

Receipt (pavti)

533/742

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Thursday, January 12, 2023

Regn.: 39M

5:55 PM

पावती क्र.: 777 दिनांक: 12/01/2023

गावाचे नाव: निळेमोरे

दस्तऐवजाचा अनुक्रमांक: वसई-4-742-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: प्रसंतो कुमार अजित एम - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 3200.00

पृष्ठांची संख्या: 160

एकूण:

₹. 33200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:15 PM ह्या वेळेस मिळेल.

Joint S R Vasai-4

सह. दुय्यम निबंधक. वर्ग-२
वसई क्र. ४

बाजार मूल्य: ₹.4088200/-

मोबदला ₹.4450000/-

भरलेले मुद्रांक शुल्क : ₹. 311500/-

1) देयकाचा प्रकार: DHC रकम: ₹.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1101202308276 दिनांक: 12/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1101202308030 दिनांक: 12/01/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013536334202223E दिनांक: 12/01/2023

बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला
Prasanto Mondal

सही

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12/01/2023

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. वसई 4

दस्त क्रमांक : 742/2023

नोंदणी :

Regn:63m

गावाचे नाव : निळेमोरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4450000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4088200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: गाव मौजे निळेमोरे, विभाग क्र 6, सर्वे नं. 104, प्लॉट नं. 197, सर्वे नं. 135, सर्वे नं. 136, प्लॉट नं. 98, सर्वे नं. 103+136, प्लॉट नं. 148 व 145, या मिळकतीवरील ऑकबुड विल्डिंग नं. 8, मधील सदनिका क्र. 1904, एकोणीसावा मजला, क्षेत्र 536 चौ. फुट म्हणजेच 49.75 चौ. मी. कारपेट ही मिळकत. ((Survey Number : 104, 135, 136, 103+136 ; HISSA NUMBER : 197, 98, 148 व 145 ;))
(5) क्षेत्रफळ	1) 49.75 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. जिवदानी विल्डर्स आणि डेव्हलपर्स एलएलपी तर्फे भागीदार दिपक पुरुषोत्तम शाह तर्फे कु. मु. अंकित विनोद सावंत - वय:- 24; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. दूमरा मजला, गुलमोहर प्लाझा, दिवेकर हॉस्पिटल समोर, विरार प., ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- AAQFJ8071L 2): नाव:- मे. जिवदानी विल्डर्स आणि डेव्हलपर्स एलएलपी तर्फे भागीदार विजय छोटालाल कामदार तर्फे कु. मु. विकास मारुती कदम - वय:- 47; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. दूमरा मजला, गुलमोहर प्लाझा, दिवेकर हॉस्पिटल समोर, विरार प., ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- AAQFJ8071L
(8) दस्तऐवज करून घेणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रसंतो कुमार अजित एम - - वय:- 54; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. ए/102, शांती अपार्टमेंट, सेंट्रल पार्क रोड, पी. एम. सी. वॅक जवळ, सेंट्रल पार्क, नानासोपारा पूर्व, ठाणे, महाराष्ट्र, पिन कोड:- 401209 पॅन नं:- AIWPM5038L 2): नाव:- नमिता प्रसंतो मंडल - - वय:- 43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. ए/102, शांती अपार्टमेंट, सेंट्रल पार्क रोड, पी. एम. सी. वॅक जवळ, सेंट्रल पार्क, नानासोपारा पूर्व, ठाणे, महाराष्ट्र, पिन कोड:- 401209 पॅन नं:- BJIPM8467M
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	742/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	311500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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दस्ता क्र. ७४२ १२०२३
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AGREEMENT FOR SALE

AGREEMENT FOR SALE made and entered into at ^{Nallasopara} ~~Virar~~ on this 12th day of JANUARY, 2023 BETWEEN M/S **JEEVDANI BUILDERS AND DEVELOPERS LLP**, [Pan No. AAQFJ8071L] a Limited Liability Partnership Firm incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at Gulmohar Plaza, 2nd floor, Viva College Road, Near Divekar Hospital, Virar(West), Thane-Maharashtra 401303, hereinafter referred as **"THE DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being and from time to time, their survivors, and the heirs, executors, administrators, successors and assigns of the last surviving partner) of the **ONE PART**;

AND

PROSANTO KUMAR AJIT M [Pan No AIWPM5038L] AND **NAMITA PRASANTO MONDAL** [Pan No BJIPM8467M] an adult/s of Mumbai Indian Inhabitant/s residing at Address:- ROOM NO A/102, SHANTI APARTMENT, CENTRAL PARK ROAD, NEAR PMC BANK, NALLASOPARA EAST, THANE MHARASHTRA-401209 hereinafter referred as the **"PURCHASER/S /ALLOTTEE/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her their heirs, executors, administrators and assigns) of the **SECOND PART**.



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A) M/s. Silver Land Development Corporation (SLDC) and Vijay Chhotalal Kamdar (hereinafter for the sake of brevity collectively referred to as "the Owners") are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Plot Nos.146 and 147 as per the layout sanctioned/ approved by City and Industrial Development Corporation (CIDCO) in Sector VII of Sri Prastha Layout (said Layout) comprised of Survey No.104 (part) admeasuring 1266.27 sq.mtrs; Survey No. 135(part) admeasuring 2119.77 sq. mtrs., and Survey No.136 (part) admeasuring 309.21 sq. mtrs., admeasuring in aggregate 3693.25 sq. mtrs., lying, being and situated at Village Nile More, Taluka: Vasai, District Palghar, within the limits of Vasai Virar City Municipal Corporation (VVCMC) (hereinafter referred to as "the said Land");

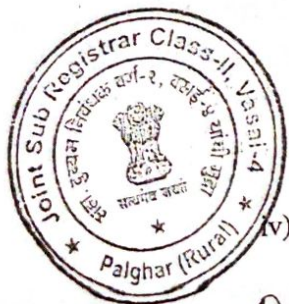
B) The Owners have obtained following permissions/approvals in respect of the said Layout of which the said Land forms part:

i) The said layout of Sri Prastha was originally approved by the Order dated 30th December 1982 being No. BEV/DESK/1/NAP/VII/SR-491 made by the Additional Collector Thane, which amalgamated the several pieces of land bearing various Survey Numbers, and then subdivided the amalgamated land into building plots, D.P. Roads, garden and other common areas etc., as set out therein;

ii) The Office of Collector granted permission to change the user of lands comprised in the said Layout by his Order bearing No. REV/DESK-1/NAP/SR-VII/491 dated 30th December, 1982;

iii) CIDCO being the then Special Planning Authority appointed for the area, by its letter dated 17th July, 2003 bearing Ref. No.CIDCO/VVSR/CC/BP-3145/W886 addressed by Associate Planner/ADD/TDP (W) CIDCO further amended the layout;

The Owners have obtained Commencement Certificate



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(CC) from CIDCO under No. CIDCO/VVSR/RRP-1982/2023
3145/W/886 dated 17th July, 2003 in respect of various plots in the said Layout including said Land;

- v) The said Layout was further amended by CIDCO, vide Order bearing No. CIDCO/VVSR/RDPBP-3145/ W/5723 dated 28/01/2010;
- vi) The Owners have obtained revised development permission from VVCMC under No. VVCMC/TP/RDP/VP -0402/83/ 2019-20 in respect of various plots in the said Layout including said Land;
- vii) The Owners have obtained Development Permission for the proposed Building No. 8 from VVCMC under letter No. VVCMC/TP/CC/VP-0402/82/2020-21 dated 27th November, 2020 in respect of the said Land;

C) Thus, the Owners are entitled to develop the said Land by constructing thereon a Commercial cum Residential Building No.8 to be named as "Oakwood" consisting of ground and first floor, Service floor above 1st floor (**Commercial Portion**) and from 2nd habitable floor to 20th upper Residential floors (**Residential Portion**) having aggregate built up area admeasuring 12957.925 square meters (hereinafter referred to as the "said Building") on the said Land (said Project) forming part of the layout known as "SRI PRASTHA" (hereinafter referred to as the "said Complex");

D) By a Development Agreement dated 28/10/21 (said **Development Agreement**) executed by and between the Owners (therein referred to as the Owners of the One Part) and the Developers herein (therein referred to as the Developers of the Second Part) and duly registered with the office of Sub-Registrar of Assurances at Vasai under No.5 of Virar the Owners have agreed to grant the development right in respect of said Land Viz., all that piece and parcel of land bearing Plot Nos. 146 and 147 as per the layout sanctioned/ approved by CIDCO in Sector VII of the said Layout in respect of the said Land viz., Survey No. 104 (part) admeasuring 1266.27 sq. mtrs; Survey No. 135 (part) admeasuring 2119.77 sq. mtrs and Survey No. 136 (part)



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admeasuring 309.21 sq. mtrs admeasuring in aggregate 3693.25 sq. mtrs lying, being and situated at Village Nile More, Taluka: Vasai, District Palghar, within the limits of VVCMC within the Registration area of Sub-Registrar of Assurances at Vasai and delineated on the plan thereof hereto annexed and thereon shown by yellow colored boundary line with right to construct thereon the said Building on the terms and conditions mentioned therein. The said Land and the said Building shall hereinafter, unless referred separately be collectively referred to as "the said Property" and more particularly described in First Schedule hereunder written

- E) Pursuant to the said Development Agreement, the Owners have executed a Power of Attorney dated 28/10/2021 (said Power of Attorney) in favour of the Developers to enable the Developers to do all acts, deeds, matters, things as mentioned in the said Development Agreement. The said Power of Attorney is duly registered with the Office of Sub-Registrar of Assurances at Vasai under Serial No. 5;
- F) As agreed under the said Development Agreement, the Owners have granted license to the Developers to enter upon the said Land to construct the said Building thereon as per the plans and specifications approved by VVCMC and other concerned authorities. Accordingly, the Owners obtained Development Permission and Commencement Certificate (hereinafter referred to as "the IOD/CC") bearing No. VVMC/TP/CC/VP-0402/82/2020-21 both dated 27th November, 2020, from VVCMC;
- G) The Developers shall be entering into several agreements similar to this agreement with several parties who shall agree to take, acquire premises in the said Building on ownership basis with a view ultimately form co-operative Society/s for the said Building and convey the said Property to the Society/s as required under The Real Estate (Regulation and Development) Act, 2016 (RERA) (hereinafter for the sake of brevity referred to as "the said Act") and Rules made thereunder;



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- H) The Owners engaged the services of Architect M/s. Ajay Associates and Structural Engineer J.W Consultants for the preparation of the structural drawings of the said Building and the Developers shall accept the professional supervision of the architect and structural engineer till the completion of the said Building;
- I) The Purchaser/s /Allottee/s demanded from the Developers and the Developers have given inspection to the Purchaser/s /Allottee/s all the documents of title relating to the said Land, the said Development Agreement and the plans, designs said Land and specifications prepared by the Developers' Architects the Title Report issued by Advocate Vijay G. Gangan of the Developers, copies of extract of 7/12 extracts along with other building permission and of such other documents as specified under the said Act and Rules made thereunder, and the Purchaser/s /Allottee/s has/have satisfied himself/herself/ themselves/itself about the same;
- J) The Developers have entered into and/or may enter into such Agreements with other persons and/or parties in respect of the flat/s and shop/s, and allotting car parking space/s etc. in the said Building as the Developers may desire proper;
- K) The Purchaser/s/Allottee/s has/have applied to the Developers for a Flat/ bearing No. 1904 admeasuring 536 square feet RERA carpet area equivalent to 49.75 sq.mtrs or thereabouts together with the exclusive right to use an area admeasuring 690 sq.ft appurtenant to the said Flat on the 19th Floor (hereinafter referred to as "the said Flat") in the said Building and more particularly described in the Second Schedule hereunder written;
- L) As per the amendment to the Income-tax Act, 1961, the Purchaser/s/Allottee/s shall deduct Tax at Source (TDS) at applicable rate from each instalment of the consideration payable by him/her/them to the Developers under these presents. The Purchaser/s/Allottee/s shall deposit the TDS amount deducted with the Income-tax Department within the period prescribed under the Income-Tax Act/Rules and furnish to the Developers, a Certificate of deduction of tax at source in Form No.16B;

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- M) The Developers have registered the Project of development of the said Land in 2(two) phases i.e., Commercial Portion as Phase I and Residential Portion as Phase II with the Maharashtra Real Estate Regulatory Authority constituted under the said Act. The Phase II being the Residential Portion of which the said Flat forms part is registered under Maharera No. P99000029584 on 11th June, 2021;
- N) The Developers have informed to the Purchaser/s/Allottee/s and the Purchaser/s /Allottee/s is/are aware that the Developers have commenced the construction of the said Building and shall complete the construction of the said Building as per the sanctioned plans, with such modifications amendments as the Developers may from time to time determine and as may be approved/sanctioned by the concerned local bodies and authorities without taking permission/consent of the Purchaser/s/ Allottee/s;
- O) The Developers have got the approvals as on date from the concerned local authority(s) for commencement of the construction and shall obtain the remaining approvals from various authorities from time to time, so as to obtain Building Completion Certificate (BCC) or Occupancy Certificate (OC) as the case may be, in respect of the said Building from VVCMC;
- P) While sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Project and upon due observance and performance of which only the BCC or OC in respect of the said Building shall be granted by the concerned local authority;
- Q) The Developers have represented to the Purchaser/s /Allottee/s the following: -

- (i) That the Owners have availed loan from Edelweiss Asset Reconstruction Company Limited (EARCL) (hereinafter referred to as "the said Lender");

That the Owners have obtained NOC dated 8th February, 2021 from EARCL for grant of Development in favour of the Developers.



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(iii) As per the said NOC the Developers shall have to obtain NOC from the said Lender for sale of the Flats/Shops accordingly the Lender has vide its letter dated 08th September 2022 issued the NOC to sale the said Flat to the Purchaser/s Allottee/s;

(iv) All the sale proceeds are required to be deposited in the designated account as detail herein below:

(a)	Account Name:	JB & DLLP Master Collection Escrow Account
(b)	Account No:	50200057287169
(c)	Bank Name:	HDFC Bank Ltd.
(d)	Branch:	Aster Apartment, Viva Super Market, Nallasopara (West), Thane-401203
(e)	IFSC Code:	HDFC0000662.

R) The photocopies of the following documents are annexed hereto as annexure as set-out hereinafter:

- (i) Plan of the said Land, as Annexure "I".
- (ii) The authenticated copies of layout plans, building Plan approved / sanctioned by the concerned authorities according to which the construction of the said Building and open spaces proposed to be provided in the said Project as Annexure "II".
- (iii) Copy of Index II of the said Development Agreement as Annexure "III"; [Please provide the copy of Index II]
- (iv) Copy of Title Report issued by Advocate Vijay G. Gangan dated 1st June, 2021 of the Developers, alongwith 7/12 Extracts, as Annexure "IV".
- (v) Copy Development Permission and Commencement Certificate bearing No. VVMC/TP/CC/ VP-0402/82/2020-21 both dated 27th November 2020 as Annexure "V".
- (vi) Copy of the typical floor plans in respect of the said Flat, as Annexure "VI".
- (vii) List of Common Amenities and specifications to be provided by the Developers in the said Building as Annexure "VII".
- (viii) List of Amenities and specifications to be provided by the Developers in the said Flat, as Annexure "VIII".



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Sr. No	Payment in %	Event	Towards Agreement	Towards GST
1.	5%	On Booking	222500	2225
2.	10%	On Execution of Agreement	445000	4450
3.	10%	On Plinth	445000	4450
4.	5%	On completion of Second Slab	222500	2225
5.	5%	On completion of Fourth Slab	222500	2225
6.	5%	On completion of Sixth Slab	222500	2225
7.	5%	On completion of Eighth Slab	222500	2225
8.	5%	On completion of Tenth Slab	222500	2225
9.	5%	On completion of Twelfth Slab	222500	2225
10.	5%	On completion of Fourteenth Slab	222500	2225
11.	2.5%	On completion of Sixteenth Slab	111250	1113
12.	2.5%	On completion of Eighteenth Slab	111250	1113
13.	2.5%	On completion of Twenty Slab	111250	1113
14.	2.5%	On completion of Terrace Slab	111250	1113
15.	7.5%	On completion of walls, internal plaster, flooring, door & window of apartment allotted	333750	3338
16.	7.5%	On completion of sanitary fittings, staircase, lift wells, lobbies upto upper floor level of said apartment allotted	333750	3338
17.	5%	On completion of External Plumbing and External Plaster, Elevation, Terraces with water proofing of the building	222500	2225
18.	5%	On completion and installation of the lifts, water pumps, electrical fittings, electro, Mechanical and environmental requirements, entrance Lobby/s, Plinth protection, Paving of areas of the building in which the said Apartment is allotted	222500	2225
19.	5%	On Intimation of Receipt of Occupancy certificate or completion Certificate	222500	2225
	100%	Total	44,50,000	44,500

4.2 In addition to the said Total consideration the Purchaser/s Allottee/s shall be liable to pay the GST (Goods and Services Tax) on this Agreement as per the prevailing law and Rules framed by the Concerned Authorities as set-out in payment schedule herein above.

4.3 The said Total Consideration is escalation free. It is agreed by and between parties hereto that in addition to the said total consideration the Purchaser/s /Allottee/s shall pay to the Developers all the amounts as set-out in Clause 10.4 at the time of taking possession of the said Flat. The Purchaser/s



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THE SECOND SCHEDULE REFERRED HEREINABOVE:
[Description of the said New Flat

A Flat bearing No. 1904 on 19th floor in the building "Oakwood" Building no 8 admeasuring 536 sq.feet RERA carpet area equivalent to 49.75 sq.mtrs RERA carpet area or thereabouts, together with the exclusive right to use an area admeasuring 690 sq.ft appurtenant to the said Flat on the 19th floor, together with NO car parking space/s in puzzle parking system in the said Building being constructed on the Land more particularly described in Part A of the First Schedule hereinabove written.

THE THIRD SCHEDULE REFERRED HEREINABOVE:
[Restricted Common areas and facilities]

The following facilities located in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective floor.

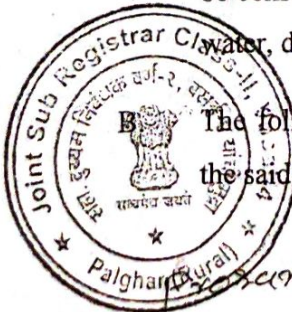
Prorata right alongwith all Purchasers of Flat/ Shop /Flat with terrace/Flat without terrace in the said Property in limited common areas and facilities i.e. to say.

- (1) Staircase
- (2) Entrance Hall
- (3) Lift, lift machine room (if any)
- (4) Parking as per allotment.
- (5) A lobby which gives access to the stairway from the said Flat with terrace/Flat without terrace.
- (6) Terrace if any attached to the flat
- (7) All the mechanical car parking spaces in the said Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
[Common Areas and Facilities]

A. Common areas and facilities of the said Flat in relation to the said Building:-The said Property on which the said New Building shall be constructed and the common lifts service lines such as electricity, water, drainage, common recreation areas.

The following common facilities which will be located throughout the said Building:



Prasantomonda

46
Namita Mandel

0/13
[Signature]

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EdelARC/2866/2020-21

ANNEXURE IX



February 08, 2021

M/s Silver Land Development Corporation Mr. Vijay Chhotubhai Kamdar 1st Floor, Dhavalgiri Tower, Nana Chowk, Grant Road, Mumbai-400036	M/s. Jeevdani Builders & Developers LLP 2nd Floor, Gulmohar Plaza, Old Viva College Road, Near Divekar Hospital, Virar 2, Thane- 401303
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DEAR Sir,

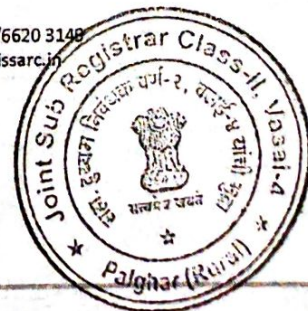
Subject: Our No Objection Certificate (NOC) to M/s Silver Land Development Corporation to enter into Development Agreement ("DA") with M/s Jeevdani Builders & Developers LLP

We refer to your request letter dated January 14, 2021 issued by Silver Land Development Corporation ("SLDC/Owner/Borrower") requesting our No Objection Certificate (NOC) on the captioned subject.

In this regards, Edelweiss Asset Reconstruction Company Limited ("EARCL") hereby convey our NOC for SLDC to enter into Development Agreement with M/s Jeevdani Builders & Developers LLP ("Jeevdani/Developer") for development of proposed commercial cum residential Building No.8 ("Project") on all those piece and parcels of land bearing CIDCO approved layout Plot Nos. 146 and 147 containing by admeasurement 3693.25 square meters in Sector VII of Sri Prastha Housing Complex Layout comprised in Survey Nos. 104 Part (1264.27 square meters out of 9,560.72 square meters), 135 Part (2119.77 square meters out of 5390 square meters) and 136 Part (309.21 square meters out of 14,770 square meters) of Village Nilemore, Off. Station Road, Nalasopara (West), Taluka - Vasai, Dist. Palghar (previously part of District Thane) - 401 403 ("Mortgaged Property"), subject to the following conditions:

- The developer shall obtain prior-NOC from EARCL before sale/transfer/allotment or otherwise creating any third-party right in respect of the Project or its unit(s) and both the Owner and the Developer shall abide by the conditions as may be mentioned in the NOC. All the receipts/collections arising out of the sales from the Project shall be deposited into separate Escrow Account(s).
- The collections (net of GST, if any) shall be shared between Developers and Owners in the ratio of 70:30 subject to the following:
 - The Developer shall ensure minimum payments to Owner (being 30% share) at the rate of Rs. 2700, Rs. 4200 and Rs. 3000 per square feet of carpet area for Residential Units, Commercial Units (Ground Floor) and Commercial Units (Other Floors), respectively. In case, the owner's share is envisaged less than above rates, because of sale of particular unit(s) at less rate, then the Developer shall contribute the shortfall to the Owner from its own share/other sources as may be permitted by EARCL.
 - The Developer's share of cash-flows shall be first utilized for construction purpose, in compliance with RERA norms and after the project completion, it shall be released to the Developer.
 - The Owner's share of cash-flows shall be utilized for payment of EARCL Debt on regular basis, unless otherwise agreed by EARCL in writing. EARCL will release the charge over the developer's escrow account after receiving the committed payment(s) as referred in sub-clause (a) above.
- The Developers shall ensure the following:
 - Display of Signage Board/Hoarding in the name of "Edelweiss" as Project Financier at entrance/conspicuous place of the Project.

Edelweiss Asset Reconstruction Company Limited
 Corporate Identity Number: U67100MH2007PLC174759
 Registered Office: Edelweiss House, Off CST Road, Kalina, Mumbai - 400 098 | Tel: +91 22 4088 6090/6620 3148
 Branch Office: UGF-1, Mercantile House, 15 Kasturba Gandhi Marg, New Delhi-110001 www.edelweissarc.in



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- b. Developer shall maintain the Mortgage Property in a good condition and protect the land from encroachment/trespassers.
 - c. Developer shall include the name of "EARCL" as the mortgagee of the Mortgaged Property, in the sale agreement with the buyer(s) of the unit(s).
4. The Developer shall adhere to the milestones agreed for construction, sales and collections as per the Business Plan approved by EARCL. Any breach or default in achievement of milestones shall be an event of default in addition to Event of Default(s) mentioned in the Mortgage Deed. Further, upon breach/default, EARCL shall also have a right to terminate the Development Agreement executed between Mr. Vijay Chhotubhai Kamdar and M/s. Silver Land Development Corporation, as owners with M/s. Jeevdani Builders & Developers LLP, in addition to other rights/remedies available to EARCL.
 5. Mortgage and charge created upon all right, title and interest of SLDC over the Mortgaged Property created vide Indenture of Mortgage dated September 28, 2020 executed, inter alia, between SLDC and EARCL shall continue to subsist and it shall be released after entire payment (being 30% share) under aforesaid clause is received towards EARCL debt.
 6. This NOC shall be valid only from 15 days from the date of this letter, within which, the Owner and the Developer shall execute and register the Development Agreement, the final version of which shall require the prior-approval of EARCL.
 7. EARCL shall not be responsible in any way for any claims / rights / dues arising out of the proposed development transaction. Both the Developer and the Owner agree and confirm to hold harmless and indemnify EARCL against all losses, liabilities, and claims arising out of or relating to this transaction.
 8. Nothing contained in this letter shall have be construed to have any bearing on obligations of Borrower, Guarantors and Mortgagors including limitation of any liability owed by them to EARCL. The Borrower/Guarantor/Mortgagors shall continue to be liable to pay their overall obligations under the financing documents, as reduced by, the amounts paid (if any), after the issuance of this letter. It is clarified that subject to the conditions of this letter, EARCL shall not take any action of the said Property, for other defaults as may be existing on the part of Borrower/Guarantors/Mortgagors, other than in the event of default/ breach.

For Edelweiss Asset Reconstruction Company Limited

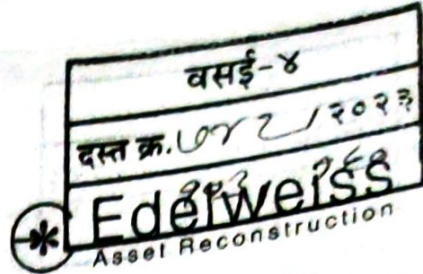
Authorised Signatory

Signed and Accepted by:

M/s Silver Land Development Corporation	Mr. Vijay Chhotubhai Kamdar
Partner M/s. Jeevdani Builders & Developers LLP	



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September 08, 2022

EdelARC/2337/2022-23

To,

Jeevdani Builders and Developers LLP Gulmohar Plaza, Viva College Road, Near Divekar Hospital, Virar (West), Thane, Maharashtra – 401303	Silver Land Development Corporation Le Palazzo, 1st floor, August Kranti Marg, Nanachowk, Mumbai – 400036
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Dear Sir/Madam,

Sub: No Objection Certificate for Sale of Unit – Project Oakwood

In reference to your email/letter dated August 24, 2022, regarding issuance of No Objection Certificate ("NOC"), we hereby convey our conditional NOC for sale of the following unit(s) in Project Oakwood, Nalasopara, Revenue Village Nilemore, Taluka Vasai, District Palghar:

Flat No.	Customer	RERA Carpet (Sq Ft.)	Total Consideration (Rs.)	Balance Receivable (Rs.)
1904	Prosanto Kumar A. Mondol & Namita P. Mondol	536	44,50,000	37,50,000

This NOC shall be subject to the following conditions:

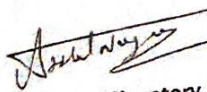
1. Total Consideration shall be paid as per the Payment Schedule (Annexure 1), into the following account, failing which, the NOC given herein shall automatically stand cancelled, without requiring any separate notice/letter:

Name of Account	Account No.	IFSC Code	Bank and Branch
JB & DLLP Master Collection Escrow Account	50200057287169	HDFC0000662	HDFC Bank, Nalasopara West

2. With respect to the Unit(s), no person including the borrower, guarantors, buyer, interested party or otherwise shall have any recourse to Edelweiss Asset Reconstruction Company Limited ("EARC") and or any of the Trusts floated by EARC or any of its officers thereof.
3. All taxes, levies, statutory dues, government dues, stamp duty and registration expenses relating to sale of the flats shall be borne by either the buyer or the Borrower.

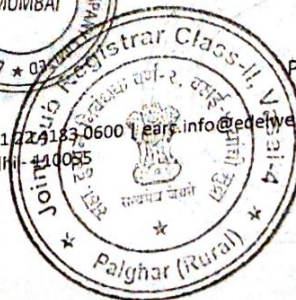
All other rights and securities of EARC in respect of financial assistance availed by the Borrower shall be unaffected and shall remain in force.

For Edelweiss Asset Reconstruction Company Limited


Authorized Signatory

Edelweiss Asset Reconstruction Company Limited
Corporate Identity Number: U67100MH2007PLC174759

Registered Office: Edelweiss House, Off CST Road, Kalina, Mumbai – 400 098 | Tel: +91 22 4183 0600 | Email: info@edelweissarc.in
Delhi Office: E-3, 2nd Floor, Delhi Press, Rani Jhansi Road, Jhandewalan New Delhi - 110055
Grievance Redressal Officer: Mr. Deepak Nautiyal | +91 22 4183 0600
www.edelweissarc.in



Page 1 of 2

Registrar Class-II



ANNEXURE XI

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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१०५/१६०

This registration is granted under section 5 of the Act to the following project under project registration number :
p99000029584

Project: **OAKWOOD PHASE-2, Plot Bearing / GTS / Survey / Final Plot No.: Plot No 146, 147 of Sector 7 of Sri Prastha Layout at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;**

1. Jeevdani Builders & Developers Llp having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401303.
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 (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 11/06/2021 and ending with 31/05/2025 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: 11-06-2021 23:11:33

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

Dated: 11/06/2021
Place: Mumbai

