

nikheelkelkar@gmail.com

VF - Rasayani agreement

Manisha
Kelkar
Nikheef
Kelkar.

9969457727

9820443589

462/3588

पावती

Original/Duplicate

Friday, October 13, 2017

नोंदणी क्र. :39म

4:26 PM

Regn.:39M

पावती क्र.: 3641

दिनांक: 13/10/2017

गावाचे नाव: चांभारी

दस्तऐवजाचा अनुक्रमांक: कलर-3588-2017

दस्तऐवजाचा प्रकार : पुरवणी करारनामा

सादर करणाऱ्याचे नाव: - - मनिषा निखील केळकर

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: रु. 1700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:35 PM ह्या वेळेस मिळेल.

Sub Registrar, Khalapur

दुय्यम निसर्गिक खासापूर

बाजार मुल्य: रु.1145000 /-

मोबदला रु.1718900/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 1600/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No4809-2013 Amt. 17190

Mkelkar
मुळ दस्त परत मिळाला
दिनांक 9/10/17





13/10/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त क्रमांक : 3588/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) चांभार्ली

(1) विलेखाचा प्रकार	पुरवणी करारनामा
(2) मोबदला	1718900
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1145000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे चांभार्ली, तालूका खालापूर, जिल्हा रायगड येथील स.नं. 16 हि.नं. 0 स.नं. 15 हि.नं. 0 एकूण क्षेत्र 12320 चौ.मि. वरील रसायनी गार्डन प्रोजेक्ट फेज-1, मधील बिल्डींग ब्ल्यूवेल(बिल्डींग नं. 3), विंग एफ चे दुसरा मजल्या वरील सदनिका क्रमांक 202 कारपेट क्षेत्र 36.69 चौ.मि..(मा जिल्हाधिकारी रायगड अलिबाग यांचे मंजुर बांधकाम प्रमाणे सदर सदनिकेचा करारनामा दस्त क्रमांक 4809/2013 कडे नोंदविला आहे, महाराष्ट्र रस्ते विकास महामंडळ लि यांचे सुधारीत मंजुरी नंतर सदर पुरवणी करार करण्यात येत आहे. सदनिकेत कोणत्याही प्रकारचा युनिट बदल नाही क्षेत्रात वाढ नाही त्यामुळे दस्तास रू 100/- मुद्रांक दिला आहे.)((Survey Number : 16/0, 15/0 ;))
(5) क्षेत्रफळ	1) 36.69 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- - प्रमोटर मे थालीया लाभ होम प्रायव्हेट लि जूने नांव लाभ बिल्डकॉन प्रायव्हेट लि वतीने डायरेक्टर श्री अश्वीन लक्ष्मण पटेल वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 3, लॅण्डमार्क बिल्डींग, प्लॉट नं. डी -2, सेक्टर 12, खारघर, ता पनवेल, जिल्हा रायगड , रोड नं: -, महाराष्ट्र, राईगार:(ॅं). पिन कोड:-410210 पॅन नं:- AACCL1283H 2): नाव:- - कोप्रमोटर श्री दामोदर वामनराव मोरे, देवेंद्र अण्णाराव पाटील, प्रभाकर वेंकराव पाटील यामचे वतीने मे थालीया लाभ होम प्रायव्हेट लि जूने नांव लाभ बिल्डकॉन प्रायव्हेट लि वतीने डायरेक्टर श्री अश्वीन लक्ष्मण पटेल वय:-40; पत्ता:-, -, -, शॉप नं. 3, लॅण्डमार्क बिल्डींग, प्लॉट नं. डी -2, सेक्टर 12, खारघर, ता पनवेल, जिल्हा रायगड , -, कू:आन्ग:आर, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410210 पॅन नं:- 3): नाव:- - कोप्रमोटर मे थालीया लाभ बिल्डर्स वतीने भागीदार श्री अश्वीन लक्ष्मण पटेल वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 3, लॅण्डमार्क बिल्डींग, प्लॉट नं. डी -2, सेक्टर 12, खारघर, ता पनवेल, जिल्हा रायगड , रोड नं: -, महाराष्ट्र, राईगार:(ॅं). पिन कोड:-410210 पॅन नं:-AAGFL5972Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - मनिषा निखील केळकर वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ 4/1001, विजय नगरी सोसायटी, एस एन रोड, अंधेरी इस्ट, मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AWRPK0188L
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3588/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

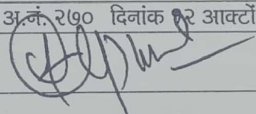
ONE HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2015

PY 824062

प्रकार / अनुच्छेद क्रमांक	पुरवणी करारनामा
दिणी करणार आहेत का ?	होय
निबंधक कार्यालयाचे नांव	दुयम निबंधक खालापूर
तीचे वर्णन	मौजे चांभार्ली येथीलसदनिका एफ२०२
ना रक्कम	--
विकत घेणा-याचे नांव	मे थालीया लाभ होम प्रा.लि. खारघर
पक्षकारांचे नांव	मनिषा निखील केळकर रा. अंधेरी
सल्यास त्याचे नांव व पत्ता	अश्वीन लक्ष्मण पटेल खारघर
शुल्क रक्कम	१००/-
नोंद वही अनु-क्रमांक /दिनांक	अ.नं. २७० दिनांक २२ ऑक्टोबर १७
विकत घेणा-याची सही	
धारक मुद्रांक विकेत्याची सही व क्रमांक तसेच मुद्रांक विकीचे पत्ता	श्री पुरुषोत्तम एकनाथ वाणी
ती क. ३/९६-९७ /१३०३००९	मुद्रांक विकेता खालापूर,



28 AUG 2017

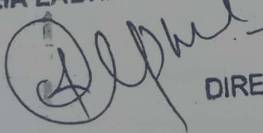
SUB-TREASURY OFFICER
KHALAPUR - RAIGAD

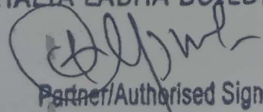
फ.ता.र
100/2017
1/100
THALIA LABHA HOME PVT. LTD.




Property Deed of Agreement for Sale

DT. 13th Oct 2017


DIRECTOR

THALIA LABHA BUILDERS

Partner/Authorised Signatory


ON BEHALF OF OWNERS
Damodar Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIA LABHA HOME PVT. LTD.





04/12/2013



सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त क्रमांक : 4809/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) चाभर्ली

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 1806900
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 822000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र-२०२, दुसरा मजला, एफ विंग रसायनी गार्डन सर्व्हे नं-१६/० चांभर्ली ता.खालापूर जि. रायगड क्षेत्रफळ ४२६ चौ. फूट कारपेट (Survey Number : १६/० ;)
- (5) क्षेत्रफळ 1) 426 चौ.फूट
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- 1): नाव:-मे.लाभ बिल्डटेक प्रा. लि तर्फे डायरेक्टर अश्विन लक्ष्मन पटेल तर्फे कु. मु. अमील फुलवरे - वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ग्री मोर टॉवर, प्लॉट न-5 सेक्टर-2, खारघर नवी मुंबई. पिन कोड:-410210 पॅन नं:-AACGL1283H
- 2): नाव:-दामोदर व्ही मोर, देवेंद्र ए पाटील, प्रभाकर व्ही पाटील या सर्वा तर्फे कु.मु म्हणून गणपती दशरू शिरोळे - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: १/ए सेक्टर-१८ शिवाजी पार्क, चिंचवड पुणे. पिन कोड:-411019 पॅन नं:-
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- 1): नाव:-मनीषा निखील केळकर - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ ४/१००१, विजयनगर सोसायटी एस एन रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:- AWRPK0188L
- (9) दस्तऐवज करून दिल्याचा दिनांक 04/12/2013
- (10) दस्त नोंदणी केल्याचा दिनांक 04/12/2013
- (11) अनुक्रमांक, खंड व पृष्ठ 4809/2013
- (12) बाजारभावाप्रमाणे मुद्रांक 90385

क.ल.र
34/12/2013
3/10



VILLAGE	CHAMBHARLI
AGREEMENT VALUE	Rs.17,18,900/-
MARKET VALUE	11,45,000/-
RERA CARPET AREA	36.69Sq. Mts.
STAMP DUTTY	100/- Doc.No. 4809/2013
FLAT NO	F-202
Reg. fee PAGES	100/-

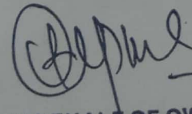
Supplementary AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Khalapur, Raigad on this 13th day of oct, 2017 between (1) M/S. THALIA LABHA HOME PRIVATE LTD. Formerly known as LABH BUILDTECH PRIVATE LTD., (CIN NO.U45400MH2011PTC220298), a private limited company, duly incorporated under the Companies Act, 1956, having its registered office at Shop No.3, Landmark Building, Plot No.D-2, Sector No.12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, **represented by its Director, SHRI ASHWIN LAXMAN PATEL**, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor(s) and permitted assignees) OF THE FIRST PART and (2) SHRI DAMODAR VAMANRAO MORE, residing at 1/A, Sector No.18, Shivaji Park, Chinchwad, Pune; SHRI DEVENDRA ANNARAO PATIL, residing at Row House No.6, Rahul C.H.S. Ltd., Road No.14, Tingare Road, Pune & SHRI PRABHAKAR VENKATRAO PATIL, residing at Flat No.102, Gurusharan Complex, Vishrali Naka, Near Raigad Market, Panvel, Dist.Raigad, all adults, Indian Inhabitants, hereinafter jointly and collectively referred to as "THE CO-PROMOTERS NO.1" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) OF THE SECOND PART and (3) M/S. THALIA LABHA BUILDERS, a Partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at Shop No.3, Landmark Building, Plot No.D-2, Sector No.12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, **represented by its Partner, SHRI ASHWIN LAXMAN PATEL**, hereinafter referred to as "THE CO-PROMOTERS NO.2" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE THIRD PART AND

THALIA LABHA HOME PVT. LTD.


 DIRECTOR
 OF THALIA LABHA BUILDERS

 Partner/Authorised Signatory


 ON BEHALF OF OWNERS
 Damoder Vaman More & Others
 EXECUTED & SIGNED BY
 Power Of Attorney Holder
 Ashwin Laxman Patel (Director)
 THALIYA LABHA HOME PVT. LTD.



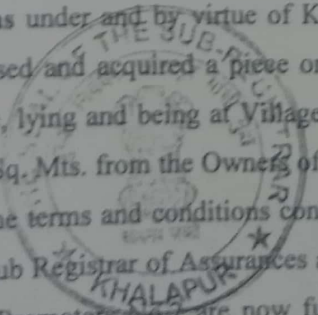
SMT MANISHA NIKHEEL KELKAR (PAN: AWRPK0188L), having her address at F4/1001, Vijaynagari Society, S.N. Road, Andheri (East), Mumbai 400069, hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE FOURTH PART

Whereas the Co-Promoters No.1 herein i.e. (1) SHRI DAMODAR VAMANRAO MORE (2) SHRI DEVENDRA ANNARAO PATIL & (3) SHRI PRABHAKAR VENKATRAO PATIL are fully seized and possessed of and absolutely entitled to all that piece and parcel of land bearing Gut/Survey No.16 , Hissa No.0, situate, lying and being at Village Chambharli, Tal. Khalapur, Dist. Raigad, admeasuring about 10020 Sq. Mts. in the Registration District of Raigad & Sub Registrar of Khalapur and as per the latest Mutation Entry bearing No.470, name of the aforesaid Co-Promoters No.1 are recorded in the 7/12 extracts of the revenue records of the concerned authority.

And whereas under and by virtue of an Article of Agreement dated 08/11/2012, the Promoters have acquired the Development Rights of the above said Plot of land bearing Gut /Survey No.16, Hissa No.0, situate, lying and being at Village-Chambharli, Tal. Khalapur, Dist. Raigad, admeasuring about 10020 Sq. Mts. from the Co-Promoters No.1 of such piece and parcel of land on the basis of revenue sharing. The said Article of Agreement is duly registered before the Sub Registrar of Assurances at Khalapur under its Doc. No.KLR-4712-2012 on 08/11/2012. The aforesaid Co-Promoters No.1 have also granted the Irrevocable General Power of Attorney dated 08/11/2012, duly registered before the Sub Registrar of Assurances at Khalapur under its Doc. No.KLR-4713-2012, on 08/11/2012 in favour of the Promoters and have handed over the vacant and peaceful possession of the said land to the Promoters herein;

And whereas under and by virtue of Kharedi Khat dated 25/07/2017, the Co-Promoters No.2 have purchased and acquired a piece or parcel of land bearing Gut /Survey number 15, Hissa No.0, situate, lying and being at Village Chambharli, Tal. Khalapur, Dist. Raigad, admeasuring about 2300 Sq. Mts. from the Owners of such piece and parcel of land for a proper consideration and as per the terms and conditions contained therein. The said Kharedi Khat is duly registered before the Sub Registrar of Assurances at Khalapur under its Doc. No.2579/2017 on 25/07/2017 and the Co-Promoters No.2 are now fully seized and possessed of and/or otherwise well and

क.त. नं. १
१५००
६/१०



THALIA LABHA HOME PVT. LTD.
[Signature]
DIRECTOR
For THALIA LABHA BUILDERS

[Signature]
ON BEHALF OF OWNERS
Damodar Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder

[Signature]
Mkelkar

by the Promoters on the project land and is fully competent to enter into agreement/s with the Allottee(s) of the flat and to receive the sale price in respect thereof.

And whereas the Promoters have entered into a standard Agreement with an Architect namely VISTAAR ARCHITECTS & PLANNER registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

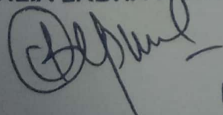
And whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the Project/Buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building(s) of the said projects.

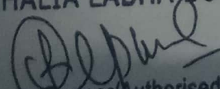
And whereas the Promoters have proposed to construct on the project land the 1st phase of the building project known as "RASAYANI GARDENS" comprising Building Named DAFFODIL (Building No.1), COSMOS (Building No.2), BLUEBELL (Building No.3) & ANTHURIUM (Building No.4). DAFFODIL (Building No.1) comprises A Wing, COSMOS (Building No.2) Comprises C & D Wing, BLUEBELL (Building No.3) comprises E, F, G Wing & ANTHURIUM (Building No.4) comprises H Wing all consisting Ground + 4 (Four) Upper Floors for residential use, on OWNERSHIP BASIS to the prospective buyers. The Promoters have proposed the future expansion by utilizing the balance FSI, additional Premium paid FSI, TDR/Staircase premium, road width additional FSI as per the rules and regulations of competent authority by constructing the Additional Floors and/or by constructing the additional buildings on the aforesaid land in the Second Phase of the Project. The Promoters hereby declare that they have proposed the future expansion of the Building Named DAFFODIL & ANTHURIUM (Building No.1 & 4) comprising A, B & H Wing up to Ground + 7 (Seven) upper floors, Building named COSMOS (Building No.2) comprising C & D Wing up to Ground + 9 (Nine) Upper floors & the Building named BLUEBELL (Building No.3) shall remain the same.

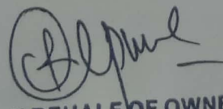
And whereas the Allottee(s) was/were offered a Flat bearing No.202 on the Second floor, admeasuring 39.58 Sq. Mts. (hereinafter referred to as the said "Flat") in F wing of Building of the project called "RASAYANI GARDENS" (hereinafter referred to as the said "Building") being constructed by the Promoters and entered into an Agreement For Sale dated 04/12/2013 duly registered before the Sub-registrar of Assurances (No 4809/2013).

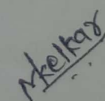
And whereas as per modifications of the plans and amended development permission granted by the MSRDC Limited, the area and dimensions of the flat has changed and therefore the

THALIA LABHA HOME PVT. LTD.


DIRECTOR
For THALIA LABHA BUILDERS


Authorised Signatory


ON BEHALF OF OWNERS
Damoder Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIYA LABHA HOME PVT. LTD.



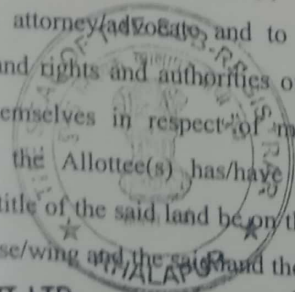
Purchasers is/are offered the Flat bearing same Flat No.202 on the Second floor, admeasuring 36.69 Sq. Mts. (hereinafter referred to as the said "Flat") in F wing of Building Named BLUEBELL (Building No.3) in the 1st phase of the project called "RASAYANI GARDENS" (hereinafter referred to as the said "Building") being constructed in the 1st phase of the said project, by the Promoters. The Purchasers hereby confirm that the Carpet area of the said flat was 39.58 Sq. Mts. As per MOFA and as per agreement for Sale dated 04/12/2013 entered into with the Purchasers which has been recalculated and now the area of the flat is 36.69 Sq. Mts. As per RERA.

And whereas the Allottee(s) is offered a Flat bearing No.202 on the Second floor, admeasuring 36.69 Sq. Mts. (hereinafter referred to as the said "Flat") in 'F' wing of Building Named BLUEBELL (Building No.3) in the 1st phase of the project called "RASAYANI GARDENS" (hereinafter referred to as the said "Building") being constructed in the 1st phase of the said project, by the Promoters.

And whereas the carpet area of the said Flat is 36.69 Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area of N.A. Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area N.A. Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

And whereas the Allottee(s) herein has/have demanded from the Promoters and the Promoters have given inspection to the Allottee(s) of all the documents of title relating to said project described in the Schedule-II hereunder written and also the plans, designs and specification of the said buildings prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made there under. After the Allottee(s) enquiry, the Promoters herein have requested to the Allottee(s) to carry out independent search by appointing his/her/their own attorney/advocate, and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoters. The Allottee(s) has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoters. That the Allottee(s) has/have given his specific confirmation herein that the responsibility of title of the said land be on the Promoters up till and until the conveyance of the said building/phase/wing and the said land there under.

34/2020
90/20



THALIA LABHA HOME PVT. LTD.

[Signature]

DIRECTOR

For THALIA LABHA BUILDERS

[Signature]

Partner/Authorised Signatory

[Signature]

ON BEHALF OF OWNERS

Damodar Vaman More & Others

EXECUTED & SIGNED BY

Power Of Attorney Holder

Ashwin Laxman Patel (Director)

THALIA LABHA HOME PVT. LTD.

Melkar



And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoters, authenticated copies of Property Card / Extract of Village forms number VI and VII and XII or any other relevant records showing the nature of the title of the Promoters to the project land on which the Flats are to be constructed have been annexed hereto and marked as "Annexure-B & C".

And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-D".

And whereas the authenticated copies of the plans of the Layout of the said phase as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said phase of the project have been annexed hereto and marked as "Annexure-E".

And whereas the copy of the proposed layout plan and the proposed building/phase/wing plan showing the future proposed development as disclosed by the Promoters in its registration before the RERA Authority and further disclosure on the website has mandated by the Promoters have been Annexed hereto and marked as "Annexure-F".

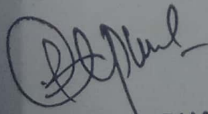
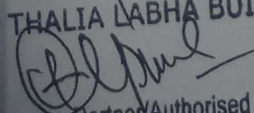
And whereas the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-G".

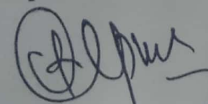
And whereas the Promoters have obtained the sanctions/approvals from the concerned local authority(s) for the land bearing Survey No.16 to the plans, the specifications, elevations, sections and of the said building(s) and shall obtain the balance approvals including approval of amended plans for said land along with the neighbouring lands from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said building.

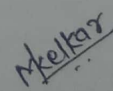
And whereas while sanctioning the said plans concerned authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building(s)/phase shall be granted by the concerned authority.

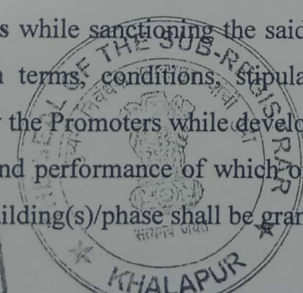
And whereas the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

THALIA LABHA HOME PVT. LTD.


DIRECTOR
THALIA LABHA BUILDERS

Partner/Authorised Signatory


ON BEHALF OF OWNERS
Damoder Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIYA LABHA HOME PVT. LTD.


M. K. Kar



at MUMBAI No.RERAP52000012120; the authenticated copy of the certificate is annexed herewith as "Annexure-H".

Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:

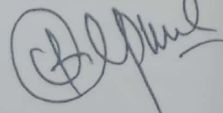

1) The Promoters shall construct the 1st phase of the said buildings project comprising Building Nos. from 1 to 4, Named DAFFODIL (Building No.1), COSMOS (Building No.2), BLUEBELL (Building No.3), & ANTHURIUM (Building No.4). DAFFODIL (Building No.1) comprises A Wing, COSMOS (Building No.2) comprises C & D Wing, BLUEBELL (Building No.3) comprises E, F, G Wing & ANTHURIUM (Building No.4) comprises H Wing all consisting Ground + 4 (Four) Upper Floors. The Promoters have proposed the future expansion of the Building Named DAFFODIL (Building No.1) & ANTHURIUM (Building No.4) comprising A, B & H Wing up to Ground + 7 (Seven) upper floors, COSMOS (Building No.2) comprising C & D Wing up to Ground + 9 (Nine) Upper floors on the project land in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned authority/ Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

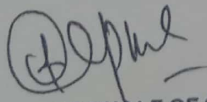
a) i) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No.202, admeasuring 36.69 Sq. Mts. Carpet area in wing F, Building Named BLUEBELL (Building No.3) on Second Floor of 1st phase of the proposed buildings' project to be known as "RASAYANI GARDEN", hereinafter referred to as "THE SAID FLAT", more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-E" for a lump sum price of Rs.17,18,900/- (Rupees Seventeen Lakhs Eighteen Thousand Nine Hundred Only) being and inclusive the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.

क.व.र.
3455/2019
93/10

THE SUB
REGISTRATION
OFFICE
MUMBAI
KAMAPUR

THALIA LABHA HOME PVT. LTD.


DIRECTOR
For THALIA LABHA BUILDERS

Partner/Authorised Signatory


ON BEHALF OF OWNERS
Damoder Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIA LABHA HOME PVT. LTD.



And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of Rs.10,84,140/- (Rupees Ten Lakhs Eighty Four Thousand One Hundred Forty Only) being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

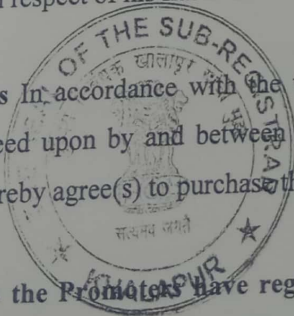
And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

And whereas Notwithstanding anything stated in any other document/ allotment/letter given or communicated with the allottee(s) any time prior, this agreement shall be considered as the document and its condition shall be read as the only conditions valid and basis for which the said flat is agreed to be sold to the allottee.

And whereas this agreement shall remain in force and shall not merge into any other agreement save and except the conveyance deed as stated herein below.

And whereas this agreement does not preclude, diminish the rights of any financial institution or fund, registered money lender for which finance has been taken for the project and the same cannot be claimed by them under the statutory claims and that this does not in any way affect the rights of the allottee in respect of his flat in the said project.

क.स.स.
७५८८
१२/००



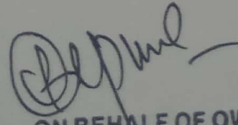
And whereas In accordance with the terms and conditions set out in this Agreement and mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority

THALIA LABHA HOME PVT. LTD.


DIRECTOR
For THALIA LABHA BUILDERS

Partner/Authorised Signatory


ON BEHALF OF OWNERS
Damoder Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIYA LABHA HOME PVT. LTD.

Melkar

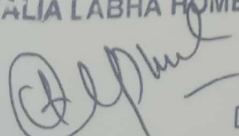
- (ii) The Allottee(s) hereby agree(s) to purchase from the promoters and the promoters hereby agree(s) to sell to the Allottee(s) covered car parking space situated at N.A. still being constructed in the layout for the consideration of Rs N.A (Rupees N.A Only).
- b) The total aggregate consideration amount for the Flat excluding covered parking spaces is thus **Rs.17,18,900/- (Rupees Seventeen Lakhs Eighteen Thousand Nine Hundred Only)**.
- c) The Allottee(s) have paid on or before execution of this agreement a sum of **Rs.10,84,140/- (Rupees Ten Lakhs Eighty Four Thousand One Hundred Forty Only)** as advance payment and hereby agree(s) to pay to the Promoters the balance amount of **Rs.6,34,760/- (Rupees Six Lakhs Thirty Four Thousand Seven Hundred Sixty Only)** in the following manner:

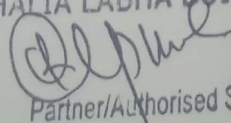
Sr. No	Particulars	Percent (%)	Amount (Rs.)
1	EMD at the time of booking	10%	1,71,890/-
2	Upon execution of Agreement	20%	3,43,780/-
3	Completion of Plinth	15%	2,57,835/-
4	On completion of 1 st Slab	5%	85,945/-
5	On completion of 2 nd Slab	5%	85,945/-
6	On completion of 3 rd Slab	5%	85,945/-
7	On completion of 4 th Slab	5%	85,945/-
8	On completion of 5 th Slab	5%	85,945/-
9	On completion of Walls, Internal Plaster, floorings, doors & windows	5%	85,945/-
10	On completion of Sanitary fittings, staircases, lift wells, lobbies	5%	85,945/-
11	On completion of External plumbing, external plaster, elevation, terraces	5%	85,945/-
12	On completion of lifts, water pumps, electrical fittings, paving, etc.	10%	1,71,890/-
13	On Possession upon receipt of Occupancy	5%	85,945/-
Total		100%	17,18,900/-

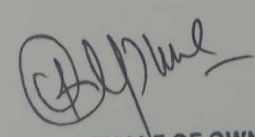
क.ल.र
3400/2020
92/00

Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottee(s) shall make all payments, on demand by the Promoters, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of **THALIA LABHA HOME PVT LTD - RASAYANI GARDEN PROJECTS COLLECTION A/C.**

THALIA LABHA HOME PVT. LTD.


DIRECTOR
For THALIA LABHA BUILDERS


Partner/Authorised Signatory


ON BEHALF OF OWNERS
Damoder Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIA LABHA HOME PVT. LTD.


M. Kelkar

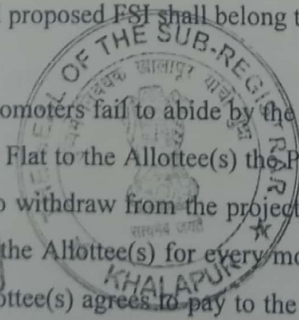
these monetary adjustments shall be made at the same rate per square meter as agreed Clause 1(a) of this Agreement.

- h) The Allottee(s) authorizes the Promoters to adjust/appropriate all payments made to him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.
- 2) The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat.

Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the allottee(s) after receiving the Occupation Certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable to him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (b) herein above. ("Payment Plan").

- 3) The Promoters hereby declare that the Floor Space Index available as on date in respect of the project land is 12320 Sq. Mts. only. The Promoters have disclosed the Floor Space Index of 1 Plus Premium Paid FSI 0.2 plus road width 0.1 i.e. 1 + 0.2 + 0.1 as proposed to be utilized by them on the project land in the said Project and Allottee(s) have agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

क.स.र.
 ३५०७/२०१९
 १६/०८



If the Promoters fail to abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amount paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule, on all delayed payment which become due and payable by the Allottee(s) to the Promoter.

THALIA LABHA HOME PVT. LTD.

[Signature]
 DIRECTOR
 For THALIA LABHA BUILDERS
[Signature]
 Partner/Authorised Signatory

[Signature]
 ON BEHALF OF OWNERS
 Damodar Vaman More & Others
 EXECUTED & SIGNED BY
 Power Of Attorney Holder
 Ashwin Laxman Patel (Director)
 THALIA LABHA HOME PVT. LTD.

Melkar

Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

SMT MANISHA NIKHEEL KELKAR

F4/1001, Vijaynagari Society,

S.N. Road, Andheri (East), Mumbai 400069

Notified Email ID: nikheelkelkar@gmail.com

M/S. THALIA LABHA HOME PRIVATE LTD.

Add: Shop No.3, Landmark Building,

Plot No.D2, Sector No.12, Kharghar,

Navi Mumbai, Tal. Panvel, Dist. Raigad.

Notified Email ID: vrindavanflora@gmail.com

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

37) That in case there are Joint Allottee(s) all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

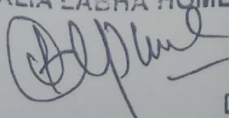
38) The charges towards stamp duty and Registration of this Agreement for Sale shall be borne and paid by the Allottee(s) only.

39) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there

under.

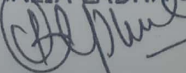
40) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Khalapur will have the jurisdiction for this Agreement

THALIA LABHA HOME PVT. LTD.

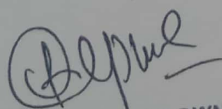


DIRECTOR

For THALIA LABHA BUILDERS



Partner/Authorised Signatory


ON BEHALF OF OWNERS
Damoder Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIA LABHA HOME PVT. LTD.



FIRST SCHEDULEDescription of the Land

All that pieces and parcels of land bearing Gut/Survey No.16 & 15, Hissa No.0 and admeasuring 10020 Sq. Mts. and 2300 Sq. Mts. respectively, situated at Village Chambharli Tal. Khalapur, Dist. Raigad in the Registration District of Raigad & Sub Registrar of Khalapur within the limits of Chambharli Grampanchayat, bounded as follows; i.e. to say:

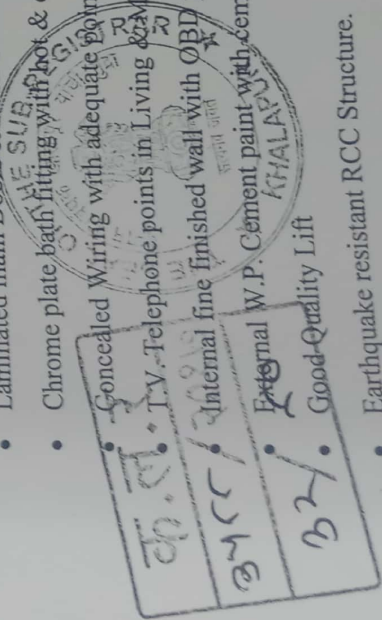
On or towards the North by	: Survey No.17
On or towards the South by	: Forest
On or towards the East by	: Survey No.29
On or towards the West by	: Ris Village

SECOND SCHEDULEDescription of the Flat

All that Residential Premises bearing Flat No.202, admeasuring 36.69 Sq. Mts. Carpet area in Building, in Building Named BLUEBELL (Building No.3) on the Second Floor of the building, subject to be known as 'RASAYANI GARDEN', being constructed on the project land situated at Village Chambharli, Tal. Khalapur, Dist. Raigad.

THIRD SCHEDULEAmenities

- Elegant joint free Flooring in Living, dining, Bedroom & Kitchen.
- Antiskid Tiles in Toilets & Balcony.
- Designer concept wall tiles in Toilets, Bath & Kitchen.
- Granite Kitchen Platform with S.S. Sink.
- Marble frame windows & Toilets/Bath doors.
- French/sliding window with good quality glass.
- Laminated main Doors & flush Door to Bedrooms.
- Chrome plate bath fitting with hot & cold mixer in Toilet & Bathroom.
- Concealed Wiring with adequate points.
- T.V. Telephone points in Living & Master Bedroom.
- Internal fine finished wall with \varnothing BD paint.
- External W.P. Cement paint with cement plaster.
- Good Quality Lift
- Earthquake resistant RCC Structure.



THALIYA LABHA HOME PVT. LTD.

For THALIYA LABHA BUILDERS
 DIRECTOR

ON BEHALF OF OWNERS
 Damoder Vaman More & Others
 EXECUTED & SIGNED BY
 Power Of Attorney Holder
 Ashwin Laxman Patel (Director)
 THALIYA LABHA HOME PVT. LTD.

FIRST SCHEDULEDescription of the Land

All that pieces and parcels of land bearing Gut/Survey No.16 & 15, Hissa No.0 and admeasuring 10020 Sq. Mts. and 2300 Sq. Mts. respectively, situated at Village Chambharli Khalapur, Dist. Raigad in the Registration District of Raigad & Sub Registrar of Khalapur within the limits of Chambharli Grampanchayat, bounded as follows; i.e. to say:

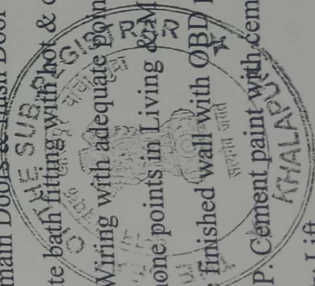
On or towards the North by	: Survey No.17
On or towards the South by	: Forest
On or towards the East by	: Survey No.29
On or towards the West by	: Ris Village

SECOND SCHEDULEDescription of the Flat

All that Residential Premises bearing Flat No.202, admeasuring 36.69 Sq. Mts. Carpet area **wing, in Building Named BLUEBELL (Building No.3) on the Second Floor of the building** project to be known as 'RASAYANI GARDEN', being constructed on the project land situated and being at Village Chambharli, Tal. Khalapur, Dist. Raigad.

THIRD SCHEDULEAmenities

- Elegant joint free Flooring in Living, dining, Bedroom & Kitchen.
- Antiskid Tiles in Toilets & Balcony.
- Designer concept wall tiles in Toilets, Bath & Kitchen.
- Granite Kitchen Platform with S.S. Sink.
- Marble frame windows & Toilets/Bath doors.
- French/sliding window with good quality glass.
- Laminated main Doors & flush Door to Bedrooms.
- Chrome plate bath fitting with hot & cold mixer in Toilet & Bathroom.
- Concealed Wiring with adequate points.
- Internal fine finished wall with OPD paint.
- External W.P. Cement paint with cement plaster.
- Good Quality Lift
- Earthquake resistant RCC Structure.



THALIYA LABHA HOME PVT. LTD.

DIRECTOR

For THALIYA LABHA BUILDERS

Partner/Authorised Signatory

ON BEHALF OF OWNERS
Damodar Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIYA LABHA HOME PVT. LTD.

: 29 :

In witness whereof the parties hereto have executed this agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED)

BY THE WITHINNAMED PROMOTERS)

M/S. THALIA LABHA HOME PRIVATE LTD.)

(P.A.N.AACCL1283H)

REPRESENTED BY ITS DIRECTOR)

SHRI ASHWIN LAXMAN PATEL)



DIRECTOR

SIGNED & DELIVERED BY THE)

WITHINNAMED CO-PROMOTERS NO.1)

1) SHRI DAMODAR VAMANRAO MORE)

2) SHRI DEVENDRA ANNARAO PATIL)

3) SHRI PRABHAKAR VENKATRAO PATIL)

THROUGH THEIR POA HOLDER)

SHRI ASHWIN LAXMAN PATEL)



DIRECTOR

ON BEHALF OF OWNERS
Damodar Vaman More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIYA LABHA HOME PVT. LTD.

SIGNED, SEALED & DELIVERED BY THE)

WITHINNAMED CO-PROMOTERS NO.2)

M/S. THALIA LABHA BUILDERS, For THALIA LABHA BUILDERS)

REPRESENTED BY ITS PARTNER,)

SHRI ASHWIN LAXMAN PATEL)



Partner/Authorised Signatory

(P.A.N.AAGFL5972Q)

SIGNED, SEALED & DELIVERED BY)

THE WITHINNAMED PURCHASERS,)

SMT MANISHA NIKHEEL KELKAR)

(PAN: AWRPK0188L))



IN THE PRESENCE OF

1) GOPAL N RATHOD)

~~DIPAK KUMAR BARAL~~)



See 22, Kamotho.



2) Dipak Kumar Baral
21/05/2020
Kamotho
3/0



: 30 :

RECEIPT

Received of and from the within named Purchaser SMT MANISHA NIKHEEL KELKAR the day and the year first herein above written the sum Rs.10,84,140/- (Rupees Ten Lakhs Eight Four Thousand One Hundred Forty Only) being part payment of the consideration against the sale of Flat bearing No.202, admeasuring 36.69 Sq. Mts. carpet area in F Wing, in Building Named BLUEBELL (Building No.3) on the Second Floor of the proposed buildings' project be known as "RASAYANI GARDEN", being constructed on project land paid by him/her/ther to us as per the following details:

Date	Cheque No.	Drawn on/In favour of (Bank & Branch)	Amount Rs.
01/06/2013	728581	The Cosmos Cooperative Bank Ltd, Vile Parle (East)	1,00,000/-
22/06/2013	728582	The Cosmos Cooperative Bank Ltd, Vile Parle (East)	2,73,920/-
10/11/2013	027084	The Cosmos Cooperative Bank Ltd, Vile Parle (East)	95,100/-
10/11/2013	027083	The Cosmos Cooperative Bank Ltd, Vile Parle (East)	2,34,430/-
20/11/2013	027087	The Cosmos Cooperative Bank Ltd, Vile Parle (East)	2,00,000/-
26/12/2013	027091	The Cosmos Cooperative Bank Ltd, Vile Parle (East)	1,80,690/-
(Rupees Ten Lakhs Eighty Four Thousand One Hundred Forty Only)			10,84,140/-

WE SAY RECEIVED

FOR M/S. THALIA LABHA HOME PRIVATE LTD.
THALIA LABHA HOME PVT. LTD.

(ASHWIN LAXMAN PATEL) DIRECTOR

Director

WITNESS:

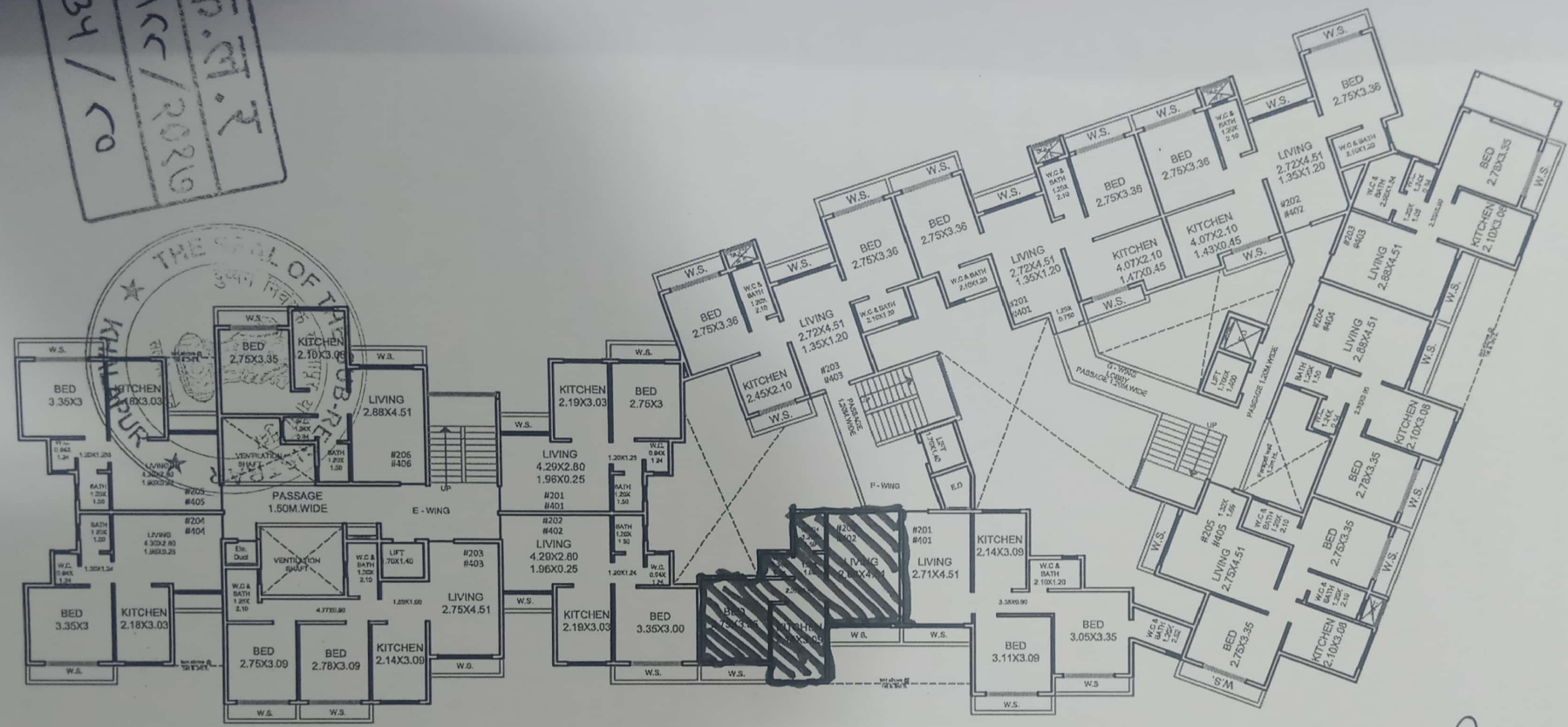
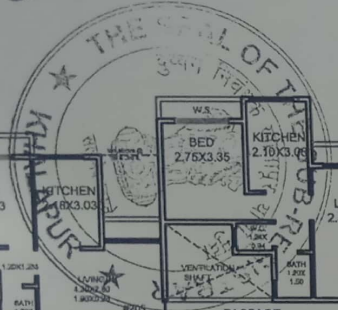
GOPAL N RATHOD

DIPAK KUMAR BARAI

35/ 20



34/CO
MCC/2020
5.11.2



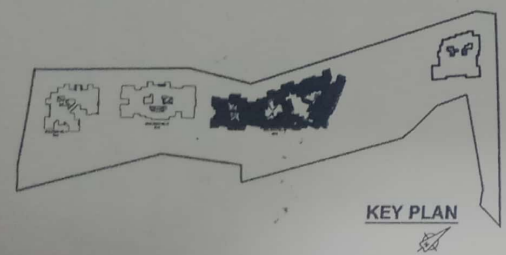
TYPICAL SECOND & FOURTH FLOOR PLAN - Bldg -3

THALIYA LABHA HOME PVT. LTD. For THALIYA LABHA BUILDERS

(Signature)
DIRECTOR

(Signature)
Partner/Authorised Signatory

(Signature)
ON BEHALF OF OWNERS
Damodar Vamam More & Others
EXECUTED & SIGNED BY
Power Of Attorney Holder
Ashwin Laxman Patel (Director)
THALIYA LABHA HOME PVT. LTD.



FLAT NO.	WING	PROJECT	SIGN. OF PURCHASER	SIGN. OF VENDOR
202	F	PROPOSED RESIDENTIAL BUILDING 'RASAYANI GARDEN' ON SURVEY NO.16, AT-CHAMBHARLI, TAL-KHALAPUR, DIST-RAIGAD	<i>(Signature)</i>	

NO. MSRDC/SPA/Chambharli / Khalapur /BP-03/CC/2017/268
Date: 27.03.2017



Maharashtra State
Road Development
Corpn. Ltd.

(A Government of Maharashtra Undertaking)

'Commencement Certificate'

To,
Mr. Damodar Vamnrao More & other 2
Through its PoA Mr. Ashawin Laxman Patel
Director of M/s. Labh Buildtech Pvt. Ltd.
Shop No. 5, Ground floor, Landmark,
Plot No. D-2, Sector- 12, Kharghar,
Navi Mumbai- 410206.

With reference to your Application No. dated 31/03/2016 for granting of 'Revised Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of building on land bearing Gut No. 16, Village - Chambharli, Taluka - Khalapur, District - Raigad, The revised Commencement Certificate /building permit is granted under section 45 of the said Act, subject to the following conditions:-

- 1) This revised 'Commencement Certificate' is being issued on the request of the applicant in view of the changes made in the Regulation of Standardised Development Control and Promotion, Regulations for Municipal Councils and Nagar Panchayats in Maharashtra sanctioned vide GR No: TPS-1812/157/CR71/12/REC No: 34/12/UD 13 DT.21.11.2013 as amended from time to time and the Clauses in Maharashtra Land Revenue Code 1966. Thus, this revised 'Commencement Certificate' supersedes the earlier sanctioned N.A Order and the development permission granted by District Collector of Raigad vide क्र. मशा / एल.एन.ए. १(ब) /एस.आर. 423/2011 dtd. 10/12/2012. Therefore, the earlier N.A permission and the development permission, granted by District Collector of Raigad vide क्र. मशा / एल.एन.ए. १(ब) /एस.आर. 423/2011 dtd. 10/12/2012 here by stands cancelled.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 4) This revised commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue.
- 5) If the construction is not commenced within a period of one year, 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 bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 6) This revised permission is limited to only the land bearing Gut No. 16, Village- Chambharli, Tal- Khalapur, dist- Raigad and does not entitle you to develop any others land.

Project Office : Special Planning Authority Expressway Smartcity project - I Office No. - 204, 2nd Floor, Bldg No. - 2(A3), Sector - 1 MBP Mahape, Navi Mumbai - 400 710. Tel No. : 7666325832

Regd. Office : Nepean Sea Road, Besides Priyadarshini Park, Mumbai - 400 036.
Telephone No.: 022-2368 6112, 2369 6109 / 3671 / 3673, Fax No.: 022-2368 4943
Website : www.msrdc.org, CIN : U45200MH1996SGC101586



A. P. LEGAL CONSULTANTS

Advocates & Legal Consultants

Hari Mahal C.H.S. Ltd., Shop No. 20, Plot No. 43,44,45, Sec.-5/A, New Panvel - 410206.

Tel. 2746 7175 / Mob. 9869186286.

E-mail : peekay1959@yahoo.co.in

pkpandit1959@indiatimes.com

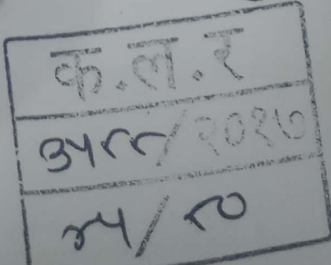
TITLE REPORT / CERTIFICATE

(TO WHOMSOEVER IT MAY CONCERN)

Ref.- Property bearing Survey No. 16 Hissa No. 0 situated
at - Village - Chambharli, Tal.- Khalapur, Dist.- Raigad.

Under the instructions from Mr. Ashwin Patel director of M/s. Labh Buildtech Pvt. Ltd., having his office at - 5, Ground Floor, Land Mark Building, Plot No. D - 2, Sector - 12, Kharghar, Navi Mumbai., I the undersigned am here by submitting the title report in respect of the above said land / property and hereby certify the title of the property in respect of the above referred property. I state as under.

- 1) That, Mr. Damodar Vamanrao More, Mr. Devendra Annarao Patil and Mr. Prabhakar Vyankatrao Patil have purchased the said landed property from the then owner of the property Mr. Pandurang D. Jambhale as per Agreement for Sale Deed dated 21/05/2010 and subsequent Sale Deed dated 1/10/2010 said documents are registered at the office of the Sub-registrar of Assurances at Khalapur vide document no. 1886/2010 (Khalapur) and document no. 3752/2010 (Khalapur). The same entry is also mutated at Revenue record as per Mutation entry no. 470 and their names are also reflected on 7X12 extract as a owner of the said piece of land.
- 2) That, as per Article of Agreement dated 8th November 2012 made and executed between Mr. Damodar Vamanrao More, Mr. Devendra Annarao Patil, Mr. Prabhakar Venkatrao Patil of the One Part and M/s. Labh Buildtech Pvt. Ltd., through its director Mr. Ashwin Laxman Patel on the Other Part have join hands and collaborate on the Joint Venture basis for development of the aforesaid plot of land bearing Survey No. 16 Hissa No. 0 admeasuring area about 1-00-2 hectares i.e. approx.10020 Sq. Mtrs. Assessment Rs. 7.20 situated at Village- Chambharli, Tal.- Khalapur, Dist.- Raigad and to that effect parties entered into the Development Agreement as Article of Agreement and same is subsequently registered before the Sub-Registrar of Assurances at Khalapur vide document No. 4712/2012 dated 8/11/2012.



462/3588

शुक्रवार, 13 ऑक्टोबर 2017 4:26
म.नं.

दस्त गोषवारा भाग-1

कलर 04/10

दस्त क्रमांक: 3588/2017

दस्त क्रमांक: कलर /3588/2017

बाजार मुल्य: रु. 11,45,000/- मोबदला: रु. 17,18,900/-

भरलेले मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No4809-2013 Amt. 17190

दु. नि. सह. दु. नि. कलर यांचे कार्यालयात

पावती:3641

पावती दिनांक: 13/10/2017

अ. क्र. 3588 वर दि.13-10-2017

सादरकरणाराचे नाव: - - मनिषा निखील केळकर

रोजी 4:13 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 1600.00

पृष्ठांची संख्या: 80

Mkelkar

दस्त हजर करणाऱ्याची सही:

एकुण: 1700.00

Sub Registrar Khalapur

दुय्यम निबंधक खालापूर

Sub Registrar Khalapur

दुय्यम निबंधक खालापूर

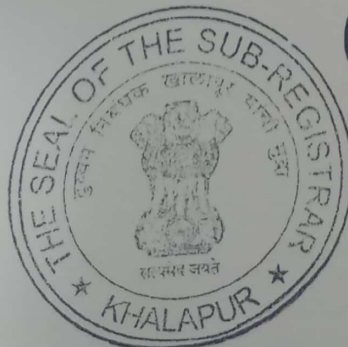
दस्ताचा प्रकार: पुरवणी करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिकका क्र. 1 13 / 10 / 2017 04 : 13 : 57 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 13 / 10 / 2017 04 : 15 : 22 PM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेली कागदपत्रे कुळमुख्यात्यारपत्रे, व्यक्ती ईत्यादी बनावट आढळून आल्यास याची संपुर्ण जबाबदारी दस्त निष्पादकांची राहिल.



Alph
लिहून देणार

Mkelkar
लिहून घेणार



13/10/2017 4 29:54 PM

दस्त गोषवारा भाग-2

कलर

25/10

दस्त क्रमांक:3588/2017

दस्त क्रमांक :कलर/3588/2017

दस्ताचा प्रकार :-पुरवणी करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- प्रमोटर मे थालीया लाभ होम प्रायव्हेट लि जूने लिहून देणार नांव लाभ बिल्डकॉन प्रायव्हेट लि वतीने डायरेक्टर श्री अश्वीन लक्ष्मण पटेल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 3, लॅण्डमार्क बिल्डींग, प्लॉट नं. डी -2, सेक्टर 12, खारघर, ता पनवेल, जिल्हा रायगड रोड नं: -, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AACCL1283H	लिहून देणार वय :-40 स्वाक्षरी:-		
2	नाव:- कोप्रमोटर श्री दामोदर वामनराव मोरे, देवेंद्र अण्णाराव पाटील, प्रभाकर वैकटराव पाटील यामचे वतीने मे थालीया लाभ होम प्रायव्हेट लि जूने नांव लाभ बिल्डकॉन प्रायव्हेट लि वतीने डायरेक्टर श्री अश्वीन लक्ष्मण पटेल पत्ता:-, -, शॉप नं. 3, लॅण्डमार्क बिल्डींग, प्लॉट नं. डी -2, सेक्टर 12, खारघर, ता पनवेल, जिल्हा रायगड, -, क:आच्:आर, MAHARASHTRA, RAIGARH(MH), Non-Government. पॅन नंबर:	लिहून देणार वय :-40 स्वाक्षरी:-		
3	नाव:- कोप्रमोटर मे थालीया लाभ बिल्डर्स वतीने भागीदार श्री अश्वीन लक्ष्मण पटेल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 3, लॅण्डमार्क बिल्डींग, प्लॉट नं. डी -2, सेक्टर 12, खारघर, ता पनवेल, जिल्हा रायगड, रोड नं: -, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAGFL5972Q	लिहून देणार वय :-40 स्वाक्षरी:-		
4	नाव:- मनिषा निखील केळकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ 4/1001, विजय नगरी सोसायटी, एस एन रोड, अंधेरी इस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AWRPK0188L	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित पुरवणी करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:13 / 10 / 2017 04 : 18 : 04 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.

पक्षकाराचे नाव व पत्ता
नाव:- श्री गोपाल नामदेव राठोड
वय: 48
पत्ता: कामाठे, ता. पनवेल, जिल्हा रायगड
पिन कोड: 410206

नाव:- श्री दिपक कुमार बराल
वय: 33
पत्ता: मु. करंजाडे, ता. पनवेल, जिल्हा रायगड
पिन कोड: 410206

छायाचित्र

अंगठ्याचा ठसा



स्वाक्षरी

स्वाक्षरी

13 AUG 2018

"Part Occupancy Certificate"

To,

Mr. Damodar V. More & Others through its PoA
Mr. Ashwin Patel Director of M/s. Thalia Labh Home Pvt. Ltd &
Partner in M/s. Thalia Labh Builders & M/s. Thalia Vastu Infra Project.

Sub : Grant of Part Occupancy Certificate for Residential Building No. 3 (Wing E,F & G) Gut No. 15, 16, 17/1A, & 17/2 Village Chambharli, Tehsil- Khalapur, Dist.- Raigad.

The part development work on land bearing Revenue Gut No. 15, 16, 17/1A, & 17/2 Village Chambharli, Tehsil- Khalapur, Dist.- Raigad. (For building no. 3, Wings E, F & G for residential purpose) completed under the supervision of Ar. Siddharth Shirur, License No (CA/97/20977) may be occupied on the following conditions-

Conditions:

1. This Part Occupancy Certificate shall not entitle the applicant to occupy the building for which this Certificate is not meant for.
2. The provisions in the proposal which are not confirming to applicable Development Control Regulations and other acts are deemed to be not approved.
3. This Part Occupancy shall be deemed to be cancelled, if there is any materialistic change made in the building without prior consent of the approving Authority. Further, this Occupancy shall stand cancelled; if the building is put to use for the purposes other than it is intended for.
4. This occupancy certificate is issued under the provisions of MR & TP Act, 1966 and as per the Regulation No. 7.6 applicable to Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide GR No: TPS-1812/157/CR71/12/REC No:34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time & the Development Control Regulations applicable for Mumbai Metropolitan Region sanctioned under Government Notification Urban Development Department No. TPS-1297/1094/CR-116/97/UD-12 dtd. 23.09.1999 which are applicable to land under reference.
5. The Applicant/Developer shall restrict to the built up area of **3291.090 Sq.m.** (Building no. 3) as mentioned in the approved plan attached to this Part occupancy Certificate.
6. This part Occupancy is granted based on the revised Commencement Certificate issued by MSRDC under reference no. NO. MSRDC/SPA/Chambharli /Khalapur/BP-126/CC/2018/554 on dtd.01/06/2018 and the Applicant shall strictly adhere to conditions stipulated in it.
7. All the conditions stipulated by various agencies in their No objection certificates while granting Commencement Certificate, shall be strictly adhered to and be complied with before occupying the premises under reference.
8. That the conditions of the Indemnity Bonds shall be adhered to.

9. The applicant shall provide at his own cost, all the infrastructural facilities shown in sanctioned drawings, such as roads and internal access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement for collection of solid waste etc. within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the respective Authorities before applying for Full Occupancy Certificate.
10. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plot etc. without obtaining prior approvals from the MSRDC -SPA.
11. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect. The Authority shall not be held liable for any legal matter that may be pending present or arise in future and the Applicant / Developer is solely responsible for settling for the same at his own cost.
12. This Part Occupancy permission is liable to be revoked by the MSRDC, as per the Reg. no. 10.2 of Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide TPS-1812/157/CR71/12/REC No: 34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time, if there is any false statement or any misrepresentation of material facts.
13. The location & area of Recreational Open Space shall not be altered in any case after issuance of this Occupancy and same shall be developed by Applicant before applying for Full Occupancy to said scheme.
14. Any statutory taxes due to be paid, shall be paid by the applicant as and when this Authority issues such notices

A Set of certified completion Plans as amended in Green Colour (1 Set - 05 Nos. drawings) for **Building 03** up to Ground + 4th Floors are enclosed herewith.

W. Jaychandey

Dy. Chief Planner
MSRDC Ltd..SPA, Mahape.

Office No. 022-27782900

Office Stamp

Date: **13 AUG 2018**



Copy to:

1. Ar. Siddharth Shirur
Vistaar Architects & Planners, A-505 & 506, Shree Nand Dham, Plot No. 59, Sector 11, CBD Belapur, Navi Mumbai 400 614.
2. The District Collector, Raigad
Revenue Dept., Near Hirakot Lake, Alibag, Dist. Raigad 402 201.
3. Dy. Superintendent of Land Records, Talsildar office compound, Tal. Khalapur, Dist. Raigad.
4. The Dy. Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II),
Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel, Dist.- Raigad.410206.
5. The Sarpanch, Group Grampanchayat Chambharli, Tal. Khalapur, Dist. Raigad.
6. The Superintending Engineer, Camp office, MSRDC, Pune.