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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, 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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.