	0003298989202526	21/07/2025
2		DHC		0725203004301	3080	RF	0725203004301D	21/07/2025
3	VIJAY RAMESH LAD	eChallan		MH005762626202526E	30000	RF	0003298589202526	21/07/2025

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

मुल्यांकन अहवाल : सन-2025.

1. दस्ताचा प्रकार : AGREEMENT FOR SALE अनुच्छेद क्रमांक (25b)
2. तालुका : VASAI
3. गावाचे नाव : CHANDANSAR
4. नगरभूमापन क्रमांक/सह नं. क्रमांक OLD SURVEY NO.139(274) HISSA NO 4 NEW SURVEY NO 123 PLOT NO 50 & 51
5. मूल्य दरविभाग (शोन): 9 दर रु. 54,200/- प्रती चौ.मी.
6. मिळकतीचा प्रकार : INDUSTRIAL GALA
7. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 210.09 SQ. MTR. CARPET AREA
8. मजला क्रमांक : FIRST FLOOR उद्वाहन सुविधा आहे/नाही.
9. बांधकाम वर्ष घसारा %
10. बांधकाम प्रकार आर.सी.सी./ इतर पक्के/अर्धे पक्के /कच्चे
11. निर्धारित केलेले बाजारमूल्य : रु. 1,25,26,000/-
12. दस्तामध्ये दर्शविलेला मोबदला : रु. 1,35,00,000/-
13. देय मुद्रांक शुल्क रु. 9,45,000/- भरलेले मुद्रांक शुल्क रु. 9,45,000/-
14. देयक नोंदणी फी: रु. 30,000/-

लिपिक

सह दुय्यम निबंधक वसई :



पुस्तक	दस्तक	2	106
1	2024		

घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा.पुणे यांचे दि. 26.11.2013 रोजीचे परिपत्रक पापून घोषित करतात की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीचे मालक/वास्तविक मालक दुसरा व्यक्ती होत नाही, याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रतयक ओळखणारे इसम एकादरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वास्तविक मालक/कळोदार हितसंबंधीत व्यक्ती याची मालकी करून घेतलेली आहे. मी/आम्ही कुलमुखत्यारधारकसह (P.A. Holder) लिहून देणार हे इतर आहेत व जसा कुलमुखत्यारपत्र अधापही अस्तीत्वात आहे व तो आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, बंधन, रीत, शिक्का, देणे, श्रावण भोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आपचा अधिकार वापरून या दस्तऐवज सादरीतार सादर निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही म.रा.वा.वा.ल.य./शासकीय कार्यालयाचा ननाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवज व मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासले हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हांस पूर्ण पणे जाणीव आहे.

स्वातंत्र्य मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझे दस्तऐवजातील मिळकतीविषयी होत नवे व त्यामुळे नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. मी/आम्ही दस्तऐवज दाखल्या नंतरात कोणत्याही प्रकारचा मुद्रांक शुल्क किंवा नोंदणी की कमी जावली/दुडविली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर दंडन होण्याच्या त्याच मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची माझी जाणीव आहे.

मी/आम्ही प्रक्रियामध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1961 च्या नमूने असलेल्या 7 वर्गाच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हांस जाणीव आहे. मी/आम्ही यामुळे हे घोषणापत्र/शपथपत्र दस्तऐवज माग म्हणून जोडत आहोत.



लिहून देणार

लिहून घेणार

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)																							
Valuation ID : 202507211431	21 July 2025, 11:24:23 AM																						
वसई																							
मूल्यांकनाचे वर्ष	2025																						
जिल्हा	पलघर																						
मूल्य विभाग	लघुकर : वसई																						
उप मूल्य विभाग	प.वसईवाड व इतर तालुका अन्तर्गत कायदातील जमिनी																						
सेवाचे नाव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / प्ल. भू. क्रमांक :	123																				
बांधीव मूल्य दर लघुकरानुसार मूल्यदर रु. <table border="1"> <thead> <tr> <th>सुती जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>सोपानाच्यावे एकक वी. मीटर</th> </tr> </thead> <tbody> <tr> <td>10605</td> <td>47500</td> <td>54200</td> <td>59500</td> <td>54200</td> <td></td> </tr> </tbody> </table>						सुती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोपानाच्यावे एकक वी. मीटर	10605	47500	54200	59500	54200							
सुती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोपानाच्यावे एकक वी. मीटर																		
10605	47500	54200	59500	54200																			
बांधीव क्षेत्राची माहिती <table border="1"> <thead> <tr> <th>बांधकाम क्षेत्र (Built Up)</th> <th>231.099 चौ. मीटर</th> <th>मिळकतीचा वापर</th> <th>औद्योगिक वाडा</th> <th>मिळकतीचा प्रकार</th> <th>खेतीव</th> </tr> </thead> <tbody> <tr> <td>बांधकामाचे वर्गीकरण</td> <td>1-आर सी सी</td> <td>मिळकतीचे तप</td> <td>0 TO 299</td> <td>बांधकामाचा दर</td> <td>Rs. 27951/-</td> </tr> <tr> <td>उद्भवण सुविधा</td> <td>नाही</td> <td>मजला</td> <td>0</td> <td>कलंडर क्षेत्र</td> <td>210.099 चौ. मीटर</td> </tr> </tbody> </table>						बांधकाम क्षेत्र (Built Up)	231.099 चौ. मीटर	मिळकतीचा वापर	औद्योगिक वाडा	मिळकतीचा प्रकार	खेतीव	बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे तप	0 TO 299	बांधकामाचा दर	Rs. 27951/-	उद्भवण सुविधा	नाही	मजला	0	कलंडर क्षेत्र	210.099 चौ. मीटर
बांधकाम क्षेत्र (Built Up)	231.099 चौ. मीटर	मिळकतीचा वापर	औद्योगिक वाडा	मिळकतीचा प्रकार	खेतीव																		
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे तप	0 TO 299	बांधकामाचा दर	Rs. 27951/-																		
उद्भवण सुविधा	नाही	मजला	0	कलंडर क्षेत्र	210.099 चौ. मीटर																		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular 08/02/01/2018																							
पसऱ्यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = $\frac{((\text{आवधिक मूल्यदर} \times \text{क्षेत्राची जमीनीचा दर}) + \text{पसऱ्यानुसार टक्केवारी}) \times \text{क्षेत्राची जमीनीचा दर}}{100}$ $= \frac{((54200 - 10605) \times (100 / 100)) + 10605}{100}$ $= \text{Rs. 54200/-}$																							
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र $= 54200 \times 231.099$ $= \text{Rs. 12525565.8/-}$																							
<table border="1"> <thead> <tr> <th colspan="4">वसई-१</th> </tr> </thead> <tbody> <tr> <td>पुलाक</td> <td>दस्ता क.</td> <td>3</td> <td>106</td> </tr> <tr> <td>१</td> <td colspan="3">२०२५</td> </tr> </tbody> </table>						वसई-१				पुलाक	दस्ता क.	3	106	१	२०२५								
वसई-१																							
पुलाक	दस्ता क.	3	106																				
१	२०२५																						
Applicable Rules = 3 -																							
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + सातव्याचे मूल्य + मॅगॅझीन मालक क्षेत्र मूल्य + तपासण रकमेचे मूल्य + सुविधा सुविधा बांधकाम + वीत गल्लीचे मूल्य + बांधकाम क्षेत्राचे मूल्य + क्षेत्राची मालकी वरून तपासण क्षेत्र - प्रत्येकी क्षेत्राच्या मूल्या जमिनीचे मूल्य + बांधकाम बांधकाम - $= A + B + C + D + E + F + G + H + I + J$ $= 12525565.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs. 12525566/-}$ = २ एक करोड पंचवीस लाख पंचवीस हजार पाच शें सहस्रह :-																							

Home Print

सह दुय्यम नबंधक, वसई-१
वर्ग-२





CHALLAN
MTR Form Number-6



GRN	MH0067626202526F	BARCODE			Date	20/07/2025-17:19:05	Form ID	26.2
Department Inspector General Of Registration				Payer Details वसई-१				
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)	पुनक दसा क. २४५६ ४ ७७			
Type of Payment				PAN No.(If Applicable)	ACCP176506 २०२५			
Office Name VSI1_VASAI NO 1 SUB REGISTRAR				Full Name	VIJAY RAMESH LAD			
Location PA.,GHAR								
Year 2025-2026 One Time				Flat/Block No.	GALA NO. 101 FIRST FLOOR ACETRON			
Account Head Details			Amount In Rs.	Premises/Building	INDUSTRIAL ESTATE BUILDING NO 61			
0030048401 Stamp Duty			545000.00	Road/Street	CHANDANSAR			
0030063301 Registration Fee			30000.00	Area/Locality	VIRAR EAST			
				Town/City/District				
				PIN	4 0 1 3 0 5			
				Remarks (If Any)				
				PAN2=ABDFA3200G-SecondPartyName=ACETRON CONSTRUCTION				
				LLP~				
				Amount In	Nine Lakh Seventy Five Thousand Rupees Only			
			9,75,000.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	6B103332025072011602 2942389844		
Cheque/DD No				Bank Date	RBI Date	20/07/2025-17:20:34 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scrol No. , Date		Not Verified with Scrol		

Defacement ID :

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

हाचा चालान केवळ दस्तावेज नोंदणीकृत करारवालांच्या नोंदणीकृत कार्यालयातच वापरता येईल. नोंदणीकृत न करारवालांच्या दस्तावेजांसाठी हा चालान वापरता येणार नाही.

Mobile No. 9999999999

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(SI)-75-11-056	0003299989202526	21/07/2025-11:52:28	IGR133	30000.00
2	(SI)-79-11-056	0003299989202526	21/07/2025-11:52:28	IGR133	945000.00
Total Defacement Amount					9,75,000.00



Print Date 21-07-2025 12:44:49

AGREEMENT FOR SALE

पुस्तक	दस्तावेज	९२४६	६	१०६
१		२०२५		

THIS AGREEMENT FOR SALE is made at Vasai on this 21st day of July, Two Thousand and Twenty Five BETWEEN M/S ACETRON CONSTRUCTION LLP a limited liability partnership firm under the provision of limited liability partnership act 2008 having its office at 1/2, Bandana, 15th Road, Bandra (West), Mumbai-50 hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to mean and include its successors and assigns) of the ONE PART

AND

Mr. Vijay Ramesh Lad aged 46 years, Indian Inhabitants of Mumbai having their address for the purpose of these presents at Room No. 12, Plot No. 603 Akarshan Society, Near Amba Mata Mandir, Charkop Sector 6, Kandivali West, Mumbai (Sub Urban), Maharashtra - 400067 respectively hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the OTHER PART:

The Promoter and the Allottee/s are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties and individually as 'Party'.

WHEREAS:

A. One M/S Privilege Power & Infrastructure (hereinafter referred to as Owners) are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing New S.No.123, (old S.No.139(274), H.No.4 totally admeasuring 79153 Sq. mtrs situate, lying and being at Village Chandansar, Tal. Vasai, Dist. Palghar hereinafter referred to as said Property.

B. By Joint Venture Agreement dated 07/07/2009 said M/S PRIVILEGE POWER AND INFRASTRUCTURE PVT.LTD had agreed to develop jointly with M/S HOUSING DEVELOPMENT & INFRASTRUCTURE LTD said property on the terms and conditions therein contained.

C. The owners had applied to the City and Industrial development Corporation (CIDCO) and CIDCO vide its order No. CIDCO/VVSR/RDP/BP-4502/E/5317/ dated 19/11/2009 and revision permission by its order No. CIDCO/VVSR/CC/BP-4502/E/5317/ dated 18/02/2010 had sanctioned revised building plan in respect of the said land and revision of building plan from Vasai-Virar City Municipal Corporation vide its order VVCMC/TP/RDP/VP- 0311/051/2012-13 for building No.59 and order VVCMC/TP/RDP/VP-0311/051/2012-13 dated 12/05/2012 for Building No.60 and while sanctioning the said revision of plan VVMC has merged the said two buildings as one building given it new No. as building No.60. The Promoter has



पुस्तक	दस्तावेज	कोल
92248	2024	66

requisite Approvals from the Collector, Vasai-Virar City Municipal Corporation ("VVMC"), and all other competent authority/ies, being the planning authority for issuing the sanctioned plans, specifications, elevations, sections and details, for undertaking the Project, under the Applicable Laws, as may be required, (ii) obtained the Plans being the layout/site plan of the Project, as may be sanctioned and approved by the VVMC and/or any other Competent Authority in respect of the Project together with any amendments, alterations, modifications, additions, extensions, renewals, etc. in respect thereof as the Promoter may consider necessary and expedient, in its discretion, and/or as required by any concerned authorities. The Promoter has further obtained Occupancy Certificate dated 11th January 2025, bearing No. VVMC/TP/OC/VP-0311/15/2024-25, (iii) obtained a Certificate of Title dated 10/09/2018 issued by Adv. Kirit A. Sanghavi Advocates & Solicitors in respect of the Promoter's title to Land (hereinafter referred to as the "Certificate of Title");

D. The collector Thane by its order no. REV/D-1/T-9/NAP/SR/SR-39/2010 dated 12/07/2010 had granted the permission to the owners to use said land for industrial purpose on the said Land.

E. The owners obtained an environmental clearance certificate No. SEAC 2010/CR.476/TC.2 dated 10/2/2010 from the environment department, government of Maharashtra for development of entire land.

F. By development agreement dated 18/8/2011 duly registered with sub-registrar Vasai under document No.12037/11 dated 18/8/2011 the said **M/S HOUSING DEVELOPMENT & INFRASTRUCTURE LTD** as owners therein, Developers herein as the developer therein and **M/S PRIVILEGE POWER & INFRASTRUCTURE PVT LTD** as confirming party therein had agreed to grant development right in respect of the building No.60 having FSI admeasuring 1399.80 Sq. Mtrs to M/S R.R Builders as per terms and conditions contained in the said development agreement.

G. By development agreement dated 10/11/2011 duly registered with sub-registrar Vasai under document No. 15502/11 dated 10/11/2011 the said **M/S HOUSING DEVELOPMENT & INFRASTRUCTURE LTD** as owners therein, Developers herein as the developer therein and **M/S PRIVILEGE POWER & INFRASTRUCTURE PVT LTD** as confirming party therein had agreed to grant development rights in respect of building No. 61 having FSI admeasuring 1399.80 Sq. Mtrs to Shri Hetin Ramesh Sakhuja as per terms and conditions contained in the said development agreement.

H. By two separate development agreement both dated 15/10/2015 duly registered with sub-registrar Vasai under document No.Vasai2-7128-2015 & Vasai2-7130-2015 both dated 15/10/15 said M/S R R Builders & Shri Hetin Ramesh Sakhuja had agreed to grant development right in respect of their respective building No. 60 & 61 to the developers herein and developers herein are entitle to carry and complete construction of industrial building as per sanction plan and sale the Industrial premises/unit to the prospective purchasers in their own name and appropriate consideration amount as they deem fit and proper.

I. The Promoter proposes to construct Industrial Building known as "ACETRON INDUSTRIAL ESTATE" on the said land. The proposed plan of the said Land is annexed



and marked as Annexure "D" hereto.

पुस्तक	दस्तावेज क्र.	पृष्ठ क्र.	पृष्ठ सं.
	99X 42	L	1000
१			२०२५

J. The details pertaining to the title/rights/entitlements of the Promoter to the said Land are envisaged in the Title Certificate dated 10/09/2018 issued by K.A Sanghavi & Co certifying the title of the Promoter inter alia to develop the said Land. A copy of the aforesaid Title Certificate is annexed and marked as Annexure "E" thereto.

K. The development of "Acetron Industrial Estate comprising of development and construction of ground floor and two-part habitable floor out of land admeasuring 1904.44 Sq. Mtrs. or thereabouts out of the said Land is more particularly described in the Second Schedule hereunder written and shown in red boundary lines on the plan annexed and marked as Annexure "F" hereto. Development and construction of and proposed as "Real Estate Project" ("said Project/Real Estate Project") by the Promoter and will be registered as a 'Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules").

L. The Allottee(s) shall upon issuance of the RERA Certificate by the Authority to the Promoters, be entitled to, examine the same in detail by his/her/its Advocates and Planning and Architectural consultants.

M. On the request of the Allottee the promoter has shown all documents and information pertaining to Acetron Industrial Estate and the Allottee has understood the documents and information in all respects. The Allottee(s) has/have agreed and consented to the development of the said building.

N. The principal and material aspects of the development of Acetron Industrial Estate as disclosed by the Promoter are briefly stated below:

i. Industrial Building on the said land and known as Acetron Industrial Estate comprises of Ground and Two-part upper habitable floors.

ii. The total FSI of 2833.97 Sq. Mtrs shall be consumed in completing development of Acetron Industrial Estate.

iii. The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication, cable and internet) to be availed by the Allottee and other allottees of Gala in the Real Estate Project and/or other allottees in the Acetron Industrial Estate. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennas, basic sub-stations, towers etc.

iv. The details of formation of the Society, and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in Clause 23 below. The above details along with the annexure required for the RERA Certificate, shall be available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> once the said project is registered.



O. The principal and material aspects of the development of Acetron Industrial Estate as disclosed by the Promoter are briefly stated below:

(i) The area of the said Land to be developed as per sanction plan.

(ii) The said Land would constitute for Industrial Use or as may be permissible under applicable law from time to time.

(iii) As per sanctioned plans, FSI of 2833.97 square meters is permitted to be utilized on the said Land.

(iv) The Allottee has perused a copy of the Proposed Layout Plan, which specifies the location of Acetron Industrial Estate, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the said Land and the tentative locations where common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situated.

(v) The scheme and scale of development proposed to be carried out by the Promoter on the said Land is in accordance with applicable laws and the development permissions as detailed hereinabove granted from time to time and as may be amended from time to time.

(vi) Building Acetron Industrial Estate shall comprise of consisting of Industrial Gala/ Premises.

(vii) The Promoter shall be entitled to put hoarding/boards of their Brand Name, in any form including Neon Signs, MS Letters, Vinyl & Sun Boards on said Land including on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/boarding sites.

(viii) The Promoter shall be entitled to confer title of building/wing to such society as permissible under law;

(ix) The details of formation of the Apex Body, and conferment of title upon the Apex Body with respect to the said Land and all common areas, facilities and amenities, on the said Land are more particularly specified in the Fifth Schedule hereunder written (hereinafter referred to as "Common Area and Facilities of "Acetron Industrial Estate").

(x) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the said Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

(xi) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development on the said Land, in full or in part, as may be required by the applicable law from time to time. The above details and further aspects of the proposed future and further development of the said land shall be available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.



my 18.1

P. All the allottees of the buildings to be constructed under further development on the Larger Layout shall be entitled to use common areas and facilities shown in Proposed Layout Plan annexed and marked as Annexure "A-1" hereto. The Promoter has obtained/will obtain the necessary permissions and consents, if applicable or necessary, from the concerned authorities in that behalf and make the same will be available for inspection to the Allottee.

Q. The Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

R. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.

S. The Promoter has the right to sell the Industrial Gala/Premises constructed/to be constructed in the said Project by the Promoter and, to enter into this Agreement with the Allottee/s of the said Gala to receive the sale consideration in respect thereof.

T. On-demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the said Land, and the plans, designs and specifications prepared by the Promoter's Architects, M/S SHAH GATTANI CONSULTANTS and of all other documents as are specified under the RERA and the Rules and Regulations made thereunder.

U. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Real Estate Project shall be granted by the competent authority.

V. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, and (ii) approvals and sanctions from other relevant statutory authorities are applied for and/or in process of being obtained and/or obtained by the Promoter.

W. The Promoter has accordingly commenced construction of the Real Estate Project/said Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.

X. The Promoter has agreed to sell to the Allottee and the Allottee has, been registered in respect of title of Promoter in respect of the Acetron Industrial Estate and agreed to purchase and acquire from the Promoter, the said Gala/Premises, **measuring 210.09 Square Meters Carpet Area on the First floor of Building Acetron Industrial Estate** (hereinafter referred to as "said Building") and more particularly described in the Third Schedule hereunder written and shown in red color line on the floor plan annexed and marked as Annexure "G" hereto ("said Gala"), at a price of Rs. 1000000/- (Ten Lakhs Only).



पुस्तक क्र. 99/42	पृष्ठ क्र. 99/106
13,50,000/-	2024

Rs. 13,50,000/- (Rupees One Crore Thirty-Five Lakhs Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee paid the Promoter a sum **Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)** being part payment of the Sale Consideration of the Gala agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge and of and from the same doth release and discharge the Allottee forever).

Y. The carpet area of the said Gala, as defined under the provisions of RERA, is **210.09 Square Meters**.

Z. The said Gala also has attached to Fire Escape balcony aggregately admeasuring --- square meters ("Balcony"). All balcony/ies attached to Gala in the Project Acetron Industrial Estateshall be which shall be kept open and uninterrupted by all allottees of the said Estate.

AA. The Promoter has the right to sell the said Gala in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee(s) of the said Gala to receive the sale consideration in respect thereof.

BB. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Gala, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Acetron Industrial Estate and such title being clear and marketable; (ii) the approvals and permissions (including CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project Acetron Industrial Estate and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirms that the Allottee has/have the financial capability to consummate the transaction.

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

DD. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Gala agreed to be sold to the Allottee(s) and the Parties are therefore executed these presents which shall be registered under the provisions of Indian Registration Act, 1908.

EE. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase and acquire, the said Gala.

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



पृष्ठ सं.	92/48/92/1060
पृष्ठ सं.	74

1. AGREEMENT

The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

2. CONSTRUCTION OF THE PROJECT

The Promoter shall construct building to be known as Acetron Industrial Estate having ground floor plus 2 part upper habitable floors on the said Land more particularly described in Second Schedule hereunder written in accordance with plans, designs and specifications sanctioned by the VVCMC under its Order No. VVCMC/TP/RDP/VP-0311/051/2012-13 dated 12/05/2012 approved the plans in respect of said land having Industrial building and which have been seen and inspected by the Allottee(s) and subject to such variations and modifications as may be considered necessary or as may be required by the Government, VVCMC and/or any other local authority from time to time. The Promoter shall have to obtain prior consent in the writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises, except any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Allottee/s.

3. PURCHASE OF THE SAID GALA AND SALE CONSIDERATION

3.1 The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the **Gala No. 101** admeasuring **210.09 Square Meters Carpet Area** on the **First Floor Building ACETRON INDUSTRIAL ESTATE** more particularly described in the Third Schedule and as shown in red color boundary line on the floor plan annexed and marked Annexure "G" hereto, at and for the consideration of **Rs. 1,35,00,000/- (Rupees One Crore Thirty-Five Lakhs Only)** ("the Sale Consideration").

3.2 The Allottee has paid before execution of this Agreement, a sum of **Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)** as advance payment and hereby agrees to pay to that Promoter the balance amount of Sale Consideration of **Rs. 1,21,50,000/- (Rupees One Crore Twenty-One Lakhs Fifty Thousand Only)** in the following manner:-

- 3.1.1 The Allottee/s has paid on or before execution of this Agreement a sum of **Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)** as part payment ("Booking Amount")
- 3.1.2 Balance Amount of **Rs. 1,21,50,000/- (Rupees One Crore Twenty-One Lakhs Fifty Thousand Only)** on or before the time of handing over the possession of the Premises to the allottee on or before 31st July 2025.

3.3 The Allottee hereby agrees that a particular stage of construction commenced or completed shall be sufficient proof that a particular stage of construction is completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Allottee for non-payment of any amount or installment.



पृष्ठ क्र.	पृष्ठ क्र.	93	94
92	93	94	95
96	97	98	99

It is clarified that Sale Consideration shall be payable by the Allottee/s in the name of M/S Acetron Construction LLP Account No. 052110500000003, maintained with Bassein Catholic Co-Op Bank Ltd, Turner Heights, Bandra West, Mum-400050 Branch with IFSC Code BACB00000052 ("the said Account"). In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Consideration due and payable to the Promoter through an account payee cheque/demand draft/wire transfer/any other instrument drawn in favor of the said Account immediately upon the relevant stage of construction being completed. Any payments made in favor of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 30 (thirty) days from the date of such termination of the Agreement.

5. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Project is complete and the Occupation Certificate is granted by the VVCMC or such other concerned authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Gala shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date on which such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount proportionately from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the said Gala.

6. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Gala and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies (including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

7. The Sale Consideration is escalation-free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local



8. bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/ rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

9. The Allottee(s) further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Consideration (Installments"), the Allottee/s shall deduct TDS (presently at the rate of 1% of the amount paid) as may be applicable from time to time. The Allottee/s after making payment of each Installments on or before 7th day of next month, shall file required forms with the Income Tax Authority in the prescribed format and on or before 22nd day the month on which respective form/s is/are filed and shall furnish challanto the Promoter.

10. The Allottee/s is/are aware that the time to make the payment of Installments and all othertaxes as mentioned in above is the essence of contract and in event of delay on part of the Allottee/s to make the payment of any of the Installment and/or any other tax, then without prejudice to right of the Promoter to cancel and terminate this Agreement, the Allottee/s s shall be liable to pay interest at the Interest Rate to the Promoter on all delayed payments from the due date till the date of realization thereof.

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

12. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local/statutory authority including VVCMC at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Gala to the Allottee/s, obtain the Occupation Certificate in respect of the said Building.

13. Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the said Gala and handing over the same to the Allottee/s after receiving the Occupation Certificate in respect thereof. Similarly, the Allottee(s) shall make timely payments of all installments of the Sale Consideration and other dues/taxes payable by him/her/it/them and meeting, complying withand fulfilling all his/her/its other obligations under this Agreement.

14. FSI, TDR and development potentiality with respect to the said Plot is as under:

The Allottee/s hereby agrees, accepts and confirms that the Promoter promises to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed at Recitals herein above and as depicted in the layout plans, proformas and specifications at Annexure hereto and Allottee/s has/have agreed to purchase the said Gala based on the unfettered and vested rights of the Promoter in this regard.



पुस्तक	दस्तावेज	94	100
115	FSL, 1DR		

Development potentiality with respect to the Proposed Future and Further Development of the said Land:

The Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the ACETRON INDUSTRIAL ESTATE on the said Land (by utilization of the full development potential) in the manner more particularly detailed herein above and as depicted in the layout plans, Performa and specifications at Annexure hereto constituting the Layout Plan and Allottee has agreed to purchase the said Gala based on the unfettered and vested rights of the Promoter in this regard.

16. VOLUNTARY CANCELLATION BY ALLOTTEE(S) ALLOTTEE/S

In the event, the Allottee/s desire/s to cancel the allotment of said Gala for any reason whatsoever, then Promoter shall be entitled to forfeit the amounts equivalent to 10% (ten percent) of the Sale Consideration and the Allottee/s shall not be entitled to such amount paid by him/her/them/it to the Promoter. The Allottee/s shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Gala is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker for sale of the said Gala to the Allottee/s. The Promoter shall not be liable to refund GST, cess and all other taxes paid or payable on this Agreement and/or on the Sale Consideration and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due and payable by the Allottee/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Allottee/s till the time of such cancellation. The Promoter shall return the balance amount from the Sale Consideration (if any) to the Allottee/s within 30 (thirty) days from the date of such cancellation.

17. POSSESSION DATE, DELAY AND TERMINATION

17.1 The Promoter shall complete the construction of the said Gala and offer possession thereof to the Allottee/s on or before 30/06/2025 ("the said Date"). If the Promoter fails and/or neglects to offer possession of the said Gala to the Allottee(s) on the said Date on account of reasons beyond their control, then Promoter shall be liable, on demand, refund to the Allottee/s the amounts already received by the Promoter from the Allottee/s in respect of the said Gala Premises with interest at the Interest Rate calculated from the date the Promoter received such amounts and till such amount is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for offering possession of the said Gala to the Allottee/s, if the completion of the said Building is delayed on account of:

- (i) War, Civil Commotion or act of God;
- (ii) Any force majeure events;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and/or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- (iv) Any statutory order issued by any Court of Law, competent authority, VVCMC or statutory authority;
- (v) Any other circumstances that may be deemed reasonable by the Authority.



(vi) Any delay in procurement/grant of any permission, certificate, consent and/or sanction from the concerned authority;

17.2 The Allottee(s)/s shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned herein below. The Promoter, upon receipt of the Occupation Certificate of the said Gala from the competent authority, and subject to the Allottee/s observing and performing all the terms and conditions of this Agreement (including timely payment of all amounts due and payable under these presents), shall send a written notice ("Possession Notice") to the Allottee/s to occupy the said Gala.

17.3 In the event the Allottee/s fail/s and/or neglect/s to take possession within the specified period, it shall be deemed that the Allottee/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to said Gala after taking possession thereof shall be deemed to be effective from the Date of Possession.

17.4 If the Promoter fail(s) to offer the possession of the said Gala to the Allottee/s on or before the Possession Date, (save and except for the reasons as stated in Clause 17.1), then the Allottee/s shall be entitled to either of the following:

(i) Call upon the Promoter by giving a written notice ("Interest Notice"), to pay interest at the Interest Rate for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottees. The interest shall be paid by the Promoter to the Allottees till the date of offering the possession of the said Gala by the Promoter to the Allottees.

OR

(ii) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter ("Termination Notice") by Courier/E-mail/ Registered Post A.D. at the address provided by the Promoter. On the receipt of the Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause) the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Gala and the Promoter shall be entitled to deal with and/or dispose of the said Gala in the manner they may deem fit and proper.

17.5 In case if the Allottee/s elects his/her/their remedy under sub-clause 17.4 (i) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause 17.4 (ii) above.

18. EVENT OF DEFAULT AND CONSEQUENCES

18.1 The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):



(ii) If the Allottee/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;

(iii) If the representation, declarations and/or warranties etc. made by the Allottee/s in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Allottee/s is untrue or false;

(iv) If the Allottee is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;

(v) If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;

(vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s.

(vii) If the Allottee/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Allottee/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them.

(viii) If the Allottee/s carries out any structural alteration and/or addition in respect of the said Gala or said Building or any part thereof;

(ix) If the Allottee/s fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Gala or any part thereof;

18.2 On happening or occurring of any of the Event of Default, the Promoter shall without prejudice to all other rights that the Promoter may have against the Allottee/s either under this Agreement, or in law or otherwise, the Promoter shall give 30 (thirty) days' notice to the Allottee/s to rectify/remedy such breach and during the notice period, the Allottee/s shall be liable to bear and pay interest at the Interest Rate on the due and payable amount. In the event Allottee/s fail/s to rectify/remedy the breach within notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement ("Termination Date") and (ii) forfeit/deduct all amounts mentioned in Clause 17 above and balance if any, shall be refunded to the Allottee/s without any interest within 30 (thirty) days from the Termination Date. It is further clarified that any profit arising from sale of the said Premises to the new Allottee/s shall be of the Promoter and the Allottee/s shall have no claim against the same.

18.3 In the event of the failure of the Allottee/s to pay the inst. 3 If for making payment of the Sale Consideration the Allottee/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Premises then the same shall be subject to the consent and approval of the Promoter. In the event of the Allottee/s



committing default of the payment of the installments of the Sale Consideration or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the Allottee/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Allottee/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Allottee/s has/have cleared the mortgage/debt/charge within 15 (fifteen) days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Allottee/s shall be entitled to the refund of the amount (if any). However, the Promoter shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Allottee/s from the balance amount standing to the credit of the Allottee/s with the owner (if any) towards the said Premises and (paid by him/her/them to the Promoter towards the Sale Consideration) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Allottee/s shall be entitled to the refund of the balance amount standing credited to the account of the Allottee/s (if any) with the Promoter towards the said Premises. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Allottee/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Allottee/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Allottee/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Allottee/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Allottee/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Allottee/s shall pay on demand his/her/their proportionate share to make up such deficit.

18.4 Notwithstanding anything contrary contained herein, in case the Allottee/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall without prejudice to any other rights or remedies that it may have against the Allottee/s, including the right to terminate and forfeit the amounts as mentioned in Clause 4 from the Sale Consideration and put an end to this Agreement as mentioned herein, and be entitled to receive and recover from the Allottee/s and the Allottee/s shall pay to the Promoter interest on all outstanding payment at the Interest Rate from the due date till the date of realization thereof.

18.5 All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

19. PROCEDURE FOR TAKING POSSESSION:

19.1 Upon obtainment of the Occupancy Certificate from the V.V. or such other competent authority and upon payment by the Allottee of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement,



the Promoter shall offer possession of the said Gala to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project.

19.2 The Allottee shall take possession of the said Gala within 15 days of the Possession Notice.

19.3 Upon receiving the Possession Notice from the Promoter as provided for hereinabove, the Allottee shall take possession of the said Gala from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Gala to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Gala within the time provided herein above, such Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Gala, as applicable and as shall be decided by the Promoter.

19.4 Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share of outgoings in respect of the Real Estate Project and said Land including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the VVCMC or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Land. Until the Society is formed and the Society Conveyance (defined hereinafter) is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion.

19.5 The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall, after completion of an initial period of thirty-six months, pay to the Promoter amounts towards monthly maintenance charges as may be applicable. The amounts paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance (defined hereinafter) is duly executed and registered. On execution of the Society Conveyance (defined hereinafter), the aforesaid deposits less any deductions as provided for in this Agreement shall be paid over by the Promoter to the Society.

19.6 If within a period of 5 (five) years from the date of handing over the said Gala to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Gala or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project.



MM
VJP

19.7 The Allottee shall use the said Gala or any part thereof or permit the same to be used only for purpose of Industrial Use.

19.8 It is agreed and clarified that Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Gala, premises etc. separately and independently and the allottee/s of all the Gala, premises etc. in ACETRON INDUSTRIAL ESTATE shall be admitted to the Society.

20. RIGHTS IN THE SAID GALA AND COMMON AREA

20.1 It is expressly agreed that the right of the Allottee/s under this Agreement or otherwise shall always be restricted to the said Gala only, and such right will accrue to the Allottee/s only on the Allottee/s making payment of all the amounts including the Sale Consideration to the Promoter strictly in accordance with this Agreement and only on the Allottee/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof.

20.2 All other unsold Galas/units, portion or portions of the said Building and/or ACETRON INDUSTRIAL ESTATE including Common Areas and Amenities of layout shall always be the sole and absolute property of the Promoter till that time of the said Building is transferred to the Society. The Allottee/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose of all other unsold Galas/units and portion or portions of the said Building, in the manner deemed fit by the Promoter without any consent or concurrence of the Allottee/s or any other person. The Allottee/s are aware that recreational facilities, which may be made available for the use and enjoyment of the Allottee/s shall also be available to the holders of various premises in the said Building, along with the users/occupiers of other Gala s/units of Acetron Industrial Estate.

20.3 With regards to the Common Areas and Amenities of Acetron Industrial Estate described in the Fourth Schedule hereunder written, it is agreed that: -

i. the Promoter shall always be the owner and will have all the rights, title, interest in respect of the common areas, and will be entitled to deal with and dispose of the same in such manner as the Promoter may deem fit till buildings comprising in layout is transferred unto the Society;

ii. The Allottee(s) shall only be permitted to use the Common Areas and Amenities of Acetron Industrial Estate on such terms and conditions as the Promoter may deem fit.

20.4 With regards to Common Areas and Amenities of Acetron Industrial Estate is described in the Fifth Schedule hereunder written, it is agreed that:

a. The Promoter shall always have control and will have all the rights, title, interest in respect of the said common areas including Common Area and Amenities of Acetron Industrial Estate, and will be entitled to deal with and dispose of the same in such manner as the Promoter may deem fit till Property is transferred unto the Society.



पुस्तक	दस्तावेज	29	106
1	h. The Allottee/s shall only be permitted to use Common Areas and Amenities of Layout on such terms and conditions as the Promoter and/or Society may deem fit.		

c. Occupants of Adjoining Projects shall be entitled to use Common Area and Amenities of Layout with other Allottee/s of Layout on such terms and conditions as the Promoter and/or Society may deem fit and proper.

20.5 The Common Areas and Amenities of Acetron Industrial Estate shall be used only by the occupants of Acetron Industrial Estate. Save and except what has been stated hereinabove in clause 22.4 (c), the Common Areas and Amenities of layout shall be used by all the occupants/owners of Galas/units/ premises of layout.

21. FORMATION OF SOCIETY

21.1 The Promoter shall, as per RERA Act and RERA Rules, submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of Galas in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

21.2 The Allottee shall, along with other allottees of Galas in the said Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules.

21.3 For this purpose, the Allottee shall from time-to-time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

21.4 The name of the Society shall be solely decided by the Promoter.

21.5 The Society shall admit all Allottees of Galas in the said Project as members, in accordance with its bye-laws.

21.6 The Promoter shall be entitled, but not obliged to join as a member of the Society in respect of unsold Gala in the said Project, if any.

21.7 Post execution of the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend necessary cooperation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

21.8 The Promoter shall, as per RERA Act and RERA Rules shall submit application/s to the competent authorities to form other co-operative housing societies to comprise solely of



mm

V.P.

पुनर्क	दस्तावेज क्र.	१२५६	२२	१००
१	२	३	४	५

the allottees of Gala in Acetron Industrial Estate, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules. The Allottees of Galas in Acetron Industrial Estate shall become members of the society in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.

21.9 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

21.10 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold Galas etc. in the said Building Acetron Industrial Estate shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the Society in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Society shall object to or dispute the same. On Promoter intimating to the Society, the name or names of the Allottee/s or acquirer/s of such unsold Gala s, premises, etc., the Society shall forthwith accept and admit such Allottee(s) and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favor, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by Promoter from such Allottee(s) as mentioned in Clause 23.11 below. It is further clarified that for sale of such premises, Promoter shall not be liable to take any permission/consent of the Society.

21.11 The Allottee/s shall pay to the Promoter/Society the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Gala immediately on taking possession thereof.

22. CONVEYANCE TO THE SOCIETY AND OTHER SOCIETIES:

22.1 Within 3 months from the date of issuance of the Full Occupation Certificate with respect to the Real Estate Project, the superstructure of the Project with the Common Areas and Amenities of Acetron Industrial Estate described in the Fourth Schedule hereunder written shall be conveyed to the Society vide ~~the~~ ^{an} indenture of conveyance, provided however that the Land, basements and ~~units~~ ^{parts} shall be retained by the Promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and



पुस्तक	दस्तावेज	23	1060
	99L48		
	2024		

shall be the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Developer shall not be responsible for the same.

22.2 It is agreed that one month prior to Society Conveyance, the Allottee/s shall pay to the Promoter, the Allottee/s share of stamp duty and registration charges payable, if any, on the execution of agreement or any document or instrument of transfer in respect of all the buildings comprising ACETRON INDUSTRIAL ESTATE in favor of the Society. The

Allottee/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this agreement and/or all other documents etc.

23. APEX BODY

23.1 The Promoter, in accordance with RERA Act and RERA Rules, and at the cost and expenses of the Allottee/s of Gala/premises/units etc. in Layout form an Apex Body of all the societies of layout for the purpose of carrying out the maintenance, repairs and/renovation of various infrastructure, common area and facilities items to be provided and comprised in layout and also Common Areas and Amenities more particularly set out in Fifth Schedule hereunder written and as per layout conditions. The Apex Body to be formed shall be a body incorporated under the provisions of the Maharashtra Cooperative Societies Act 1960 or a company which shall be incorporated under the provisions of the Companies Act 2013 and the Promoter shall incorporate the Apex Body as per its discretion. However, allottee/s of Adjoining Project shall pay necessary maintenance charges/outgoing charges at par with allottees of other building for using facilities of layout scheme.

23.2 The Allottee/s shall make his/her/their contribution as may from time to time be required to be made to the Society in which the said Gala is agreed to be allotted for enabling such Society to pay its contribution to the Apex Body for the aforesaid purpose.

23.3 Within a period of 8 (Eight) months from the date of registration of the Apex Body, the Promoter shall, at the costs and expenses of Allottee(s) of Gala s, premises, units etc. of Acetron Industrial Estate execute a transfer deed (Deed of Conveyance or Deed of Lease as may be permitted under Development Agreements) (hereinafter referred to as "Transfer Deed of Apex Body") of said Land, Common Areas and Amenities of layout more particularly described in Fifth Schedule hereunder written (excluding superstructure of the buildings/wings already conveyed to each society) (hereinafter referred to as "Property of Apex Body") in favor of the Apex Body.

23.4 The Apex Body shall be required to join in execution and registration of the Appropriate Transfer Documents. The costs, expenses, charges, levies and taxes on such Transfer Documents and the Registration contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the transfer of title to the Apex Body as contemplated hereinabove, the Apex Body shall be responsible for the operation and management and/or supervision of the said Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.



Handwritten signatures and initials.

3	9924E	28	06
7		2024	

23.5 The Allottee shall, before delivery of possession of the said Gala as mentioned above, deposit the following amounts with the Promoter:

- a. Rs. _____/- for share money of the Society
- b. Rs. _____ Proportionate share of taxes and other charges/levies in respect of the Society and Apex Body (as and when applicable);
- c. Rs. _____ towards Application money, Entrance fee of Society/ Apex Body, Development Charges, water, electricity, and other utility and services connection charges;
- d. Rs. _____ towards 36 months of adhoc common area maintenance charges (towards respective societies)
- e. Rs. _____ towards 36 months of common area maintenance charges (towards Apex Body)

The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter.

23.6 The Allottee shall pay to the Promoter a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Transfer Documents and other deeds, documents and writings.

23.7 The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee along with other Allottee/s of Galas in the Real Estate Project and/or on the said Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the Allottee/s of Galas on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the Allottee/s of Galas in the Real Estate Project shall object to the Promoter laying through or under or over the Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc. belonging to or meant for any of the other buildings which are to be developed and constructed on any portion of the said Land.

23.8 The Apex Body shall be constituted under the guidelines to be framed by the Promoter and the Apex Body shall maintain, govern and administer the infrastructure and common areas of layout on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Promoter. It is clarified that the Apex Body/Promoter may charge additional charges/fees for maintaining, but over and above maintenance charges of infrastructure, common area and facilities. The Allottee/s hereby unconditionally and irrevocably agree/s and undertake/s to make payment of such amounts



V.P.

my

पुस्तक क्र.	दस्तावेज क्र.	पृष्ठ क्र.	पृष्ठ सं.
१	१९८५६	२९	५०६

and with the same as demanded by the Apex Body/Promoter.

23.9 The Allottee/s has/have hereby agreed to abide by the terms as laid down by the Promoter and the Allottee/s shall have no right to question and dispute the decision of the Promoter in regard to their powers and authorities for maintaining the infrastructure, common area and facilities. In the event of the Allottee/s failing to abide by the terms and conditions as laid down by the Promoter, the same shall be deemed as a breach of the terms of this Agreement and thereupon, the Promoter shall have the right to exercise the remedies under the law and as per the terms of this Agreement.

23.10 The Allottee/s shall at no time demand partition of the said Building and/or said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.

23.11 All costs, charges and expenses to be incurred in connection with the formation of Apex Body as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter, as well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid proportionately by all the holders/allottees of the Galas/premises etc. in all the buildings/wings. The Promoter shall not be liable to contribute anything towards such expenses.

23.12 The Allottee/s and the person/s, to whom the said Gala is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter or the said Apex Body may require for safeguarding the interest of the Promoter and/or the Allottee(s) and other Allottee/s.

24. PROJECT

24.1 The name of entire Real Estate Project to be constructed on portion of said Land along with Common Areas and Amenities of Layout shall always be known as Acetron Industrial Estate or such other name as may be confirmed by the Promoter and this name shall not be changed without the written permission of the Promoter.

24.2 It is expressly agreed that the said Gala contains specifications, fixtures, fittings and amenities as set out in the Sixth Schedule hereunder written and the Allottee/s confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Gala.

24.3 It is agreed that the said Gala shall be of RCC with normal brick with cement plaster only.

25. USAGES

The Allottee/s shall use the said Gala only for Industrial purpose.

26. COVENANT AND REPRESENTATION OF THE ALOTTEE(S)

26.1 The Allottee/s by himself/herself/themselves with intention to bind all persons into



whose hands the said Gala and other premises may hereinafter come, even after said Buildings and said Property is conveyed or leased in favor of the said Apex Body, is executed, hereby covenant/s with the Promoter as follows:

(i) Not to do or suffer to be done anything in or to the said Building, said Gala, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Gala itself or any part thereof and to maintain the said Gala at the Allottee's own cost in good repair and condition from the date on which the Allottee/s is/are permitted to use the said Gala. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

(ii) Not to store anything in the refuge floor nor store any goods in the said Gala which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building and in case any damage is caused to the said Building on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.

(iii) Not to change the user of the Gala and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Gala and not to cover or construct anything on the open spaces.

(iv) Not to demolish or cause to be demolished the said Gala or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Gala or any part thereof and keep the portion, sewers, drains, pipes in the said Gala and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Building.

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

26.3 Not to demolish or cause to be demolished the said Gala or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Gala or any part thereof, nor any alteration in the elevation and outside color scheme of the Real Estate Project in which the said Gala is situated and shall keep the portion, sewers, drains and pipes in the said Gala and the appurtenances thereto in good repair and



पुस्तक	पृष्ठ क्र.	2000
9944E	2000	

repair and renovation, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Gala is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Gala without the prior written permission of the Promoter and/or the Society;

26.4 Not to affix any fixtures or grills on the exterior of the said Building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Gala. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee(s)/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoter.

26.5 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Building/ said Land or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

26.6 Not to delay/default in payment of the amounts to be paid to the Promoter in addition to the amounts collected in Clause [] above and pay within [] days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Building.

26.7 Not to delay / default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.

26.8 Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, installments of Sale Consideration, as required to be paid under this Agreement.

26.9 Not to transfer or assign the Allottee's right, interest or benefit under this Agreement and/or let, sublet, sell, mortgage and/or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Gala without the prior written consent of the Promoter/Society. Such consent, if granted shall be subject to the terms and conditions imposed and stipulated by the Promoter/Society therein.

26.10 Shall not violate and shall abide by all rules and regulations framed by the Promoter / its designated project manager or by the Society / Apex Body, for the purpose of maintenance and up-keep of the said Building and in connection with any interior / civil works that the Allottee/s may carry out in the said Gala.

26.11 Shall not violate and shall observe and perform all the rules and regulations which the Society/Apex Body may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of the said Gala in the said Building and shall pay and contribute regularly and punctually



towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

26.12 Not to change the user of the said Gala without the prior written permission of the Promoter, Society and concerned authorities;

26.13 Shall not do or permit or suffer to be done anything in or upon the said Gala or any part of the said Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighborhood provided always that the Promoter shall not be responsible to the Allottee/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Building and the Allottee/s shall not hold the Promoter so liable;

26.14 Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Gala or in or on the common stairways, refuge areas, corridors and passageways in and of the said Building.

26.15 Shall never in any manner enclose any balcony/chajja/flower beds/pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Gala and keep the same unenclosed at all time. The Promoter shall have the right to inspect the said Gala at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the said Gala to its original state.

26.16 The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Gala and the Real Estate Project or any part thereof to view and examine the state and condition thereof.

26.17 Till the Larger Land is conveyed/leased in favor of the Apex Body, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Land, the buildings thereon, or any part thereof, to view and examine or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the said Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply.

26.18 Till the Larger Land is conveyed/leased in favor of the Apex Body, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Land, the buildings thereon, or any part thereof, to view and examine the state and condition thereof.

26.19 Not to permit any person in the employment of the Allottee/s (such as domestic help, drivers, cleaners etc.) to sleep and / or occupy the common area of the said building such



पुस्तक	पृष्ठ सं.	22.06
99248		
2	अस्पताल लॉबी, सैर कक्ष और / या भाग के सैर संपत्ति.	

26.20 Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoter may have against the Allottee/s either under this Agreement or otherwise, the Promoter shall have the right to terminate this Agreement on the breach of the aforesaid conditions.

26.21 In addition to the aforesaid conditions, the Allottee/s further binds himself /herself/themselves in respect of the said Gala and covenants as under:

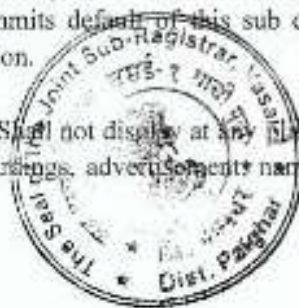
(i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Gala into the compound or the refuge floor or any portion of the said Property/said Building/If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately rectify the same at his/her/their own costs and expenses.

(ii) Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc. in or upon the said Gala, said Building or the said Property or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately take remedial action at his/her/their own costs and expenses

(iii) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Gala and/or said Building and/or layout nor litter or permit any littering in the common areas in or around the said Gala and/or the building and at the Allottee/s own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Gala and/or said Building and/or layout to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee(s)/s shall immediately take remedial action.

(iv) Shall not do either by himself/itself or any person claiming through the Allottee(s)/s anything which may or is likely to endanger or damage the said Building and/or said layout or any part thereof and the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Building and/or said layout. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Building and/or Said layout. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately take remedial action.

(v) Shall not display at any place in the said Building and/or Said layout any bills, posters, hoardings, advertisements, name boards, neon signboards or illuminated signboards. The



Handwritten signatures and initials.

Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Building and/or Common Areas and Facilities of said layout or in any other place or on the window, doors and corridors of the said Building.

(vi) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Building and/or the exterior wall of the said Gala or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter;

27. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

(i) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building, if and when necessary;

(ii) The Promoter has clear and marketable title and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the Land for the implementation of the Acetron Industrial Estate;

(iii) There are no encumbrances upon the said Building except those disclosed to the Allottee/s;

(iv) There are no litigations pending before any Court of law with respect to the said Building and Acetron Industrial Estate except those disclosed to the Allottee/s;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the said Building, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Building, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building and common areas of layout;

(vi) The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoter are restricted into these presents;

(vii) At the time of execution of Transfer Deed in favor of the Society, the Promoter shall handover lawful possession of superstructure of Acetron Industrial Estate and Common Areas and Amenities of Acetron Industrial Estate as detailed in the Schedules hereunder written to the Society;



पुस्तक	पृ.सं. क्र.	39	५६
१	(viii) No. of		

(viii) At the time of execution of Transfer Deed of Apex Body in favor of Apex Body, the Promoter shall handover lawful possession of Property of Apex Body to Apex Body;

(ix) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Gala, which will, in any manner, affect the rights of Allottee under this Agreement;

(x) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Gala to the Allottee in the manner contemplated in this Agreement;

(xi) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the [] Schedule hereunder written to the Society;

(xii) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Promoter obtains Occupation Certificate and thereupon the same shall be borne by the Society;

(xiii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

28. MAINTENANCE CONTRACT

(i) The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Building and such decision shall be final and binding until the conveyance/transfer of superstructure of all buildings, wings of said layout is done in favor of the Apex Body. Thereafter, the Apex body/Society will undertake to maintain the said Building and said layout and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Society shall create and maintain a sinking fund for the purpose of such maintenance.

(ii) The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of Acetron Industrial Estate, such decision shall be final and binding until the Transfer Deed of Apex Body in respect of the Property of Apex Body is executed in favor of the Apex Body. Thereafter, the Apex Body will undertake to maintain said layout and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Apex Body shall create and maintain a sinking fund for the purpose of such maintenance.

29. HOARDINGS AND SIGN BOARDS

It is expressly agreed that the Promoter shall have an irrevocable right and be entitled to put a hoarding on Acetron Industrial Estate or any parts of including on the terrace and/or on the parapet wall and such hoardings may be illuminated or comprising of neon sign and for



my/ V.P.

that purpose, the Promoter are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Building and further the Promoter shall be entitled to use and allow third parties to use any part of the Building for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment's etc. The Allottee/s agree(s) not to object or dispute the same so long as the same does not affect the said Gala. It is further expressly agreed that the Promoter shall have an irrevocable right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Allottee/s/ Society/Apex Body shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter.

30 TRANSFERS

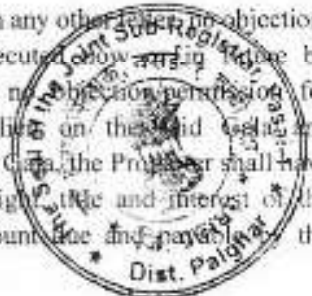
The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Gala or dispose of or alienate otherwise howsoever, the said Gala and/or its rights, entitlements and obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Allottee/s is/are desirous of transferring the said Gala and/or his/her/their rights under this Agreement, then the Allottee/s shall be required to obtain prior written consent of the Promoter, which consent shall be given by the Promoter, subject to such terms and conditions as the Promoter may deem fit and proper.

31. MORTGAGE

31.1 The Allottee/s hereby grant/s his/her/their irrevocable consent to the Promoter mortgaging the said Property with the said Building and/or said Land being constructed thereon, to enable the Promoter to augment the funds for the development of the said Land. The Promoter shall clear the mortgage debt in all respects before the execution of Transfer Deed of Apex Body in the manner provided in this Agreement.

31.2 After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Gala and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Gala.

31.3 Notwithstanding anything contrary contained herein or in any other law, no objection, permission, deeds, documents and writings (whether executed by the Allottee/s or by the Promoter) and notwithstanding the Promoter giving any no objection permission for mortgaging the said Gala or creating any charge or lien on the said Gala and notwithstanding the mortgages/charges/lien of or on the said Gala, the Promoter shall have first and exclusive charge on the said Gala and all the right, title and interest of the Allottee/s under this Agreement for recovery of any amount due and payable by the Allottee/s to Promoter under this Agreement.



Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexure along with the payments due as stipulated in the Payment Plan at Clause 3.6 above, within 30 (thirty) days from the date of receipt thereof by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

33. ENTIRE AGREEMENT:

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

34. RIGHT TO AMEND:

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

35. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE(S) AND SUBSEQUENT ALLOTTEE/S:

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

36. WAIVERS:

36.1 No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.



Handwritten signatures: *mm* and *JP*

36.2 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

37 SEVERABILITY:

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

38 METHOD OF CALCULATION OF PROPORTIONATE SHARE:

Wherever in this Agreement it is stipulated that the Allottee(s) has/have to make any payment, in common with other Allottee/s in Acetron Industrial Estate, the same shall be in proportion to the carpet area of the said Gala to the total carpet area of all the other premises/units/areas/spaces in Acetron Industrial Estate.

39 FURTHER ASSURANCES:

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

40 PLACES OF EXECUTION AND REGISTRATION:

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

40.2 The Allottee/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Allottee/s or their agents will attend such office and pay the fees thereon.

40.3 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Gala including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.



पुस्तक	पृष्ठ सं.	34	40
१	FULL AGREEMENTS:		

The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

42 INDEMNITIES:

The Allottee/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying/performing his/her/their obligations under this Agreement.

43 NOTICES:

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Mr. Vijay Ramesh Lad

Address: Room No. 12, Plot No. 603 Akarshan Society,
Near Amba Mata Mandir, Charkop Sector 6,
Kandivali West, Mumbai (Sub Urban), Maharashtra - 400067

Notified Email ID: vrenterprises2710@gmail.com

M/S ACETRON CONSTRUCTION LLP

1/2, Bandana, 15th Road, Bandra (West), Mumbai-

50 Notified Email ID: ashok@nawanyecorp.com

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

44 PAN For the purposes of this transaction, the details of the PAN of the Promoter and the Allottee(s) are as follows:

(i) Promoter PAN: ABDEA3200G

(ii) Allottee PAN: ACPL7650B



MTV

Signature

पुस्तक	दस्तावेज	38	100
१	२०२५		

45. Joint Allottee/s:

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

46. Stamp Duty and Registration Charges:

The charges towards stamp duty fees and registration charges of this Agreement shall be borne by the Allottee alone.

47. Dispute Resolution:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

48. Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

49. LEGAL ADVICES:

The Allottee/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Acetron Industrial Estate and also the said land and has/have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands and seal to this Agreement on the day and the year first hereinabove written.



Handwritten signatures of the parties, including a signature that appears to be 'V.P.' and another that appears to be 'M.V.'.

समस्त-१			
पुस्तक	पृष्ठ सं.	36	600
१	२०२५		

THE FIRST SCHEDULE HEREINABOVE REFERRED TO
(Description of the said Land)

ALL THAT piece and parcel of land bearing New S. N 123, (old S. No. 139(274) H.No.4), Plot No 60 & 61 admeasuring 908 sq mtrs and 996.44 Sq. mtrs respectively admeasuring situate, lying and being at Village Chandansar, Tal. Vasai, Dist. Palghar within the registration Sub-Dist. of Vasai and registration Dist. of Palghar and within the limits of Vasai-Virar City Municipal Corporation

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of the said Property)

ALL THAT Industrial New Building No.61 (old Building No.60 & 61) having FSI admeasuring 2833.97 Sq. mtrs having Ground and Two upper floors out of land bearing New S.No.123, admeasuring 1904.44 Sq. mtrs situate, lying and being at Village Chandansar, Tal. Vasai, Dist. Palghar within the registration Sub-Dist. of Vasai and registration Dist. of Palghar and within the limits of Vasai-Virar City Municipal Corporation.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(Description of the said Gala")

ALL that **Gala No. 101 admeasuring 210.09 square meters carpet area on First floor** in Industrial Building known as ACETRON INDUSTRIAL ESTATE being constructed on the Land and more particularly described in the First and second Schedule written hereinabove.

10/1



10/1

3	2	3	4
7	2	3	4
7	2	3	4
7	2	3	4

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(List of amenities and facilities in the said Gala)

SPECIFICATIONS & AMENITIES

1. R.C.C. frame structure for heavy Small Scale industrial use.
2. Distemper paint/putty in all units.
3. Acrylic/semi-acrylic paint in all common areas and exterior.
4. Provision of borewell water supply for bathrooms.
5. Electrical fittings at reasonable distance in compound, common passage area, staircase landing, mid-landing and fire balcony.
6. 1 lift of 1.5 tons each of local brand.
7. a) One spacious staircase.
b) Staircase bays designed for maximum light and ventilation.
c) Staircase side walls painted in two coats of cement paints up to ceiling height.
8. a) Each Unit/group of Units supplied with two M.S. Rolling Shutters.
b) Aluminum windows with marble window sill and maximum available opening.
c) M.S. Grill in all windows.
9. a) Overhead and underground storage water tanks of adequate capacities.
b) Water Pump.
10. a) Unit/Group of Units shall be provided with a toilet block consisting of W.C., Urinal and hand wash basin of unbranded local made.
b) Glazed tiles up to 7'-0" height in all bathrooms.
c) Aluminum door and aluminum louvre windows in each bathroom.
d) Well laid out drainage system connected to septic tank of adequate capacity.
11. Suitably levelled concrete compound paving all around the building.



पुस्तक	पृष्ठ सं.	30	100
१	२०२५		

FIXTURES AND FITTINGS

1. Plumbing

- Fittings of Topson/Saga or equivalent brand.
- Sanitary fittings of Sarona/Eagle/Sonara or equivalent brand.

2. Water Pump

- CRI Pumps Pvt. Ltd.

3. Painting

- Acrylic/Semi-acrylic paint from ICI/Asian paint or equivalent.

4. Rolling Shutter

- 22 gauge rolling shutter of sufficient height and width.

5. Window

- Powder-coated aluminum window of Jindal or equivalent brand.

6. Lift

- 1.5 tons lift each of /Omax Elevators or equivalent brand.

7. Lights

- LED bulbs at a sufficient distance of 24 volts each.



SIGNED SEALED AND DELIVERED BY) For M/S ACETRON CONSTRUCTION LLP

the within named "PROMOTER")

M/S ACETRON CONSTRUCTION LLP)

PAN No. ABDFA3200G

Mr. Mohit Nawany
Partner



In Presence of.....)

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

SIGNED AND DELIVERED BY THE
Within named ALLOTTEES

1. Mr. Vijay Ramesh Lad
Pan No. ACCPL7650B



In the presence of.....

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



खसद-१			
कुल क.	दुल क.	२९	७७
१	२०२५		

RECEIPT

RECEIVED the day and year first herein above written off and from the within named Allottee/s a sum of **Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)** being the amount paid by them to us details of payment are as under:

Date	Mode	Amount Gala No. 101	Bank Name
25/06/2025	Cheque No. 000103	Rs. 10,00,000/-	ICICI Bank
25/06/2025	Cheque No. 000104	Rs. 3,50,000/-	ICICI Bank
Total		Rs. 13,50,000/-	

Witness

1. 
2. 

For ACETRON CONSTRUCTION LLP


Partner



पुस्तक	दस्त क.	१२५६	४२	७७
१		२०२५		



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

The extension of registration is granted under section 5(7) of the Act, to the following project: Project: ACETRON INDUSTRIAL ESTATE, Plot Bearing / CTS / Survey / Fha/ Pta No.: New Survey No 123 at Vasai-Vihar City (M Corp), Vasai, Palghar, 401305; registered with the regulatory authority vide project registration certificate bearing No P99000018746 of

1. Acetron Construction LLP having its registered office / principal place of business at Terebi, Mumbai, District: Mumbai Suburban, R/o: 400059

2. This renewal of registration is granted subject to the following conditions, namely:

- 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 (2) 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 realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5, OR
 That entire of the amounts to be realized hereafter by the 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 recoverable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid up to 30/09/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6(7) of the Act read with rule 7 of the Act.
- 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.

Dated: 02/11/2021
 Place: Mumbai

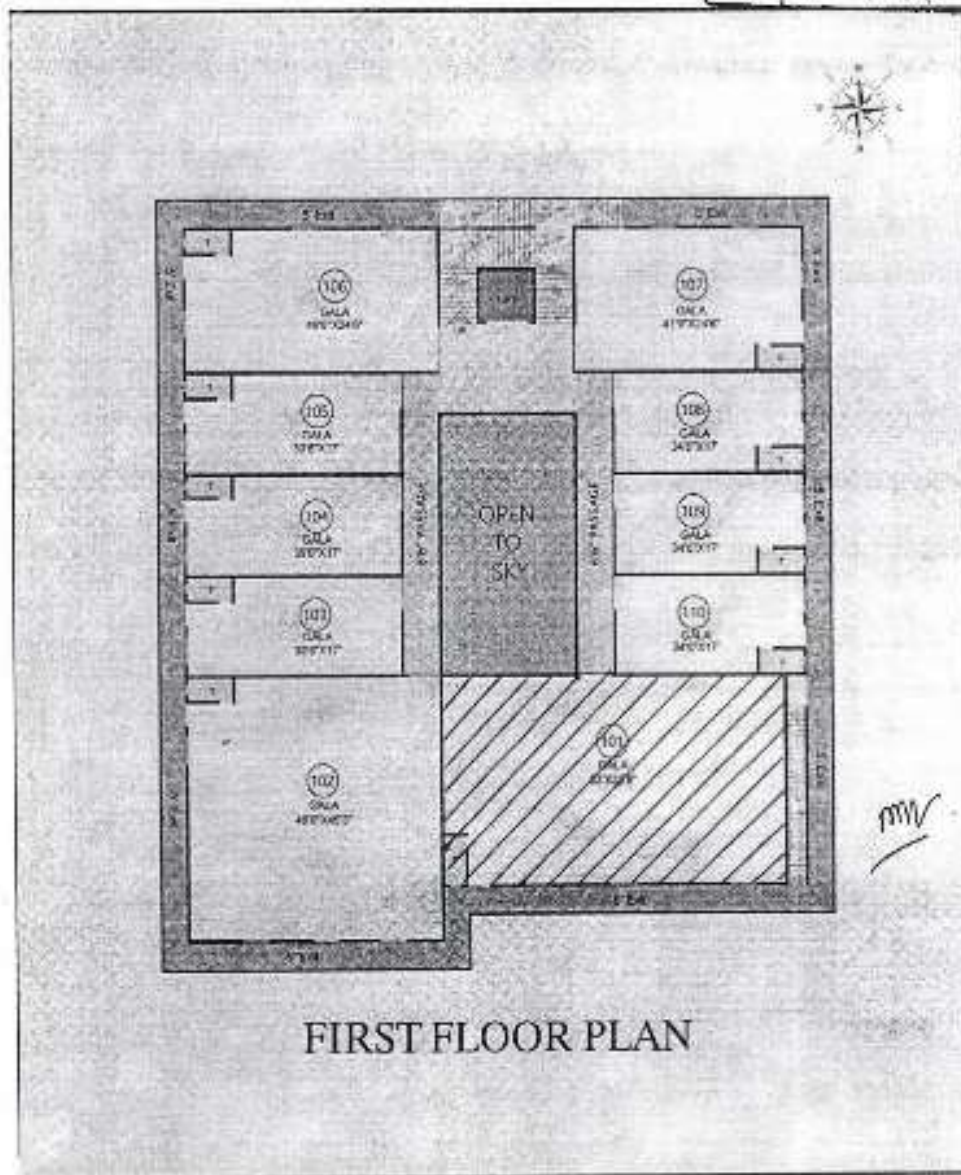
Signature valid
 Digitally Signed by
 Dr. Vasanti Chimanand Prasad
 (Secretary, Maharashtra
 Real Estate Regulatory
 Authority)
 Signature and Seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority



125 / 115

ਸਰਕਾਰੀ ਸਕੂਲ — ਧੰਦਾ
ਸੰਨਦੀਲ — ਖਲਵੰ, ਭਿਆਖੀ

पुस्तक क्र.	दस्तावेज क्र.	पृष्ठ क्र.	पृष्ठ सं.
१	११८५६	४४	१०६
१	२०२५		



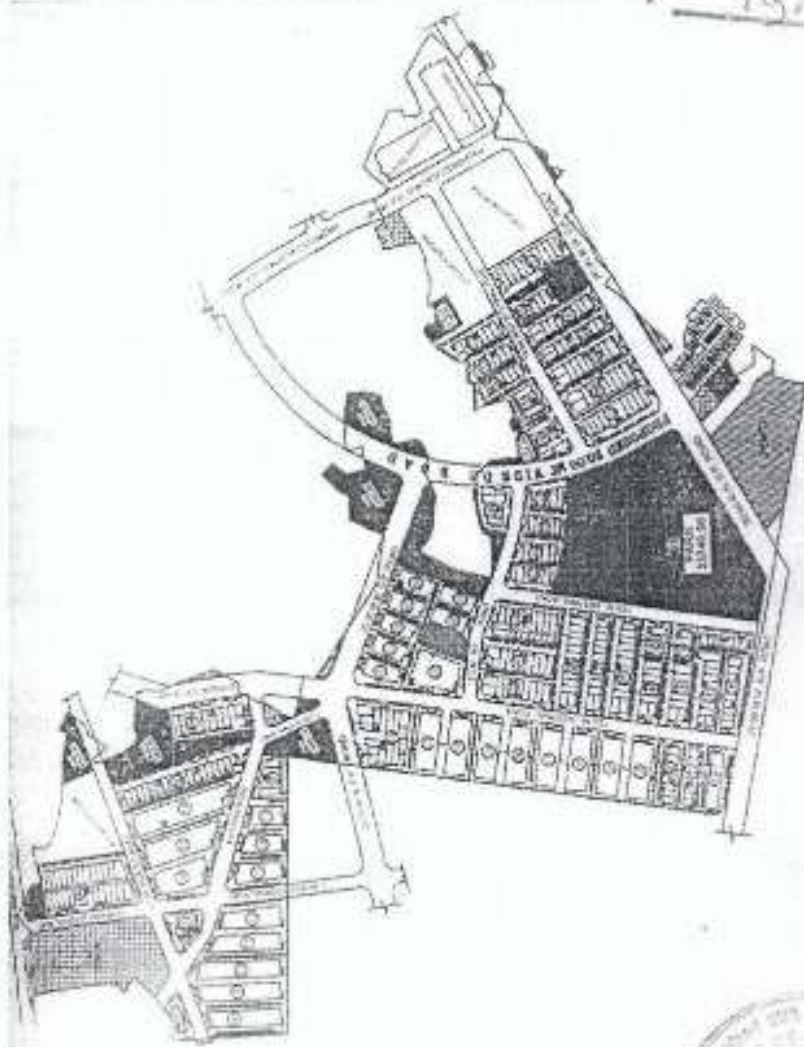
W.P.



पुस्तक	दस्तावेज	84	66
१	२०२५		

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

वर्ग-२
प्लॉट नं. ७७३०
२५/५७



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
HDIL INDUSTRIAL PARK
AT VILL-CHANDANAR, VIRAR(E)
DIST. PALGHAR - 401 704, TMA - 71A



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



STACE TRON CONSTRUCTION LLP

Particular



वर्क-१		
पुस्तक	दस्तावेज	१४५६ ४९ ७७
१		२३५

मुख्य कार्यालय, विहार
विहार (पूर्व),
सा. जमई, वि. जमई - ४०१ १२५.



दस्तावेज : १४५६७ / ४९ / ७७
पृष्ठ : १४५ - १४६
ई-मेल : urbanaffairs@nic.gov.in

जयक.स. : २४/३३.४.
दिनांक : १७/०३/२०१७

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful in the planning authority to direct the removal or alteration of any structure erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a space waste disposal unit at a location accessible to the Municipal Corporation, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. One for every 50 tenements or part thereof for non-ha disposable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to meet dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of drainage with spaces before applying for occupancy certificate of new building as per the format furnished by Municipal Corporation.
- 8) You are responsible for the deposits that may arise due to Toller Access matter. Urban City Municipal Corporation is not responsible for any such deposits.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Cover Fee under NDC before applying for Plinth Completion Certificate, if applicable.
- 11) You shall provide two solid disposal for drinking, cooking and for other use of the activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Urban City Municipal Corporation. New trees shall be planted on the premises @ 30 per sq m in BUA and 100 per sq m in R.G. Further you shall submit NDC from local Authority of VVCHC before applying for occupancy certificate regarding compliance to governing law and act.
- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TSA-432001/2005/CR-290/01AS-11 dated 10/03/2005 & TPN-4307/296/CR-24/2007/UD-II dated 05/06/2007 by appointing the Rain Water Consultants empowered by VVCHC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empowered consultant of VVCHC.
- 14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission from relevant N.A order. PWD, NDC, NDC from Highway Authority, NDC from Railway, NDC from MSED, MOEF, CRZ/Wetlands etc. as may be applicable and to A TIR as notified as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Act/ requirements are not done, only you shall face the consequences arising out of such lapse from your side and VVCHC is not responsible for the lapses from your side. You are responsible for complying with all conditions of N.A. orders/permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other authorities, only you shall be responsible for the said violation and the same may call for actions by concerned Authority as per other statutory provisions. Urban City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not satisfied the validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCHC as the same need to be complied by concerned Authority.



पुस्तक	दस्तावेज	पृष्ठ	पृष्ठ
१	२०२५	५१	५८

मुख्य कार्यालय,
वराहवंत नगर, चिरार (प.)
ता. वसई, जि. पालघर - ४०१ १०१



दस्तावेज : २०२५/१०१/२०२५/२५
केंद्र : २०२५/१०१
ई-मेल : vvc@vvcnagar.com
नायक : व.वि.श.म.
दिनांक : १

VVCMC/TP/CC/VP-0311/15/2024-25

Dated 11/01/2024

To,

- 1) M/s Acetron Construction, LLP
Through partner of Shri. Mohit Ashok Navani,
P.A.Holder of M/s Privilege Power & Infrastructure Pvt. Ltd
1/2 Bandra 15 feet road Bandra (W)
MUMBAI 400 050.
- 2) Mr. Divyesh Shah, Architect...
103, Lucky Palace, Station Road,
Vasai (West), Taluka : Vasai,
Dist: Palghar

Sub- Grant of Occupancy Certificate for Industrial Building No.61 (Gr+2
pt.) floors on land bearing New S.No.123, S. No. 111(266), H. No. 1, 2,
3, 7, 8, S. No. 112(273), H. No. 1/1, 1/2, 6, 7, 8, 9, S. No. 113(265), H.
No. 1, 2Pt, 2Pt, 3, 4, 5, S. No. 114(264), H. No. 1, 2, S. No. 115(263), H.
No. 2, 3, 5, S. No. 116(262), H. No. 13, 14, S. No. 120(272), H. No. 3, 4,
5Pt, 5Pt, 6, 7, 8Pt, 8Pt, 9, 10, 11, 12, 13, 14Pt, 14Pt, 15, 16, 17Pt, 17Pt,
18, 20, S. No. 121(253), S. No. 122(259), H. No. 5Pt, 5Pt, 6, 7Pt, 7Pt, 8,
9, S. No. 123(225), H. No. 1, 2, 3, 4, S. No. 127(258), H. No. 1A/9,
1A/15, 1A/16, 1A/17, 1A/18, 1A/19, 1A/20, 1A/25, 1A/26, 1A/28,
1A/29, 1A/30Pt, 1A/30Pt, 1A/31, 1A/32, 1A/33, 1A/34, 1A/35, 1A/36,
1A/37, 1A/38Pt, 1A/38Pt, 1A/38Pt, 1A/39, S. No. 130(224), S. No.
134(254), H. No. 8, S. No. 135(253), H. No. 1/1, 1/3, 2Pt, 2Pt, 2Pt,
S. No. 136(222), H. No. 1, 2, 3Pt, 3Pt, 3Pt, 3Pt, 3Pt, S. No. 137(252), S.
No. 138(251), H. No. 3Pt, 3Pt, 4Pt, 4Pt, 4Pt, 13Pt, 15, S. No. 139(274),
H. No. 1, 2, 4Pt, 4, 5 of Villages Chandansar, Tal.: Vasai, Dist.: Palghar.



- Ref: 1) NOC from Chendansar Grampanchayat vide letter dated
27/09/2007 for construction.
2) N. A. Order No. REV/D-L/T-9/NAP/SR-93/2007 dated 31/10/2007
from the Collector, Thane.
3) Assurance letter from Virar Municipal Council vide letter dated
29/12/2007 for potable water supply.
4) Approved Layout Plan vide letter No. CIDCO/VVSR/CC/BP-
4502/E/4658 dated 11/08/2009.
5) Revised Development Permission granted vide letter No.
CIDCO/VVSR/ RDP/6P-4502/E/5267 dated 19/11/2009.
6) Revised Development Permission granted vide letter No.
CIDCO/VVSR/ RDP/BP-4502/E/5873 dated 18/02/2010.
7) Revised Development Permission granted vide letter No.
VVCMC/TP/RDP/VP-0311/051/2012-13 dated 22/05/2012.
8) Revised Development Permission granted vide letter No.
VVCMC/TP/RDP/VP-0311/0270/2013-14 dated 23/10/2013.
9) Revised Development Permission granted vide letter No.
VVCMC/TP/CC/ VP-0311/01933/2013-14 dated 23/10/2013.
10) Revised Development Permission granted vide letter No.
VVCMC/TP/RDP/VP-0311/0947/2013-14 dated 05/02/2014.
11) Revised Development Permission granted vide letter No.
VVCMC/TP/RDP/VP-0311/0352/2014-15 dated 30/03/2015.
12) Revised Development Permission granted vide letter No.
VVCMC/TP/RDP/VP-0311/095/2016-17 dated 17/03/2017.

Scanned by CamScanner



पुस्तक	दस्तावेज	पृष्ठ	वॉल्यूम
१	९९८५६	५२	१००
१	२०२५		

दा. २५
म. २५

Dated // 10/10/2024

VVCMC/TP/OC/VP-0311/1572024-2-5

- 13) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0311/08/2021-22 dated 05/04/2021
- 14) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0311/789/2021-22 dated 04/01/2022
- 15) Recolpt No.1502 dated 19/07/2022 for potable water supply from Vasal Virar City Municipal Corporation.
- 16) Development completion Certificate dated 27/06/2022 from the Licensed Architect.
- 17) Structural stability certificate from your Structural Engineer vide letter dated 27/06/2022
- 18) Plumbing certificate dated. 27/06/2022
- 19) Rain water harvesting letter dated. 28/04/20232
- 20) NOC from lift Inspector dated. 12/05/2022
- 21) NOC from Tree Plantation Department of VVCMC dated. 25/08/2022
- 21) NOC from Chief Fire Officer dated. 10/08/2022
- 22) Report from Composting Consultant dated 13/06/2022.
- 23) Latitude 19°27'57"N & Longitude 72°50'10"E
- 24) Your Architects letter dated. 30/06/2022
- 25) Legal opinion received from Advocate dated 02/07/2024.

Sir / Madam,

The Applicant M/s Acetron Constructions LLP applied for Occupancy certificate for Industrial Building No. 61 (Ground+2pt Floors) in HDIL Laynuk, Village Chandansar. With respect to same legal opinion from High Court Panel Advocate Vishwanath is obtained which states as follows "In view of the above explanation, it is important for VVCMC to verify if Mr. Hiten Sakhuja had applied for any change in original plan or amendment sanctioned to HDIL, and if so, whether the same is with the written permission of HDIL. Further, since Mr Hiten Sakhuja has further assigned the development right in respect of Industrial building no. 61 to M/s Acetron construction LLP, It is also important for VVCMC to verify if M/s Acetron construction LLP after the it acquired the industrial building no.61 has applied for change in original plan or amendment with the consent of Mr. Hiten Sakhuja. Considering these factual aspects, in my opinion VVCMC to thoroughly verify the correct position before taking final decision "

AND "Further, considering the factual issues, it is advised not only to obtain "Indemnity Bond" but also a "Title Certificate" from the M/s Acetron Construction LLP in respect of the Industrial Building No.61 for which Occupancy Certificate is sought by the purchaser from VVCMC." Hence in the back drop of above the Occupancy certificate for Industrial Building No. 61 is granted conditionally as per letter enclosed.

Please find enclosed herewith the necessary Grant of Occupancy Certificate for Industrial Building No.61 (Gr+2pt) floors on land bearing New S.No.123, S. No. 111(266), H. No. 1, 2, 3, 7, 8, S. No. 112(273), H. No. 1/1, 1/2, 6, 7, 8, 9, S. No. 113(265), H. No. 1, 2Pt, 2Pt, 3, 4, 6, S. No. 114(264), H. No. 5, 2, S. No. 115(263), H. No. 2, 3, S. No. 116(262), H. No. 13, 14, S. No. 120(272), H. No. 3, 4, 5Pt, 5Pt, 6, 7, 8Pt, 8Pt, 9, 10, 11, 12, 13, 14Pt, 14Pt, 15, 16, 17Pt, 17Pt, 18, 20, S. No. 121(353), S. No. 122(259), H. No. 5Pt, 5Pt, 6, 7Pt, 7Pt, 8, 9, S. No. 123(325), H. No. 1, 2, 3, 4, S. No. 127(259), H. No. 1A/9, 1A/15, 1A/16, 1A/17, 1A/18, 1A/19, 1A/20, 1A/25, 1A/26, 1A/28, 1A/29, 1A/30Pt, 1A/30Pt, 1A/31, 1A/32, 1A/33, 1A/34, 1A/35, 1A/36, 1A/37, 1A/38Pt, 1A/38Pt, 1A/38Pt, 1A/39, S.

Scanned by CamScanner



वसई-१			
पुस्तक	दस्तावेज	43	106
१	२०२५		

मुख्य कार्यालय,
यशवंत नगर, विरार (प.)
ता. वसई, जि. पालघर - ४०१ १०१



दूरध्वनी : ०२२५८ - २५२२५०१ / ०२२५८३३३/०५५०६
फैक्स : ०२२५८ - २५२५२५०
ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/OC/NP-0311/15/2024-25

Dated 11/10/2024

No. 130(324), S. No. 134(254), H. No. B, S. No. 135(253), H. No. 1/1, 1/2, 1/3, 2Pt, 2Pt, 2Pt, S. No. 136(322), H. No. 1, 2, 3Pt, 3Pt, 3Pt, 3Pt, 3Pt, S. No. 137(252), S. No. 138(251), H. No. 3Pt, 3Pt, 4Pt, 4Pt, 4Pt, 13Pt, 15, S. No. 139(274), H. No. 1, 2, 4Pt, 4, 5 of Village: Chandensar, Tal.: Vasai, Dist.: Palghar, along with as built drawings completed under the supervision of Mr. Divyesh Shah Architect (License/Registration No CA/81/6322) may be Occupied on the conditions mentioned in enclosure.

You are required to submit revised DLR map showing the Roads, R.G., Amenity Plot, D.P. Road Reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith



Encl.: a.a
C.C to:

- 1) Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation
Ward Office-----
- 2) DMC
Property Tax Department,
Vasai Virar City Municipal Corporation
- 3) DMC
Tree Department,
Vasai Virar City Municipal Corporation

Commissioner

Vasai Virar City Municipal Corporation

Certified that the above permission is
issued by Commissioner VVCMC, Virar

Deputy Director,
VVCMC, Virar.



carner

K. A. SANGHAVI & CO.
ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI
ADVOCATE

203, Purvee Chambers, Behind Maha Nagar Palika, Vasai Road, (West), Dist. Palghar - 401 202
Email: kirisangavi10@gmail.com

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Sub: Building No.61 admeasuring 15067.44 sq.ft or thereabout out of M.A. Land bearing old S.No.139, B. No.4 New S.No.123 of Village Chandanvar, Tal. Vasai, Dist. Palghar.

This is to certify that we have taken search in sub-registrar Vasai office and investigated title in respect of above property and in our opinion title to the said land is clear, marketable and free from encumbrance in favour of **M/S PRIVILEGE POWER AND INFRASTRUCTURE PVT.LTD** subject to available records.

By joint venture agreement dated 07/07/2011 between **M/S PRIVILEGE POWER AND INFRASTRUCTURE PVT.LTD** and **M/S HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD** said **M/S PRIVILEGE POWER AND INFRASTRUCTURE PVT.LTD** have agreed to develop said property alongwith **M/S HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD** on the terms and conditions contained in the said joint venture agreement.

By another development agreement dated 10/11/2011 duly registered with sub-registrar Vasai. Serial document No.15502/2011 dated 10/11/2011 the said **M/S HOUSING DEVELOPMENT & INFRASTRUCTURE LTD** as owners therein, and **M/S PRIVILEGE POWER & INFRASTRUCTURE PVT LTD** as confirming party, owners therein with the confirmation of confirming party therein had agreed to grant development right in respect of the said building to **SHRI HETIN RAMESH SAKHJIA** on consideration and as per terms and conditions contained in the said development agreement.

[Handwritten Signature]



पुस्तक	पृष्ठ	दिनांक
19248	74	00
१	२०१५	

K. A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI

ADVOCATE

203, Purvee Chambers, Behind Maha Nagar Palika, Vasai Road, (West), Dist. Palghar - 401 202
Email: kirtsangavi10@gmail.com

--2--

By another development agreement dated 15/10/2015 duly registered with sub-registrar Vasai under document No.Vasai2-7130-2015 dated 15/10/2015 the said SHRI HETIN RAMESH SAKSODKA as party of first part therein had agreed to grant development right in respect of the said building to M/S ACETRON CONSTRUCTION LLP on consideration and as per terms and conditions contained in the said development agreement with a right to construct said building and sale the galas in the said building to the prospective purchasers in their own name and appropriate consideration amount as they deem fit and proper.

FOR K.A. SANGHAVI & CO.

K. A. Sanghavi

(KIRIT A. SANGHAVI)

ADVOCATE.

Dated: 10/09/2018.



K. A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI

ADVOCATE

203, Purvee Chambers, Behind Maha Nagar Palika, Vasai Road, (West), Dist. Palghar - 401 202
Email: kiritsangavi10@gmail.com

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Sub: Building No.61 admeasuring 15067.44 sq.ft or thereabout out of N.A. Land bearing old S.No.139, H. No.4 New S.No.123 of Village Chandanser, Tal. Vasai, Dist. Palghar.

This is to certify that we have taken search in respect of above property in Sub-Registrar office at Vasai from 1987 to 2018 in respect of above property and our finding are as under:

1987 - No Transaction
1988 - Deed of Conveyance Between
SMT.JANKIBAI MAHADEV CHURI & 7 ors
--Vendors

AND

SHRI SHRIKANT GANGAPRASAD MISHRA &
SHRI DEEPAK HARISHCHANDRA THAKUR
--Purchasers

(for S.No.139(274) H.No.4)

1989-1997 - No Transaction
1998 - Deed of Conveyance between
SHRI SHRIKANT GANGAPRASAD MISHRA &
SHRI DEEPAK HARISHCHANDRA THAKUR
--Vendors

AND

SMT MANJULA MAHENDRAPPRATAP SINGH &
SMT ANUTADEVI SHARDAPRASAD SINGH
--Purchasers

(for S.No.139(274) H.No.4)



पुस्तक	पृष्ठ सं.	46	66
१	२०२५		

K. A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI

ADVOCATE

203, Purvee Chambers, Behind Maha Nagar Palika, Vasai Road, (West), Dist. Palghar - 401 202
Email: kintsargavi10@gmail.com

--2--

- 1995 - No Transaction
- 2000-2006 - No Transaction
- 2007 - Deed of conveyance between
SMT MANJULA MAHENDRAPRASAD SINGH &
SMT AMTULADEVI SHARADAPRASAD SINGH
--Vendors
AND
M/S PRIVILEGE POWER & INFRASTRUCTURE
Pvt.Ltd.
--Purchasers
(for S.No.139(274) H.No.4)
- 2008-2017 - No Transaction
- 2018 - Index II book not ready

We certify that title to the said property is clear, Marketable and free from all encumbrances in favour of **M/S PRIVILEGE POWER & INFRASTRUCTURE PVT.LTD** Subject to available records.

By joint venture agreement dated 07/07/2009 made between **M/S PRIVILEGE POWER AND INFRASTRUCTURE PVT.LTD** and **M/S HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD** said **M/S PRIVILEGE POWER AND INFRASTRUCTURE PVT.LTD** have agreed to develop said property alongwith **M/S HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD** on the terms and conditions contained in the said joint venture agreement.

By another development agreement dated 10/11/2011 duly registered with sub-registrar Vasai under document No.15502/2011 dated 10/11/2011 the said **M/S HOUSING DEVELOPMENT & INFRASTRUCTURE LTD** as owners therein, and **M/S PRIVILEGE POWER & INFRASTRUCTURE PVT LTD** as confirming party, owners therein with the confirmation of confirming party therein had agreed to grant development right in respect of the said building to **SHRI RITIN RAMESH SAKHUJA** on consideration and as per terms and conditions contained in the said development agreement.



[Handwritten signature]

पुस्तक	दस्तावेज क्र.	पृष्ठ	पृष्ठ
१	११८५६	५८	७७
		२०२५	

K. A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI

ADVOCATE

203, Purvee Chambers, Behind Maha Nagar Palika, Vasai Road, (West), Dist. Palghar - 401 202.
Email: kiritsangavi10@gmail.com

--3--

By another development agreement dated 15/10/2012 duly registered with sub-registrar Vasai under document No.Vasai2-7130-2015 dated 16/10/2015 the said SHRI HETIN RAMESH SAKHUBA as party of first part therein had agreed to grant development right in respect of the said building to M/S ACETRON CONSTRUCTION LLP on consideration and as per terms and conditions contained in the said development agreement with a right to construct said building and sale the flats in the said building to the prospective purchasers in their own name and appropriate consideration amount as they deem fit and proper.

FOR K.A. SANGHAVI & Co.

Kirit A. Sanghavi
(KIRIT A. SANGHAVI)

ADVOCATE

Dated: 10/09/2018.



32/1 (पानी बहाव) अधिनियम १९५६, २-अनुसूची के तहत कर्तव्य करने के लिए निर्देशित किया गया है।

१. पानी बहाव अधिनियम १९५६, २-अनुसूची के तहत कर्तव्य करने के लिए निर्देशित किया गया है।

२. पानी बहाव अधिनियम १९५६, २-अनुसूची के तहत कर्तव्य करने के लिए निर्देशित किया गया है।



- | | |
|--------------------------------|----------------|
| १) डि.सी. गैर | १९५६/२५ फी.मी. |
| २) डि.सी. रिप्लेसमेंट गैर | २९५६/२५ फी.मी. |
| ३) डि.सी. रिप्लेसमेंट गैर - २५ | २९५६/२५ फी.मी. |
| ४) १० % और नीचे | २९५६/२५ फी.मी. |
| ५) ५ % से एक से अधिक | २९५६/२५ फी.मी. |



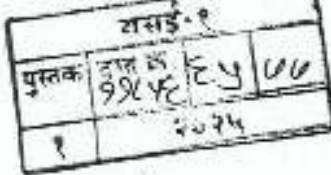
१. पानी बहाव अधिनियम १९५६, २-अनुसूची के तहत कर्तव्य करने के लिए निर्देशित किया गया है।



समस्त ७७५
३२ ३५



१. ...
२. ...
३. ...
४. ...
५. ...
६. ...
७. ...
८. ...
९. ...
१०. ...
११. ...
१२. ...
१३. ...
१४. ...
१५. ...
१६. ...
१७. ...
१८. ...
१९. ...
२०. ...
२१. ...
२२. ...
२३. ...
२४. ...
२५. ...
२६. ...
२७. ...
२८. ...
२९. ...
३०. ...
३१. ...
३२. ...
३३. ...
३४. ...
३५. ...
३६. ...
३७. ...
३८. ...
३९. ...
४०. ...
४१. ...
४२. ...
४३. ...
४४. ...
४५. ...
४६. ...
४७. ...
४८. ...
४९. ...
५०. ...
५१. ...
५२. ...
५३. ...
५४. ...
५५. ...
५६. ...
५७. ...
५८. ...
५९. ...
६०. ...
६१. ...
६२. ...
६३. ...
६४. ...
६५. ...
६६. ...
६७. ...
६८. ...
६९. ...
७०. ...
७१. ...
७२. ...
७३. ...
७४. ...
७५. ...
७६. ...
७७. ...
७८. ...
७९. ...
८०. ...
८१. ...
८२. ...
८३. ...
८४. ...
८५. ...
८६. ...
८७. ...
८८. ...
८९. ...
९०. ...
९१. ...
९२. ...
९३. ...
९४. ...
९५. ...
९६. ...
९७. ...
९८. ...
९९. ...
१००. ...



CHALLAN
MTR Form Number-6



GRN: MEK08022212021020	BARCODE	Date: 16/11/2021-10:52:12	Form ID: 4607
Department: Inspector General of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment: Registration Fee		PAN No. (If Applicable): ABCFA3200S	
Office Name: GDR-18, JT SUB-REGISTRAR ANDHERI 7		Full Name: MOHIT ASHOK NAWANY PARTNER OF	
Location: MUMBAI		ACFTRON CONSTRUCTION LLP	
Year: 2021-2022 One Time		Flat/Block No.: AS PFR DOCUMENT	
Account Head Details		Premises/Building	
Amount in Rs.		Road/Street	
003004001 Stamp Duty	500.00	BANDRA WEST	
003003301 Registration Fee	100.00	Area/Locality	
		MUMBAI	
		Town/City/District	
		PIN	
		4 0 0 0 0 0	
		Remarks (If Any)	
		PAN-AQOPSA000S-SecondPartyName-AKASH RAMESH PANDYA-	
		Amount in Words: Six Hundred Rupees Only	
300.00		Words	
Payment Details: ICICI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	
		Ref. No.	
		60105332021111617254	
		3713428772	
Cheque/DD No.		Bank Code	
		RBI Date	
		16/11/2021-10:54:34	
		Not Verified with RBI	
Name of Bank		Bank Branch	
		ICICI BANK	
Name of Branch		Scrip No. / Date	
		100, 17/11/2021	



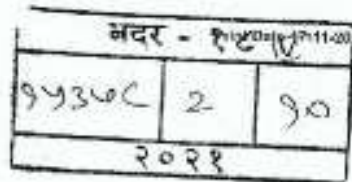
Department ID: 9373050878
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
उपरोक्त चालान केवल दस्तावेज के पंजीयन के लिए ही मान्य है। अनपंजीकृत दस्तावेज के पंजीयन के लिए यह चालान मान्य नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usrid	Defacement Amount
1	051031-10378	0004201101202102	17/11/2021-11:33:38	IGR055	100.00
2	051034-10378	0004201101202102	17/11/2021-11:38:38	IGR055	500.00
Total Defacement Amount					600.00



Sign Of



पुस्तक	दस्तावेज	१७७५६	६६	७७
१		२०२५		

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 1611202110414	Receipt Date 17/11/2021
Received from Mr. Aasitran Kanstrakshan Elsalpi Tarphie Bhagdar Shri Mohit Ashok Navare ---, Mobile number 9373090878, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 15378 dated 17/11/2021 at the Sub Registrar office, Joint S.R. Andheri 7, of the District Mumbai Sub-urban District.	
DEFACED ₹ 200 DEFACED	
Payment Details	
Bank Name IBKL	Payment Date 16/11/2021
Bank CIN 10004152021111809051	REF No. 2725399652
Deface No. 1611202110414D	Deface Date 17/11/2021
This is computer generated receipt, hence no signature is required.	



बंदर - १८१५	
१५३७८३	१०
२०२१	

पुलक	पुलक	पुलक
9964	9964	9964
2024	2024	2024

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1811202110414	Date 18/11/2021
Received from Me Aashron Kishorakhan Bhalaji Tarphie Bhagidar Shri Mohit Ashok Navani - Mobile number 9373080878, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name: IDBI	Date: 18/11/2021
Bank CIN: 10004152021111809051	REF No: 2725399852
This is computer generated receipt, hence no signature is required.	



पुलक - १	
993406	90
२०२१	

पुस्तक	दस्तावेज	एल	सी
१	११५४	६८	७७
	२०२५		

--1--

POWER OF ATTORNEY

ADMISSION AND PRESENTATION ONLY

TO ALL TO WHOM THESE PRESENTS SHALL COME MR. MOHIT ASHOK NAWANI having residing at 1/2 SUMMER BREEZE, 15TH ROAD, BANDRA (W), MUMBAI-400050.

: SEND GREETING:

WHEREAS

1. I am Partner of M/S. ASCETRON CONSTRUCTION LLP
2. The said M/S. ASCETRON CONSTRUCTION LLP are developing and constructing industrial complex on the Land bearing Survey No. 123, village Chandansar, Taluka Vasai Dist : Palghar or any other places.
3. Whereas Partners of M/S. ASCETRON CONSTRUCTION LLP has to be signed & executed the Agreement for sale of Industrial Gala/Units/flats/Shops etc.
4. Such Agreement for sale, Leave and License, Correction Deed, cancellation deed, Mortgaged Deed Release Deed, Conveyance Deed are required to be registered with the Joint Sub-Registrar Vasai 1 to 6.
5. Being unable to attend Joint-Sub Registrar Vasai 1 To 6 Offices we are desirous of Appointing MR. AKASH RAMESH BANIYA AND MR. RAMESH M. BANIYA R/O 298, MAHARDO SMRUTI, UMELE, TALUKA VASAI, DIST : PALGHAR 401202 to be our true and lawful attorney for us and on our name behalf of to do the present admit and perform the following Acts, deeds, matters and things.
- a) To lodge the Agreement for sale of Industrial Gala/Units documents executed, Signed by Us of our firms Name and any one of the Attorney Holder to admit and present the same in the office of Joint-Sub Registrar VASAI 1 to 6 for purpose of registering the name of prospective purchasers.
- b) Therefore it is necessary for us to appoint and proper person to be our attorney MR. BANIYA AND MR. RAMESH K. BANIYA any one of the



बंदर - १८७		
१५३८८	५	१०
२०२१		

यसई-१		
पुस्तक	दफ्त. क्र.	९९८५६
१	२०२५	

-2-

to attend office of Joint Sub-Registrar VASAI for registration of Documents which are executed, Signed by us on behalf of our firm.

We hereby confirm and ratify whatsoever that our said Attorney shall lawfully do and admit and present Documents executed, signed by us virtue of these presents.

IN WITNESS WHEREOF We have hereunto set our hand on this 17th day of November 2021.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED EXECUTANTS
M/S. ASCETRON CONSTRUCTION LLP
THROUGH ITS PARTNERS
MR. MOHIT ASHOK NANAVY
In the presence of



१. सहायक नोटरी
२. सहायक नोटरी



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED ATTORNEY
HOLDER MR. AKASH R. BANIYA
MR. RAMEER M. BANIYA
In the presence of



१. सहायक नोटरी
२. सहायक नोटरी



बदर - १८६		
०५/११/२१	६	१०
२०२१		



पुस्तक सं. ९९५६ ८००८०८
१ २०२५



नैतिकता प्रमाण / Ethical No. 10071102803509
To
श्री. अशोक अग्रवाल
Aashok Agrawal
17, Sahakar Dham
१७ अक्षर
मुंबई
Sahakar Dham Mumbai
Mumbai-400002
0982011719

Ref ID: 73 / 132612 / 02716 / 14
644888361371

आपका आधार क्रमांक / Your Aadhaar No.:

2328 5366 1837

आधार - सामान्य माणसाचा अधिकार



आधार - सामान्य माणसाचा अधिकार



बंद - १८
३५३६८
२०२३

खसदु-१			
पुस्तक	दस्तावेज	१५४८	७९ ५७
१	२०२५		



51415378

सुषमार, 17 नोव्हेंबर 2021 11:33 म.पू.

सर्वे गणेश्वर भाग-१

आदर्श

सं. १५३७६/२०२१

दस्तावेज क्रमांक: बघरा18 /15378/2021

यागार मुल्य: ₹. 01/-

मौखिका: ४. ७१५

ਅਰਸਲੀ ਸੁਰੀਜ਼ ਕੁਲ: 8,500/-

डु. नि. ०४६, डु. नि. ०४७ यांचे कार्यालयपाल

पानां १७४४३

प्राप्त दिनांक: 17/11/2021

अ. क्र. 15370 वरदि. 17-11-2020

मादरकरपाराचे नाव: मे. येरोदोन केंद्रस्थान एलएलपी लॉ.
भागीदार श्री मोहित अशोक नवानी - -

रोजी 11:32 म.पू. ना. हजारा केला.

मोडर्न पी	रु. 150.00
-----------	------------

रसक हाताळणी की ₹. 200.00

पृष्ठांची संख्या: 10

एकड़: 300.00

यस्तु ह्येव करणान्याची मन्त्रः

Joint S. R. Furdholt 7

सू. ३५५५ निवेदन, अंश ११ का १३

ଦଶାଧ୍ୟାୟ ଶ୍ରବଣ: କୁଳମୁଦ୍ରାଧାରୀ

मुद्रांक शुल्क: (40-र) वेल्हा एकाच संस्था/संस्थांच्या संस्थात एका निष्ठा अधिकारकर्त्याकडोनी मोठोपी कल्प्याच्या मुद्रांक प्रदानत मळी
निष्ठा अने एक निष्ठा अधिकारकर्त्याकडोनी निष्ठा केल्याचे कल्प्यांत दर्शयल्ले निष्ठा तसेल वेल्हा

दिनांक: 17/11/2021 11:32:28 AM श्री वेङ्कट (सावरीकर)

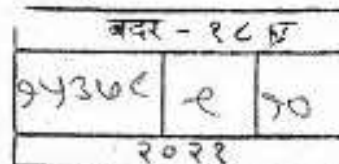
ડિઝાઇન: 2-17/11/2021 11:33:10 AM નીચેના સ્ક્રીન

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी खात्यात १९५६ डिसेंबर १९ रोजीच्या तारखेनुसार नोंदणीत घेवलेला आहे. उल्लेखित मनुष्य कानूर विभागात व्यक्ती, साक्षीदार व सोबत जोडलेल्या पत्रावलीतही सविधाने उपासनी आहे. दस्तऐवजी सत्यता, वैधता खात्यापेक्षा यादीसहती दस्त विभागात व कानूनीधारक हे संदर्भातून जाणवत राहतील.

मिहिरदय्यारे

लिखित प्रश्न



घोषणापत्र

पुस्तक	दस्तावेज	७४	७५
१	११५६	२०२५	

मी आकाश रमेश बनिया घोषित करतो की दुययम निबंधक वसाई १ यांचे कार्यालयात करारनामा दस्तावेज नोंदणीसाठी सादर करण्यात आला आहे, मोहित अशोक नवानी भागीदार मे अॅसेट्रीन रियल इस्टेट एलएलपी यांनी दिनांक 10/11/2017 रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर करारनामा हा दस्त नोंदणीस सादर करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती मयत झालेली नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर दस्तावेजावर उपरोक्त सक्षम मालकाची सही आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 21/07/2015

कुलमुखत्यार पत्रधारकाचे नांव
आकाश रमेश बनिया



सही



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY RAMESH LAD
RAMESH BABURAO LAD

27/10/1978
Permanent Account Number
ACCPL7650B

Signature



वसई-१			
पुस्तक	दस्तावेज	वसई	वसई
१	99LYE 09 000	२०२५	

38

भारत सरकार
Government of India

विजय रमेश लड
Vijay Ramesh Lad
जन तिथि/DOB: 27/10/1978
पुस्तक/ID: 99LYE 09 000



7412 6287 8144
VID: 9173 6240 2875 1562

माझी आयकर, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पुस्तक/ID: 99LYE 09 000
आधार कार्ड नं./Aadhaar No.: 99LYE 09 000
पुस्तक/ID: 99LYE 09 000

Address:
ROOM NO 12 PLOT NO 603 AKARSHAN
SOCIETY, NEAR ANBA MATA MANDIR,
CHARKOP SECTOR 6, Kandivali West,
Mumbai Sub Urban
Maharashtra - 400057



7412 6287 8144
VID: 9173 6240 2875 1562

भारत सरकार
Government of India

आधार कार्ड नं./Aadhaar No.: 99LYE 09 000
पुस्तक/ID: 99LYE 09 000

आधार कार्ड नं./Aadhaar No.: 99LYE 09 000
पुस्तक/ID: 99LYE 09 000

2956 7171 3017

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पुस्तक/ID: 99LYE 09 000
आधार कार्ड नं./Aadhaar No.: 99LYE 09 000
पुस्तक/ID: 99LYE 09 000

Address:
Room No. 114, Mahadev Temple, Sakinaka Road,
Sakinaka, Sakinaka, Sakinaka, Sakinaka,
PO Sakinaka Road, Sakinaka, Maharashtra,
421302



2956 7171 3017
UIDAI



संज्ञा क्रमांक: २०८१/११८५६/२०२५

वाजारा मूल्य: ₹. 1,25,26,000/-

सावधानी: ₹. 1,35,00,000/-

अंशज संश्लेषण शुल्क: ₹. 9.45,000/-

द. नि. सह. द. नि. वसई यांचे कार्यालयाने

अ. क्र. 11856 वा दि. 21-07-2025

वेळी 11:51 वा. पु. वा. हजेरा केला.

पावणी 13895

पावणी दिनांक: 21/07/2025

सावरकरगाराचे नाव: विजय रमेश लाड -

नांदणी की

₹. 30000.00

३५८ शिवाळणी की

₹. 3080.00

पूर्वीची संख्या: 77

दोन हजेरा करणाऱ्यांची मंडी:

सह दुय्यमानबधक, वसई-१
वर्ग-२

दस्तावा प्रकार: अनायासा

मुद्रांक शुल्क: (पुनः) कोषाच्याही महासंगणकीकृत हद्दीत किंवा स्थानगत अंशजाला कोषाच्याही बंदक अंशाला हद्दीत किंवा पुनः (पुनः) महासंगणकी
त कोषाच्या कोषाच्याही तालुकी अंशाला

मिळता क्र. 1 21 / 07 / 2025 11 : 51 : 00 AM ची वेळ: (सावरकरगारा)

मिळता क्र. 2 21 / 07 / 2025 11 : 52 : 18 AM ची वेळ: (पुनः)

मूल्य: 33080.00

सह दुय्यमानबधक, वसई-१
वर्ग-२

प्रतिज्ञा पत्र

महा संपत्तीत हा वेळी आणत ११५६ अंशज अंशजाला महासंगणकीकृत
कोषाच्या बंदक अंशाला कोषाच्याही महासंगणकीकृत हद्दीत किंवा स्थानगत अंशजाला कोषाच्याही बंदक अंशाला हद्दीत किंवा पुनः (पुनः) महासंगणकी
त कोषाच्या कोषाच्याही तालुकी अंशाला

लिहून देणारा

लिहून देणारा



दस्तावेज क्रमांक: 11856/2025

दस्तावेज प्रकार: करारनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	छाया प्रमापित
1	नाव: विजय रमेश लड - - पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: कम नं 12 प्लॉट नं 603 आकर्षण सोलापटी अंदा माता मंदिर अक्षक नारकोप सेक्टर 8 कांदिवली पश्चिम मुंबई (सब अवेन) महाराष्ट्र, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर: ACCPL7650B	विहून देणार वय :- 45 स्वाधरी:-		
2	नाव: ये अनेट्रोन कन्स्ट्रक्शन एजएलपी चे भागीदार की मोहित अ नवानी लफे कु मु श्री आकाश आर बनिया - - पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 1/2 बंदना 15 वा रोड अंदा पश्चिम मुंबई, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर: ABDFA3200G	विहून देणार वय :- 32 स्वाधरी:-		

दस्तावेज करार करून देणार लक्षात घेता करारनामा या दस्तऐवज करून दिल्याचे कळत राहतात.

शिफारस क्र.3 ची वेळ: 21/07/2025 11:53:36 AM

जोडले:

दस्तऐवज निष्ठावताना कमुतीनबाब देणाऱ्या सर्व पक्षकारांनी लोखंड समती-आधारित - आधार प्रभावीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून देणार विजय रमेश लड - -	21/07/2025 11:56:19 AM	विजय रमेश लड M 1316686839919759360 
2	ये अनेट्रोन कन्स्ट्रक्शन एजएलपी चे भागीदार की मोहित अ नवानी लफे कु मु श्री आकाश आर बनिया - -	21/07/2025 11:54:03 AM	आकाश रमेश बनिया M 1168418971575672832 

प्रमाणित करण्यात येते की
हा दस्तावेज एकूण पाने 06 आहे.

शिफारस क्र.4 ची वेळ: 21/07/2025 11:56:20 AM

सह-दुय्यम निवेदक, वसई-१

सह-दुय्यम निवेदक, वसई-१

दुय्यम निवेदक 9
99648
कार्यकाय जेदना
सह-दुय्यम निवेदक, वसई-१
तारीख 29 जून 06 घन 2024

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY RAMESH LAD	eChallan	69103332025072011602	MH005762626202526E	945000.00	SD	0003298989202526	21/07/2025
2		DHC		0725203004301	3080	RF	0725203004301D	21/07/2025
3	VIJAY RAMESH LAD	eChallan		MH005762626202526E	30000	RF	0003298989202526	21/07/2025

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

<https://10.10.246.39/MarathiReports/HTML/reports/HtmlReportSummary2.aspx?cross=pa45bTyw5D>

1/2



2/2

