

Receipt (pavti)

336/1034

पावती

Original/Duplicate

Wednesday, January 25, 2023

नोंदणी क्र. :39म

4:23 PM

Regn.:39M

पावती क्र.: 1110 दिनांक: 25/01/2023

गावाचे नाव: बोनसरी

दस्तऐवजाचा अनुक्रमांक: टनन6-1034-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

नादर करणाऱ्याचे नाव: लिहून घेणार - प्रसाद सुदाम सातपुते (सब लिजी) --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:42 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

वाजार मूल्य: रु.2764727.35 /-

मोबदला रु.7614632/-

भरलेले मुद्रांक शुल्क : रु. 380832/-

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2501202304911 दिनांक: 25/01/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2501202304581 दिनांक: 25/01/2023

वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014189932202223S दिनांक: 25/01/2023

वॅकेचे नाव व पत्ता: ~~IBBI~~ ~~सह दस्तऐवज परत देला~~

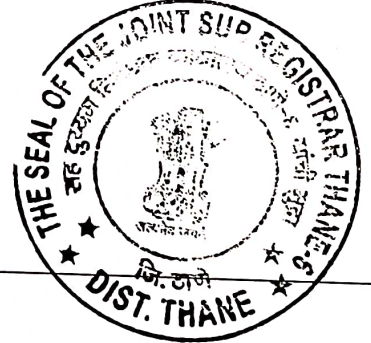
सह दुय्यम निबंधक, ठाणे क्र. ६  
मुख्य दस्तऐवज परत मिळाला

पदाधिकारी सही

## गावाचे नाव : बोनसरी

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	7614632
(3) वाजान्भाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2764727.35
(4) भू-मापन, पॉटहिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: विभाग क्र.30/364/1, दर - 50200/-, मदनिका क्र.1408 चे क्षेत्रफळ 425.5 चौरम फूट गेरा कारपेट(39.53 चौ.मी.)मोवत डेक चे क्षेत्रफळ 43.94 चौरम फूट(4.08 चौ.मी.)एकूण क्षेत्रफळ 469.44 चौरम फूट, चौदावा मजला, "रहेजा सोलारिगम", 1वी, आणि 1 कव्हर्ड कार पार्किंग स्पेस, प्लॉट नं. जीईएन-2/1/बी, ट्रान्स ठाणे क्रिक इंडस्ट्रियल एरिया, जुईनगर, नवी मुंबई 400705, मौजे बोनसरी, कुकशेत आणि शिरवणे, ता.ठाणे, जि.ठाणे, इतर वर्णन दस्तात नमूद केल्याप्रमाणे( ( Plot Number : GEN- 2/1/B ; ) )
(5) क्षेत्रफळ	1) 469.44 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्नग्वेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- लिहून घेणार - प्रसाद मुदाम मातपुते (मव लिजी) -- वय:-30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी ३०१, सुयोग्य आर्केड, प्लॉट नं. २७९, सेक्टर २३, जुईनगर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-DQRPS5487P 2): नाव:- लिहून घेणार- मुदाम हरिभाऊ मातपुते (मव लिजी) -- वय:-66; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी ३०१, सुयोग्य आर्केड, प्लॉट नं. २७९, सेक्टर २३, जुईनगर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABSPS4211Q 3): नाव:- लिहून घेणार- रतन मुदाम मातपुते (मव लिजी) -- वय:-54; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी ३०१, सुयोग्य आर्केड, प्लॉट नं. २७९, सेक्टर २३, जुईनगर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-DQRPS5488C
(8) दस्नग्वेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- लिहून देणार - रहेजा युनिव्हर्सल प्रा. लि. तर्फे अधिकृत स्वाक्षरी करता अनिता कटागिया (मिनिअर वि पी सेल्स) तर्फे कु. सु. म्हणून विपक परव (लिजी) - वय:-30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: २९४, रहेजा मॅटर पॉईंट, सीएसटी रोड, कलीना, सांताक्रूझ ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AABCG7955Q
(9) दस्नग्वेज करून दिल्याचा दिनांक	25/01/2023
(10) दस्न नोंदणी केल्याचा दिनांक	17/04/2023
(11) अनुक्रमांक, खड व पृष्ठ	1034/2023
(12) वाजान्भावाप्रमाणे मुद्रांक शुल्क	380832
(13) वाजान्भावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६



मुल्यांकनासाठी विचागत घेतलेला नपशील:-

मुद्रांक शुल्क आकारनासा निवडलेला अनुच्छेद :- :

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

AGREEMENT TO SUB-LEASE

THIS AGREEMENT TO SUB-LEASE made at PLACE and on the DATE as mentioned in item no. 1 of Annexure-D hereunder annexed.

BETWEEN

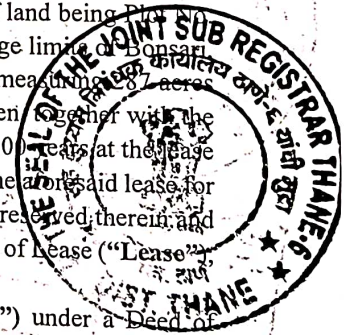
RAHEJA UNIVERSAL (PVT) LIMITED, a company incorporated under the Companies Act 1956, having its registered office at Raheja Centre-Point, 294, C.S.T. Road, Near Mumbai University, Kalina, Mumbai 400 098, hereinafter referred to as the "Lessee" / "Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART;

And

MR. PRASAD SUDAM SATPUTE, MR. SUDAM HARIBHAU SATPUTE And MRS. RATAN SUDAM SATPUTE residing /having its /their Office at C-301, SUYOG ARCADE, PLOT NO 279, SECTOR 23, JUINAGAR, NAVI MUMBAI - 400705 hereinafter referred to as "Sub-Lessee/s / Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individual/s his/her/their respective heirs, executors, administrators; in case of a partnership firm, the partners for the time being constituting such firm and the survivors of them and the heirs, executors, administrators of the last surviving Partner; and in the case of a limited company, the successors and permitted assigns) of the OTHER PART:

W H E R E A S:

- A. By an Indenture of Lease dated 18<sup>th</sup> April, 1966, duly registered with the Sub-Registrar of Assurances at Bombay under serial no. 2867 of 1966 executed by and between Maharashtra Industrial Development Corporation ("MIDC") therein referred to as the Lessor of the First Part, Nawrosjee Wadia & Sons Pvt. Ltd. therein referred to as the Confirming Party of the Second Part and Herdillia Chemicals Ltd., (now known as Schenectady Herdillia Ltd.) therein referred to as the Lessees (and hereinafter referred to as "Herdillia") of the Third Part, MIDC demised unto Herdillia the piece and parcel of land being Plot No. D-2 in Trans-Thane Creek Industrial Area ("TTC Industrial Area") within the village limits of Borsari, Kukshet and Shiravane, Taluka and Registration District and Sub-District Thane, admeasuring 25.167 acres or thereabouts and more particularly described in the First Schedule thereunder written together with the buildings and erections then or at any time thereafter standing thereon, for a term of 100 years at the lease rent and on the terms and conditions therein contained, including an option to renew the aforesaid lease for a further term of 100 years without payment of any premium and at the same rent as reserved therein and upon the same terms, covenants and stipulations, as are contained in the said Indenture of Lease ("Lease").
- B. Thereafter, the Lease was confirmed by the Government of Maharashtra ("GOM") under a Deed of Confirmation dated 19<sup>th</sup> April, 1966, executed by and between the GOM of the First Part, MIDC of the Second Part and Herdillia of the Third Part and registered with the Sub-Registrar of Assurances at Bombay under serial no.2870 of 1966;
- C. By an Indenture of Supplemental Lease dated 8<sup>th</sup> January, 1971 registered with the Sub Registrar of Assurances at Bombay under Sr. Nos. 134 and 135 of 1971, MIDC demised unto Herdillia additional land bearing Plot No. 2 (part) in the TTC Industrial Area admeasuring 25,167 square meters or thereabouts in the manner and upon the terms and conditions specified therein;



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Lessee (RUPL)	Sub-Lessee/s / Allottee/s
	Prasad Sudam Satpute, Sudam Haribhau Satpute, Ratan Sudam Satpute



D. Thus, pursuant to the Indenture of Lease dated 18<sup>th</sup> April, 1966 and the Indenture of Supplemental Lease dated 8<sup>th</sup> January, 1971 Herdillia became lessee in respect of land bearing Plot Nos. D-2 and 2 (part) together admeasuring 11,86,655.82 square meters or thereabouts (293 acres or thereabouts) at TTC Industrial Area, within the village limits of Bonsari, Kukshet and Shiravane, Taluka and Registration District and Sub-District Thane ("Herdillia Property");

E. Pursuant to the Scheme of Arrangement between Herdillia and Shubh Shanti Services Limited ("SSSL"), sanctioned by the Calcutta High Court on January 29, 2002 and the Bombay High Court on 11<sup>th</sup> April, 2002, read with Order dated 20<sup>th</sup> June, 2002, in terms of the Sections 391 and 394 of the Companies Act, 1956, Herdillia's leasehold rights in certain portions of the Herdillia Property as described in the above orders, admeasuring in the aggregate, 4,06,062.35 square meters i.e. approximately 100.34 acres, became vested in the SSSL w.e.f. 1<sup>st</sup> April 2004;

F. The portions of the Herdillia Property, prior to being vested in SSSL by virtue of the hereinabove recited court orders, originally comprised of three separate plots as follows -

- i. Plot admeasuring 88,729.99 square meters (i.e. approx. 21.93 Acres) ('Plot I').
- ii. Plot admeasuring 1,86,579.86 square meters (i.e. approx. 46.10 Acres) (which is inclusive of 2.08 acres reserved for MSEB sub-station) ('Plot II').
- iii. Plot admeasuring 1,30,752.50 square meters (i.e., approx. 32.31 Acres) ('Plot III').

The Plots I and II had been separated by a portion of the then proposed 30 meters wide road;

G. On an application made by Herdillia, MIDC, by its letter No. MIDC/ROMHP/TTC/GEN-2/1/1233 dated 19<sup>th</sup> March 2004, read with its Order No. MIDC/ROMHP/TTC/GEN-2/1 /B&C/1686 dated 20<sup>th</sup> April 2004, inter alia -

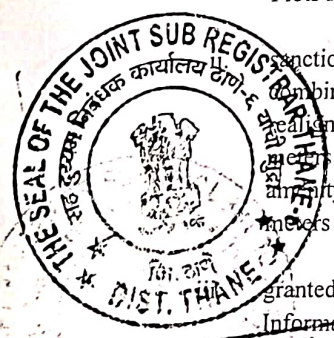
- i. approved re-alignment of the portion of the road, separating the Plots I and II, so that the said Plots formed one contiguous piece of land or a single plot.

sanctioned sub-division of the Herdillia Property into 6 plots, including (a) the plot constituted by combining Plots I and II and reconstituting the boundaries taking into account the road re-alignment; which was designated as Plot No. GEN-2/1/B admeasuring 2,75,309.85 square meters (hereinafter referred to as "Plot B"); and (b) Plot III reconstituted after relocating the empty space and which was designated as Plot GEN-2/1/C admeasuring 1,30,752.50 square meters (hereinafter referred to as "Plot C").

granted its consent for the transfer of leasehold rights of the Plot B & Plot C to SSSL for Information Technology/ Bio Technology activity;

H. In pursuance of the aforesaid Order of MIDC dated 20<sup>th</sup> April, 2004, Plot B and Plot C were transferred to the name of SSSL in the records of MIDC in place of Herdillia;

I. By a Development Agreement dated 1<sup>st</sup> December, 2004, entered into between SSSL, therein referred to as the Owner of the One Part and the Lessee/Developer herein (then known as K. Raheja Universal Pvt. Ltd), therein referred to as the Developer of the Other Part and registered with the Sub-Registrar at, Nav Mumbai, under serial no. TNN-6/08822/2004 of 2004 ("Development Agreement"), SSSL granted to the Lessee herein, development rights in respect of the Plot B and Plot C ("RUPL Plot"), for the consideration and on the terms and conditions therein contained. Thereafter, the Lessee was put in quiet, vacant and

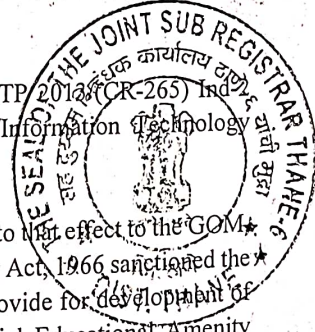


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Lessee (RUPL)	Sub-Lessee/s / Allottee/s

peaceful possession of the Plot B and Plot C under an irrevocable license, against payment of the full consideration by the Lessee to SSSL;

- J. Clause 13 of the Development Agreement inter alia provided that SSSL would, whenever called up by the Lessee, assign its leasehold rights in respect of RUPL Plot in favour of the Lessee ;
- K. MIDC by its Order dated 26<sup>th</sup> September 2006, granted its consent for the transfer and assignment of leasehold rights in the RUPL Plot from SSSL to the Lessee herein subject to conditions mentioned therein. The Lessee has paid MIDC the requisite premium, as per the abovesaid Order;
- L. Accordingly, by a Deed of Assignment dated 5<sup>th</sup> October, 2006 (“DOA”), executed by and between SSSL therein referred to as the Assignor of the One Part and the Lessee herein, therein referred to as the Assignee of the Other Part; and registered with the Sub-Registrar of Assurances at, Navi Mumbai, under No. TNN-6/4838/2006, SSSL transferred and assigned unto the Lessee herein, the leasehold rights in the RUPL Plot for the residue of the term granted under and subject to the terms and conditions contained in the said Lease;
- M. The name of the Lessee herein which was originally K. Raheja Universal Pvt. Ltd was changed from time to time as follows:
- To ‘Raheja Universal Private Limited’ w.e.f. 25<sup>th</sup> September, 2009.
  - To ‘Raheja Universal Limited’ w.e.f. 25<sup>th</sup> January, 2010.
  - To ‘Raheja Universal Private Limited’ w.e.f. 25<sup>th</sup> June, 2012.
  - To ‘Raheja Universal (Pvt) Ltd’  
A Fresh Certificate of Incorporation consequent upon Change of Name was issued by the Registrar of Companies on 9<sup>th</sup> August, 2012;
- N. Plot B comprising of the RUPL Plot i.e., Plot No.GEN-2/1/B admeasuring 2,75,309.85 square meters (hereinafter referred to as the “Larger Property”) is more particularly described in Schedule-I herein and is shown by black boundary line on the plan hereto annexed as **Annexure A**;
- O. For the purposes of permitting development activities on lands leased out by MIDC, MIDC had prepared Development Control Regulations (“DCR”) which are approved by GOM and have come into force with effect from 24.09.2009;
- P. Further, GOM, Industry, Energy & Labour Department, vide its notification ITP/2012/CR-265) dated 25.08.2015 has declared new Maharashtra’s Information Technology/Information Technology Enabled Services (“IT/ITES”) Policy, 2015 (“IT Policy 2015”);
- Q. MIDC decided to incorporate the IT/ITES Policy 2015 and submitted a proposal to the GOM who in exercise of its power u/s 37(2) of Maharashtra Region and Town Planning Act, 1966 sanctioned the revisions to the DCR to incorporate IT Policy 2015. Accordingly, in order to provide for development of various users namely Information Technology (Industrial), Residential, Commercial, Educational, Amenity Spaces, Health Facilities, Parks, Gardens & Playgrounds, Public Utilities, Transport and Communication Regulation 52 (Appendix XIII) for Promotion and Control of Development in Integrated IT Township was inserted in the DCR;
- R. By and under MIDC notification dated 28<sup>th</sup> January, 2016 bearing reference no. MAHBIL/2012/46121, GOM declared the Larger Property as an Integrated Information Technology Township (“IITT”). Out of the total area notified as IITT, 60% FSI was permitted to be used for IT/ITES activities and 40% FSI for residential, commercial and other permissible activities;



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Lessee (RUPL)

Sub-Lessee/s / Allottee/s

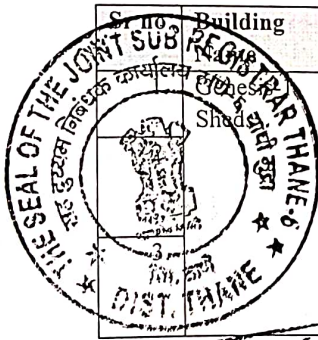
सौरतन सुराज साठुत

Galpate



- S. MIDC vide its letter dated 5<sup>th</sup> June, 2017 bearing reference no.DE/MHP(c)/IFMS/C02018/of 2017, has confirmed and certified that Lessee has provided and completed all the basic on-site infrastructure facilities on the Larger Property to the extent of more than 75% in the IITT as mentioned therein (“IITT Infra Completion Certificate”);
- T. A General Agreement dated 19<sup>th</sup> May, 2022 and duly registered with the Sub-Registrar of Assurances under bearing no. TNN6-6108-2022, which may be amended from time to time (“GA”), has been executed by and between MIDC and the Lessee herein, whereby MIDC, *inter alia*, permits the Lessee to (a) allot the Residential Flats/commercial units on sub-lease basis to the prospective Sub-Lessee (“First Allottees”) before obtaining the BCC/OC in respect of each of the Residential buildings & flats/commercial units constructed therein (b) also permitted the Lessee to permit the Sub-Lessee/Allottee (“First Allottees”) to mortgage his/her/their Residential Flat/commercial units in favour of an approved Bank/Financial Institution without requiring any prior written permission of the MIDC. As such, a separate NOC from MIDC prior to the execution of this Agreement is not required.
- U. The Lessee intends to develop the Larger Property into a larger Complex, as per the permissible user/s and/or scheme/s prevailing from time to time, comprising of various Phases/Projects/Buildings/Structures/Clusters, within the entire complex currently to be known as the “Raheja District” or such other name as Lessee may in its absolute discretion deem fit (“Complex”). The Lessee proposes to construct the proposed Complex in different phases and inter-alia comprising of building/s for IT/ITES, Commercial, Residential, Institutional, Support Services, etc., as part of IITT by utilizing and consuming the Maximum Development Potential and also sub-divide and carve out to sub-let/assign portions of the Larger Property as independent plots, as well as subdivided plots (notional or otherwise). A layout plan of the Larger Property / Complex denoting present and proposed future developments (in yellow wash) is annexed hereto and Annexure A;
- V. The Lessee has, on or before the execution hereof, already completed the construction of the following Building/s on the Larger Property:

Sr. no.	Building	Building No/s.	Building User / Type	BCC (Building Completion Certificate) No. & Date
	Sheds	B1, B2, B3, B4	IT/ITES Incubation Centre	No.DE/SPA/Gen2/1/B2247/2010 23/06/2010
		NA	IT/ITES Canteen Building	No.DE/MHP(C)/SPA/D76642/2016 15/11/2016
		NA	IT/ITES Utility Area-2 / Scrap Yard	No.DE/MHP(C)/SPA/D76642/2016 15/11/2016



W. With respect to the Genesis-1 Sheds, the Lessee has given part/s thereof on Leave and License to various Licensee/s and the remaining are being used by the Lessee for its own use. Genesis-1 Sheds will be demolished and redeveloped at the Lessee's discretion at a future date as per the prevailing laws;

- X. On a portion of the Larger Property, the Lessee proposes to develop one cluster to be known as “Cluster I”, in the manner stated herein below:
- (a) Currently Proposed Cluster-I shall consist of various independent Phases / Projects comprising buildings having residential Flats and Shops.
- (b) Currently Proposed Cluster-I comprise of:

Lessee (RUPL)	Sub-Lessee/s / Allottee/s
	2020 न 34 12 21 24 2

**SCHEDULE-I**  
**(Description of the Larger Property)**

All that piece or parcel of land or ground admeasuring 2,75,309.85 square meters or thereabouts bearing Plot GEN-2/1/B of Trans Thane Creek Industrial Area Juinagar, Navi Mumbai 400705 situate lying and being within the village limits of Bonsari, Kukshet, and Shiravane, Taluka Thane, and bounded as follows:-

- On or towards the North : By Plot bearing No. B-37/4, 25m/Ent., D-36/3, D-35, D-195;  
On or towards the South : By Truck Terminal and Plot of Hindustan Petroleum, Gen 2/1/C;  
On or towards the East : By Plot No. D-503, D-505, D-505, 25 m/Ent; and  
On or towards the West : Plot No. Gen -2/2.

**SCHEDULE-II**  
**(Description of the Flat)**

Flat bearing no. 1408 admeasuring 425.50 square feet Rera carpet area of flat along with deck area admeasuring 43.94 square feet on the 14th floor of the Raheja Solaris 1B, together with 1(one) Covered Car Parking

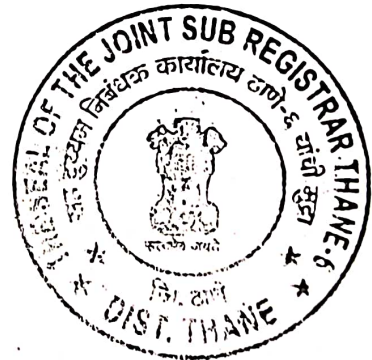
**SCHEDULE-III**  
**(Cluster-I Common Areas and Amenities which will be handed over in phases)**

**COMMON AREAS**

- (i) Internal Roads and footpaths  
(ii) Podiums including ramps and entire E-deck

**COMMON AMENITIES**

- (i) Club House/s  
(ii) Swimming Pool  
(iii) Landscape area  
(iv) Other Amenities on E-deck




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२०	२०		


Lessee (RUPL)

Sub-Lessee/s / Allottee/s

राहेजा सूर्यदास शांतपुत्र  
Rahulpute

SIGNED AND DELIVERED by the )  
within named Lessee/Developer )  
RAHEJA UNIVERSAL (PVT). LIMITED )  
By its Board of Directors, Authorised )  
Ms. Anita Kataria – Sr. V. P Sales )  
vide its registered Power of Attorney )  
dated 14<sup>th</sup> December, 2022 )

in the presence of )  
1. MAYURA KHARE  )

2. GOPKA RAJ.  )

SIGNED AND DELIVERED by the )  
within named Sub-Lessee/s / Allottee/s )  
----- )

MR. PRASAD SUDAM SATPUTE




MR. SUDAM HARIBHAU SATPUTE



MRS. RATAN SUDAM SATPUTE

श्री रतन सुदाम सातपुते

in the presence of )  
----- )  
----- )

1. Chetna Chawli   
----- )




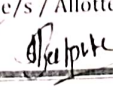
Raheja Salaries + Agreement to Sub-Lease

70	2023
59	920



For Raheja Universal (Pvt)L  
Anita Kataria  
Authorised Signatory



Sub-Lessee/s / Allottee/s श्री रतन सुदाम सातपुते  
 



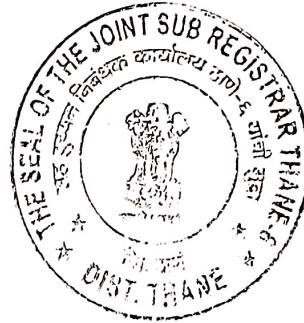
RECEIPT

RECEIVED the day and year first hereinabove written, of and from the within Sub-Lessee/s / Allottee/s, a sum of Rs. 7,46,310/- (Rupees Seven Lakh Forty Six Thousand Three Hundred Ten Only) by way of part Consideration towards the Flat.

WE SAY RECEIVED  
For Raheja Universal (Pvt) Limited.

*Anile Katar*

\_\_\_\_\_  
Authorised Signatory



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Lessee (RUPL)

Sub-Lessee/s / Allottee/s *रतनशुद्धम शांतपुत्र*

*R. U. K. Katar*

Annexure -c



**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 :  
P51700030509

Project: Raheja Solaris-1, Plot Bearing / CTS / Survey / Final Plot No.: Gen-21B at Thane, Thane, 400705;

1. Raheja Universal (Pvt.) Ltd. having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400098.

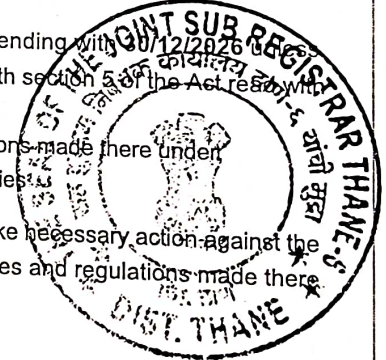
2. This registration is granted subject to the following conditions, namely:-

- 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 30/08/2021 and ending with 30/12/2026 and 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.



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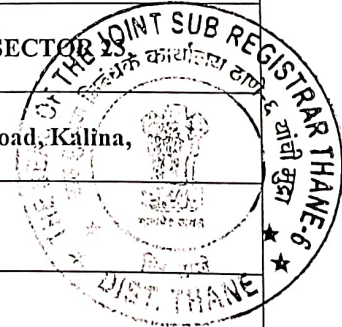
Signature valid  
Digitally Signed by  
Dr. Vaçant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:15-10-2021 15:55:24

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

Dated: 30/08/2021  
Place: Mumbai

**Annexure D**  
**APARTMENT AND ALLOTTEE/S DETAILS**

Sr. No.	Particular										
1.	Place of execution and Date of this Agreement	Place: Navi Mumbai Date: 25-Jan-2023									
2.	Complex	RAHEJA DISTRICT									
3.	Cluster	Solaris Cluster-I									
4.	Project	"Raheja Solaris-1" as per Maharashtra RERA Registration no. P51700030509									
5.	Building	Raheja Solaris 1B									
6.	Flat	Flat No. 1408 on 14th habitable floor of the Project, admeasuring about: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Square Meters</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area</td> <td align="center">39.53</td> <td align="center">425.50</td> </tr> <tr> <td>Deck area</td> <td align="center">4.08</td> <td align="center">43.94</td> </tr> </tbody> </table>		Square Meters	Square Feet	RERA Carpet Area	39.53	425.50	Deck area	4.08	43.94
	Square Meters	Square Feet									
RERA Carpet Area	39.53	425.50									
Deck area	4.08	43.94									
7.	Parking Space/s	1 (one) car parking space located in Cluster-I (except on the E-deck/Stilt Level in the Building) as incidental to the Flat.									
8.	Consideration	Rs. 76,14,632/-									
9.	Date of Possession of Flat	30 <sup>th</sup> Dec, 2025, with a further grace period of 12 (Twelve) months and as per clause 6.1 (if applicable)									
10.	Postal Address of Sub-Lessee	C-301, SUYOG ARCADE, PLOT NO 279, SECTOR 19, JAINAGAR, NAVI MUMBAI - 400705									
11.	Postal Address of the Lessee	5th Floor , Raheja Center Point, 294 CST Road, Kalina, Santacruz- 400098									
12.	Email address of the Allottee/s /Sub Lessee	pra77pute@hotmail.com									
13.	Email address of the Lessee	Solaris.crm@rahejauniversal.com									
14.	Permanent Account Number of the Sub-Lessee	DQRPS5487P ABSPS4211Q DQRPS5488C									
15.	Permanent Account Number of the Lessee	AABCG7955Q									



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*Handwritten signatures and text:*  
*Prateek*  
*सौरभ शिंदे साक्षर*

For Raheja Universal (Pvt) Ltd.  
*Prateek Kataria*  
 Authorised Signatory



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)



No EE/Dn. II/MHP/SPA/ E08560/of 2021  
Office of the Executive Engineer,  
MIDC Dn. II, Mahape, Navi Mumbai.  
Date: - 14 /10/ 2021.

To,  
M/s Raheja Universal (Pvt) Ltd.,  
Plot No. Gen-2/1/B,  
TTC Industrial Area,  
Navi-Mumbai.

Sub.:- TTC Industrial Area.

Approval to Building Plans and Drainage Plans for proposed residential buildings no. Raheja Solaris-1A & Raheja Solaris -1B on Plot no. Gen-2/1/B in TTC Industrial Area for M/s Raheja Universal (Pvt) Ltd.

Ref.:- 1. Tracking Id: SWC/14/521/20210809/776269.  
2. Provisional Fire NOC issued by CFO vide No. MIDC/Fire/D94249 dt.04/10/2021.

Dear Sir,

You have submitted combined application for Approval of Plans for proposed Building. Above applications are examined and following approvals are here by granted.

A] Building Plan Approval

Since you have paid following .....

Sr. No	Scrutiny FeesRs.	Development charges Rs.	Labour cessRs.	Initial Fire protection Fund Rs	Additional Fire protection Fund Rs.	Total	ReceiptNo.
1	84972.19	0.00	0.00	0.00	0.00	84972.19	GL22276339, dated 02/09/2021
2	0.00	9517939.00	13631418.00	578029.60	8834147.46	32561534.06	GL22357313, dated 14/10/2021
	84972.19	9517939.00	13631418.00	578029.60	8834147.46	32646506.250	Total

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

- 1) You had submitted plans and drawings for 6085.80 m<sup>2</sup> of plinth area & total up to date plinth area will be 100094.74 m<sup>2</sup> for the plot area of 275309.85 m<sup>2</sup>., at present this office has approved plans for total up to date 254397.61 m<sup>2</sup> (233583.56 + Proposed 20814.05 m<sup>2</sup>) of built up area. This office has approved 05 Nos. of drawing details of which are mentioned on the accompanying statement.
- 2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supercedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

A. In case of approval to the modified plans, the earlier approval to the plans granted vide letter no. Nil from the office of the Executive Engineer, MIDC



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Division No. II, Mahape is treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

B. The drawings submitted now includes existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter no. EE/Dn.II/SPA/C28227/of 2019 dt. 10/07/2019 from the office of the Executive Engineer Dn. II, Mahape, is to be treated as combined approval.

3. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

The building plans needs to be got approved from :

- i) Directorate of Industrial Safety & Health.
- ii) Any other Govt. authorities which may be mandatory.

4. You will have to obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notifiicator issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delh dtd.14/09/2006 and its subsequent amendments'.

5. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OF within three months from the date of issue of this letter whichever is earlier.

6. For the sanitary block, overhead water storage tank shall be provided at the rate o 500liter per W.C. or Urinal.

7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.

8. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.

9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road lane width/open plot area.

10. Boundary marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.

11. Tube well, bore well or open well shall be dug.

12. Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.

The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.

13. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.

15. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.

16. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

17. In case, water stream/ nalla is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of



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14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

15) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are hereby requested to go through above approvals carefully along with the terms & conditions in respect of each approval and take necessary actions accordingly in complying the same scrupulously.

Thanking you.

**Yours faithfully,**  
Rajaram  
Rathod  
Executive Engineer &  
And Special Planning Authority  
MIDC, Division No. II, Mahape.

Digitally signed by Rajaram Rathod  
DN: cn=Rajaram Rathod c=IN  
o=Maharashtra Industrial  
Development Corporation  
Reason: I am approving this  
document  
Location: EE, Dn. II, Mahape  
Date: 2021-10-14 20:26+05:30

DA:-1. One Statement showing details of drawings and built up area approved.  
2. Copy of approved drawings/plans.

Copy submitted for favour of information to :

1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'s for information to:

1. The Regional Officer, MIDC Mahape.
  2. Architect M/s. Kamal Khemani, LIC No. CA/99/24971.
- Copy to

1. The Deputy Engineer, MIDC Sub Dn. No. I, Mahape for information.

