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SUPPLEMENTAL AGREEMENT

THIS SUPPLEMENTAL AGREEMENT entered into at Navi Mumbai on this _____ day of April 2023 between

M/S. ARAMUS REALTY LLP (holding its PAN No. ABGFA3000R), a Limited Liability Partnership Firm registered under the provisions of Limited Liability Partnership Act, 2008, having its Office at Shop No: 5-7, The Domus, Plot No: 23, Sector No: 40, Seawbods, Navi Mumbai — 400 706, through its Designated Partner/s MR. SUDHIR MANJIBHAI BHUSHAN, hereinafter referred to as the "PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, executors, administrators and permitted assigns, including those of the respective partners) of the ONE PART.

PROCES executed by the CID O Ltd. between 8506

MR. NANJI DEVJI VAVIA, (PAN NO:AACPV8888M) AND MRS.

JAMNABEN NANJI VAVIA (PAN No. ADIPV2660G), both adults,
Indian Inhabitants, residing at Flat No. 401, Sitaram Kutir, Plot No.28,
Sector-21, Nerul, Navi Mumbai-400706, hereinafter referred to as "THE
PURCHASER/S/ALLOTTEE/S" (which expression shall, unless it be
repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the OTHER

WHEREAS by virtue of an Agreement Dated-10.11.2020, executed and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of and registered with Joint Sub-Registrar of and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purchaser/s the Purchaser/s and registered with Joint Sub-Registrar of the Purcha

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Regulation (UDCPR) has come into effect from 03/02/2020, an additional FSI is available over & above the present FSI available on the said Plot and the computation of FSI is being done as per the provisions of the said UDCPR. Accordingly, by a Modified Agreement to Lease dated 13-01-2023 executed by the CIDC D Ltd. and Promoters herein, the CIDCO Ltd. agreed to grant NOC to the Promoters for additional FSI over and above the Base FSI on the said P ot comprising of enhancement of Base FSI, Premium FSI, Ancillary FSI and such other FSI/ benefits mentioned therein (hereinafter referred to as the Total Permissible FSI) as per the regulations and provisions of Unified Development Control and Promotion Regulation (UDCPR 2020) for such additional premium and upon such terms and conditions as are mentioned in the said Agreement. The said Modified Agreement to Lease is registered with the Sub-Registrar of

Assurances under Serial No. TNN8/1150/2023 dated 13-01-2023. The Promoters proposed to utilize such additional permissible FSI as per the said UDCPR by increasing the carpet area of the Residential Flats in the said Building/ Project as shall be sanctioned and approved by CIDCO Ltd.

the revised building plans for the said Project on the said Plot and have obtained from NMMC an Amended Commencement Certificate dated 30-06-2022 bearing ref. no. NMMC/TPO/BP/2013/2022 and subsequently, a further Amended Commencement Certificate dated 13-04-2023 bearing ref. no. NMMC/TPO/BP/17209/2023, for the said Project. The copy of the said Amended Certificate dated 13-04-2023 is annexed hereto and marked as Annexure "A". As per the said Amended Commencement Certificate dated 13-04-2023, certain areas in the said Project have been computed in FSI and as a result thereof, the carpet area of the residential Flats, Shops and Offices in the said Project under RERA has been increased. Further, as per the said Amended Commencement Certificate dated 13-04-2023, the no. of Residential Flats and the Shops in the Project remain the same, however, the no. of Offices has been decreased.

AND WHEREAS thus, as per the said Amended Commencement

Certificate dated 30-06-2022, the revised area of the said Flat now
aggregates to 171.869 Square meters (Carpet area) (excluding 26.328

Sq. Mtrs. Deck area + 1.032 Sq. Mtrs. Non -Accessible Chajja area)

(hereinafter referred to as the said revised sanctioned Carpet area) and
further the said Flat has been now upgraded from 3 BHK to 4 BHK. The
said Flat admeasuring 171.869 Square meters (Carpet area) (excluding
26.328 Sq. Mtrs. Deck area + 1.032 Sq. Mtrs
Non -Accessible Chajja
area) (the said revised Carpet area) is more particularly described in the
SCHEDULE hereunder written.

the said Building/Project known as "THE DOMUS" on the said Plot in accordance with the revised Building plans sanctioned by NMMC by permitting construction of such premises in accordance with UDCPR.

Project/Building on the said Plot in accordance with the sanctioned revised sanctioned Building plans for utilizing the total permissible on the said Plot, the Promoters have obtained and /or the NMMC has granted its Occupancy Certificate, vide its letter dated 13-04-2023 bearing reference no. NMMC/TPO /BP/17210/2023, for the said Buildin / J/Project on the said Plot. The copy of the said Occupancy Certificate is annexed hereto and marked as Annexure "B".

AND WHEREAS in the above circumstances and as per the terms of the said Agreement dated 10.11.2020, the parties hereto have agreed to execute this Supplementa Agreement for the said Agreement dated 10.11.2020, interalia modifying the said old area and the configuration of the said Flat mentioned in the said Agreement for Sale and recording the increased revised sanctioned carpet area of the said Flat being now being a 4 BHK Flat aggregating to 171.869 Square meters (Carpet area) (excluding 26.328 Sq. Mtrs. Deck area + 1.032 Sq. Mtrs. Non -Accessible Chajja area).

AND WHEREAS the parties hereto are desirous to amending/rectify the said old area of the said Flat by executing this Supplemental Agreement as follows:

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NOW THIS SUPPLEMENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1) The Parties hereto do hereby declare and confirm as follows:

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(i) By virtue of an Agreement Dated-10.11.2020, executed between the parties hereto and registered with Joint Sub-Registrar of Thane-3, on 10.11.2020, under the registration no. TNN3-13779-2020, the Promoters herein have agreed to sell and transfer to the Purchaser/s herein, a Flat being Flat No. 1501, on the 15th Floor, admeasuring 63.100 Square meters (Carpet area) (excluding 8.498 Sq.Mtrs. Usable enclosed Balcony area + 8.190 Sq.Mtrs. Usable C. B. area + 2.610 Sq. Mtrs. Usable F. B. Area + 3.848 Sq. Mtrs. Usable projected Terrace + 3.488 Sq. Mtrs. Non-Accessible Chajja) (hereinafter referred to as the said old area) in the Building/Project known as "THE DOMUS" (hereinafter referred to as the said Flat) to be constructed on Plot No. 23 Sector- 40, in Village/ Site Nerul, Navi Mumbai and 1 Still Car Parking Space/s admeasuring about 150.00 Sq.Fts area , for a total consideration of Rs.2,70,00,000/- (RUPEES TWO CRORE SEVENTY LAKHS ONLY) (hereinafter referred to as the said initial Consideration) and upon such terms and conditions as contained in the said Agreement.

(ii) Since a Uniform Development Control and Promotion Regulation (UDCPR) has come into effect from 03/02 2020, an additional FSI is available over & above the present FSI available on the said Plot and the computation of FSI is being done as per the provisions of the said UDCPR. The Promoters proposed to utilize such additional permissible FSI as per the said UDCPR by increasing the carpet area of the Flats, Shops and Offices in the said Building/Project as shall be sanctioned and approved by CIDCO Ltd.

(iii) Accordingly, the Promoters herein have submitted the revised building plans for the said Project on the said Plot and have obtained from NMMC

letter dated 13-04-2023 bearing reference no. NMMC/TPO/BP/17210/ 2023, for the said Building/Project on the said Plot. The copy of the said Occupancy Certificate is annexed hereto and marked as Annexure "B".

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2. The parties hereto, by mutual consent hereby agree, declare and confirm that the said Flat has been now upgraded from 3 BHK to 4 BHK having a cumulative RERA Carpet area of 171.869 Square meters (said revised sanctioned Carpet Area of the said F at as per the said Amended Commencement Certificate dated 13-04-2023) and this Supplemental Agreement shall be read and construed to form a part and parcel and integral part of the said Agreement dated 10.11.2020. The new Plan for the said Flat having the said revised sanctioned carpet area is annexed hereto and marked as Annexure "C". "Research of videral

3. As mutually agreed between the parties hereto, the Purchaser/s hereby agree/s, declare/s, confirm/s that the Purchaser/s shall, in addition to the said initial consideration, pay an additional amount of Rs.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKHS ONLY), which aggregates to the total consideration of Rs.3,90,00,000/- (RUPEES THREE CRORE NINETY LAKHS ONLY) payable by the Purchaser/s in respect of the said Flat along with the other expenses/charges payable under the said Agreement dated . 10.11.2020 . The said revised total consideration of Rs.3,90,00,000/- (RUPEES THREE CRORE NINETY LAKHS ONLY) shall be paid by the Purchaser/s herein as follows:

- a) Rs.1,90,00,000/- (RUPEES ONE CRORE NINETY LAKHS ONLY) already paid before the execution of this Agreement
- b) Rs.2,00,00,000/- (RUPEES TWO CRORE DNLY) shall be paid with 60 days from the execuiton of this Supplemental Agreement.

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THE SCHEDULE ABOVE REFERRED TO

(Description of the said Flat with Revised Sanctioned Carpet area)

Flat No. 1501, on the 15th Floor, admeasuring about 171.869 Square meters (Carpet area) (excluding 26.328 Sq. Mtrs. Deck area + 1.032 Sq. Mtrs. Non -Accessible Chajja area) and Stilt Car parking space/s admeasuring about 150.00 Sq. Fts. Area, ir the Building/Project Known as "THE DOMUS" constructed on Plot No. 23, Sector- 40, in Village/ Site Nerul, Navi Mumbai, admeasuring 1281.59 Square Meters or thereabouts.



10/11/2020

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द्याम निवंशक : सह दु.नि. ठाणे 3

द्रस्त क्रमांक : 13779/2020

नोदंणी: Regn 63m

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(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

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(3) बाजारभाव(भाडेपटटयाच्या

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बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक

1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: विभाग क्र. 26 /314,दर मूल्य रु.1,02.400/-प्रती चौरस मीटर,सद्यनिका हा. 1501,15 वा मजला,दि डोमस इमारत,प्लॉट तं. 23,सेक्टर - 40,तेक्छ, नवी मुंबई.क्षेत्रफळ - 63.100 चौरस मी. र कारपेट क्षेत्रफळ(एक्सक्वृद्धिंग 8.498 चौ. मी, युजेबल बाल्कनी एरीया + 8.190 ची. भी. युजेबल सी. बी. एरीया + 2.610 ची. भी. युजेबल एफ. बी. एरीया * 3.848 ची. भी. युजेबल प्रोजेक्टेड टेरेस एरीया + 3.488 चौ. मी. मॉन ऐक्सेसवल छज्जा)आणि 1 स्टीस्ट कार पार्किंग स्पेस(खेब काठ -150.00 ची. पुट.).((Plot Number : 23 ; SECTOR NUMBER : 40 ;))

(5) দ্বীসদক্ত

1) 89.734 ची.मीटर

(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.

(7) दस्तऐवज करन देगा-या/लिहून ठेवणा-या पक्षकाराचे नाद किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.

(8)दस्तऐवज करुन घेणा-या पत्नकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनाया किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मे. अरामस रीयल्टी एत एत पी तर्फे नियुक्त भागीदार सुधीर मंजीभाई भूषण वय:-34; पत्ता:-न्यॉट नं: -, माळा तं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 5 - 7, दि डोमस डमारत, प्लॉट नं. 23 मेन्टर - 40, नेरूळ, नवी मुंबई, महाराष्ट्र, राणे. पिन कोड:-400706 पेन न:-ABGFA3000R

1): नाव:-नानजी देवजी वार्यीया - - वय:-53; पत्ता:-प्लॉट नः -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदिनका क. 401, सीताराम कुटीर, प्लॉट नं. 28, सेक्टर - 21, नेरूळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पेन नं:-AACPV8888M

2): नाव:-जमनाबेन नानजी वाबीया -- वय:-48; पत्ता:-म्लोट नं: , माळा नं: -, इसारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदिनका क्र. 401, सीताराम कुटीर, प्लॉट नं: 28, सेक्टर - 21, नेस्ळ, नवी मुंदई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADIPV2660G

(9) दस्तों(वज करन दिल्याचा दिनांक

10/11/2020

(10)दस्त तोंटणी केल्याचा दिनांक

10/11/2020

(11)अ ुक्रमांक, खंड द पृष्ट

13779/2020

(12)बाजारमाबाप्रमाणे मुट्रांक शुल्क

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(13)बाजारभावाप्रमाणे नोंदणी शुल्क

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(14)शेरा

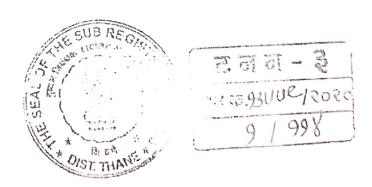
मुल्यांकनासाटी विचारात घेतसेला तपशील:-:

मुद्रांक शुल्क आकारताना नियडलेला अनुच्छेद :- :

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



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AGREEMENT

ARTICLES OF AGREEMENT made at Navi Mumbai this 40^{+V}day of NOVEMBER, 2020, BETWEEN,

M/S. ARAMUS REALTY LLP (holding its PAN No. ABGFA3000R), a
Limited Liability Partnership Firm registered under the provisions of
Limited Liability Partnership Act, 2008, having its Office at Shop No: 5

7. The Domus, Plot No: 23, Sector No: 40, Seawoods, Navi Mumbai
400706, through its Designated Partner/s MR. SUDHIR MANJIBHAI
BHUSHAN, hereinafter referred to as the "PROMOTERS" (which
expression shall unless repugnant to the context or meaning thereof be
deemed to mean and include as the approximation of their espective
partners) of the ONE PART

MR. NANJI DEVJI VAVIA, (PAN NO: AACPV8888M) (Aadhaar No: 6959 6245 7686), AND MRS. JAMNABEN NANJI VAVIA(PAN No. ADIPV2660G) (Aadhaar No: 2772 0595 5880), all of the above adults, Indian Inhabitants, residing at: Flat 401, Sitaram Kutir, Plot no: 28, Sector no: 21, Opp to Yashwantrao Chavan Ground, Nerul, Navi Mumbai, Taluka and District-Thane (400706), hereinafter referred to as "THE PURCHASER/S/ ALLOTTEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns) of the OTHER PART:

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iv. Mortgage NOC dated 07-10-2019 issued by CIDCO Ltd. granting the Promoters no objection for mortgaging the said plot to AU Small Finance Bank Limited.

v. Mortgage dated 11-10-2019 between AU Small Finance Bank Limited and Promoters.

vi. No Objection from AU Small Finance Bank Limited for sale of the said premises.

vii. Report on Title and Revised Report on Title issued by Advocate Sanket Dalvi. viii. All other relevant documents, letters, papers and writings referred to herein.

b. All plans sanctioned by CIDCO Ltd. and other authorities, the designs, specifications, etc. submitted to NMMC and other authorities as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, including the Amended Commencement Certificate dated 18-03-2019.

c. The Purchaser/s has/have examined the foregoing Agreements and relevant documents, letters, writings, inspection of which, the Promoters have given the him/her/them and gothim/her/them satisfied.

21. On satisfying himself/herself/themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself/herself/themselves as regards the other terms and conditions including the Title of the Promoters to the said plot the Purchaser/s hereby agree/s to purchase Flat No. 1501, on the 15th Floor, admeasuring 63.100 Square meters (Carpet Area) (excluding 8.498 Sq.Mtrs. Usable enclosed Balcony area + 8.190 Sq.

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Mtrs. Usable C. B. area + 2.610 Sq. Mtrs. Usable F. B. Area + 3.848 Sq. Mtrs. Non-Accessible Mtrs. Usable projected Terrace + 3.488 Sq. Mtrs. Non-Accessible Chajja) or thereabouts in the Project/Building known as "THE DOMUS" to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs. 2,70,00,000/-(RUPEES TWO CRORE & SEVENTY LAKHS ONLY). The Typical floor plan of the said Premises is annexed hereto & marked as Annexure "G". This carpet area is inclusive of unfinished wall surfaces, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof, as per the rules and regulations of Real Estate (Regulation and Development) Act, 2016.

22. The Promoters have further represented that as per the sanctioned:
Building plans, NMMC has sanctioned certain additional areas as
permitted under GDCR. The Promoters have paid necessary
premium/charges to NMMC for getting the sanction of the said
additional areas from NMMC. The aforesaid additional areas are fused

to the said premises. However, the Promoters have not charged any

and distional consideration for the aforesaid additional areas from the

Purchaser/s.

:93046/5050

The Purchaser/s has/have seen and approved the Building and

floor plan, and have understood the nature and quality of construction to be provided in the said promises as per the general specifications and amenities to be provided in the said premises. The Promoters have informed the Purchaser/s and the Furchaser/s is/ are aware that the

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Authority, then such additions, alterations, shall be carried out without seeking any prior permission from the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by NMMC /CIDCO Ltd./other concerned Authorities as per the provisions of the Real Estate (Regulation And Development)

Act, 2016 or any other act, statute or law governing the development of the said Plot. The Promoters shall really the call revised plans and specifications at the office of Promoters for inspection and Purchaser/s.

4. SALE OF PREMISES AND PAYMENT CONDITIONS:

4 (a) The Purchaser/s hereby agree/s to purchase Flat No. 1501, on the 15th Floor, admeasuring about 63.100 Square meters equivalent to 679.203 square feet or thereabouts (Carpet Area) (excluding 8.498 Sq. Mtrs. Usable enclosed Balcony area + 8.190 Sq. Mtrs. Usable C. B. area + 2.610 Sq. Mtrs. Usable F. B. Area + 3.848 Sq. Mtrs. Usable projected Terrace + 3.488 Sq. Mtrs. Non-Accessible Chajja) in the Building/Project known as "THE DOMUS" which is to be constructed on the said plot and pro rata share in the common areas [("Common Areas") as defined under clause (n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of Rs.2,70,00,000/-(RUPEES TWO CRORE & SEVENTY LAKHS ONLY). As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser's to the

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Purchaser(s)/Allottee(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Navi Mumbai.

41. DISPUTE RESOLUTION:

All or any disputes arising out of or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation and Development) Act, 2016.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said plot)

All that piece and parcel of land bearing Plot No. 23, Sector No. 40, in Village/ Site Nerui, Navi Mumbai, admeasuring 1281.59 Square Meters or thereabouts and bounded as follows that is to say:

On or toward the North by Plot no. 22

On or toward the South by 30 Meters Wide Road

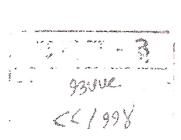
On or toward the East by 15 Meters Wide Road

On or toward the West by Plot no. 7

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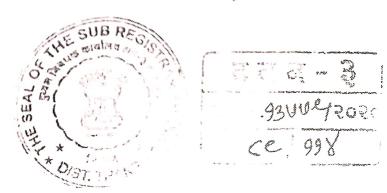


THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said premises)

Flat No. 1501, on the 15th Floor, admeasuring 63.100 Square meters (Carpet area) (excluding 8.498 Sq. Mtrs. Usable enclosed Balcony area + 8.190 Sq. Mtrs. Usable C. B. area + 2.610 Sq. Mtrs. Usable F. B. Area + 3.848 Sq. Mtrs. Usable projected Terrace + 3.488 Sq. Mtrs. Non-Accessible Chajja) and 1 Stilt Car parking space/s admeasuring about 150.00 Sq. Fts. Area, in the Building/Project Known as "THE DOMUS" constructed on Plot No. 23, Sector- 40, in Village/ Site Nerul, Navi Mumbai, admeasuring 1281.59 Square Meters or thereabout and which is more particularly described in the First Schedule hereinabove.

W



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नवी सुंबई महानगरमालका

कार्यालय: नगुंपपा मुख्यालय, भूखंड क्र.१, .किल्ले गांवडापा जवळ, यामबीच जंक्शन, सेक्टर १५ ए, सी.बी.बी. बेलापूर, नहीं गुंधां - ४००६ १४, दुरव्यनी: ०२२-२७५६ ७०७० /१ /२/३/४/५ ত্তরভাষ্ট্র ১ ১১৩ বৃত্ত ১৮৮ - ৮৮০ : মফর্ম

Navi Mumbai **Municipal Corporation**

Head Office: Plot No. 1,

Near Kille Gaothan, Palmbeach, Junction

Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614

Tel: 022 - 2756 7070 / 1/2/3/4/5 Fax: 022 - 27573785 / 27577070

जा. क. नमुंमपा./नरवि./बां.प./ 20191CHMMC14862/OPO /२०१९ विनांक - १८/03/२०१९

मे. अरामस रिअल्टी एलएलपी, तर्फे भागीदार श्री. रोहित महादेव पटेल व इतर (३),

भ्खंड क्र.२३, सेवटर क्र.४०, नेरुळ, नवीं मुंबई.

ै अक्तरण ३६ २० वे 1 CNMM C148627 , ि । । - र विषय - भूखंड क्र. २३, रे,क्टर कर हैं देव, नेरुक्त नहीं मुंबई या जागत निवासी व वाणिज्य कारणम्मारी 1930UR/1000 सुधारित बांधकाम परिवासगी दिणेबार्वत 🛴 🥇 🥞

संदर्भ - आपला वास्तुविशारव भी ना हि- १५/०३/२०१९ बॉजीचा प्राप्त अर्जु

महोदय,

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ा, मुखंड क्र. २३, सेक्टर क्रा. ४०, नेरुळ, नवी मुंबई बॉलागित निवासी व वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाविन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी बांघकाम परवानगी मुंबई प्रांतिक अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१) (३) मधील तरतुदीनुसार सदर प्रातील १ ते ६ अटी व बांधकाम प्रारंश प्रमाणपत्रातील पुर्तता/मालन करणेचे अटीसापेक्ष प्रकरणी बांधकाम प्रारंभ प्रमाणपत्र मंजुर करण्यात येत आहे.

पाणी पुरवठा व मलिनः एसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरुपाच्या रस्त्यावर व गटारीत बांघकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशामकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळुन आल्यास आपणावर कार्यनाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांघकाम परवानगी रह करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जिनमालक / भुखंडघारक / गाळेघारक यांची राहिल. तसेच अर्घवट बांघलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भुखंड धारकाने कुंपण भिंत बांधुन त्या ठिकाणी अनुधित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असंल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळयाचे पाणी आणि मल

यांचा निच्ना योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम कराययाचे असल्यास महाराष्ट्र प्रादेशिक य नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजुर करुन घेणे आवश्यक आहे. मंजुर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र

इसारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या राहील, याची कृपया नोंद घ्यावी. दृष्टीकोनातुन त्यांचे तात्पुरते टॉयलेटसह सीय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजुचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेंडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेक्लचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेंड स्वखर्चाने कांदुन टाकणेत यावी.

क,भा.प.



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

NAVI MUMBAI MUNICIPAL CORPORATION AMENDED COMMENCEMENT CERTIFICATE

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ио иммс/тро/вр/20191симмс14862/	/ 2019

DATE: 18/03 /2019

Permission is herby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Aramus Realty LLP. Thru Partners Shri. Rohit Mahadev Patel & Others (3)on Plot No. 23, Sector 40, Nerul, Navi Mumbal. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Proposed Built Up Area — Resl. - 1564.810m²+Comm. - 355.068m² Total Built, Up Area - 1919.878 m² (No of Units = Residential - 26, Shops - 09, Office - 07, FSI = 1,50.

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICAT SHALL:
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.
 - The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R.& T. P. Act, 1966. This , Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through a condition.
- A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Stryceurs, Engineer, Ward No., Sector No., Plot No. Survey No., Area of Plot No., of flats, Built-lift Area Commencement Certificate No. & Deto 20 shall be installed on site.
- 7) The plot boundaries shall be physically devarcated in mediately and the intimation to this section before completion of plinth was.
- The amount of S.D. Rs. 69,896/- S.D. Rs. 25,832/- fortwo squits Prevention's Rs. 25,632/- for debris & S.D. Rs. 6,500/- for Tree Plantation depended with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. On for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.

You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any and of transformer if any, etc.

Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.

area.

For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply:

The stalicase shall be separated by fire resistance walls and doors from rest of the buildings.

a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
b) Calt from lift lobby shall be through a self closing smoke stop door.
Three shall be no other machinery in the lift machinery room.

For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area

One of the lift [Fire lift] shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall note be designed in the staircase wall.

Betterfact aclabe set, shall in separate ducts.
Alternate sauces of electric supply or a diesel generator set shall be arranged.
Refuse stamps or storage places shall not be permitted in the staircase wall.
For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 tirs. And 10,000 tirs. Respectively. Wet rises shall be provided. Storage shall be 50,000 tirs. And 10,000 tirs. Respectively. Wet rises shall be provided. And the pump capacity of 1350 tirs./min and 450 tirs./min. respectively.
And the pump capacity of 1350 tirs./min and 450 tirs./min. respectively.
Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
No work should be started unless the existing structures area to be demolished with utmost care.

care.

Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Applicant / Architect should strictly follow all the condition of lease Agreement of CIDCO. Architect will be held responsible for breach of any condition of lease Agreement of CIDCO. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest Intensity in eafair spane W.

Intensity in seismic zone IV.

The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.

Application for completion /occupation Certificate shall be accompanied with the plan as per construction does not the site.

18) struction done on the site.

construction done on the site.

Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.

The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbal Municipal Corporation.

The building constructed should not be occupied without obtaining Occupation Certificate Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.

This Commencement Certificate is valid up plinth level only. The further order will be given after the plinth is inspected.

The applicants should fulfill all the health related provisions mentioned in the

"Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, reconstruction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

The construction work shall be pompleted before dated 09/09/2022 as per condition Cidco .Agreement dated 10/09/2028 and fourt to applied for O.C with all concerned NOC.

: 93VUE-1208

NO.NMMC/TPO/BP/20191CHMMC1A862/ / 2019

DATE: 18/03 /2019

25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.

The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC Issued vide NMMC/FIRE/H.O./VASHI/4421/2018 dated

awhere to the conditions of FIRE NOC Issued vide NIAMC/FIRE/H.O./VASHI/M421/2018 dated 13/12/2018 to Deputy Chief Fire Officer NIAMC, Navi Mumbai.

Temporary Labor sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted 8. cald temporary shed should be demolished prior to O.C.

F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and lieble for necessary action.

This approval supersedes the previous approval approved by NMMC. You are requested to return all the previous approved drawings for record & cancellation. The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the nian.

plan.
As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act, 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq.m. following additional condition of

section 134 or mixel r ALL, above and You Million.

attention 134 or mixel r ALL, above and You Million.

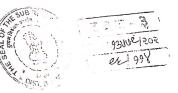
Rain Water Harvesting shall apply.

All the layout open spaces of Housing Society and new construction / reconstruction / additions 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 approved 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 groundwater at all times.

The Authority nizy impose a levy of not exceeding Rs. 1000/- 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 as required under these byselaws.

(Owals A. Momin) Assistant Director of Town planning
Navi Mumbal Municipal Corporation





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 P51700019222

Project: The Domus, Plot Bearing / CTS / Survey / Final Plot No.: 23 at Navl Mumbal (M Corp.), Thane, Thane, 400706;

- 1. Aramus Realty LIp having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin. 400706.
- 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;

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.

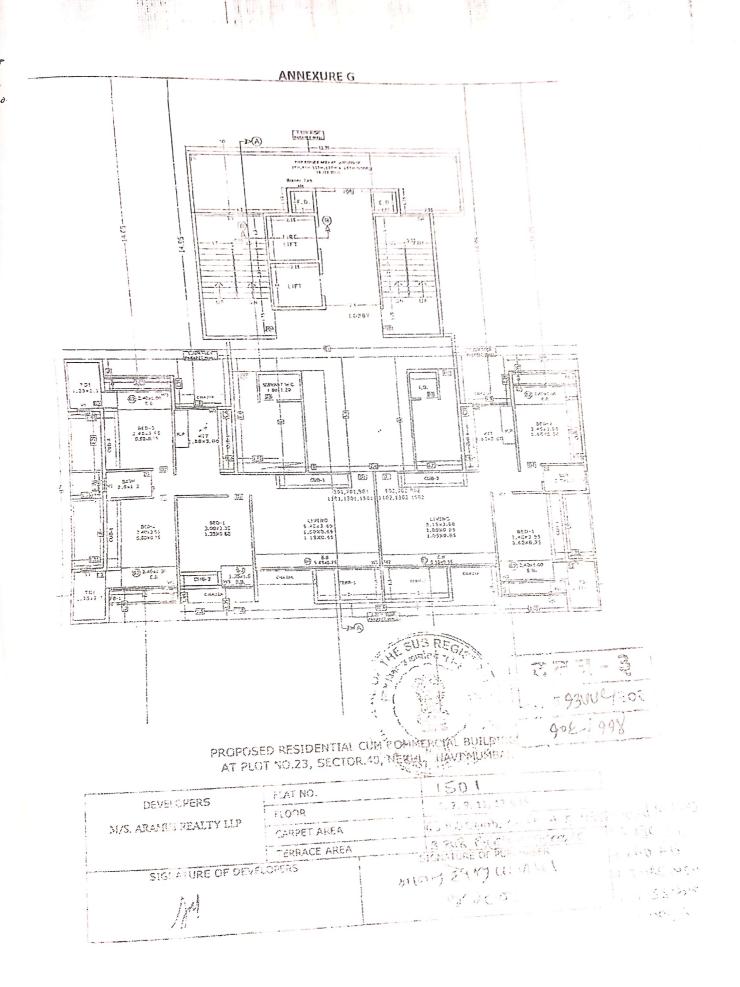
- The Registration shall be valid for a period commencing from 14/01/2019 and ending with 31/12/2023 unless
 renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
 rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- · That the promoter shall take all the pending approvals from the competent authorities
- 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 valld
Digitally Signed by
Dr. Vagant Premenand Prabhu
(Secretary, MahaRERA)
Date:1/14/2019 4:54:41 PM

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

E Date Mumbal

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Please Tick

Saving A/C No 78 634727833	Branch FILE No.:	A	
IF NO@91187141441	741 Tie up no. (If applicable)		
OS Reference No3	PAL/Take Over/NEW/Resale/Top up		
Applicant Name: Mr. Nanaji	Devii Vavia -] [
Co-Applicant Name: Mrs. Zamne	iben Manaji Vavia.		
Mr Pryush Na	nji Vavia (Garanter)	-	
Contract (Resi.): 9930919472		1	
Loan Amount: 2.00 CV	Tenure: 30 7 ms	4	
Interest Rate: —	EMI:	-	
Loan Type: Term locu	SBI LIFE: 7-28	\dashv	
Hsg. Loan	Maxgain	=	
Realty	Home Top up	릨	
Property Location: Seawood		4	
Property Cost:		-	
Name of Developer / Vendor : The	Dames Deverolts.		
RBO - PENZONE - I Branch : N	July gagers (Code No) 2088	<u>-</u>	
Contact Person: Many Pale	hore Mobile No.		
Name of RACPC Co-ordinator along v	with Mob No:	_	
DATE	DATE	_	
SEARCH-1 Shilpa Mangl	RESIDENCE VERIFICATION		
SEARCH - 2	OFFICE VERIFICATION		
VALUATION - 1 SD Thokare	SITE INSPECTION		
MALUATION - 2 Vostulados			
HLST / MPST / BM / FS / along with	Mob No.		
Co week to	RASMECCC - PANVEL Charde Terrace, Plot No. 5	5,	
SBI	Sector 11, CBD Belapun, Navi Mumbai 400 614		

HL TO BE PARKED AT

BRANCH