

Law = 2
RUCD A.20

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, 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 its successors-in-interest, executors, administrators and permitted assigns, including those of the respective partners) of the **ONE PART**

AND

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 PART:**

WHEREAS 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 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 Flat) 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 , 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.

AND WHEREAS 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. Accordingly, by a Modified Agreement to Lease dated 13-01-2023 executed by the CIDCO 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 Plot 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.

AND WHEREAS accordingly, the Promoters herein have submitted 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.

AND WHEREAS the Promoters have completed the construction of 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.

AND WHEREAS after the completion of construction of the said 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 Building/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 Supplemental 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:

NOW THIS SUPPLEMENTAL AGREEMENT WITNESSETH AS FOLLOWS:

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

(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 Stilt 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".

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 Flat 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".

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 ONLY)** shall be paid with 60 days from the execution of this Supplemental Agreement.

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 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 thereabouts.



10/11/2020

सूची क्र.2

दुय्यम निबंधांक : मद्र. द. नि. ठाणे ३

दस्त क्रमांक : 13779/2020

नोदणी :

Regn 63m

गावाचे नाव : नेरुळ

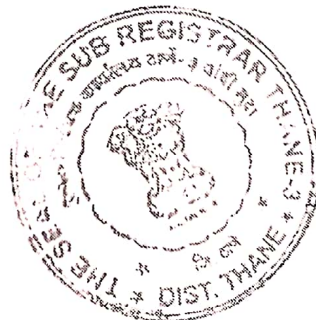
(1) विलेखाचा प्रकार	कारनामा
(2) मोबदला	27000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15466291.2
(4) भू-नापन, पॉटहिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र. 26 /314, दर मूल्य रु. 1,02,400/- प्रति चौरस मीटर, सदनिका क्र. 1501,15 चा मजला, दि. डी.एम. इमारत, प्लॉट नं. 23, सेक्टर - 40, नेरुळ, नवी मुंबई, क्षेत्रफळ - 63.100 चौरस मी. र कारपेट क्षेत्रफळ (एक्ससुडिंग 8.488 चौ. मी. सुबेवळ बालकनी एरीया + 8.190 चौ. मी. सुबेवळ सी. वी. एरीया + 2.610 चौ. मी. सुबेवळ एफ. वी. एरीया + 3.848 चौ. मी. सुबेवळ प्रोजेक्टेड टेरेस एरीया + 3.488 चौ. मी. गॉन ऐक्सेसवेल छाज्जा) आणि 1 म्डीस्ट कार पार्किंग स्पेस (वेव्हल - 150.00 चौ. फुट.),((Plot Number : 23 ; SECTOR NUMBER : 40 ;))
(5) क्षेत्रफळ	1) 89.734 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पलकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अरामस रियल्टी एल एल पी सर्वे नियुक्त भागीदार सुधीर मंजीभाई भूपण वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉन नं. 5-7, दि. डी.एम. इमारत, प्लॉट नं. 23, नेक्टर - 40, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABGFA3000R
(8) दस्तऐवज करून घेणा-या पलकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नानजी देवजी बायीया -- वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्र. 401, सीताराम कुटीर, प्लॉट नं. 28, सेक्टर - 21, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AACPV8888M 2): नाव:-जमनाबेन नानजी बायीया -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्र. 401, सीताराम कुटीर, प्लॉट नं. 28, सेक्टर - 21, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ADIPV2650G
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	10/11/2020
(11) अंक्रमांक, खंड व पृष्ठ	13779/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	810000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मह. दुय्यम निबंधांक ठाणे ३
ठाणे क्र. ३

मुल्यांकनासाठी दिचारात घेतलेला तराणील:-

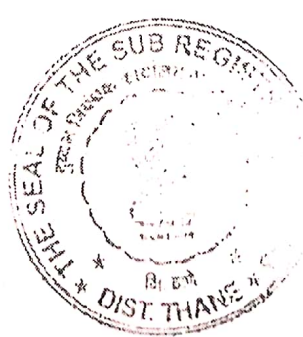
मुद्रांक शुल्क आकारनामा नियमलेला
अनुच्छेद :-

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



Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (बाहरी क्षेत्र - बांधणी)						
Valuation ID	202011/01784			10 November 2020, 11:36:05 AM		
मूल्यांकन वर्ष	2020			पान नं. 3		
जिल्हा	ठाणे					
मूल्य विभाग	साधुवन ठाणे					
उप मूल्य विभाग	26/3/14- नैसर्गिक नोंद सेक्टर नंबर 40					
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation			सर्व मूल्ये / म. भू. कायदा		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
कुली जमीन	निकासी सट्टा मीटर	कारगट	दुकान	औद्योगिक	म. मर्यादनात एकक	मी. मीटर
29800	102400	114100	146300	114100		
बांधणी क्षेत्राची माहिती	बांधणी क्षेत्र (Built Up) - बांधकामाचे वर्गीकरण	मिळकतीचा वापर - मिळकतीचे रकम	निवारी मर्यादना	मिळकतीचा प्रकार	वर्गीकरण	
	102.35 चौ. मीटर	1.25 टार मी. सी. आहे	0.75 टार	मिळकतीचा प्रकार - मूल्यदर/मर्यादनात दर	वर्गीकरण - R-100 मीटर	
		मर्यादा	11th to 14th Floor			
Type - First Sale						
Sale/Resale of built up Property constructed after circular no 02/01/2018						
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी 1* मर्यादा मिहण घट/वाढ					
	= (102400) * (100/100) * 1 * 100 / 100					
	= Rs 110592/-					
A) मुख्य मिळकतीचे मूल्य	= वरील घसा.यानुसार मूल्य दर * मिळकतीचे क्षेत्र					
	= 110592 * 102.35					
	= Rs 11318991.2/-					
B) वदिल्ले वाहन तळाचे क्षेत्र	1.50 चौ. मीटर					
वदिल्ले वाहन तळाचे मूल्य	= 150 * (110592 * 25/100)					
	= Rs 414129/-					
Applicable Rates	R 18, 19, 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाचे मूल्य + मर्यादा मिहण क्षेत्र मूल्य + लगेच्या बांधणीचे मूल्य (कुली मिळकती) + वरील बांधणीचे मूल्य + वदिल्ले वाहन तळाचे मूल्य - शुल्का बांधणीचे वदिल्ले वाहन तळाचे मूल्य + इमारती भोवतीच्या दुकाने जागेचे मूल्य - वदिल्ले वाहन तळाचे मूल्य					
	= A + B + C + D + E + F + G + H + I					
	= 11319091.2 + 0 + 0 + 0 + 414129 + 0 + 0 + 0 + 0					
	= Rs 115466291.2/-					

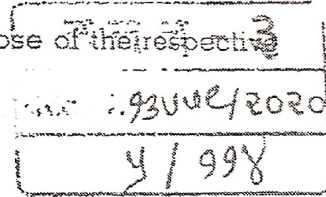


त. न. न. - ३
 २३.१३१०६/२०२०
 १ / १९४

AGREEMENT

ARTICLES OF AGREEMENT made at Navi Mumbai this 10th 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 ~~the successors-in-interest, executors, administrators and permitted assigns including those of their respective~~ 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:

Handwritten signature in Marathi script.

Handwritten signature in Marathi script.

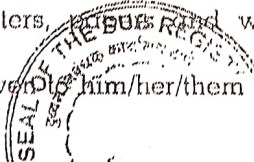
iv. Mortgage NOC dated 07-10-2019 Issued by CIDCO Ltd. granting the Promoters no objection for mortgaging the said plot to AU Small Finance Bank Limited.

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,  and writings, inspection of which, the Promoters have given to him/her/they and got him/her/they satisfied.

93/998
93/998/2020

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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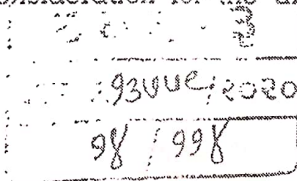
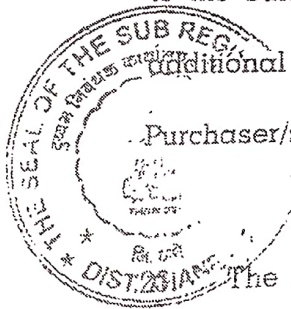
अथवा 27 अथवा

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) 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

additional consideration for the aforesaid additional areas from the

Purchaser/s.



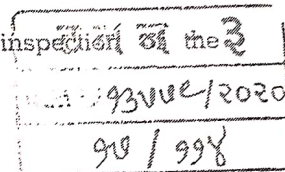
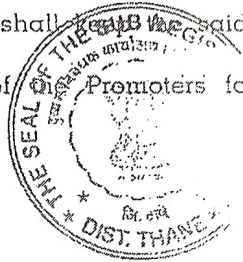
The Purchaser/s has/have seen and approved the Building and floor plan, and have understood the nature and quality of construction to be provided in the said premises as per the general specifications and amenities to be provided in the said premises. The Promoters have informed the Purchaser/s and the Purchaser/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 submit the said revised plans and specifications at the office of the Promoters for inspection of the 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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93/11/1
22/1/98

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said premises)

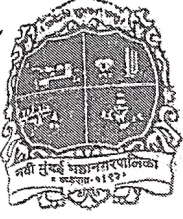
Flat No. 1501, on the 15th Floor, admeasuring 63.100 Square meters (Carpet area) (excluding 8.498 Sq. Mtrs. Usable enclosed Balcony area + 8.190 Sq. Mtrs. Usable C. B. area + 2.610 Sq. Mtrs. Usable F. B. Area + 3.848 Sq. Mtrs. Usable projected Terrace + 3.488 Sq. Mtrs. Non-Accessible Chajja) and 1 Stilt 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.

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Handwritten notes in Marathi: ०१/११/१९, २२/०७/२०१५



३३३ - ३
१३००१२०२०
८८/११४



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,
फिल्डे गांधीवाघा जवळ, बायबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलपुर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७ ७७८५ / २७५७ ७०७०

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. क्र. नमुंमपा./नरवि./बां.प./ 2019CNMMCI4862/999 / 2019
दिनांक - १८/०३/२०१९

प्रति,
मे. अरामस रिअल्टी एलएलपी, तर्फे भागीदार श्री. रोहित महादेव पटेल व इतर (३),
भुखंड क्र.२३, सेक्टर क्र. ४०,
नेरळ, नवी मुंबई.

विषय - भुखंड क्र. २३, सेक्टर क्र. ४०, नेरळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.
संदर्भ - आपला वास्तुविशारद पत्रांक दि. १५/०३/२०१९ रोजीचा प्राप्त अर्ज

महोदय,

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

पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील. सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जनिनमालक / भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकाने कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करायचाचें असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शोड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी.

क.भा.प.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NQ.NMMC/TPO/BP/20191CNMMC14862/1111 / 2019

DATE: 18/03/2019

Permission is hereby 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, Navj Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Summary of Proposal :-

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 APPLICANT 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 ratio) 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 or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 69,896/- S.D. Rs. 25,632/- for Mosquito Prevention's Rs. 25,632/- for debris & S.D. Rs. 6,500/- for Tree Plantation deposited 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. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.



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 Navi Mumbai (M Corp.), Thane, Thane, 400706.*

1. **Aramus Realty Llp** 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;

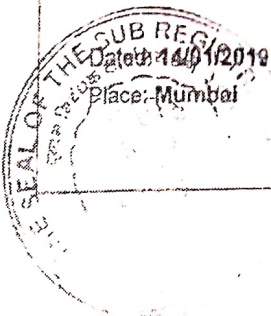
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from 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
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

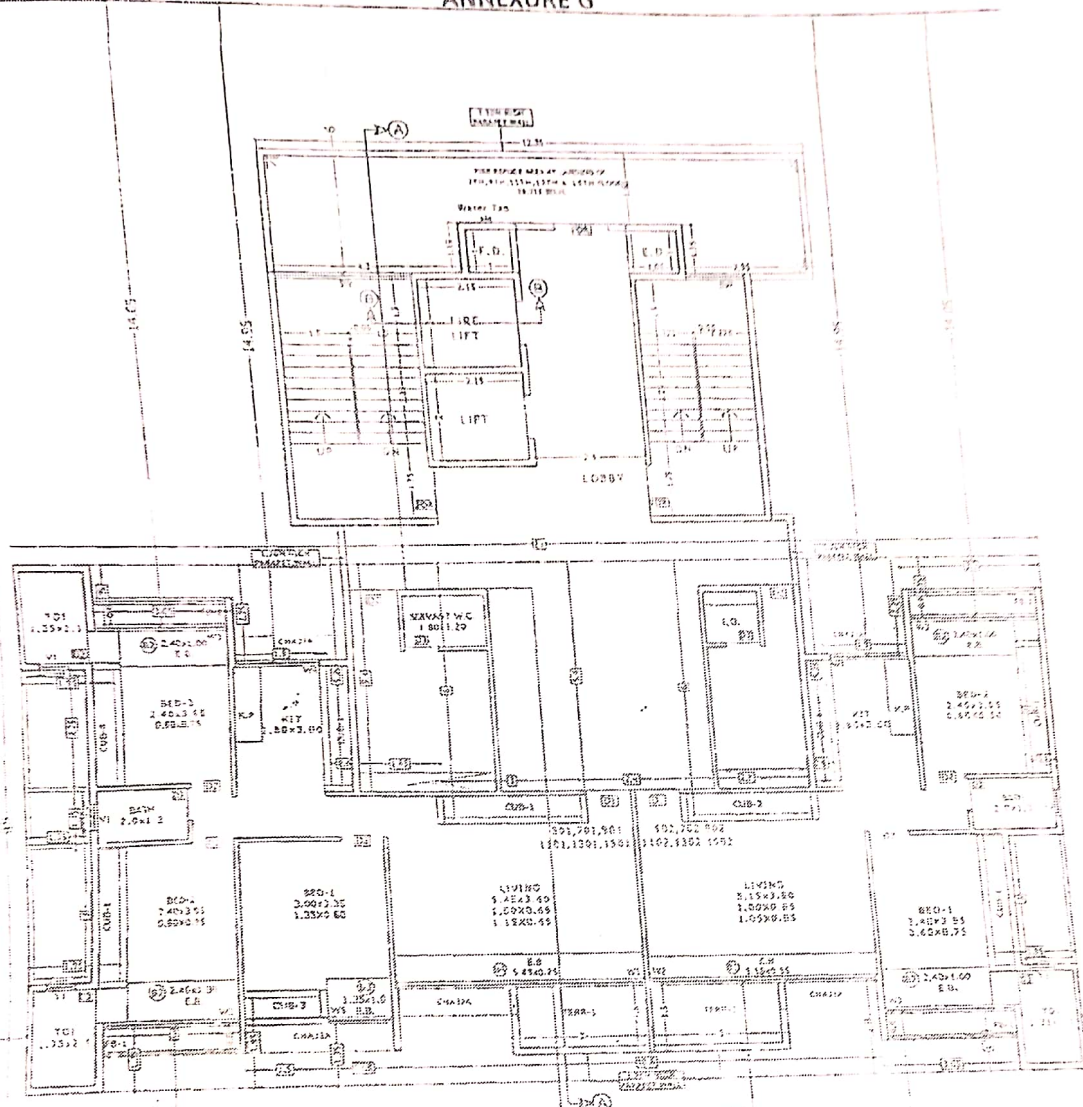
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 1/11/2019 4:54:41 PM

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



93000
ee/998

ANNEXURE G



23/07/2008
 930061300
 908-1998

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 AT PLOT NO.23, SECTOR.45, NEERAJ, NAVI/MUMBAI.

DEVELOPERS	FLAT NO.	1501
M/S. ARANIS REALTY LLP	FLOOR	0, 7, 9, 11, 12, 13
SIGNATURE OF DEVELOPERS	CARPET AREA	65 SQ. FT. (APPROX.)
<i>M</i>	TERRACE AREA	3 SQ. FT. (APPROX.)
	SIGNATURE OF PURCHASER	<i>[Signature]</i>

Sheetal

HLST
New

YLADHL 20234002392387

Please Tick

Saving A/C No ① 78634727833	Branch FILE No.:
CIF NO ② 31187141441	Tie up no. (if applicable) <i>Arvind</i>
LOS Reference No ③	PAL/Take Over/NEW/Resale/Top up

Applicant Name : Mr. Nanaji Devji Varia -
 Co-Applicant Name : Mrs. Jannabai Nanaji Varia.
 Mr Ppyush Nanaji Varia (Co-applicant)

Contract (Resi.) : 9930919472 Mobile :

Loan Amount : 2.00 Cr	Tenure : 30 Yrs
Interest Rate : —	EMI : —
Loan Type : Term loan	SBI LIFE : Yes
Hsg. Loan —	Maxgain —
Realty —	Home Top up —

Property Location : Seawood
 Property Cost : —
 Name of Developer / Vendor : The Domes Developers.

RBO - PenZONE - II Branch : Neelgagan ^R (Code No) 20889
 Contact Person : Manoj Patil Mobile No. _____
 Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1	Shilpa Mangal	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	SD Thakare	SITE INSPECTION	
VALUATION - 2	Nastulakha		

HLST / MPST / BM / FS / along with Mob No. :

RASMECC - PANVEL
Ganga Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614



HL TO BE PARKED AT _____ BRANCH