



09/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 378/2020

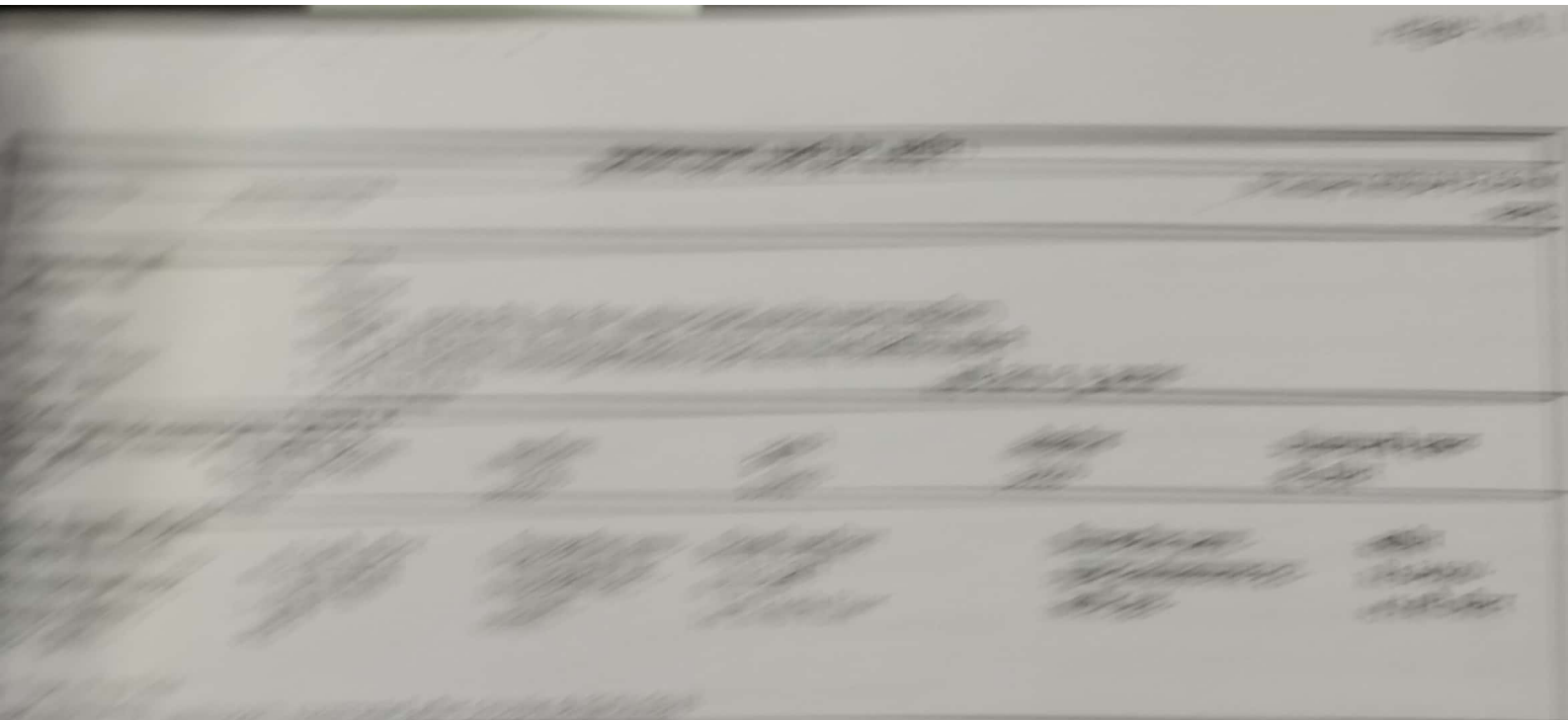
नोंदणी :

Regn:63m

गावाचे नाव : कोयनावेळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4445000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1711545
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (बसल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र.2.1 दर रु. 34,500/- प्रति चौ. मी. सदनिकानं. 202,दुसरा मजला,विंग के,बिल्डिंग नं. 6,सिद्धिविनायक रिद्धिमा,सर्वे नं. 1/1/7,1/8/बी,आणि 1/9,कोयनावेळे,ता. पनवेल,जि. रायगड क्षेत्र 45.10 चौ. मी. कारपेट ((Survey Number : 1/1/7,1/8/बी , आणि 1/9 ;))
(5) क्षेत्रफळ	1) 45.10 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अत्तल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-से सिद्धिविनायक होम्स तर्फे भागीदार गौश्व पी.अग्रवाल यांचा वतीने कु. सु. अखत्यारी धनंजय भरत महारनवर - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस प्लॉट नं. 35, सेक्टर 5, ऑप गणेश मंदिर, खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-ABRFS2668G
3)दस्तऐवज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अत्तल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राकेश कुमार याचा वतीने कु सु स्वाती राकेश कुमार कश्यप - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 705,श्री कृपा हर्षनील अपार्टमेंट, प्लॉट नं 192,सेक्टर 10, खारघर, नवी मुंबई, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-AIKPV8430F 2): नाव:-स्वाती राकेश कुमार कश्यप - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 705,श्री कृपा हर्षनील अपार्टमेंट, प्लॉट नं 192,सेक्टर 10, खारघर, नवी मुंबई, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410210 पॅन नं:-BGPPK0409P
दस्तऐवज करून दिल्याचा दिनांक	09/01/2020
दस्त नोंदणी केल्याचा दिनांक	09/01/2020
अनुक्रमांक,खंड व पृष्ठ	378/2020
बाजारभावाप्रमाणे मुद्रांक शुल्क	266700
बाजारभावाप्रमाणे नोंदणी शुल्क	30000

गोरा



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Evaluation ID 202001095749 09 January 2020,04:37:56 PM पवल2

मूल्यांकनाचे वर्ष 2019
 जिल्हा रायगड
 मूल्य विभाग तालुका : पनवेल मौजे: घोट कॅम्प (कोयना वेलहे)(पनवेल महानगरपालिका)
 उप मूल्य विभाग 2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी
 क्षेत्राचे नांव A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 खूली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
 3590 34500 39000 50400 39000 चौ. मीटर

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र(Built Up)- 49.61 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे मूल्यदर/बांधकामाचा दर- Rs.34500/-
 उद्भववाहन सुविधा - आहे मजला - 1st To 4th Floor कार्पेट क्षेत्र- 45.1चौ. मीटर

Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 = (34500 * (100 / 100)) * 100 / 100
 = Rs.34500/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 34500 * 49.61
 = Rs.1711545/-

Applicable Rules = 3, 18, 19

अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य +
 बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी
 = A + B + C + D + E + F + G + H + I
 = 1711545 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.1711545/-

Home

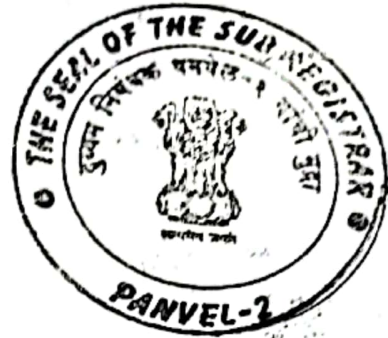
Print

पवल-२

30/1/2020

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३७८/२०२०
४/१००



Siddhiv P.

AGREEMENT FOR SALE

THIS AGREEMENT is made on this 09th day of Jan,
2020.

BETWEEN

M/S. SIDDHIVINAYAK HOMES, a partnership firm formed under the provisions of the Indian Partnership Act, 1932 having its registered office at : Plot No.-35, Sector-5, Opp. Ganesh Mandir, Kharghar, Navi Mumbai - 410 210, [PAN: ABRFS2668G] represented through its partner Mr. Gaurav P. Agrawal, age - 34 years, hereinafter referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being of the said firm, the survivors or survivor and the heirs, executors, administrators and assigns of the last survivors) of the ONE PART;

For SIDDHIVINAYAK HOMES

~~*Siddhiv P.*~~
Partner

Siddhiv P.

Siddhiv P.

AND
MR. RAKESH KUMAR INDIAN INHABITANT(S) RESIDING AT: 705,
SHREE KRUPA HARSHNEEL APARTMENT, PLOT NO - 192, SECTOR -
10, KHARGHAR, NAVI MUMBAI - 410 210,

AND
MRS. SWATI RAKESH KUMAR KASHYAP INDIAN INHABITANT(S)
RESIDING AT: 705, SHREE KRUPA HARSHNEEL APARTMENT, PLOT
NO - 192, SECTOR - 10, KHARGHAR, NAVI MUMBAI - 410 210.

प व ल - 2
306/705/10
9/1005

... shall be deemed to mean and include, in the case of an individual, his or her or their heirs, executors, administrators and permitted assigns, in the case of a Partnership firm, the partners from time to time and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in the case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its heirs, executors, administrators and assigns (and permitted assigns) of the **OTHER PART**;



... and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as "Party".

The Promoters herein are the owners of the land bearing Survey No-1/1/7 (Old Survey no- 1/1A/2), admeasuring 6000 square meters or 60.00 Gunthas situated at Village Koyavele, Taluka Panvel, District Raigad. The copy of the 7/12 extract is annexed herewith & marked as "Annexure - 1-A".

The Promoters herein are the owners of the land bearing Survey No-1/8/B, admeasuring 2025 square meters or 20.25 Gunthas situated in Village Koyavele, Taluka Panvel, District Raigad. The copy of the 7/12 extract is annexed herewith & marked as "Annexure - 1-B"

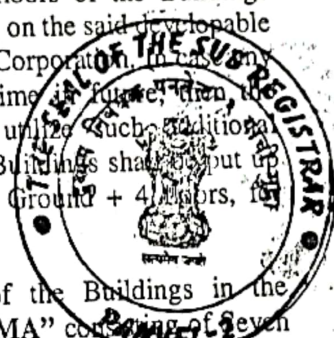
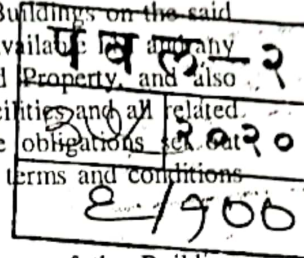
The Promoters herein are the owners of the land bearing Survey No-1/9, admeasuring 2030 square meters or 20.30 Gunthas situated in Village Koyavele, Taluka Panvel, District Raigad. The copy of the 7/12 extract is annexed herewith & marked as "Annexure - 1-C"

The said lands are adjacent to each other together admeasuring 10055.00 square meters and is show in black colour boundary line on the plan annexed hereto and marked as "Annexure - 2", and more particularly described in the First Schedule hereunder written.

AND WHEREAS, the said land admeasuring 10055.00 sq-metres is situated in the Village Koyavele now falling under Panvel Municipal Corporation and hereinafter referred to as the said "developable land/said property", the details of which are more particularly mentioned in the FIRST SCHEDULE hereunder written, and delineated on the plan annexed herein along with the said Schedule and shown thereon surrounded by boundary lines

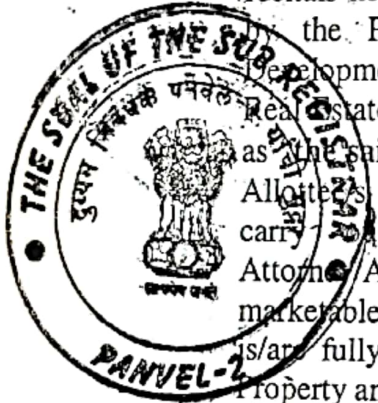
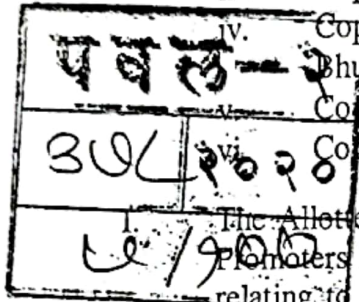
AND WHEREAS, The plans, designs and specifications for constructing the buildings on the said land are approved by the Panvel Municipal Corporation, vide their Commencement Certificate vide its Order No. 2018/PMC/TP/BP/135/2018, dated 26/09/2018. The copy of the Development permission is annexed herewith and marked as "Annexure - 3"

- B. Promoters herein, has undertaken the construction of Buildings on the said developable land, (defined therein) by consuming the available and any additional FSI/TDR as may be available on the said Property, and also construction of amenities and Common Areas and Facilities and all related and incidental activities thereto, and perform all the obligations set out therein, at its cost, charges, expenses and risk, on the terms and conditions therein contained.
- C. Plans for construction upto ground and 4 upper floors of the Buildings consuming FSI admeasuring 10035.79 square metres, on the said developable land have been sanctioned by the Panvel Municipal Corporation. If any additional FSI/TDR is available at any point of time, the Promoters/Land Owners shall be at liberty to utilize such additional FSI/TDR, whereby an additional floor or floors or Buildings shall be put up for construction on the existing approved plan of Ground + 4 floors, for utilisation of the balance FSI.
- D. The Promoters have commenced construction of the Buildings in the complex named as "SIDDHIVINAYAK RIDDHIMA" consisting of Seven Buildings, on the said developable land admeasuring 10055.00 sq-metres at Survey no - 1/1/7, 1/8/B and 1/9, at Village: Koynavele, Tal - Panvel Raigad. The said project shall be always known as "SIDDHIVINAYAK RIDDHIMA" and hereinafter referred to as "the said project". As per the Development permission annexed herewith and marked as Annexure: 3, presently the project approved consists of seven buildings comprising of 13 Wings, for Ground + 4 upper Floors. The Promoter/Land Owner herein intends to construct Additional Floor/Floors on all the Seven Buildings/Thirteen Wings and/or additional Buildings by utilizing the balance/additional FSI/TDR and shall put up an application with the appropriate authority for use of the balance FSI/TDR available by construction of additional Floor/Floors on all the Seven buildings and/or additional Buildings if required so.
- E. The Promoters have appointed Architect Adinath Patkar (O7 Architects & Planners), registered with the Council of Architects and also appointed a Structural Engineer S.V. Patel (M/s S.V. Patel & Associates) for preparing structural designs and drawings and specifications of the Buildings to be constructed on the said Property and the Parties accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of the Buildings unless otherwise changed by the Promoters.
- F. The Advocates: Mr. Prashant A Bhujbal, have issued a Certificate of Title relating to the said land/project, and a copy of which is annexed herewith and marked as Annexure "4".
- G. The Allottee/s has/have approached the Promoters and offered to purchase an Apartment FLAT NO. 202 on the SECOND FLOOR, in WING: 'K' of BUILDING NO. '6' in the project "SIDDHIVINAYAK RIDDHIMA" being constructed by the Promoter. The said apartment/flat is shown in black Colour hatched lines on the plan annexed and marked as Annexure "5A",



AND WHEREAS the clear block plan showing the layout of the project which is intended to be constructed and to be sold and the said unit which is intended to be bought by the Allottee in this said project layout is clearly demarcated and marked as "Annexure 5B" and hereto hereinafter referred to as "the Said Premises" or the "said Apartment/Flat at the price and on the terms and conditions hereinafter appearing;

- H. Copies of following documents are annexed to this Agreement;
- Copy of 7/12 extract (Annexure "1A, 1B & 1C");
 - Copy of the Plan showing the said property (Annexure "2")
 - Copy of the Development Permission (Annexure "3")
 - Copy of Title Certificate given by Advocate Prashant A Bhujbal (Annexure "4")
 - Copy of the floor plan (Annexure "5A")
 - Copy of the Approved Layout plan (Annexure "5B")

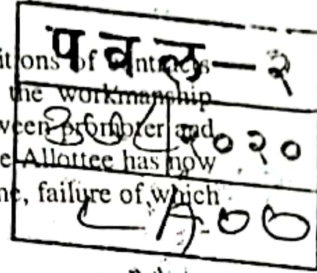


The Allottee/s has/have demanded inspection from the Promoters and the Promoters have given inspection to the Allottee/s of all documents of title relating to the said Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoters Architects, the Title Certificate, revenue records, Development Permissions etc. and all other documents as specified under the Real Estate (Regulation and Development) Act 2016, (hereinafter referred to as "the said Act") and the rules and regulations made thereunder. After the Allottee/s enquiry, the Promoters herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own Attorney Advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s is/are fully satisfied with the title of the Promoters in respect of the said Property and the Promoters' right to allot various premises in the Buildings to be constructed on the said Property and has/have agreed not to raise any requisitions on or objections to the same.

- J. AND WHEREAS the Promoter has obtained some of the sanctions/approvals from the concerned local authority(s) to the plans, the specification, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building/Project.
- K. AND WHEREAS while sanctioning the Said plans concerned local authority and/or Government has laid down certain terms, condition, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s/phase shall be granted by the concerned local authority.
- L. AND WHEREAS the Promoter has in compliance with rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoter with

N. AND WHEREAS the Allottee has independently made himself aware about the specifications provided by the Promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same.

O. AND WHEREAS the Allottee has been shown the conditions of contracts with the vendors/contractors/manufactures as regards to the workmanship and quality of products/fittings and fixtures as agreed between promoter and the vendors and upon independently verifying the same the Allottee has now agreed to the same, and has also agreed to abide by the same, failure of which shall absolve the Promoters to that extent.



P. AND WHEREAS, the Allottee has applied for apartment in the said project vide application dated 21/11/2019 for Apartment No 202 having area of 45.10 square meters on the Second Floor in the Wing Building no - "6" ("Building") in the said project, particularly described in Schedule II and the floor plan of the apartment as annexed hereto and marked as "Annexure 5");



Q. AND WHEREAS relying upon the aforesaid application, the Promoter has agreed to allot and sell to the Allottee, the said apartment at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

R. AND WHEREAS the carpet area of the said Apartment is 45.10 Square meters and "carpet area" means the net usable floor area of an apartment, excluding, the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

S. AND WHEREAS the Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligation detailed herein; The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the said project.

T. AND WHEREAS the Promoter in compliance of section 13(1) of the Real Estate (Regulation and Development) Act, 2016 is required to execute a written Agreement for sale of the said Apartment in favour of the Allottee/s, being in fact these presents and also to register said Agreement for sale under the Registration Act, 1908, the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents. AND WHEREAS this agreement shall remain in force and shall not merge into any other agreement save and except the conveyance deed as stated herein after.

U. AND WHEREAS this agreement does not preclude, diminish the rights of any financial institutions, fund, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of the allotted in respect of his unit in the said project.

V. AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MAHARASHTRA under Project Registration No. P52000018157.

and assumptions stipulations contained in this Agreement on the terms and conditions herein after;

X. And that the allottee has not given any third party any rights to enforce this said agreement unless the said unit is transferred to the them.

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

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30/12/2020	29/12/20
E/Job	

The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.

CONSIDERATION OF THE SAID APPARTMENT/FLAT:



The Promoters shall construct the Buildings on the said Property in accordance with the plans, specifications, and designs as approved by the concerned local authority and which have been seen and perused by the Allottee/s with such variations and modifications as the Promoters may consider necessary or as may be required by the Government, semi-government authority, project architect and/or any other local authority from time to time. The Allottee/s hereby expressly consent/s to the Promoters/ Land Owners making variations or modifications in the plans as they may deem fit or which are required to be made by the Promoter in compliance of any order or direction etc. issued by the Competent Authority or any Statutory Body under any law of the State or Central Government. The Allottee/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.

2.2.1 The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to allot to the Allottee/s the said Premises being an **APARTMENT/FLAT NO. 202** on the **SECOND FLOOR**, in **WING - 'K'** of **BUILDING NO '6'** admeasuring **45.10** sq.-mtrs of carpet area in the said project "**SIDDHIVINAYAK RIDDHIMA**" for the lumpsum consideration of **Rs. 44,45,000/- (RUPEES FOURTY FOUR LAKH FORTY FIVE THOUSAND ONLY)**.

2.2.2 PAYMENT SCHEDULE

2.2.3 i) Flat No. **202** on the **Second** floor, in Wing **'K'** of Building no **6** in project "**SIDDHIVINAYAK RIDDHIMA**", and as shown in black colour hatched lines on the typical floor plan annexed and marked as **Annexure '5A'** for the lumpsum consideration of **Rs. 44,45,000/- (RUPEES FOURTY FOUR LAKH FORTY FIVE THOUSAND ONLY)**. hereinafter referred to as

- For SIDDHIVINAYAK HOMES

1	10%	presents	Rs. 4,89,000/-
2	20%	Within 30 days from the execution of this presents	Rs. 9,78,000/-
3	15%	On Completion of Plinth Work	Rs. 2,93,500/-
4	8%	On Completion of 1st Slab	Rs. 1,51,200/-
5	7%	On Completion of 2nd Slab	Rs. 1,36,450/-
6	5%	On Completion of 3rd Slab	Rs. 97,750/-
7	5%	On Completion of 4th Slab	Rs. 97,750/-
8	8%	On Completion of Internal Plaster	Rs. 3,55,600/-
9	7%	On Completion of External plaster	Rs. 3,11,150/-
10	5%	On Completion of Flooring	Rs. 2,22,250/-
11	5%	On Completion of External Painting	Rs. 2,22,250/-
12	5%	At the time of Possession	Rs. 2,22,250/-
	100%	GRAND TOTAL	Rs. 44,45,000/-



The Total Sale Price above excludes Taxes consisting of tax paid or payable by the Allottee by way of Value Added Tax, Service Tax, Cess, GST, or any other similar taxes which may be levied, in connection with the construction and sale of and carrying out the said Project payable by the Allottee presently or at any time in future, up to the date of handing over the possession of the Apartment, but includes Registration Charges and Stamp Duty charges, which are agreed to be paid by the Promoters herein.

The ALLOTTEE/S shall pay the amounts as aforesaid on the due dates without fail and without any delay or default, *as the time in respect of the said payments is the essence of this contract.*

All these areas mentioned herein are indicative and are approximate areas and that the ALLOTTEE/S herein agree/s to buy the said flat as one residential FLAT as a whole and not on the basis of the said indicative area in the project named as "SIDDHIVINAYAK RIDDHIMA" (hereinafter referred to as the "said BUILDING/PROJECT"), more specifically described in the SECOND SCHEDULE hereunder written as shown in the FLOOR PLAN thereof hereto annexed, and also undivided interest in the common area and facilities, together with the amenities to be provided therein as mentioned in the LIST OF AMENITIES annexed hereto.

For SIDDHIVINAYAK HOMES

[Signature]

[Signature]

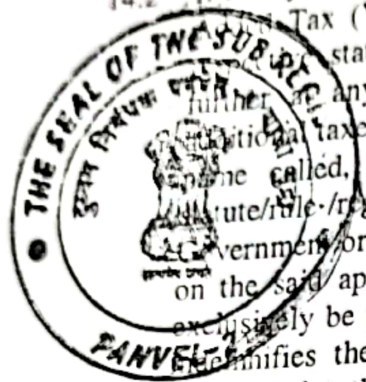
[Signature]

Housing Society / Association /
 Housing Society / Association / C
 let or hindrance, with an intention to comm
 lights and all other common amenities.

14.0 PAYMENT OF TAXES, CESSSES, OUTGOINGS ETC: -

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14.1 The Purchaser/s/ALLOTTEE herein is well aware that, presently the Goods and Service Tax i.e. GST is imposed on the agreed consideration, for the sale of apartment by the Promoter to the Allottee of the as per the act, responsibility to pay the aforesaid tax from with the Allottee. Hence it is agreed between the parties hereto that the Allottee/s herein shall bear and pay the aforesaid tax amount on or from time to time for the execution of this present or as become applicable from time to time for this transaction to the Promoter herein, to enable the Promoter to discharge the liability in respect of the same to the Government.



14.2 If at any time, after execution of this agreement, the service tax and Value Added Tax (VAT), GST, or any other Tax, is imposed/increased under any statute by the central and state government respectively and any time before or after execution of this agreement any further taxes/ duty/ charges/ premium/ cess/ surcharge etc., by whatever name called, is levied or recovered or becomes payable under any statute/rule-/regulation notification order/either by the Central or the State Government or by the local authority or by any revenue or other authority, on the said apartment or this agreement or the transaction herein, shall exclusively be paid/borne by the Allottee/s. The Allottee/s hereby, always confirm the Promoter from all such levies, cost and consequences. Provided that the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

14.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoing as may be determined. The Allottee further agrees that till the Allottee/s share is so determined the Allottee shall pay to the Promoter provisional monthly contribution.

Particulars	Amount (Rs.)
Maintenance Charges for 18 months	For 1 BHK-3000/- Per month For 2 BHK-3600/- Per month

The above list is illustrative/indicative and based on existing rates and circumstances, in case, there is change of circumstances at the time of possession, the above rates shall be subjected to increase/change.

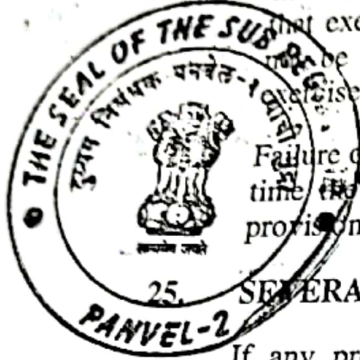
23. PAYMENT CHARGES: -

The Promoter's herein have agreed to pay stamp duty and registration fees in respect of this agreement and the Allottee's herein have agreed to pay all other incidental charges etc. and registration and Stamp Duty Charges, on all other agreements or any final conveyance deed which is to be executed by the Promoter in favour of Allottee/s or Association/Society i.e. organisation as may be formed in which the Allottee/s will be the member.

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24. THIS SHALL NOT BE A LIMITATION TO ENFORCE: -

The Promoter may, at its sole option and discretion, without prejudice to its rights set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee/s.



Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY: -

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

26. PLACE OF EXECUTION: -

The execution of this Agreement shall be completed 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.

27. NOTICES: -

That 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 Registered Post at their respective addresses specified below:

Name of Allottee :- MR. RAKESH KUMAR

Allottee Address :- 705, SHREE KRUPA HARSHNEEL APARTMENT,
PLOT NO - 192, SECTOR - 10, KHARGHAR, NAVI
MUMBAI - 410 210.

Email ID :- kashvapkumarrakesh@gmail.com

For SIDDHIVINAYAK HOMES

30.27 As stated herein, the Allottee/s shall not sell, transfer, mortgage, create any charge or lien on the Said Premises or any part thereof, with or dispose off the Said Premises or any part thereof, without the written consent of the Promoters. Such consent or refusal shall be at the sole discretion of the Promoters.

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The Allottee/s hereby grant/s his/her/their irrevocable consent to the Promoters mortgaging the said Property/Larger Property along with the said Building/Buildings being constructed thereon, to enable the Promoters to augment the funds for development of the said Property/Larger Property. The Promoters shall discharge the mortgage debt in all respects before the execution of the conveyance or lease of the said Property in favour of the Organisation in the manner provided in this Agreement.

30.29 The Allottee/s hereby expressly agree and covenants with the Promoters that in the event of the said Buildings on the said Property being not ready for use by the Allottee/s then and in that event the Allottee/s shall not have any objection to the Promoters completing the construction of the balance building or additional floors on the said Property without any interference or dispute. The Allottee/s further confirms that he/she/they shall not object or dispute construction of the balance building or buildings, wing or wings or additional floors or additional construction or part or parts thereof by the Promoters on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoters shall be entitled to either themselves or through any nominees to construct and complete the said additional storeys, wing or wings or building or buildings on the said Property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser. The Allottee/s hereby consents to the same time being under any law as applicable.

30.30 Notwithstanding anything contrary to contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoters) and notwithstanding the Promoters giving any no objection/permission for mortgaging the Said Premises or creating any charge or lien on the Said Premises and notwithstanding the mortgages/charges/lien of or on the Said Premises, the Promoters shall have first and exclusive charge on the Said Premises 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 the Promoters under this Agreement or otherwise.

30.31 The Allottee/s hereby nominates MRS. SWATI RAKESH KUMAR KASHYAP, residing at having his/her/their address at 705, SHREE KRUPA HARSHNEEL APARTMENT, PLOT NO - 192, SECTOR - 10, KHARGHAR, NAVI MUMBAI - 410 210, who is WIFE of the Allottee/s as his/her/their nominee in respect of the Said Premises. On the death of Allottee/s, the said MRS. SWATI RAKESH KUMAR KASHYAP ("the said Nominee") shall assume all the obligations of the Allottee/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Allottee/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoters shall only recognize the said Nominee or the nominee substituted by the Allottee/s (only if such substitution has/have been intimated to the Promoters

in writing) and deal with him or her in all matters pertaining to the Said Premises. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions of and/or by the said Nominee. The Promoters shall at all times be entitled to insist on Probate/Succession Certificate/Letters of Administration and/or such other documents as the Promoters may deem fit to require from the nominee. The nominee would be required to give an indemnity bond indemnifying the Owners/Promoters as may be necessary and required by the Promoters.

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30.32 The Promoter/Developer has informed the Purchaser that they have obtained a construction finance for the project "Siddhivinayak Riddhima" by mortgaging the project land to Bajaj Housing Finance Ltd.

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



IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said property/developable land)

ALL THAT piece or parcel of land known as SURVEY NO. 1/1/7, 1/8/B and 1/9 in Village: Koynavele, TAL - PANVEL, DIST - RAIGAD totally, admeasuring 10055.00 sq. metres or thereabouts (TALUKA AND REGISTRATION SUB-DISTRICT PANVEL, DISTRICT AND REGISTRATION DISTRICT RAIGAD). The said Land is bounded as follows:

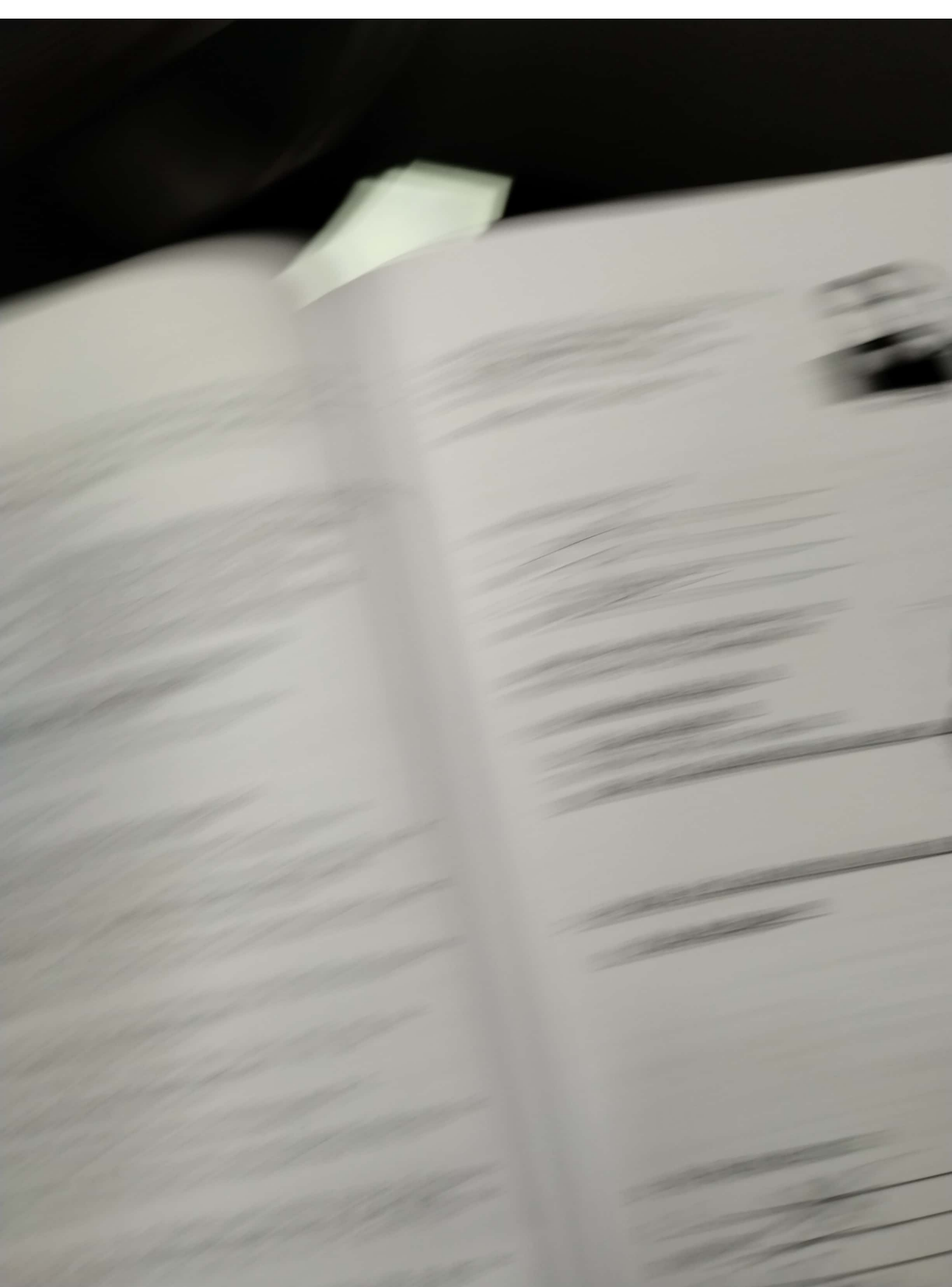
ON OR TOWARDS THE NORTH : BY LAND OF SURVEY NO- 1/8/A, 1/1/4 & 1/7
ON OR TOWARDS THE SOUTH : BY LAND OF SURVEY NO- 2/1, 1/11 & 1/10
ON OR TOWARDS THE EAST : BY LAND OF SURVEY NO- 1/6/10 to 1/6/13
ON OR TOWARDS THE WEST : LAND OF SURVEY NO- 1/1/6

THE SECOND SCHEDULE OF FLAT ABOVE REFERRED TO

ALL THAT PREMISES, being FLAT NO. 202 admeasuring 45.10 sq. mtrs. of Carpet area, on the SECOND FLOOR, in the Wing- 'K' of Building no - 6 in the project named as "SIDDHIVINAYAK RIDDHIMA", being constructed on the Land of land referred to in the SECOND SCHEDULE above written, together with the amenities and all common facilities as provided therein and/or appurtenances thereto, as shown in the FLOOR PLAN thereof hereto annexed.

For SIDDHIVINAYAK RIDDHIMA

[Handwritten signature]



(All the areas mentioned herein are indicative and are approximate areas and that the ALLOTTEE/S herein has/have agreed to buy the said FLAT as a whole and not on the basis of the said indicative area) The said project consists of 7 buildings consisting of STILT FLOOR and FOUR UPPER FLOORS.

The FLAT PREMISES said is bounded as follows: -

ON OR TOWARDS THE NORTH : REMAINING PORTION OF THE SAME PROJECT

ON OR TOWARDS THE SOUTH : FLAT NO. 203, K-WING, BLDG NO.6

ON OR TOWARDS THE EAST : FLAT NO. 203 J-WING, BLDG NO.6

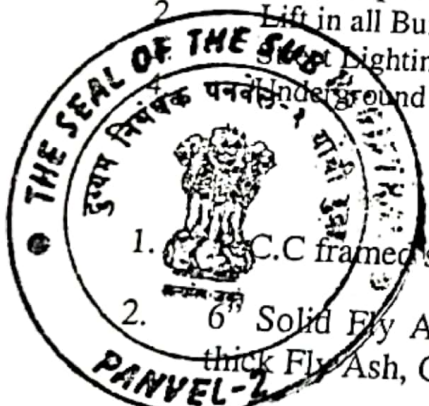
ON OR TOWARDS THE WEST : FLAT NO. 201, K-WING, BLDG NO.6

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THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the common areas)

1. D.G. set provision for emergency power to lift and common lobbies.
2. Lift in all Buildings
3. Lighting
4. Underground Tank & Overhead Tank

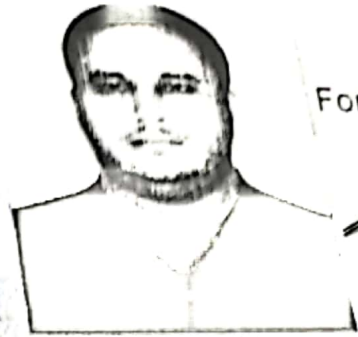
(Description of Amenities in the said Flat)



1. C.C framed structure founded on open foundation/Piling Foundation
2. 6" Solid Fly Ash, Gypsum Blocks / 6" Red Bricks walls externally and 4" thick Fly Ash, Gypsum Blocks / 4" Red Bricks internal partition walls.
3. Sand faced cement plaster for external surfaces and Gypsum finished cement plaster for internal surface.
4. Main entrance doors shall be of solid wood flush door with both side laminates with locks, and wooden frames of adequate section.
5. All internal doors shall be solid wooden flush doors with both side laminates having wooden frames of adequate section.
6. Color glazed Designer tiles of reputed make in Bathroom and W.C.
7. Flooring Tiles of minimum size 600mm by 600 mm of Reputed make with tile skirting in all rooms.
8. Raised cooking platform made out of Marble and Granite stones of adequate size with built in sink of reputed make with wall tiles up to 5' above the platform.

SIGNED SEALED AND DELIVERED by the
Within named "PROMOTERS"
M/S. SIDDHIVINAYAK HOMES
by the hands of its authorized signatory

MR. GAURAV P. AGRAWAL



For SIDDHIVINAYAK HOMES

PROMOTERS

IN THE PRESENCE OF

1) _____
(SHRI _____)

2) _____
(SHRI _____)

SIGNED AND DELIVERED BY THE
WITHIN NAMED "ALLOTTEE/S"

1) MR. RAKESH KUMAR

(PAN. AIKPV8430F)

THROUGH ITS POA HOLDER

MRS. SWATI RAKESH KUMAR KASHYAP



ALLOTTEE

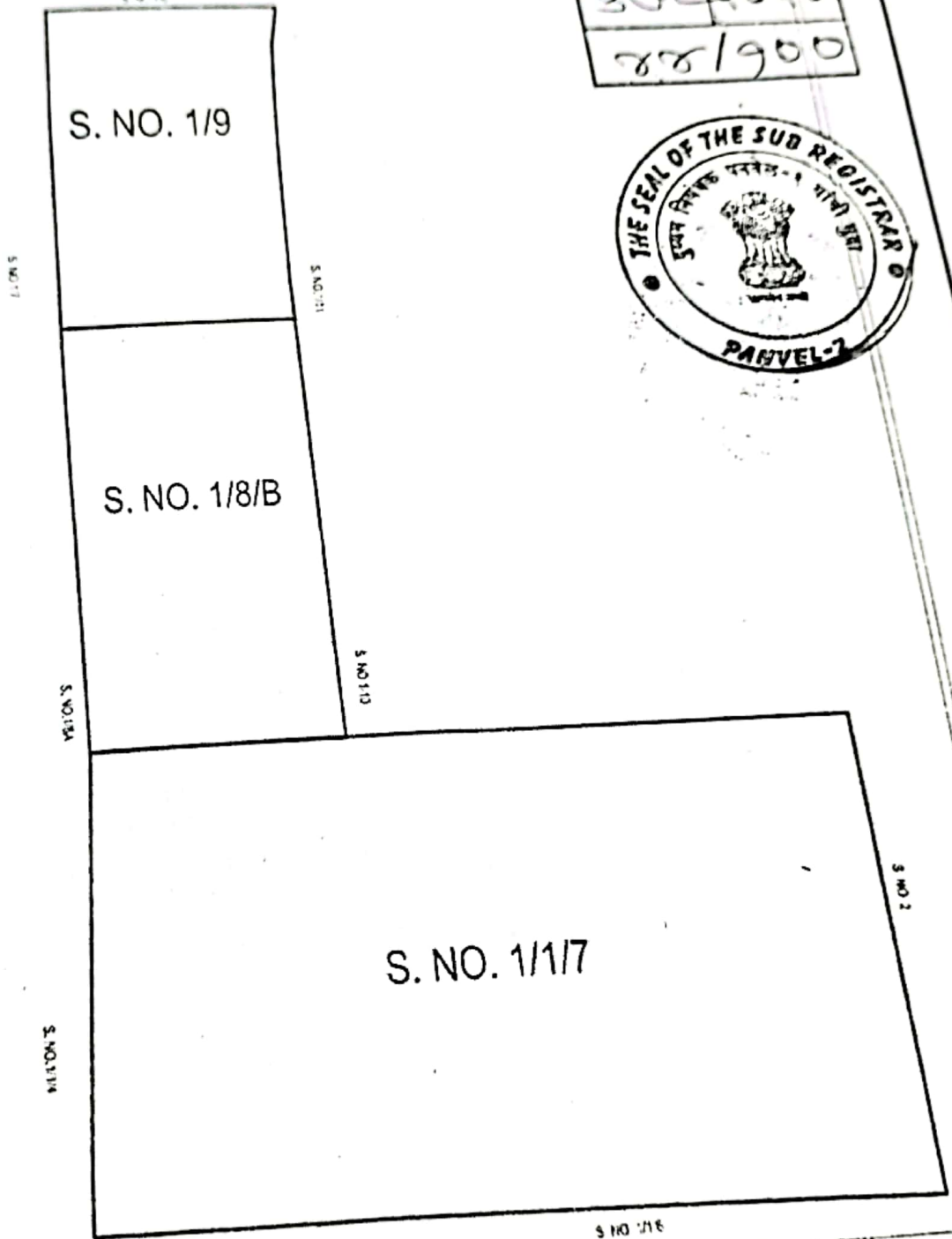
2) MRS. SWATI RAKESH KUMAR KASHYAP

(PAN. BGPPK0409P)



ANNEXURE - 2

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LAYOUT PLAN

NOTE-PLAN NOT TO BE SCALED



ANNEXURE - 3



PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel - 410 206.

Tel - (022) 27458040/41/42

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Email - panvelcorporation@gmail.com

Date : 26/9 /2018

307 NO.2018/PMC/TP/BP/135 /2018

Mr. Gaurav Purushottam Agrawal,
M/s. Siddhivinayak Homes,
Survey No- 1/1/A/2 (New 1/1/7), 1/8/B, 1/9,
At - Koyanavele, Tal - Panvel, Dist - Raigad



SUB- Development Permission for Proposed Residential Cum Commercial Building on
Survey No- 1/1/A/2 (New 1/1/7), 1/8/B, 1/9, At - Koyanavele, Tal - Panvel, Dist - Raigad

- REF: 1) Your Architect's application no. 14860, dated 04/09/2018.
2) मा. तहसिलदार यांचे पत्र क्र. जमिनबाब/कात-१/१०८८/२०१८/१००, दि. १५.०६.२०१८.
3) Height Clearance NOC issued No. NAVI/WEST/B/070918/318387, Dt. 09/07/2018.

Please refer to your application for development permission for Residential Cum Commercial Building on Survey No- 1/1/A/2 (New 1/1/7), 1/8/B, 1/9, At - Koyanavele, Tal - Panvel, Dist - Raigad
The development permission is hereby granted to construct Residential Cum Commercial Building on the plot mention above.

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

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

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.
Thanking you,




Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
O7 Associates,
7 & 8, Sai Prasad Chs, Plot No- 98/2,
S.N.Road, Panvel - 410 206.
Navi Mumbai - 400705



PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel

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E mail - panvelcorporation@gmail.com

Tel - (022) 2745804

NO.2018/PMC/TP/BP/135 /2018



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV) of 1966 to, MR. GAURAV PURUSHOTAM AGRAVAL, M/S SIDDHIVINAYAK HOMES. As per the approved plans and subject to the following conditions of the development work of the Proposed Residential Cum Commercial Building on Survey No- 111/AJ2 (New 1/1/7), 1/8/B, 1/9, At- Village - Koyanavele, Panvel, Dist- Raigad. (Only Ground Floor)
Existing Residential BUA = 9127.096 Sq.mL, Proposed Residential BUA = 801.40 Sq.mt.,
Proposed Commercial BUA = 107.29 Sq.mt.,

(Existing Residential Units - 240 Nos. / Proposed Residential Units - 22 Nos. / Shops - 10 Nos.)

This Commencement Certificate is valid up to Plinth Level Only. The further order will be given after the plinth is inspected and plinth completion Certificate is issued.

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

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

2. The applicant shall:-

- 2(a) Give written notice to the Corporation regarding completion of the work.
- 2(b) Obtain Occupancy Certificate from the Corporation.
- 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and DCR for A.B.C. class Municipal Council 2013 in force.
4. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the DCR for A.B.C. class Municipal Council 2013 in force.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.

Provide Temporary Toilet to labours at site during construction period.

8. It is mandatory for the institution to take safety measures while the construction is under way with respect to the educational activities going on in the respective site.
9. Adequate permanent safety measures such as Railing etc. should be done to cover the

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of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Govt. of Maharashtra, dated 10/03/2005, for all buildings following additional conditions shall apply.

As soon as the development permission for new construction or re-development is obtained by the Owner/Developer, he shall install a 'Display Board' on the conspicuous place on site with the following details :-

Name and address of the owner/developer, Architect and Contractor.

Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference with description of its boundaries.

Order Number and date of grant of development permissions or re-development permission by the Planning Authority or any other authority.

Number of Residential flats/Commercial Units with areas.

Address where copies of detailed approved plans shall be available for inspection.

A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

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

The owners/Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

12. As directed by the Urban Development Dept. Government of Maharashtra, under Section-154 of MR & TP Act -1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces/amenities space of Housing Society and new construction/reconstruction/addition on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed). Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain water harvesting being ensured in each case.
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these bylaws.

13. Developers / Builders/ Owners should provide the Toilet Facilities in the construction laborers working on the Site.

Note :- You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you.



(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) Mr. Gaurav Purushottam Agrawal, M/s. Siddhivinayak Homes, Survey No- 1/1/A/2 (New 1/1/7), 1/8/B, 1/9, at - Koyanavele, Tal - Panvel, Dist - Raigad
 - 2) Architect, 07 Architects & Planners, 7 & 8, Sai Prasad Chs, Plot No. 98/2, S.N.Road, Panvel - 410 206.

ANNEXURE - 4

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Residence :-
"Yithal" Bhujbai Wadi,
Padi No. 2 Sector-16-A,
New Panvel-410 200,
Dist. Raigad.

PRASHANT ASHOK BHUJBAL
(Advocate)

Office :-
2, Ashdeep Apartment,
Near Vasudev Balwant Phadke
Natyagrah, Beside Anil Xerox,
Panvel, Tel. : 2745 6306.

Date: 10/03/20

SEARCH REPORT & TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

As per instruction, information, documents provided and placed before me by M/s. Siddhivinayak Homes through its Partners Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal I, have carried out the the property described below with the intention:-

To make sure that the Ownership regarding the property mentioned below is complete in all respects and also fair and free from any encumbrances.

DESCRIPTION OF THE PROPERTY

D) All the piece and parcel of Non Agricultural Land, ground and hereditaments situate lying and being at Village - Koyanavele, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Panvel Municipal Corporation.

Revenue Village	Gut No.	Hissa No.	Area H.R.P.	Assessment Rs. Ps.
Koyanavele	1	1A/2	0-60-00	4.81
Koyanavele	1	8 B	0-19-10 P.K. 0-01-15	1.44
Koyanavele	1	9	0-19-00 P.K. 0-01-30	1.44

This observation is written on the basis of 7/12 extract issued by

(U) Revenue Records
 302 Form No. 7/12
 at District Registrar Alibag
 02/10/2018

By the process of investigation of title, I have gone through the Records i.e. village extract 7/12 and Village Mutation Entry I and also Index II Register of the period 1989 to 2018 kept at District Registrar Alibag and at the offices of Sub-Registrar, Panvel and on the basis of record of rights which is available and provided to me by the above mentioned instructor.



Pertaining to the land as described above in question and on the basis of inspection of the said documents, I submit my report as follows:

Village Form No. 7/12.

The description of the said Agricultural land as on 7/12 extract is as follows:

Revenue Village	Gut No.	Hissa No.	Area	Assessment
			H.R.P.	Rs. Ps.
Koyanavele	1	1A/2	0-60-00	4.81
Koyanavele	1	8 B	0-19-10 P.K. 0-01-15	1.44
Koyanavele	1	9	0-19-00 P.K. 0-01-30	1.44

(This observation is written on the basis of 7/12 extract issued by Talathi Saja Pendhar)

B) Village Form No.VI (Mutation Entries)

The observation of the mutation entries is made on the basis of village Form No.VI of Village- Koyanavele, issued by Talathi Saja Pendhar and it is as under :-

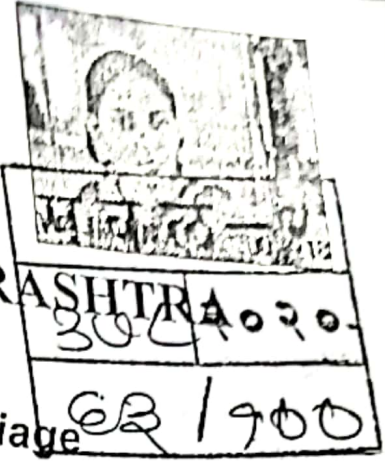
(Handwritten signature)



सत्यमेव जयते

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
नमुना 'इ'
Form E

विवाह नोंदणी प्रमाणपत्र
Certificate of Registration of Marriage
(पहा कलम ६(१) आणि नियम ५)
See Section 6(1) and Rule 5



करण्यात येते की, पतीचे नाव : कश्यप राकेश कुमार
राहणार एस डी निवास नॉर्थ दू मधेपुरा रेल्वे गुम्टी हटीया गच्ची जिल्हा सहारसा

आणि पत्नीचे नाव : चव्हाण स्वाती मच्छिंद्र
राहणार गणेश कृपा सी एच एस

बाराबंके यांचा विवाह

दिनांक २३/०९/२००७ रोजी ज़ागृतेश्वर शिव मंदीर से ७ वाशी नवी मुंबई

झाला. त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी विधेयक १९९८ अन्वये ठेवण्यात
जालेल्या नोंदवहीच्या खंड क्रमांक ३ अनुक्रमांक : MAHM/THN6/2007/218 वर
दिनांक १६/१०/२००७ रोजी माझ्याकडून नोंदणी करण्यात आली आहे.



Certified that Marriage between, Husband's name: Kashyap Rakesh Kumar
residing at S. D. Niwas North To Madhepura Railway Gumti Hatiya Gacchi
Dist Saharsa Bihar 852201

and Wife's name Chavan Swati Machhindra

residing at Ganesh Kripa C.H.S. Plot no 83/ B00 Room No 1 A Wing Nerul

Navi Mumbai Sec 23 Darave

Solemnized on 23/09/2007 at Jagruteshwar Shiv Mandir Sec 7. Vashi Navi

Mumbai(Place) is

registered by me on 16/10/2007 at Serial No: MAHM/THN6/2007/218

of Volume 3 of register of Marriages maintained under the Maharashtra Regulation of
Marriage Bureaus and Registration of Marriages Act 1998.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

पवल-२	
307	२०२०
०४/१००	



This registration is granted under section 5 of the Act to the following project under project

PS2000018157

Project: **SIDDHIVINAYAK RIDDHIMA**, Plot Bearing / CTS / Survey / Final Plot No.: 1/9, 1/8/5, 1/17 at **Koyala Velhe**, Panvel, Raigarh, 410208;

1. **Siddhivinayak Homes** having its registered office / principal place of business at Tehsil: Panvel District: Raigarh, Pin: **410210**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **11/10/2018** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 10/11/2018 10:19:24 AM