



अंबरनाथ नगरपरिषद, अंबरनाथ

जा.क्र.अंनप/नरवि/२०२२-२३/२७१
अंबरनाथ नगरपरिषद, अंबरनाथ
दिनांक : २६/०६/२०२२

अपेक्षित - 'एच'

वांधकाम पूर्णतेचा दाखला / भांगवटा प्रमाणपत्र

प्रति,

श्री.सदाशिव भूदन्ना शेठ्टी व इतर तीन चांचे फु.मु.प.पा.
श्री.याताजी होम्सचे भागीदार श्री.मुसेन एन.घेंटासीवाल
द्वारा श्री.प्रमोद कांबळे, अभियंता, अंबरनाथ,

श्री.प्रमोद कांबळे, अभियंता, अंबरनाथ, परवाना क्र. AMC -CATAM/2020/APL/00042 चांचे दिनांक १५/०६/२०२२ चे अजीवरून दाखला देण्यात येतो की, त्यांनी अंबरनाथ नगरपरिषद हरीत, मौजे पाले, ता. अंबरनाथ येथील स.नं.४९, हि.नं.४/अं. ४/बो. ४/सो. ४/डो. भुखंड क्र.सो. येथे अंबरनाथ नगरपरिषद चांचे कडील वांधकाम परवानगी (१) जा.क्र. अंनप /नरवि /वांप /२०१८-१९/४७३/८८४७/१८ दि.१९/०३/२०१८ व (२) सुधारित परवानगी जा.क्र. अंनप /नरवि /वांप /२०२१-२२/१४६९/९२७६/१५२ दि.२९/०३/२०२२ अन्वये मंजूर केलेल्या नकाशा प्रमाणे रहिवास व वाणिज्य वापरसाठी वांधकाम पूर्ण केले आहे. मय्य घालील अटीवर भांगवटा प्रमाणपत्र देण्यात येत आहे. (वांधकाम पूर्ण झाल्याची तारीख १५/०६/२०२२)

	टॉवर नं.१	टॉवर नं.२	टॉवर नं.३	टॉवर नं.४
१ तटमजला	स्ट्रिक्ट पी.मल्टीप्लेन रुम	स्ट्रिक्ट पी. सांगावटा ऑफिस, गॅलिंग रुम, जिम	स्ट्रिक्ट	०७ दुकाने, स्ट्रिक्ट प.
२ पहिला मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
३ दुसरा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
४ तिसरा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
५ चौथा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
६ पाचवा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
७ सहावा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
८ सातवा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
९ आठवा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
१० नववा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
११ दहावा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या
१२ अकरावा मजला	०८ सदनिका, २६ खोल्या	०९ सदनिका, २८ खोल्या	०७ सदनिका, २७ खोल्या	०५ सदनिका, २० खोल्या

- जेव्हा सज्जा (वाल्कनी) वॉडिस्ट करण्यात आला असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी, लुक्स, ग्लास, शटर्स अथवा ग्रील्स लावणे अनिवार्य राहिल व पॅरापेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लॅज्ड शटर्स वॉडिस्ट करणे आवश्यक राहिल.
- भांगवटा प्रमाणपत्र सांघत दर्शविलेल्या नकाशातील वांधकामा व्यतिरिक्त इतर वांधकाम हे अर्नाधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
- भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरित करावी लागेल. टॅरस व पॉकेट टॅरस वॉडिस्ट करू नये. तसेच उक्त भुखंडाच्या मालकी बापट काही वाद उद्भवल्यास त्याची मर्यादा जबाबदारी विकासकावर राहिल.
- पायसाळी पाणी वाहून यापा जावू नये यासाठी रुफ टॉप हार्वेस्टिंग करण्यात यावे व पाणी जमीनी मध्ये मुरवावे.
- ओला व सुका कचरा विलगीकरणसाठी व साटा करण्यासाठी स्वतंत्रपणे जागा निर्धारित करून कचऱ्यावर प्रक्रिया करण्यासाठी संघट्ट उभारण्याची जबाबदारी विकासकाची आहे.
- सदनिका धारकांना पाणी पुरवठा करण्याची जबाबदारी विकासकाची असेल.

नगर रचनाकार
अंबरनाथ नगरपरिषद, अंबरनाथ
प्रत : १) कर विभाग, अंबरनाथ नगरपरिषद, अंबरनाथ



मुख्याधिकारी तथा नियोजना प्राधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

339/11694

पावती

Original/Duplicate

Monday, October 07, 2019

नोंदणी क्र.: 39M

12:37 PM

Regn.:39M

पावती क्र.: 14575 दिनांक: 07/10/2019

गावाचे नाव: पाले

दस्तऐवजाचा अनुक्रमांक: उहन3-11694-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विद्या जगन्नाथ गायकर

नोंदणी फी

रु. 22300.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 23780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:52 PM ह्या वेळेस मिळेल.

Sub Registrar Uhasnagar 3

सह दुय्यम निदेशक इ-३
उहासनगर क.३

बाजार मुल्य: रु.1397000/-

मोबदला रु.2226545/-

भरलेले मुद्रांक शुल्क : रु. 133600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.22300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007099193201920E दिनांक: 07/10/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0710201901016 दिनांक: 07/10/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Qwik



07/10/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

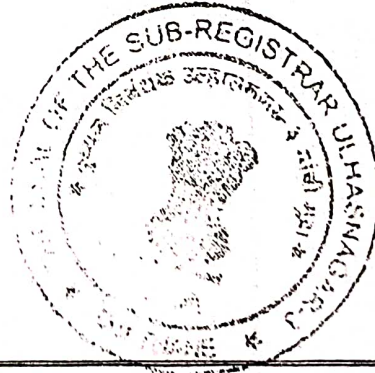
दस्त क्रमांक : 11694/2019

नोंदणी :

Regn:63m

गावाचे नाव : पाले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2226545
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो फी पट्टेदार ते नमुद कराचे)	1397000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन :, इतर माहिती: मौजे पाले, ता. अंबरनाथ, जि. ठाणे. सर्व्हे नं. 49, हिस्सा नं. 4अ, प्लॉट नं. सी, सर्व्हे नं. 49, हिस्सा नं. 4ब, सर्व्हे नं. 49, हिस्सा नं. 6ड, सर्व्हे नं. 49, हिस्सा नं. 6इ, प्लॉट नं. बी, यावरील सिजन पार्क, फेज 1, टॉवर टाईप 2 यामधील प्लॉट नं 904 नववा मजला, क्षेत्र 31.32 चौ. मी. कारपेट. ((Survey Number : 49/4 अ व इतर ;))
(5) क्षेत्रफळ	1) 31.32 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री बालाजी होम्स तर्फे भागीदार मनोज सचदेव यांच्या वतीने क.ज. करिता कु.मु. म्हणून सज्जन शिवशंकर इंगोले - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कार्यालयीन पत्ता-हॉटेल सागर इंटरनॅशनल, दीपक कमरशियल कॉम्प्लेक्स, वालीपीर रोड, कल्याण पश्चिम, जि. ठाणे., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ACPF57231Q 2): नाव:-मान्यता देणार - मे. लक्ष्मी साई बिल्डकॉन तर्फे भागीदार हितेश जयराम नेहालानी यांच्या वतीने क.ज. करि कु.मु. म्हणून सज्जन शिवशंकर इंगोले - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कार्यालयीन पत्ता सुगरा मंजिल, डॉ. आंबेडकर रोड, शिवाजी चौक, कल्याण पश्चिम, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAFFL1440A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विद्या जगन्नाथ गायकर वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: राहणार-ब्लॉक नं. सी 16/91, प्लॉट नं. 401, सुरुची हाइट्स, भाटीया रोड, उल्हासनगर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-AVQPG1419G
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	11694/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	133600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22300
(14) शेर	



सह दुय्यम निबंधक अक्षय-ई
उल्हासनगर क.ड

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

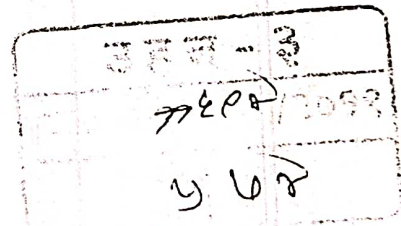
AGREEMENT FOR SALE	
1 Details of Document	
2 Details of Property	Phase - I Flat Shop No. <u>904</u> on <u>9th</u> Floor. Area admeasuring about <u>31.32</u> Sq. Mtrs. RERA Carpet Area. Tower " <u>2</u> " in Project known as "Seasons Park." as Situated on land bearing Hissa. No. 40 + A B&40 o D E Rangoli Hotel. Additional MIDC. Anandnagar Road. Ambernath East-421501 Tal. Ambernath. Dist. Thane.
3 Actual Value	Rs. <u>22,26,545/-</u>
4 Name of Developer	M/s. SHREE BALAJI HOMES
5 Name of Purchaser	Mr./Mrs. <u>Vidya Jagannath Gaikar</u>
6 Stamp Duty paid by	Mr./Mrs. <u>Vidya Jagannath Gaikar</u>
7 Stamp Duty of Rs.	Rs. _____
8 Registration Sub-Registrar Office:	

Actual Value Rs. 22,26,545/-

Market Value Rs. 13,97,000/-

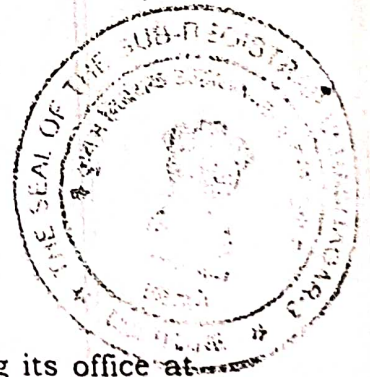
Stamp Duty Rs. 1,33,600/-

Registration Rs. 22300/-



AGREEMENT FOR SALE

This Agreement made at Amb
on this 7th day of Oct 2019



BETWEEN

M/s **Shree Balaji Homes**, a partnership firm, having its office at Hotel Sagar International, Deepak Commercial Complex, Valipeer Road, Kalyan (W) hereinafter called and referred to as the **Promoter No. I** (which expression unless be repugnant to the context or meaning thereof mean and include the partners constituting the said

Mamraj
(The Party of the First Part)

Chitika
(The Party of the Second Part)

firm for the time being, their respective heirs, executors and assigns) being the Party of the First Part;

AND

M/s **Laxmi Sai Buildcon**, a partnership firm, registered under the provisions of the Indian Partnership Act, 1932 and having its office at Sugra Manzil, Dr. Ambedkar Road, Shivaji Chowk, Kalyan (W) hereinafter called and referred to as the **Promoter No. II / Confirming Party** (which expression unless be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, their respective heirs, executors and assigns) being the Party of the Second Part;

AND

1. Shri/Smt. Vidya Jagannath Gaikar
Age 31 years, PAN No. AVQPG1419G, Occupation-
Service/Business/Housewife and

2. Shri/Smt. _____
Age _____ years, PAN No. _____ Indian
Inhabitant, Occupation- Service/Business/Housewife, residing at
Block No. C. 16/91, Flat No. 401, Suruchi Heights,
Bhatia Road, Ulhasnagar - 421005.

hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Sadashiv Muddanna Shetty, Shri Sunder Muddanna Shetty, Shri Sitaram Sheena Shetty and Shri Mahesh Shyama Shetty are the owners of all those pieces and parcels of land lying, being and situate at village Pale, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council bearing

Survey No.	Hissa No.	Area (H-R-P)
49	4 A	0-68-0
49	4 B	0-63-0
49	6 D	0-25-5
49	6 E	0-54-0

within the limits of Ambernath Municipal Council hereinafter called and referred to as the "entire property" and more particularly described in the **First Schedule** hereunder written;

AND WHEREAS the Owners have constructed a commercial structure and running the business of hotel and restaurant in the portion of the said entire property together with separate transformer, electric and water connections and the owners are desirous to continue their business of hotel and restaurant and further some portion of the entire property is also affected by the Garden reservation and D.P. roads;

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(The Party of the First Part)

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(The Party of the Second Part)

AND WHEREAS the Owners in order to retain the portion of land admeasuring about 2050 sq. metres for their business of hotel and restaurant and to develop the remaining property have submitted plan for sanction to the Ambarnath Municipal Council and the Ambarnath Municipal Council by its No.ANP /NRV /BP /14-15 /555 /8387 /49 dated 26.08.2014 have approved the said plan whereby the said entire property is divided into three plots, the details whereof are as under -

- i) The portion admeasuring 2050 sq.meters comprising of Survey No. 49/6/E retained by the owners and earmarked as Plot A more particularly described in the Second Schedule hereunder written.
- ii) The portion admeasuring 12200 sq. meters comprising of Survey No. 49/4/B, 49/6/D and 49/6/E and earmarked as Plot B.
- iii) The portion admeasuring 6800 sq. meters comprising of Survey No. 49/4/A and earmarked as Plot C

AND WHEREAS by and under the Development Agreement dated 15.12.2014, the said Owners granted the development rights in respect of an area admeasuring 6800 sq. meters comprising of Survey No. 49/4/A earmarked as Plot C in favour of M/s Shree Balaji Homes viz. the Promoter No. 1 herein and in pursuance thereof have also executed Power of Attorney in favour of said M/s Shree Balaji Homes and the Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial No. 8663/2014 and 8664/2014 respectively at and for the price/consideration and on the terms and conditions therein contained.

AND WHEREAS by and under the Development Agreement dated 15.12.2014, the said Owners granted the development rights in respect of an area admeasuring 12200 sq. meters comprising of Survey No. 49/4/B, 49/6/D and 49/6/E and earmarked as Plot B in favour of M/s Laxmi Sai Buildcon viz. the Promoter No. 11 herein and in pursuance thereof have also executed Power of Attorney in favour of said M/s Laxmi Sai Buildcon and the Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Ulhasnagar under serial No. 8661/2014 and 8662/2014 respectively at and for the price/consideration and on the terms and conditions therein contained.

AND WHEREAS the Tahasildar, Ambarnath has granted the non-agricultural assessment for the area admeasuring 6800 sq. meters (plot B) in pursuance to letter issued by the Tahasildar under file reference No. Mahasul/T-3/Jaminbab/Vinishti/SR-119/2016 dated 04.07.2016 and for the area admeasuring 14250 sq. meters (plot A and B) in pursuance to letter issued by the Tahasildar under file reference No. Mahasul/T-3/Jaminbab/Vinishti/SR-118/2016 dated 07.07.2016 and in pursuance thereof the necessary conversion tax stood paid to Tahsildar, Kalyan in respect of the said entire property and entire property is converted to non-agricultural assessment.

[Handwritten Signature]

(The Party of the First Part)

[Handwritten Signature]

(The Party of the Second Part)

AND WHEREAS the Promoter No. I and the Promoter No. II herein in order to avail the maximum benefits and potentiality of floor space index have amalgamated their respective portions of land

i) admeasuring 12200 sq. meters comprising of Survey No. 49/4/B, 49/6/D and 49/6/E (Plot B)

ii) admeasuring 6800 sq. meters comprising of Survey No. 49/4/A (Plot C)

and such amalgamated land is hereinafter called and referred to as the "said property" for the sake of brevity shown on the plan more particularly described in the Second schedule hereunder written and the Promoter No. I and II obtained the sanction of plans on such amalgamated land from Ambarnath Municipal Council under Building Commencement Certificate No. ANP/NRV/BP/17-18/1228/8802/86 dated 08.12.2017 and Revised Plan having Commencement Certificate No. ANP/NRV/BP/18-19/473-8847/18 dated 19.07.2018 and the said plan provides for construction of

Phase I-

Tower No.1- stilt + 11 floors

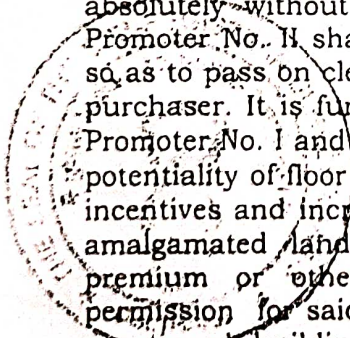

Tower No.2- stilt + 11 floors

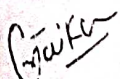
Tower No.3- stilt + 11 floors

Tower No.4- stilt + 11 floors

and an area admeasuring 900.962 sq. meters from Plot B and 594.089 sq. meters from Plot C is affected by 15 meter D.P. Road and an area admeasuring 666.910 sq. meters from Plot B and 99.185 sq. meters from Plot C is affected by the reservation of garden.

AND WHEREAS as per the mutual understanding reached between the Promoter No. I and the Promoter No. II herein, the Promoter No. I is entitled to develop and construct the present sanctioned Tower 1 Tower 2 Tower 3 and Tower 4 and further entitled to sell the flats/units constructed therein to the intending purchasers and to accept, avail, use, utilize and appropriate the consideration thereof absolutely without any recourse to the Promoter No. II and the Promoter No. II shall join as a confirming party to such agreements so as to pass on clear and marketable title in favour of the intending purchaser. It is further agreed and understood by and between the Promoter No. I and Promoter No. II that they will avail all the balance potentiality of floor space index, transferable development rights and incentives and increases in floor space index available on the entire amalgamated land viz. the said property either by payment of premium or otherwise and shall obtain the revised building permission for said property and after such revision of plans all the sanctioned buildings shall be constructed and developed by the Promoter No. II and further the Promoter No. II shall be entitled to sell the flats/units constructed therein to the intending purchasers and to accept, avail, use, utilize and appropriate the consideration thereof absolutely without any recourse to the Promoter No. I and the Promoter No. I shall join as a confirming party to such agreements so as to pass on clear and marketable title in favour of the intending purchaser.



(The Party of the First Part)

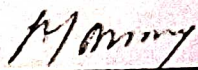

(The Party of the Second Part)

AND WHEREAS the Promoter No. I and Promoter No. II jointly declare that the amalgamated property is affected by reservation of garden and road and from perusal of sanctioned plan it appears that an area admeasuring 900.962 sq. meters from Plot B and 594.089 sq. meters from Plot C is affected by 15 meter D.P. Road and an area admeasuring 666.910 sq. meters from Plot B and 99.185 sq. meters from Plot C is affected by the reservation of garden and such areas affected by reservations shall not form an integral part of the land to be conveyed in favour of the corporate body to be formed in future and the Promoter No. I and II further declare that as per the sanctioned plan the areas affected by D.P.Road and Garden reservation have been modified than the areas of reservation as mentioned in the two Development Agreements both dated 15.12.2014 and the Promoter No. I and II have brought the said fact to the notice and knowledge of the purchasers herein and the purchaser is fully aware of the same.

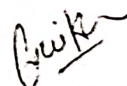
AND WHEREAS it further appears that one Hari Mahadu Mhaskar and others have filed Regular Civil Suit No. 20/2013 in the court of Civil Judge (Junior Division) at Ulhasnagar against Datta Songya Mhatre and 50 others seeking the relief of declaration, injunction and partition of alleged 1/6th share in the suit properties which includes the said property and the owners Shri Sadanand Shetty and three others have subsequently suo-moto impleaded themselves as defendants in the said suit and have filed their written statements, however till date the plaintiffs in the said suit have not preferred any relief against the said Sadanand Shetty and three others being Defendant Nos. 30 to 33 in the said suit and that the said suit proceedings are pending before the Hon'ble Court. From the Status Certificate issued by advocate on record for the Defendants, it appears that that there are no prohibitory orders in the above litigation which may affect the development of the said property.

AND WHEREAS in pursuance to the rights, powers and authorities vested in M/s Shree Balaji Homes, M/s Shree Balaji Homes have initiated the construction work on the aforesaid property.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the Ambarnath Municipal Council and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extensions in respect of the said property and the Purchaser is further made aware of the fact that all the remaining future sanctioned buildings shall be constructed by the Promoter No. II herein.



(The Party of the First Part)



(The Party of the Second Part)

AND WHEREAS the Promoters declare that the above referred agreements permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS as per the above recited agreements and permissions and the mutual understanding reached between the Promoter No. I and II, the Promoter No. I herein is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units the Promoter No. I and II shall convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units;

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS as per the mutual understanding reached between the Promoters, the Promoter No. I herein is entitled to construct the present sanctioned buildings and to sell the flats/units therein and accept the amount of consideration without any recourse to the Promoter No. II herein and the Promoter No. II has joined the execution of this agreement to confirm and ratify the said fact and to pass on a clear, marketable title free from encumbrances and doubts in favour of the intending purchaser and accordingly the Promoter No. II is not entitled to any share in the consideration in respect of the said agreement.

AND WHEREAS the Purchaser is offered a Flat / Shop No. 904 on the 9th floor, admeasuring 31.32 sq. mt. RERA carpet in Tower Type (Phase I) in project known as "**SEASONS PARK**" (herein after referred to as the said "Tower") being constructed on the said property described in the Second Schedule hereunder written.

AND WHEREAS the RERA carpet area of the said premises is _____ square meters and "RERA carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning

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specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.

43. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

(entire property)

All those pieces and parcels of land lying, being and situate at village Pale, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council bearing

Survey No.	Hissa No.	Area (H-R-P)
49	4 A	0-68-0
49	4 B	0-63-0
49	6 D	0-25-5
49	6 E	0-54-0

and collectively bounded as follows :

On or towards East : Survey No. 66
 On or towards West : Survey No. 49/4C and 49/11
 On or towards North : Survey No. 49/3(pt)
 On or towards South : Ambernath MIDC Road

SECOND SCHEDULE

(amalgamated property under development)

All those pieces and parcels of land lying, being and situate at village Pale, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council bearing

Plot No.	Survey No.	Area (sq. meters)
	49/4/B	6300
	49/6/D	2550
	49/6/E	3350 out of 5400
	49/4/A	6800

and boundaries of such amalgamated land are as follows :

On or towards East :
 On or towards West :
 On or towards North :
 On or towards South :

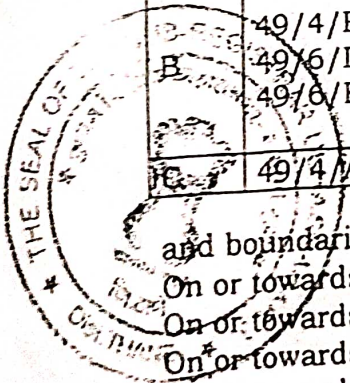
and an area admeasuring 900.962 sq. meters from Plot B and 594.089 sq. meters from Plot C is affected by 15 meter D.P. Road and 99.185 sq. meters from Plot C is affected by the reservation of garden

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THIRD SCHEDULE ABOVE REFERRED TO

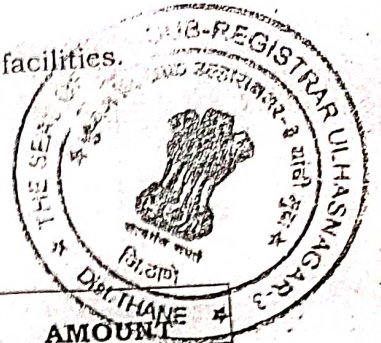
M/mr/

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Description of the nature, extent of common areas and facilities.
Club house
Garden
Common roads, street lights
Backup for lift and infrastructure
Wi-fi zone in garden and club house



DATE	BANK NAME	CHQ NO	AMOUNT
09.04.2019	State Bank of India	642261	50,000/-
06.07.2019	State Bank of India	556822	2,00,000/-

IN WITNESS WHEREOF parties hereinabove named have set their respective signatures to this Agreement in the presence of attesting witness, signing as such on the day first above written.

SIGNED & DELIVERED
by the within named
Promoter No. I

M/s. Shree Balaji Homes
through its partner

Mr. Manoj Sachdev

Manoj Sachdev



SIGNED & DELIVERED
by the within named
Promoter No. II

M/s. Laxmi Sai Buildcon
through its partner

Mr. Hitesh Nihalani

Hitesh Nihalani



Manoj Sachdev

(The Party of the First Part)

Hitesh Nihalani

(The Party of the Second Part)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(n))

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1700017459

Project: Seasons Park Plot Bearing / CTS / Survey / Final Plot No.: S NO 49 H NO 4/A, 4/B, 6/D, 6/E, PLOT B S NO 49/4B/6/D AND E PART, PLOT C S NO 49/4/A at Ambarnath(M CI), Ambarnath, Thane, 421501;

1. Shree Balaji Homes having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421301.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 13/08/2018 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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: 9/4/2018 10:42:59 AM

Dated: 13/08/2018
Place: Mumbai

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

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