LOS No. :	Loan A/C. No.
COLL No. :	
CIF No. : 1	CIF No. : 2

Applicant 1 : Rashtrapal Kabir Waghmore	
Co - Applicant 2. : Swati R Waghmore	
Contact (Resident)	
Mobile 1. 8082606224	Mobile 2

Loan Amount : 27,00,000/-	Tenure : 240
Interest Rate :	EMI :
Loan Type : Home Loan	

Vehicle Cost :	
Cessai ID :	VS Legal } 24/4/23
Car Model :	Vastukala
Car No. :	
Car Dealer :	

SSL Coordinator :	
Branch Contact Person :	Raj Kumar - 8800385905
RV/BV :	
Post inspection :	
Mortgated No. :	

AL DETAILS)

☐ APPLICANT ☐ CO – APPLICA

PAL KABIR WAGHMARE

☐ Dr. ☐ Other

Gender ☑ M ☐ F ☐ T* *Transgender

Date of Birth 06-10-1985

Please sign here

narried ☐ Other Name of Spouse SWATI R WAGHMARE

of Children 01 Name of Father KABIR D WAGHMARE

HANA K WAGHMARE

Category ☑ SC ☐ ST ☐ OBC ☐ General

Residential Status ☑ Resident ☐ NRI / PIO Religion HINDU

Photo Identification (ID) : Type ADHAR

159839903 75

Photo ID: Valid Upto d d m m y y y y

2016000042 3

Driving Licence Valid Upto 05-10-2035

5548L Passport No

COM

Passport Valid Upto d d m m y y y y

Qualifying Year 05-06-2006

resent address for the past 15 Years and ____ Months. Type of Residence ☐ Owned ☐ Rented ☐ Alloted by employer ☑ Other

ROOM 03 NIMISHA APT

PLOT E45 SECTOR 3 BELAADA

KHARGHAR

NAVI MUMBAI District RAIGARH

MAHARASHTRA Pin Code 410210

Country INDIA

Mobile (Primary) 8082606224 Mobile (Secondary) 8082606226

ra.waghmare@gmail.com

dress same as present address ? ☑ Yes ☐ No *(To be filled if permanent address is different from present address)*

District Pin Code

Country

Telephone (Landline 2)

RASHRAPAL WAGHMARE Gender ✓M F T* *Transgender

Dr. Other Date of Birth 07-02-1986

nmarried Other Name of Spouse

o. of Children 01 Name of Father RAMCHANDRA JADHAV

UBHANGI R JADHAV Category ✓SC ST OBC General

Residential Status ✓Resident NRI / PIO Religion HINDU

Photo Identification (ID) : *Type* ADHAR

31093975509 9 Photo ID: Valid Upto

Driving Licence Valid Upto

T0940P Passport No Passport Valid Upto

Qualifying Year

he present address for the past 13 Years and _____ Months. Type of Residence Owned Rented Alloted by emplo

ROOM 03 NIMISHA APT PLOT E45
SECTOR 3 BELPADA
KHARGHAR
NAVI. MUMBAI District RAIGARH Pin Code 40
MAHARASHTRA Country INDIA

Mobile (Primary) 8082606225 Mobile (Secondary)

nswat167@gmail.com

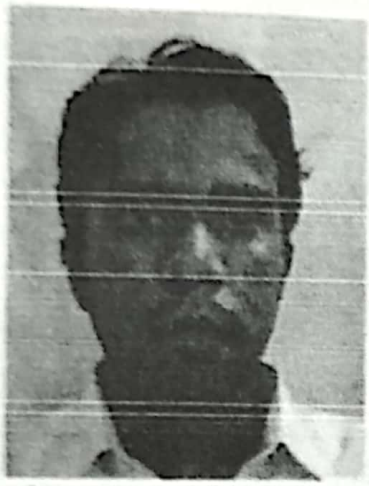
ent address same as present address ? ✓Yes No *(To be filled if permanent address is different from present address)*

District Pin Code

Country

Telephone (Landline 2)

भारत सरकार
GOVERNMENT OF INDIA



राष्ट्रपाल कबीर वाघमारे
Rashtrapal Kabir Waghmare

जन्म वर्ष / Year of Birth : 1985

पुरुष / Male

2159 8399 0375

आधार – सामान्य माणसाचा अधिकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता निमिषा अपार्टमेंट, रूम नं ३, रेल्वे स्टेशनसमोर, सेक्टर ३, बेलपाडा, खारघर, खारघर, रायगड, महाराष्ट्र, 410210

Address: Nimisha Apt, Room No 3, Opp. Railway Station, Sector 3, Belapada, Kharghar, Kharghar, Raigarh, Maharashtra, 410210

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bangaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

RASHTRAPAL KABIR WAGHMARE

KABIR DEVAPPA WAGHMARE

06/10/1985

Permanent Account Number

ABGPW5548L

Signature

529/3306

Tuesday,March 26 ,2019

5:16 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3365 दिनांक: 26/03/2019

गावाचे नाव: कोयनावेळे

दस्तऐवजाचा अनुक्रमांक: पवल5-3306-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राष्ट्रपाल कबीर वाघमारे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1800.00
पृष्ठांची संख्या: 90	
एकूण:	रु. 31800.00

Sub Registrar Panvel 5

बाजार मुल्य: रु.1304790 /-

मोबदला रु.3040000/-

भरलेले मुद्रांक शुल्क : रु. 182400/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013708831201819E दिनांक: 26/03/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2603201908938 दिनांक: 26/03/2019

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

मुळदस्तऐवज परत मिळाला.

सहदुय्यम निबंधक, पनवेल-५ (वर्ग-२)

03/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 3306/2019
नोदंणी :
Regn:63m

गावाचे नाव : **कोयनावेळे**

वेलेखाचा प्रकार	करारनामा
ोबदला	3040000
ाजारभाव(भाडेपटटयाच्या तितपटटाकार आकारणी देतो की ार ते नमुद करावे)	1304790
-मापन,पोटहिस्सा व घरक्रमांक यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: विभाग क्र.2.1 दर रु. 34,500/- प्रति चौ. मी. सदनिकानं. 103,पहिला मजला,विंग ए,बिल्डिंग नं. 1,सिद्धिविनायक रिद्धिमा,सर्वे नं. 1/1/7,1/8/बी,आणि 1/9,कोयनावेळे,ता. पनवेल,जि. रायगड क्षेत्र 31.52 चौ. मी. कारपेट((Survey Number : 1/1/7,1/8/बी, आणि 1/9, ;))
त्रफळ	1) 31.52 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल	
तऐवज करुन देणा-या/लिहून या पक्षकाराचे नाव किंवा न्यायालयाचा हुकुमनामा किंवा असल्यास,प्रतिवादिचे नाव व	1): नाव:-मे सिद्धिविनायक होम्स तर्फे भागीदार गौरव पी.अग्रवाल यांचा वतीने कु. मु. अखत्यारी धनंजय भरत महारनवर - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस प्लॉट नं. 35, सेक्टर 5, ऑप्प गणेश मंदिर, खारघर, ता. पनवेल, जि. रायगड , महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-ABRFS2668G
ऐवज करुन घेणा-या पक्षकाराचे दिवाणी न्यायालयाचा मा किंवा आदेश न,प्रतिवादिचे नाव व पत्ता	1): नाव:-राष्ट्रपाल कबीर वाघमारे - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं. 03, निमिषा अपार्टमेंट , प्लॉट नं. इ-45, सेक्टर ३, बेलपाडा, खारघर, ता. पनवेल, जि.रायगड , महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-ABGPW5548L 2): नाव:-स्वाती राष्ट्रपाल वाघमारे - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं. 03, निमिषा अपार्टमेंट , प्लॉट नं. इ-45, सेक्टर ३, बेलपाडा, खारघर, ता. पनवेल, जि.रायगड , महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AKNPJ0940P
ऐवज करुन दिल्याचा दिनांक	26/03/2019
नोंदणी केल्याचा दिनांक	26/03/2019
क्रमांक,खंड व पृष्ठ	3306/2019
ारभावाप्रमाणे मुद्रांक शुल्क	182400
ारभावाप्रमाणे नोंदणी शुल्क	30000

THE SEAL OF THE JOINT SUB-REGISTRAR सह. दुय्यम निबंधक, पनवेल-५ यांची मुद्रा सत्यमेव जयते PANVEL - 5

सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

Valuation Report Page

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 201903264885

26 March 2019,04:55:13 PM
पवल5

मुल्यांकनाचे वर्ष	2018
जिल्हा	रायगड
मुल्य विभाग	तालुका : पनवेल मौजे: घोट कॅम्प (कोयना वेल्हे)(पनवेल महानगरपालिका)
उप मुल्य 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.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
3590	34500	39000	50400	39000	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	37.82चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.34500/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर =(वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी)* मजला निहाय घट/वाढ

= (34500 * (100 / 100)) * 100 / 100

= Rs.34500/-

A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र

= 34500 * 37.82

= Rs.1304790/-

एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी

= A + B + C + D + E + F + G + H + I

= 1304790 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.1304790/-

CHALLAN
MTR Form Number-6

013708831201819E	BARCODE	Date 26/03/2019-15:09:31	Form ID 25.2

Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
nent Registration Fee		PAN No.(If Applicable)	ABGPW5548L
PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name	RASHTRAPAL KABIR WAGHMAR AND OTHER ONE
RAIGAD			
2018-2019 One Time		Flat/Block No.	FLAT NO 103 1ST FLOOR A WING BUILDING
Account Head Details	Amount In Rs.	Premises/Building	NO 1 SIDDHIVINAYAK RIDDHIMA
Stamp Duty	182400.00	Road/Street	SURVEY 1/1/7 AND OTHERS KOYNAVELE TAL PANVEL
Registration Fee	30000.00	Area/Locality	DIST RAIGAD
		Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	
		PAN2=ABRFS2668G~SecondPartyName=MS SIDDHIVINAYAK HOMES~CA=3040000~Marketval=1	
		Amount In Words	Two Lakh Twelve Thousand Four Hundred Rupees Only
	2,12,400.00		
ils IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332019032615366 20810567 6
		Bank Date	RBI Date 26/03/2019-15:09:53 Not Verified with RBI
		Bank-Branch	IDBI BANK
ch		Scroll No. , Date	Not Verified with Scroll

प.व.ल. ५
330E 2099
3

SEAL OF THE JOINT SUB-REGISTRAR

Mobile No. 9373381010

Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

पवल - ५	
3302	२०१९
P /100	

THE SEAL OF THE JOINT SUB-REGISTRAR ★ PANVEL-5 ★

AGREEMENT FOR SALE

THIS AGREEMENT is made on this 26th day of Mar, 2019;

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

Partner

AND

MR. RASHTRAPAL KABIR WAGHMARE INDIAN INHABITANT(S) RESIDING AT: ROOM NO - 03, NIMISHA APARTMENT, PLOT NO – E-45, SECTOR - 3, BELPADA, KHARGHAR, NAVI MUMBAI – 410 210.

AND

MRS. SWATI RASHTRAPAL WAGHMARE INDIAN INHABITANT(S) RESIDING AT: ROOM NO - 03, NIMISHA APARTMENT, PLOT NO – E-45, SECTOR - 3, BELPADA, KHARGHAR, NAVI MUMBAI– 410 210.

hereinafter called "**the Allottee**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm 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 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 successors and permitted assigns) of the **OTHER PART;**

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

WHEREAS

प व ल. - ५
3308 | २०९९
401 / CC

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 Koynavele, 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 Koyanavele, 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 Koyanavele, Taluka Panvel, District Raigad. The copy of the 7/12 extract is annexed herewith & marked as **"Annexure – 1-C"**

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

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 Koynavele 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.

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 FSI 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. In case any additional FSI/TDR is available at any point of time in future, then 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.

पावती - ५
३३९८ २०१९
१९/१०

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. 103** on the **FIRST FLOOR**, in **WING: 'A'** of **BUILDING NO. '1'** in the project **"SIDDHIVINAYAK RIDDHIMA"** being constructed by the Promoter. The said apartment/flat is shown in black colour

For SIDDHIVINAYAK HOMES

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;

i. Copy of 7/12 extract (**Annexure "1A, 1B & 1C"**);
ii. Copy of the Plan showing the said property (**Annexure "2"**)
iii. Copy of the Development Permission (**Annexure "3"**)
iv. Copy of Title Certificate given by Advocate Prashant A Bhujbal (**Annexure "4"**)
v. Copy of the floor plan (**Annexure "5A"**)
vi. Copy of the Approved Layout plan (**Annexure "5B"**)

I. 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.

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.

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 while construction/developing the said project has accordingly commenced construction/development of the same.

M. AND WHEREAS the allottee has agreed to purchase the said unit based on going through all the condition stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by the allottee strictly.

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 **25/11/2018** for Apartment No **103** having carpet area of **31.52** square meters on the **First** Floor in the Wing no. **"A"** of the Building no. – **"1"** ("Building")in the said project, more particularly described in Schedule II and the floor plan of the apartment is 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 **31.52** 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.

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For SIDDHIVINAYAK HOMES

W. AND WHEREAS the parties, relying on the confirmation, representations and assurances of each other to faithfully abide by all terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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:

1. 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.

2.0 **CONSIDERATION OF THE SAID APPARTMENT/FLAT:**

2.1 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. 103 on the FIRST FLOOR, in WING –'A' of BUILDING NO '1' admeasuring 31.52 sq.-mtrs of carpet area in the said project "SIDDHIVINAYAK RIDDHIMA" for the lumpsum consideration of Rs. 30,40,000/- (RUPEES THIRTY LAKH FORTY THOUSAND ONLY).

2.2.2 PAYMENT SCHEDULE

i) Flat No. 103 on the First floor, in Wing 'A' of Building no 1 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. 30,40,000/- (RUPEES THIRTY LAKH FORTY THOUSAND ONLY). hereinafter referred to as **Total Sale**

For SIDDHIVINAYAK HOMES

Price/Sale Price which shall be paid by the ALLOTTEE/S in the following manner:

Sr.No.	Percentage	Details	Amount (in Rs.)
1	10%	To be paid before execution of this presents	Rs. 3,04,000/-
2	20%	Within 30 days from the execution of this presents	Rs. 6,08,000/-
3	15%	On Completion of Plinth Work	Rs. 4,56,000/-
4	8%	On Completion of 1st Slab	Rs. 2,43,200/-
5	7%	On Completion of 2nd Slab	Rs. 2,12,800/-
6	5%	On Completion of 3rd Slab	Rs. 1,52,000/-
7	5%	On Completion of 4th Slab	Rs. 1,52,000/-
8	8%	On Completion of Internal Plaster	Rs. 2,43,200/-
9	7%	On Completion of External plaster	Rs. 2,12,800/-
10	5%	On Completion of Flooring	Rs. 1,52,000/-
11	5%	On Completion of External Painting	Rs. 1,52,000/-
12	5%	At the time of Possession	Rs. 1,52,000/-
	100%	**GRAND TOTAL**	**Rs. 30,40,000/-**

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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.

which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee, for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. The Promoter may charge the allottee separately for any upgradation/changes specifically requested or approved by the allottee in fittings, fixtures and specification and any other facility which have been done on the allottee/s request or approval but which have not been agreed upon herein or as shown in the website of the registered authority.

2.4 The Promoter herein on due date/or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by digital E-mail to the Allottee and the Allottee shall make payment of such due amount to the Promoter within seven days from date of receiving such intimation. The Allottee herein specifically agrees that he/she/they shall pay the aforesaid amount along with the service tax, VAT, GST and such other taxes, cesses, charges etc. without any delay along with each installment. However, it is agreed that failure on the part of the Promoters to send intimation requiring such payment shall not be a plea, or an excuse by the Allottee/s for non-payment of any amount or amounts.

2.5.1 The Allottee/s shall make all payments of the Total Sale Price due and/or payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / electronic transfer any other instrument drawn in favour of ***"M/s. Siddhivinayak Homes" A/c No – 409819889520 with Ratnakar Bank Ltd, Branch – Lower Parel, Mumbai***. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Flat, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Total Sale Price due and payable to the Promoters through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of ***"M/s. Siddhivinayak Homes" A/c No – 409819889520 with Ratnakar Bank Ltd, Branch – Lower Parel, Mumbai.*** Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Flat and shall be construed as a breach on the part of the Allottee/s. In case of change of bank account number as mentioned above, the allottee shall make payment as conveyed by promoters in writing to the allottee.

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

2.5.3 The Total Sale Price is exclusive of all taxes, levies, duties, cesses etc. In Addition to the Total Sale Price, the Allottee/s shall pay all other amounts mentioned herein including the amounts mentioned in Clauses hereinafter. Any of the taxes including Service Tax and /or Value Added Tax (VAT), GST, [illegible] cesses etc. (whether applicable/payable now or become

applicable/payable in future), whether on Sale Price or on other amounts payable under the Agreement, shall be borne and paid by the Allottee/s alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof. **It is hereby clarified that the sale price of the said Flat/Unit is arrived at after considering the benefits of Input Tax Credit (ITC) of applicable GST on purchase of Goods and Services available to the Promoter. The Promoter has passed on the benefits of reduction in prices on account of availment of ITC, to the Allottee on lumpsum basis, at the time of fixation of sale price. The Allottee shall not at any time in future raise any dispute or claim in respect of the said ITC of GST.**

2.5.4 The Allottee/s agree/s, undertake/s and covenant/s to make payment of GST as may be applicable from time to time.

2.5.5 The Allottee/s are aware that as per present statute, **Goods and Service Tax (GST)** are leviable/applicable on the Sale Price payable hereunder and consequently the amount of each installment payable by the Allottee/s to the Promoters in respect of this transaction shall proportionately increase to the extent of the liability of such taxes. The Allottee/s hereby undertake(s) to pay the amount of the **GST** along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid alongwith the amount of **GST** applicable thereon and the Allottee/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder, if such payment is not accompanied with the applicable GST. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Allottee/s to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Allottee/s shall be solely and exclusively liable to bear and pay the same and the Allottee/s do and doth hereby agree and undertake to indemnify and keep indemnified the Promoters and its successors-in-title and assigns in respect thereof.

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OFFICE OF THE JOINT SUB-REGISTRAR PANVEL-5

3.0 INTEREST ON UNPAID DUE AMOUNT:

3.1 Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due dates, the Allottee/s shall be bound and liable to pay interest as per State Bank Of India highest Marginal Cost of Lending Rate plus 2% per annum, with monthly rests, on all the amounts which become due and payable by the Allottee/s to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waived of the right of the Promoter under this Agreement, nor shall it be construed as condonation of delay by the Promoter. The amount of interest may be informed to the allottee/s from time to time or on completion of the said project/apartment, and the allottee/s has/have agreed to pay the same as and when demanded before the possession of the said apartment.

3.2 The Allottee/s further agree/s, undertake/s and covenant/s that while making the payment of installments of Total Sale Price and Service Tax thereon, the [illegible] TDS (presently at the rate of 1% of the amount paid) as

may be applicable from time to time. The Allottee/s after making payment of each installments and Service Tax, on or before 7th day of next month, shall file Form 26QB with the Income Tax Authority in the prescribed format and on or before 22nd day the month on which respective Form 26QB is filed, shall furnish Form 16B to the Promoters.

4.0 OBSERVATION OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY: -

4.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority and/or State Government at the time of sanctioning the plans or any time thereafter or at the time of granting Completion Certificate or anytime thereafter. The Promoter shall before handing over possession of the said apartment to the Allottee/s herein, obtain from the concerned Planning /local authority/development controlling authority, Occupation and/or Completion Certificate in respect of the said apartment. Notwithstanding anything to the contrary contained herein, the Allottee shall not be entitled to claim possession of the said apartment until the completion certificate is received from the local authority and the allottee has paid all dues payable under this agreement in respect of the said apartment to the Promoter and has paid the necessary maintenance amount/deposit, service tax, vat, GST and other taxes payable under this agreement of the said apartment to the Promoter.

5.0 DISCLOSURE AS TO FLOOR SPACE INDEX: -

5.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **10055.00 square meters** only and Promoter has planned to utilize additional Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the floor Space Index of approximately 20000 sq-metres proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

6.0 DISCLOSER AND INVESTIGATION OF MARKETABLE TITLE: -

6.1 The Promoter has made discloser of the title of the said land as well as encumbrances, if any, known to the Promoter in the title report of the advocate. The Promoter has also disclosed to the Allottee/s nature of its right, title and interest or right to construct building/s, and also given inspection of all documents to the Allottee/s. As required by the law. The Allottee/s having acquainted himself/herself/themselves with all facts and right of the Promoter and after satisfaction of the same has entered into this Agreement.

7.0 SPECIFICATIONS AND AMENITIES: -

The specification and amenities of the apartment [illegible]

Schedule III hereto. In the project under construction and considering to maintain the stability of the building/wings and internal structures, herein specifically informed by its consultant not to allow any internal changes. As per the policy there shall be no customization permitted inside the said apartment. Changes such as civil, electrical, plumbing etc. shall not be allowed during construction and till delivery of possession and after possession till a period of 5 years.

8.0 COMPLIANCE OF LAWS RELATING TO REMITTANCES: -

8.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to full fill its obligation under this Agreement. Any refund, transfer of security, if provided in term of the Agreement shall be made in accordance with the provision of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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8.2 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

THE JOINT SUB-REGISTRAR PANVEL-5

9.0 POSSESSION OF THE APARTMENT: -

9.1 The Promoters shall endeavour to complete the construction of the said Flat by **31st December 2023, ("the said Date")** provided always that the Promoters shall be entitled to further extension of time for completion of the said Buildings, if the completion of Buildings is delayed on account of:

(i) Non-availability of steel, cement, other building material, water or electric supply.

(ii) War, Civil Commotion, flood, drought, fire cyclone, earthquake or act of God or any calamity by nature, which is affecting the regular development of the real estate project.

(iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;

For SIDDHIVINAYAK HOMES

Name of Allottee : - MR. RASHTRAPAL KABIR WAGHMARE

Allottee Address : - ROOM NO - 03, NIMISHA APARTMENT,
PLOT NO – E-45, SECTOR - 3, BELPADA,
KHARGHAR, NAVI MUMBAI – 410 210.

Email ID : - rashtra.waghmare@gmail.com

Name of Promoter: - M/S. SIDDHIVINAYAK HOMES

Promoter Address: - PLOT NO.-35, SECTOR-5, OPP. GANESH MANDIR,
KHARGHAR, NAVI MUMBAI – 410 210.

Email ID: - info@siddhivinayakhomes.co.in

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

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL

28. JOINT ALLOTTEES: -

That in case there are Joint Allottee/s, they shall be considered as one and severable allottee/s for the purpose of these clauses in the agreement and all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

29. GOVERNING LAW: -

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

30. OTHER POINTS: -

30.1 All Covered Parking Spaces in the BUILDING will belong to and owned by the PROMOTERS only and the PROMOTERS will have the sole and exclusive right and authority to allot/allocate such STILT PARKING SPACES to any person or party to whom the FLAT/APARTMENT in the said BUILDING is agreed to be sold on such terms and conditions as the PROMOTERS may deem proper and the ALLOTTEE/S will have no objection to the same and the ALLOTTEE/S doth/do hereby consent to what is stated above. It is specifically agreed that the CO-OPERATIVE SOCIETY or other organization, shall confirm the parking's allotted by the PROMOTERS to the ALLOTTEE/S as well as other ALLOTTEE/S. The ALLOTTEE/S and the CO-OPERATIVE SOCIETY or other organization, shall not be entitled to question or take any objection for such allotment or allocation of the stilt/open parking spaces made by the PROMOTERS to the ALLOTTEE/S herein as well as other

30.31 The Allottee/s hereby nominates **SWARA RASHTRAPAL WAGHMARE**, residing at having his/her/their address at **ROOM NO - 03, NIMISHA APARTMENT, PLOT NO – E-45, SECTOR - 3, BELPADA, KHARGHAR, NAVI MUMBAI - 410 210.** who is **DAUGHTER** of the Allottee/s as his/her/their nominee in respect of the Said Premises. On the death of Allottee/s, the said **SWARA RASHTRAPAL WAGHMARE** ("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 etc. of and/or by the said Nominee. The Promoters shall at its discretion be entitled to insist on Probate/Succession Certificate/Letters of Administration and/or such other documents as the Promoters may deem fit, from such 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, saved, 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 act, omission, default on the part of the Allottee/s in complying/performing his/her/their obligations under this Agreement.

THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL-5

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. 103** admeasuring **31.52 sq. mtrs. of Carpet area,** on the **FIRST FLOOR,** in the Wing- **'A'** of Building no - **1** in the

For SIDDHIVINAYAK HOMES

[illegible]

[illegible]

[illegible]

[illegible] REMAINING PORTION OF THE SAME [illegible]

[illegible] FLAT NO. [illegible] A-WING, BLDG NO. [illegible]

[illegible] FLAT NO. [illegible] A-WING, BLDG NO. [illegible]

[illegible] FLAT NO. [illegible] B-WING, BLDG NO. [illegible]

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

- D.G. set provision for emergency power to lift and common lobbies.
- Lift in all Buildings
- Street Lighting
- Underground Tank & Overhead Tank

(Description of Amenities in the said Flat)

- [illegible] framed structure founded on open foundation/Piling Foundation
- [illegible] Fly Ash, Gypsum Blocks / 6" Red Bricks walls externally and 4" thick Fly Ash Gypsum Blocks / 4" Red Bricks internal partition walls.
- [illegible] cement plaster for external surfaces and Gypsum finished cement plaster on internal surface.
- Main entrance doors shall be of solid wood flush door with both side laminates with locks, and wooden frames of adequate section.
- All internal doors shall be solid wooden flush doors with both side laminates having wooden frames of adequate section.
- [illegible] Designer tiles of reputed make in Bathroom and W.C.
- [illegible] tiles of minimum size 600mm by 600 mm of Reputed make with tile [illegible] all rooms.
- [illegible] cooking platform made out of Marble and Granite stones of adequate [illegible] with built in sink of reputed make with wall tiles up to 5' above the platform.
- [illegible] plumbing and sanitary work to be of conceal type as per the

...ms with all electrical wiring to be of conceal ...e copper wires, with modular type switches and sockets of ...ector Roma Brand.

11. GYPSUM finished wall with Plastic/Luster emulsion and two coats of water proof paint externally, wooden work, Frames being oil painted.

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 SIDDHIV

PROMOTERS

IN THE PRESENCE OF)
1) _____)
(SHRI _____))
2) _____)
(SHRI _____)

SIGNED AND DELIVERED BY THE)
WITHINNAMED **"ALLOTTEE/S"**)

1) **MR. RASHTRAPAL KABIR WAGHMARE**)
(PAN. ABGPW5548L))

ALLOTTEE/S

2) **MRS. SWATI RASHTRAPAL WAGHMARE)**
(PAN. AKNPJ0940P)

ALLOTTEE/S

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PANVEL-5

IN THE PRESENCE OF)
1) _____)

ANNEXURE – 3

PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

NO.2018/PMC/TP/BP/135 /2018 Date : 26/9/20

To,
Mr. Gaurav Purushottam Agraval,
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. 14880, dated 04/09/2018.
2) मा. तहसिलदार यांचे पत्र क्र. जमिनबाब/कात-९/११०८८/२०१८/१००, दि. १५.०६.२०१८.
3) Height Clearance NOC issued No. NAVI/WEST/B/070918/318387, DL 09/07/2018.

Sir,

Please refer to your application for development permission for Residential Cum Commercial Build 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 Bui on the plot mention above.

The Developers / Builders shall take all precautionary measures for prevention of Malaria bree during the construction period of the project. If required , you can approach Health Department PMC 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 constru period.

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

Thanking you,

PANVEL MUNICIPAL CORPORATION पनवेल महानगरपालिका पनवेल-रायगड

Assistant Director of Town Planning
Panvel Municipal Corporation

JOINT

PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com Tel – (022) 27458040/41/42

NO.2018/PMC/TP/BP/ 135 /2018 Date : 26 / 9 / 2018

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIVII) of 1966 to, MR. GAURAV PURUSHOTTAM AGRAVAL, M/S. SIDDHIVINAYAK HOMES. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Building on Survey No- 61/A/2 (New 1/1/7), 1/8/B, 1/9, At- Village - Koyanavele, Panvel, Dist- Raigad. (Only Ground Floor)

Existing Residential BUA = 9127.096 Sq.mt., 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, such an event shall be deemed to have carried out the development work in contravention of section 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 ... title through or under him.

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8. It is mandatory for the institution to take safety measures while the construction is under progress 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 corridor and passages.

10. As per Govt. of Maharashtra memorandum vide No: TBP/4393/1504/C4-287/94, UD-11/RDP, Dated July, 1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details ;-

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

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

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

d) Number of Residential flats/Commercial Units with areas.

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

ii) 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.

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. Govt. 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.

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.

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.

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 ground water at all times.

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.

Developers/ Builders/ Owners should provide the Toilet Facilities in the construction laborers working on the Site. 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 by Municipal Corporation. If not paid the permission granted will be revoked.

पनवेल महानगरपालिका पनवेल-रायगड

Assistant Director of Town Planning
Panvel Municipal Corporation

ANNEXURE – 4

:-
...uleep Apartment,
...ssudev Balwant Phadke
...uth, Hesude Anil Xerox,
Tel : 2745 6306.

PRASHANT ASHOK BHUJBAL
(Advocate)

Residence :-
"Vithai", Bhujbal Wadi,
Podi No.2, Sector-15-A,
New Panvel-410 206.
Dist. Raigad.

Date: 10/05/2018.

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 1) Mr. Vaibhav Purushottam Agrawal, 2) Mr. Gaurav Pursuhottam Agrawal, 3) Mr. Saurav Pursuhottam Agrawal I, have carried out the search of 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.

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DESCRIPTION OF THE PROPERTY

I) 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.

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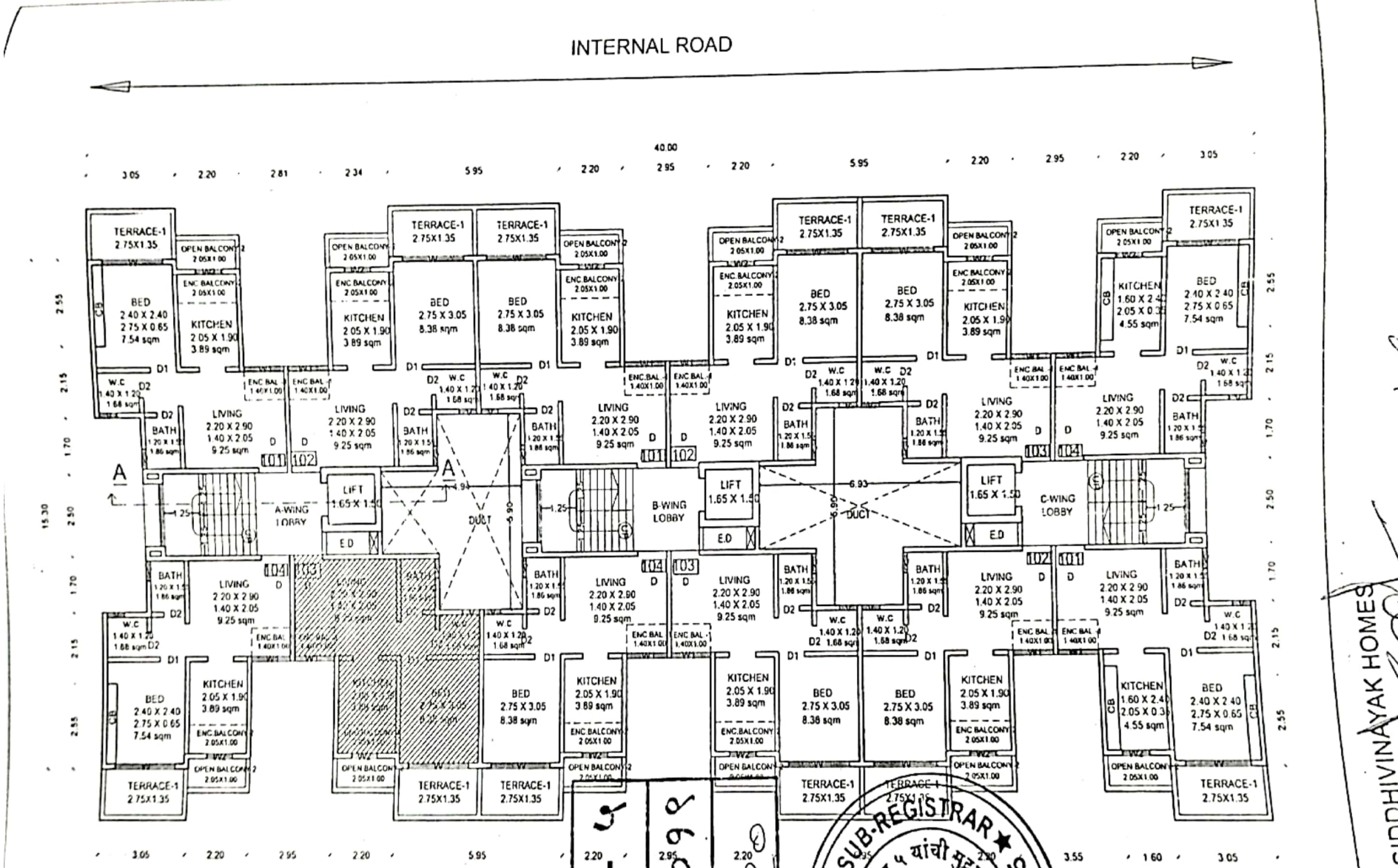
Revenue Village	Gut No.	Hissa No.	Area H.R.P.	Assessment Rs. Ps.
Koyanavele	1	1A/2	0-60-00	4.81
Koyanavele	1	8 B	0-19-10 P.K. 0-01-15	1.44
Koyanavele	1	9	0-19-00 P.K. 0-01-30	1.44

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

...2/-

Prashant A. Bhujbal



UILDING NO.- 1 FLAT NO.- 103 WING -A FIRST FLOOR

NOTE:- PLAN NOT TO BE SCALED

THE SEAL OF THE JOINT SUB-REGISTRAR ★ PANVEL-5 ★

For SIDDHIVINAYAK HOMES

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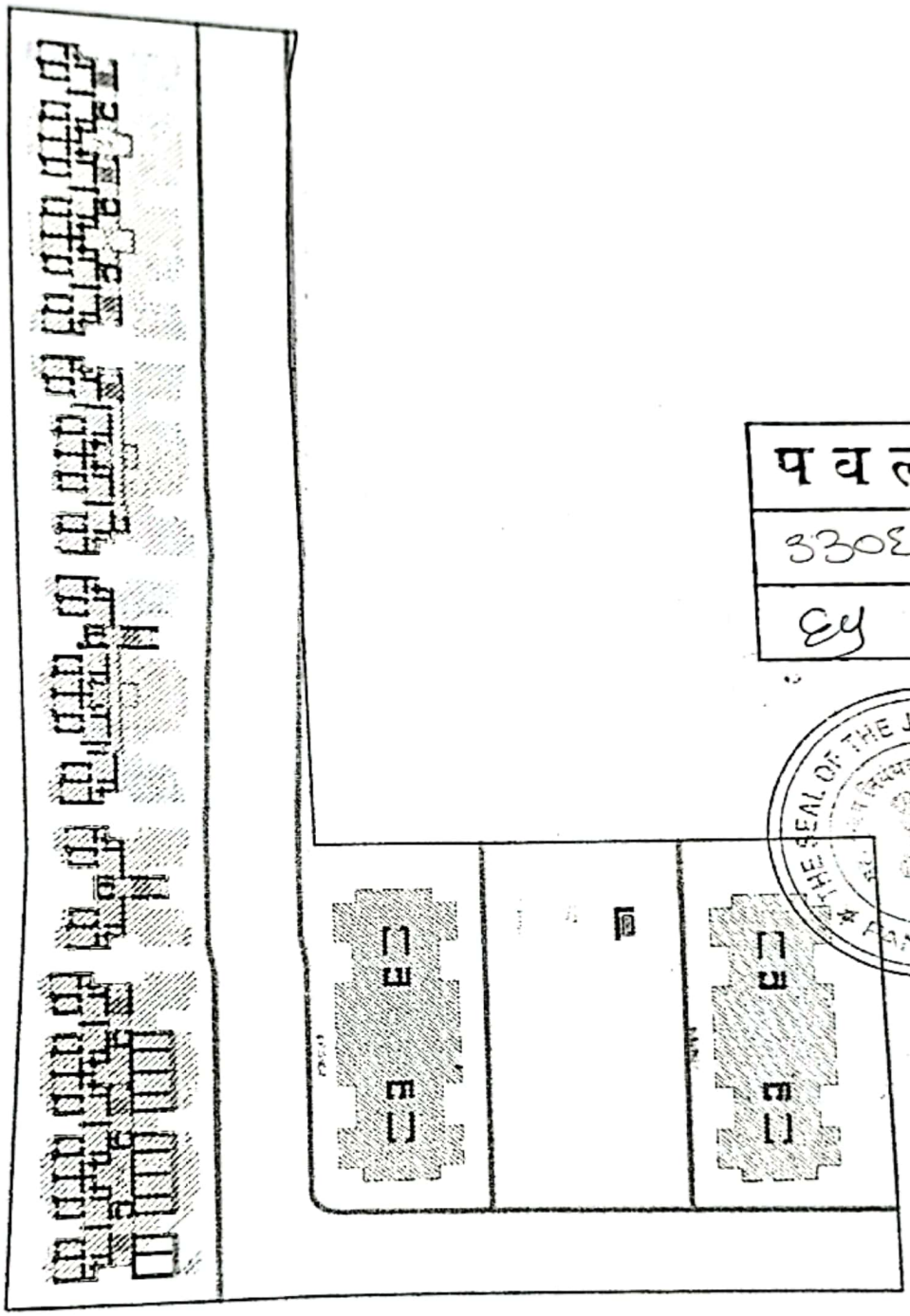
ANNEXURE – 5B



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LAYOUT PLAN

NOTE-PLAN NOT TO BE SCALED

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52000018157**

Project: ***SIDDHIVINAYAK RIDDHIMA,*** *Plot Bearing / CTS / Survey / Final Plot No.:**1/9, 1/8/B, 1/1/7 at Koyana 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 receivables for 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 thereunder.
   - 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 thereunder.

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