

SBI RBO Sampada  
Prudhat SA  
full Search  
05/07/23  
Nikhil

LIST OF ANNEXURES

Annexure A

N.A. Certificate and Commencement Certificate

Annexure B

Approved Plans of the layout

Annexure C

Phase wise land Layout

Annexure D

Copy of RERA Registration Certificate

Annexure E

Certificate of Title

Annexure F

Layout of Floor Plan

398/8931

पावती

Original/Duplicate

Thursday, May 18, 2023

नोंदणी क्र.: 39म

2:52 PM

Regn.: 39M

पावती क्र.: 9986 दिनांक: 18/05/2023

गावाचे नाव: रोहिंजण

दस्तऐवजाचा अनुक्रमांक: पवल3-8931-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: नरेंद्र कुमार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

Sub Registrar, Panel 3

वाजार मुल्य: रु.5058939 /-

मोवदला रु.11150000/-

भरलेले मुद्रांक शुल्क : रु. 780500/-

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1705202316720 दिनांक: 18/05/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002184211202324E दिनांक: 18/05/2023

वॅकेचे नाव व पत्ता:

Narench Kumar

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 8931/2023

नोंदणी :

Regn:63m

गावाचे नाव : रोहिंजण

करारनामा	11150000
पट्ट्याच्या कारणी देतो की पट्टेदार ते	5058939
हस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र .1.1. दर 56,400/-,प्रती चौ मी .सदनिका क्र. 2701,27 वा मजला,झिनत,अरिहंत क्लॅन आलिशान फेज 2 ,जुना सर्वे नं . 51,हिस्सा नं .1,2,3,4 सर्वे नं 75,हिस्सा नं .ए 1,ए 2,व बी,सर्वे नं . 74.हिस्सा नं 6,नवीन सर्वे नं . 51,हिस्सा नं . 0,मौजे रोहिंजण,क्षेत्र - 64.43 चौ मी कारपेट,+ 6.82 चौ मी बाल्कनी,एकूण क्षेत्र 71.25 चौ मी कारपेट + 1 कव्हर्ड कार पार्किंग( ( Survey Number : 51 ; ) )
जुडी देण्यात असेल तेव्हा.	1) 71.25 चौ.मीटर
देणा-या/लिहून ठेवणा-या वा दिवाणी न्यायालयाचा आदेश असल्यास,प्रतिवादिचे	1): नाव:-मे .अरिहंत वाटिका रिअल्टी प्रा.ली. तर्फे अधिकृत सही कर्ता संगीता ए छाजर यांच्या तर्फे कु.मु. म्हणून मिलिंद गायकवाड - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अरिहंत औरा 25 वा मजला बी विंग प्लॉट नं 13/1, टी टीसी इंडस्ट्रीयल एरिया तुर्भे नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAHCA4707G
देणा-या पक्षकाराचे व किंवा चा हकुमनामा किंवा आदेशाचे नाव व पत्ता	1): नाव:-नरेंद्र कुमार -- वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र . बी - 602. हावरे टीआरा , सेक्टर 13, खारघर नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-ALJPK1090L 2): नाव:-प्रियंवदा -- वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र . बी - 602. हावरे टीआरा , सेक्टर 13, खारघर नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AQCPP9081C
दिल्याचा दिनांक	18/05/2023
कल्याचा दिनांक	19/05/2023
ड व पृष्ठ	8931/2023
माणे मुद्रांक शुल्क	780500
माणे नोंदणी शुल्क	30000

चारात घेतलेला तपशील:-:

रताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas of the Annual Statement of Rates published under the Maharashtra Stamp (Date)

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		18 May 2023, 10:50:03 AM	
Valuation ID	20230518829	पवत3	
मूल्यांकनाचे वर्ष	2023	सर्व्हे नंबर /न. भू. क्रमांक :	
जिल्हा	रायगड		
मूल्य विभाग	तालुका : पनवेल		
उप मूल्य विभाग	1.1-महामार्गासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी		
क्षेत्राचे नांव	A Class Palika		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	कार्यालय	चौ. मीटर
7380	56400	64800	
दुकाने		औद्योगिक	
70400		64800	
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	78.375चौ. मीटर	मिळकतीचा वापर-	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	बांधकामाचा दर-
उद्दवाहन सुविधा -	आहे	मजला -	बांधीव
			Rs.25289/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 110 / 100 Apply to Rate= Rs.62040/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)	
		= (( (62040-7380) * (100 / 100) ) + 7380)	
		= Rs.62040/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 62040 * 78.375	
		= Rs.4862385/-	
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94चौ. मीटर	
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * (56400 * 25/100)	
		= Rs.196554/-	
Applicable Rules		= 3, 9, 18, 19, 15	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 4862385 + 0 + 0 + 0 + 196554 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs.5058939/-	
		= ५०५८९३९ रु. अठ्ठावन्न हजार नऊ शें एकोणचाळीस /-	



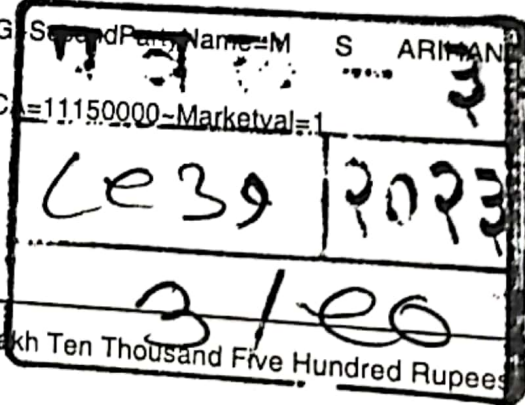


CHALLAN  
MTR Form Number-6



4211202324E	BARCODE	Date 18/05/2023-09:32:25	Form ID 25.2
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Director General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	ALJPK1090L
PANVEL 3 JOINT SUB REGISTRAR		Full Name	NARENDRA KUMAR
AD		Flat/Block No.	FLAT NO 2701,27TH FLOOR ,ZEENAT ,ARIHANT
2024 One Time		Premises/Bulding	CLAN AALISHAN PHASE II
Amount Head Details	Amount In Rs.	Road/Street	ROHINJAN VILLAGE TAL PANVEL DIST
	780500.00	Area/Locality	RAIGAD
	30000.00	Town/City/District	
		PIN	4 1 0 2 0 6
		Remarks (If Any)	
		PAN2=AAHCA4707G	Standard Party Name=M S ARIHANT VATIKA
		REALTY PVT LTD-C	=11150000-Marketval=1
		Amount In Words	Eight Lakh Ten Thousand Five Hundred Rupees Only
	8,10,500.00		



IDBI BANK	FOR USE IN RECEIVING BANK		
Bank CIN	Ref. No.	6910232013055001822806780324	
Bank Date	RBI Date	18/05/2023-09:32:20	
Bank-Branch	Not Verified with RBI		
Scroll No. , Date			



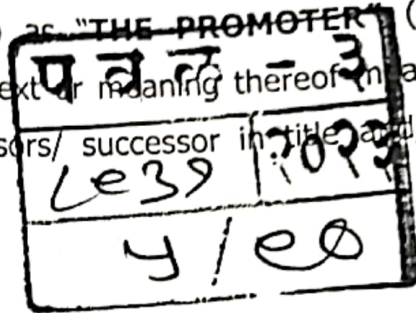
# AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai, on this 18 day of May 2023.

BETWEEN

**M/s. ARIHANT VATIKA REALTY PRIVATE LIMITED (CIN: U70102MH2008PTC187732)** a Company registered under the Companies Act, 1956, Permanent Account No. AAHCA4707G having its registered office at Arihant Aura, 25<sup>th</sup> Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai - 400 705, hereinafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its directors, legal representatives, successors/ successor in title and/or its assigns) of ONE PART;

AND



**Mr. Narendra Kumar & Mrs. Priyamvada**, having Permanent Account No. ALJPK1090L & AQCPP9081C, adult Indian Inhabitant residing at Flat No. B-602, Haware Tiara, Sector - 13, Kharghar, Navi Mumbai, Raigarh, Maharashtra - 410210., hereinafter referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the OTHER PART.



- 1) **WHEREAS**, Supreme Construction and Developers Pvt. Ltd. (hereinafter, for the sake of brevity and convenience, are referred to as **"the Land Owners"**) are absolutely seized and possessed of and are otherwise well and sufficiently entitled as the sole and exclusive owners of all that pieces and parcels of lands by virtue of three (3) registered sale/conveyance deeds as described and detailed herein below:
  - (i) Registered Deed of Conveyance dated 17/02/2009 bearing Registration No. URN00851/2009 in respect of Lands bearing Survey No. 51/1, 51/2, 51/3, 51/4 and 75/B;

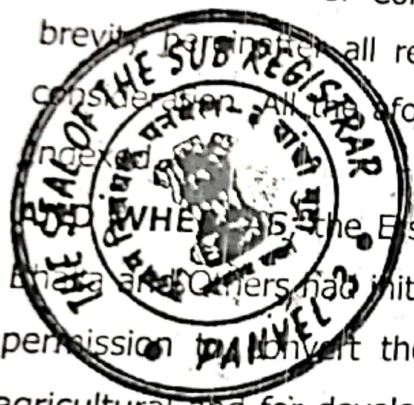
A handwritten signature in black ink, appearing to be 'Narendra'.



Agreement for Development Cum Sale dated 18/02/2010 bearing Survey No. 75/A1 and 75/A2, Registration No. PVL - 3 / 01685 / 2010 and Registered Conveyance dated 20/09/2014 bearing Registration No. PVL-3/5456/2014 in respect of Lands bearing Survey No. 74/6.

All situated and lying at Village: Rohinjan, Taluka: Panvel, District: Raigad, within the jurisdiction of the Sub - Registrar of Assurances, Panvel, District Raigad, (hereinafter referred to as "the said lands" for the sake of brevity and convenience), and demarcated in Red Colour in the PLAN annexed hereto in Annexure B, which were purchased vide the aforementioned respective sale deeds from the Erstwhile Owners being (i) Smt. Kanta Ramsharan Bhalla, (ii) Shri. Narendrakumar Ramsharan Bhalla, (iii) Shri. Kamal Kumar Ramsharan Bhalla AND (iv) Shri. Ravi Kumar Ramsharan Bhalla (Vendors vide Registered Deed of Conveyance bearing No. URN00851/2009 of 2009) and (i) Smt. Kanta Ramsharan Bhalla, (ii) Smt. Suman Narendrakumar Bhalla (iii), Smt. Neelam Kamal Kumar Bhalla AND (iv) Smt. Meera Ravi Kumar Bhalla (Vendors vide Registered Deed of Conveyance bearing No. URN00852/2009 and also vide Registered Deed of Conveyance bearing No. PVL-3/5456/2014) (for sake of brevity, hereinafter all referred to as the "Erstwhile Owners") for valuable consideration. All the aforementioned sale deeds which are duly registered are indexed.

प व ल - ३  
Deed of Conveyance  
Ramsharan Bhalla, (ii) Smt. Suman Narendrakumar Bhalla (iii), Smt. Neelam Kamal Kumar Bhalla AND (iv) Smt. Meera Ravi Kumar Bhalla (Vendors vide Registered Deed of Conveyance bearing No. URN00852/2009 and also vide Registered Deed of Conveyance bearing No. PVL-3/5456/2014)



AND WHEREAS, the Erstwhile Owners being the said Smt. Kanta Ramsharan Bhalla and Others, had initially applied to the Collector, Raigad at Alibag, seeking permission to convert the use of the said lands from agricultural to non - agricultural and for development of the same for residential use. The Collector, Raigad at Alibag accordingly vide his order dated 02/03/1995 had allowed such change of use of the said lands from agricultural to non - agricultural use on the terms and conditions as mentioned in the said order.

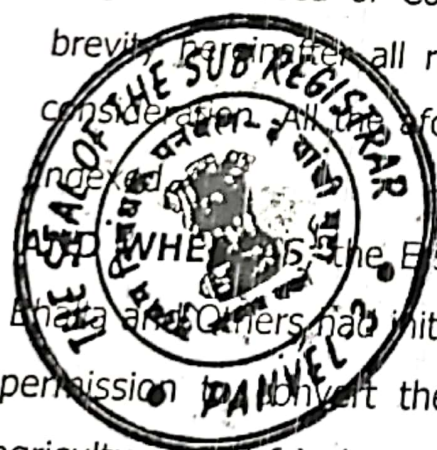
AND WHEREAS, in view of the aforementioned sanction granted by the Collector, Raigad at Alibag vide his said order dated 02/03/1995, the Erstwhile Owners being the said Smt. Kanta Ramsharan Bhalla and Others had made applications to the Group Gram Panchayat, Village: Rohinjan Taluka Panvel and to the District Collector, Raigad at Alibag for grant of permissions to carry out development and construction work on the said

*(Handwritten signatures)*

- (ii) Registered Deed of Conveyance dated 17/02/2009, bearing Registration No. URN00852/2009 in respect of Lands bearing Survey No. 75/A1 and 75/A2;
- (iii) Registered Agreement for Development Cum Sale dated 18/02/2010 bearing Registration No. PVL - 3 / 01685 / 2010 and Registered Conveyance dated 20/09/2014 bearing Registration No. PVL-3/5456/2014 in respect of Lands bearing Survey No. 74/6.

All situated and lying at Village: Rohinjan, Taluka: Panvel, District: Raigad, within the jurisdiction of the Sub - Registrar of Assurances, Panvel, District Raigad, (hereinafter referred to as **"the said lands"** for the sake of brevity and convenience), and demarcated in Red Colour in the PLAN annexed hereto in **Annexure B**, which were purchased vide the aforementioned respective sale deeds from the Erstwhile Owners being (i) Smt. Kanta Ramsharan Bhalla, (ii) Shri. Narendrakumar Ramsharan Bhalla, (iii) Shri. Kamal Kumar Ramsharan Bhalla AND (iv) Shri. Ravi Kumar Ramsharan Bhalla (Vendors vide Registered Deed of Conveyance bearing No. URN00851/2009 of 2009) and (i) Smt. Kanta Ramsharan Bhalla, (ii) Smt. Suman Narendrakumar Bhalla (iii), Smt. Neelam Kamal Kumar Bhalla AND (iv) Smt. Meera Ravi Kumar Bhalla (Vendors vide Registered Deed of Conveyance bearing No. URN00852/2009 and also vide Registered Deed of Conveyance bearing No. PVL-3/5456/2014) (for sake of brevity hereinafter all referred to as the **"Erstwhile Owners"**) for valuable consideration. All the aforementioned sale deeds which are duly registered are

पवल - 3  
 ८३१ १०१३  
 Registered Deed of Conveyance



AND WHEREAS the Erstwhile Owners being the said Smt. Kanta Ramsharan Bhalla and Others had initially applied to the Collector, Raigad at Alibag, seeking permission to convert the use of the said lands from agricultural to non - agricultural and for development of the same for residential use. The Collector, Raigad at Alibag accordingly vide his order dated 02/03/1995 had allowed such change of use of the said lands from agricultural to non - agricultural use on the terms and conditions as mentioned in the said order.

AND WHEREAS in view of the foregoing...



forementioned lands which permissions were accordingly granted to them by approval of the plans by the Town Planning Department, District Raigad.

**AND WHEREAS**, the Government of Maharashtra has sanctioned the Regional Plan for Mumbai Metropolitan Region vide Notification No. TPS-1297/1094/CR-116/97/UD-12 dated 23<sup>rd</sup> September, 1999.

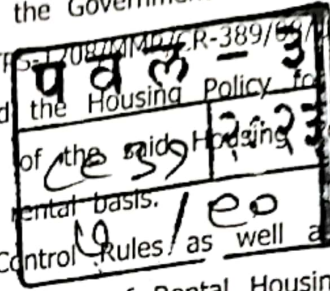
**AND WHEREAS**, by notice issued by the Government of Maharashtra on 20<sup>th</sup> August, 2008, bearing no. TPS-1297/1094/CR-389/99/UD-12, the Government of Maharashtra formulated the Housing Policy for the State of Maharashtra and the main object of the said Housing Policy is to provide affordable houses for poor on rental basis.

**AND WHEREAS**, the Development Control Rules as well as the said Regional Plan did not contain the provisions of Rental Housing prior to the Year 2008.

**AND WHEREAS**, accordingly Mumbai Metropolitan Regional Development Authority (MMRDA) formulated a proposal to provide rental houses under different models within Mumbai Metropolitan Region. In view thereof the MMRDA requested the government to carry out required modifications in the Development Control Regulation and to appoint MMRDA as Project Implementing Agency for all rental housing projects undertaken in Mumbai Metropolitan Region by constructing or procuring constructed self contained dwelling units of 160 sq. feet carpet area each.

**AND WHEREAS**, as per the request made by MMRDA in order to increase the housing stocks by constructing or procuring maximum rental housing units in Mumbai Metropolitan Region and to make available housing units of 160 sq. feet carpet area each at a reasonable rent, the Government of Maharashtra had prepared and modified the Development Control Regulation and permitted the Rental Housing Scheme by exercising the powers conferred under the Maharashtra Regional Town Planning Act 1966.

**AND WHEREAS**, the Government of Maharashtra by its order bearing No. TPB-4308-972/CR-170/2008/UD-II dated 06<sup>th</sup> August, 2008, in exercise of the powers contained in Section 37(1) of the Maharashtra Regional Town Planning Act, 1966, the Government of Maharashtra was pleased to issue directions to the Municipal Corporation of Greater Mumbai (MCGM)



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Aar  
Rajanna

and as well as to the Navi Mumbai Municipal Corporation for modification and to add new Regulation nos. 33 (21A) and 33 (21B) of the Development Control Regulations about the constructions of rental houses on unencumbered land vested with MMRDA and by the said order the Government of Maharashtra has also regulated a scheme for construction of rental houses.

**AND WHEREAS**, the Government of Maharashtra under the Government Regulation No. TPS-1208/MMR/CR-389/08/UD-12 dated 26<sup>th</sup> November, 2008, for Rental Housing Project has regulated a grant of Floor Space Index (FSI) 4.00 for development of Rental Housing Project on land owned by land owners in the area of Mumbai Metropolitan Region, provided that 25% of the said FSI is utilized for construction of tenements of an area measuring 160 sq. feet carpet area each on 25% of the said lands and convey the said 25% lands along with the said tenements constructed thereon free of cost to the MMRDA or the Government Organization / Municipal Body as specified in the said regulation.

पवल - ३
६३९ २०१३
६३९



**AND WHEREAS**, upon the Land Owners herein having acquired the right of interest in respect of the aforementioned lands as recorded hereinafter by virtue of the 3 (three) registered Sale Deeds of Conveyances and after the promulgation of the aforesaid Rental Housing Scheme envisaged by the MMRDA and passed as per the order by the Government of Maharashtra, the Land Owners namely M/s Supreme Constructions and Developers Pvt. Ltd. approached the Mumbai Metropolitan Regional Development Authority (MMRDA) with their application and proposal for the said Rental Housing Scheme by submitting to them their proposal to develop Rental Housing Scheme with the rental housing component to be handed over to MMRDA in accordance with the Government of Maharashtra Order No. TPS-1208/MMR/CR-389/08/UD-12 dated 26<sup>th</sup> November, 2008, for Rental Housing Project so as to avail the FSI of 4.00 for development of the said entire lands.

**AND WHEREAS**, by its communication dated 25<sup>th</sup> June, 2009, bearing Reference No. MMRDA/REN HSG/RHS-35/09/523, the Mumbai Metropolitan Regional Development Authority (MMRDA) initially granted Location Clearance for a Rental Housing Scheme on plot admeasuring 17,910 sq.

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and as well as to the Navi Mumbai Municipal Corporation for modification and to add new Regulation nos. 33 (23A) and 33 (23B) of the Development Control Regulations about the constructions of rental houses on unencumbered land vested with MMRDA and by the said order the Government of Maharashtra has also regulated a scheme for construction of rental houses.

**AND WHEREAS**, the Government of Maharashtra under the Government Regulation No. TPS-1208/MMR/CR-389/08/UD-12 dated 26<sup>th</sup> November, 2008, for Rental Housing Project has regulated a grant of Floor Space Index (FSI) 4.00 for development of Rental Housing Project on land owned by land owners in the area of Mumbai Metropolitan Region, provided that 25% of the said FSI is utilized for construction of tenements of measuring 160 sq. feet carpet area each on 25% of the said lands and convey the said 25% lands along with the said tenements constructed thereon, free of cost to the MMRDA or the Government organization / Municipal Body as specified in the said regulation.

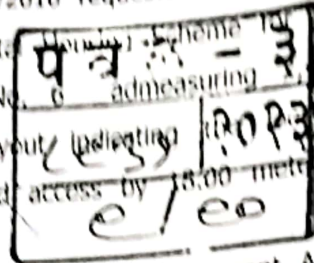
**AND WHEREAS**, upon the Land Owners herein having acquired the interest in respect of the aforementioned lands as mentioned hereinafter by virtue of the 3 (three) registered Sale Deeds and after the promulgation of the aforesaid Rental Housing Scheme envisaged by the MMRDA and passed as per the mentioned order by the Government of Maharashtra, the Land Owners namely M/s Supreme Constructions and Developers Pvt. Ltd. and the Mumbai Metropolitan Regional Development Authority with their application and proposal for the said Rental Housing Project submitting to them their proposal to develop Rental Housing Project the rental housing component to be handed over to MMRDA and the Government of Maharashtra Order No. TPS-1208/MMR/CR-389/08/UD-12

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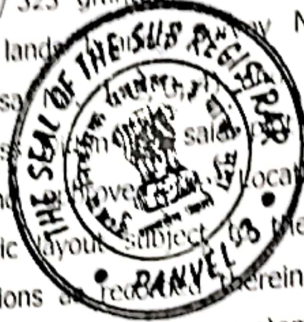


meters in U2 Zone in relation to Survey No. 75 Hissa No. 1A, 2A, 2B, and Survey No. 51 Hissa No. 1, 2, 3, 4 at Village Rohinjan, Taluka Panvel, District Raigad subject to fulfilment of the terms and conditions stated therein.

**AND WHEREAS**, the Land Owners herein vide their letters / applications dated 10/06/2010, 13/07/2010 and 29/07/2010 requested the MMRDA for a revised Location Clearance to the Rental Housing Scheme for addition of land bearing Survey No. 74 Hissa No. 6 admeasuring 20,470 sq. meters by submitting the schematic layout indicating location of Rental Housing Component and prescribed access by 18.00 meters wide road within the said plot for approval.



**AND WHEREAS**, the Mumbai Metropolitan Regional Development Authority (MMRDA) by its communication dated 04<sup>th</sup> August, 2010, bearing Reference No. MMRDA/REN HSG/ RHS-35/ 10/ 323 granted revised Location Clearance for Rental Housing Scheme on lands bearing Survey No. 75 (Hissa No. 1A, 2A, 2B), Survey No. 51 (Hissa No. 1, 2, 3, 4) and Survey No. 74 (Hissa No. 6) along with the access road of 18.00 meters wide totally admeasuring about 20,470 sq. meters and approved the location of Rental Housing as indicated in the schematic layout subject to the Land Owners fulfilling the other terms and conditions as mentioned therein.



**AND WHEREAS**, one of the condition amongst others as contemplated in the said communication dated 04<sup>th</sup> August, 2010, the MMRDA required the said Land owners to convey to the MMRDA a minimum of 25% of land i.e. 5,092.50 sq. meters out of the proposed total plot area of Rental Housing Scheme of 20,470 sq. meters and accordingly about 1,019 rental housing units of minimum 160 sq. feet carpet area were required to be constructed by the Land Owners and to be hand over to MMRDA, free of costs.

**AND WHEREAS**, upon submitting all the documents, plans, permissions and sanctions by the Land Owners, the District Collector, Raigad, by his Order dated 27<sup>th</sup> October, 2010, bearing Reference No. MS / LNA1(B) / SR / 122 / 2010, granted permission for Non- Agricultural Use and Commencement of Construction of the Rental Housing Scheme and accordingly permitted to carry out the construction and development of

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the Project on the said Lands on the terms and conditions as mentioned therein.

**AND WHEREAS**, by its communication dated 04<sup>th</sup> March, 2011, bearing Reference no. MMRDA/RHD/RHS-35/11/80, the MMRDA was pleased to grant extension and revalidate the validity period of the revised Location Clearance dated 04/08/2010.

**AND WHEREAS**, in pursuance to the application made by the Land Owners dated 11/01/2011 for amalgamation of all the lands owned and possessed by the said Land Owners under one Gut, the District Collector, District Raigad at Alibag by his order dated 17<sup>th</sup> October, 2011, bearing Reference No. Survey - 1 / Amalgamation / SR-4 / Rohinjan / 1963, amalgamated all the lands being Survey Nos. 51/1, 51/2, 51/3, 51/4, 75/B, 75/AD, 75/AG and 74/6 and a new Gut being Survey No. 51 / 0, measuring 2 Hectors 4 R 70P having assessment of Rs. 368.31 was formed and is referred to as "the new amalgamated Survey no. 51/0 for the sake of brevity and convenience).

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**AND WHEREAS**, the Land Owners herein, for the purposes of carrying out the development work for the said Project upon Gut being new amalgamated Survey No. 51/0 Village: Rohinjan, Taluka Panvel and upon securing necessary and other required and mandatory permissions, No-objection and sanctions from various statutory bodies namely the District of Maharashtra Fire Services (NOC dated 19/03/2011, revised on 05/05/2012 and 17/10/2014), the Group Gram Panchayat Village: Rohinjan (NOC dated 12/08/2011 and 30/12/2013), The Airport Authority of India (NOC dated 06/12/2010 and 18/03/2014), The Maharashtra Pollution Control Board (Letter dated 10/05/2011) and The Environmental Department, Government of Maharashtra (NOC dated 16/10/2010), from time to time, the Collector District Raigad initially vide his Order dated 31<sup>st</sup> January, 2013, and subsequently vide Order dated 25<sup>th</sup> May, 2015, granted the Building Permission and Commencement Certificate with Non-agricultural Permissions to the said Land Owners for the construction and development on the said amalgamated plot or Gut being the said new amalgamated Survey No. 51/0 and by setting out the other terms and conditions as recorded therein for compliance.



**AND WHEREAS,** the MMRDA has by its initial order 15<sup>th</sup> October, 2013, bearing No. MMRDA/RHD/RHS-35/13/439 granted No-Objection Certificate for obtaining Commencement Certificate for 1.00 FSI (Floor Space Index) of Rental Housing Component and 0.25 FSI of Free Sale Component i.e. 1.25 FSI out of 4.00 FSI as applicable to the said Rental Housing Scheme, which came to be revised and enhanced by the MMRDA vide its communication dated 21<sup>st</sup> September, 2015, bearing no. MMRDA/RHD/RHS-35(II)/15/238 by way of which the MMRDA granted their NOC for Commencement Certificate for further 1.00 FSI for Free Sale Component (cumulative 2.25 FSI out of 4.00 FSI) for Free Sale Component) to the said project of the Land Owners under the Rental Housing Scheme.

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**AND WHEREAS,** the District Collector, Raigad, by its permission and sanction dated 22<sup>nd</sup> February, 2016, has issued its commencement certificate as revised in respect of the development and construction project by setting out its terms and conditions.

**AND WHEREAS,** the total area of land under the said Government Survey No. 51/0 admeasures 20,470 sq. meters. All the available sanctioned plans, designs and layouts of the said Rental Housing Scheme with a total FSI of 4.00 expected to be utilized, a total area admeasuring 81,480 square meters of net built-up area is contemplated to be developed and constructed out of which the total area of 20,470 sq. meters net built-up area is required to be conveyed to the MMRDA free of cost in accordance with the said Rental Housing Scheme and the balance of 61,110 sq. meters of net built-up area will be the Free Sale Component of the said Land Owners.



**AND WHEREAS,** the Land Owners as such have been made available with an FSI of 2.25 under the Rental Housing Scheme by the MMRDA and the balance of 1.75 FSI is expected to be released in due course during the course of the proposed construction.

**AND WHEREAS,** in view of the fact that the said Rental Housing Scheme which would involve massive scale of development and construction work and with involvement of huge finance towards its expenses and costs, huge man power, multiple machinery and equipment, meticulous coordination and execution, the period of time involved, the

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situated, lying and being at Village Rohinjan, Taluka Panvel, District Raigad, Maharashtra.

**AND WHEREAS**, the Land Owners have also simultaneous to the execution and registration of the said Development Agreement have signed and executed an Irrevocable General Power of Attorney which is duly registered with the Sub-Registrar of Assurances at Panvel on 07/04/2016 bearing registration no. Panvel 3-2342 -2016 vide receipt no. 3295

**AND WHEREAS**, in pursuance to the terms of the said Development Agreement it is agreed, understood and confirmed by both the parties thereto being the Land Owners and the Sellers herein, that the total net built up area of construction under the said proposed Rental Housing Scheme with the total FSI of 4.00 is calculated to admeasure 81,480 sq. meters of net built up area. That on deduction of 20,470 sq. meters of net built - up area (Rental Housing Component) required to be conveyed to the MMRDA under the terms of the Rental Housing Scheme, a balance of total 61,110 sq. meters of net built up area is available as the Free Sale Component and from the said total FSI of 4.00, 512 Sq. Meter of FSI shall be consumed for the recreation and club facilities of the project in constructing the respective amenities and hence to total 61110 Sq. Meter of Net Built up Area is reduced to 60598 Sq. Meter of Net Built up Area would be available as the Free Sale Component.

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**AND WHEREAS**, in pursuance to the agreement between the said parties to the said Development Agreement wherever the context so requires, the Land Owners thereby assigned, transferred and gave their absolute right, title and interest for "the Developers Free Sale Component", wherever the context so requires, for the developer has the absolute and exclusive open sale component with the exclusive right to sell the same in the open market and appropriate the proceeds thereof, in the proposed developed and constructed buildings to the Sellers/ Promoter s herein being the Developers "M/S Arihant Vatika Realty Pvt. Ltd", which is proposed to be developed and constructed exclusively by the said Developer being the Sellers herein, on the said amalgamated Gut being Survey no. 51/0 comprising of original Survey no. 51 Hissa No. 1, 2, 3 and 4, Survey No. 75 Hissa No. A1, A2 and B, Survey No. 74

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Attorney both dated 31/03/2016 executed in favor of the said Sellers/ Promoters by the said Land Owners, the Development Permission and the Commencement Certificate issued by the Town Planning Authority under the Collector District Raigad, Alibaug vide final commencement certificate/N.A Order dated 31/03/2016 which is Annexed, amended plans, designs, specifications and all such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963, (hereinafter referred to as the "said act") and the rules made there under.

**AND WHEREAS**, the Purchaser has satisfied himself about the title of the said property and the rights of the Sellers/ Promoters to develop the said property and has accepted the Title Certificate annexed hereunder and the Purchaser hereby confirms and covenants that he/she/they shall not be entitled to raise any objection or have any dispute in that behalf.

**AND WHEREAS**, in pursuance of the said sanctioned plans and amended sanctioned plans the Sellers/ Promoters have commenced to construct the proposed Housing Project as per sanctioned plans.

**AND WHEREAS**, the Purchaser has approached the Sellers/ Promoters for purchase of a **3 BHK Flat No.2701**, on the 27<sup>th</sup> Floor of Tower **ZEENAT** admeasuring **64.43 Square Meters** being carpet area in the building named as **ZEENAT** in the said project **Arihant Clan Aalishan Phase II** situated on the said Lands, and to be constructed by the Sellers/ Promoters and shown on the typical floor plan annexed hereto and thereon shown surrounded by red colour boundary line (which shall hereinafter be referred to as the "**said flat/Unit**").

**AND WHEREAS**, the Purchaser has agreed to purchase the said flat/unit will full notice and complete knowledge of the project being a large housing construction project proposed to be completed by the Promoter /Seller in phase wise manner and in stages and accordingly have given their unequivocal consent to the Promoters /seller to complete the said phase wise construction and shall not object to the Promoters /Sellers right to utilize to the full and optimum Floor Space Index and/or Transfer Development Rights (present and future) available or made available by the competent authorities and/or change in government policy or law on the said lands.

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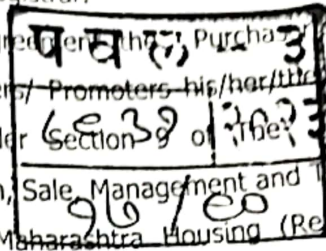
are required to execute a written agreement for sale of the flat to the Flat Purchaser, being in fact these presents and upon this agreement being presented and/or lodged for registration under the Registration Act, 1908 with the concerned Sub-Registrar of Assurances, either by the Purchaser and/or the Sellers/ Promoters being the Promoters of the said project as the case may be, the Sellers/ Promoters as the Promoters are required to admit the execution thereof before the said Sub-registrar.

**AND WHEREAS**, by executing this agreement the Purchaser has/have accorded and/or given to the Sellers/ Promoters his/her/their free and unequivocal consent as required under Section 39 of the Maharashtra Ownership Flats (Regulation Of Promotion, Sale, Management and Transfer) Act, 1963 and/or Section 17 of the said Maharashtra Housing (Regulation and Development) Act 2012 whereby the Sellers/ Promoters will be entitled to mortgage or create any charge on any Flat/Unit/Commercial Unit which is not hereby agreed to be sold by the Sellers/ Promoters and to continue to be property of the Sellers/ Promoters.

**AND WHEREAS**, by executing this agreement the Purchaser has/have accorded his/her/their consent that the Sellers/ Promoters will be entitled to make such alterations in the structure in respect of the said flat/unit/commercial unit/ shop/car parking space in the said Complex/Tower/Building in the said Project as may be necessary and expedient in the opinion of their Architect/Engineer provided that such alterations/modifications are approved by the concerned Statutory Planning Authority.

**AND WHEREAS**, the Sellers/ Promoters intend that the various acquirers of flat/units/commercial units/ shop/car parking space and other premises in the said Project "Arihant Clan Aalishan Phase II" would form themselves into a co- operative housing society and would take over the said Lands together with the Buildings/Towers standing thereon in accordance with the provision hereinafter appearing.

**AND WHEREAS**, the Purchaser/s are aware and or made to be aware that the Sellers/ Promoters are entering into various separate Agreements in the form of similar to this Agreement with such changes/amendments and/or alterations as they deem fit with several other persons and parties who may

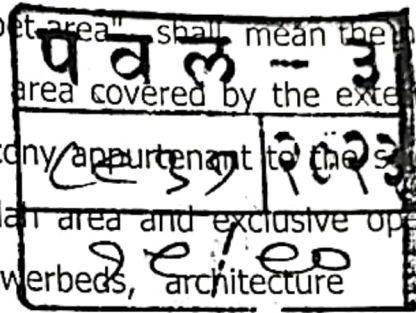


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7) **AND WHEREAS,** The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and The promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

8) **AND WHEREAS,** the Purchaser is desirous to purchase an Flat bearing no. **2701** on the **27<sup>th</sup> Floor**, in the building called **Zeenat** (hereinafter referred to as "**the said Building**"), to be constructed in the Phase II of the said project by the promoter, totally admeasuring about **64.43 square meters** carpet area. The "carpet area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said unit for exclusive use of the Purchaser or veranda area and exclusive open terrace area projection as weather sheds, flowerbeds, architecture projections appurtenant to the said unit or exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment, cupboards, RCC column and RCC internal wall if any. In addition to the said carpet area, the **6.82 square meters** area attached to the rooms of the said unit in the form of enclosed balcony and which is within the said unit in the form of the covered area shall be apart of the flat totaling to total covered useable area of **71.25 square meters**.



9) **AND WHEREAS,** The purchaser demanded from the promoter and the Promoter has given to the purchaser inspection of all the documents of title relating to the said Project/ said Phase II and the plans, designs and specifications prepared by the Architect and all such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder, hereinafter referred to as "**the said Act**" and has satisfied himself/herself about the title of the Promoter to the said plot and its right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of the Promoter to the said plot and





WHEREAS the authenticated copies of Certificate of Title issued by the attorney at Law or advocate is hereto annexed as **Annexure E.**  
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 hereinafter;

**NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Promoter shall construct the said building of Phase II of the said project on the said lands/property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time including variations or modifications, alteration or addition as required by any Government authorities or due to change in law.

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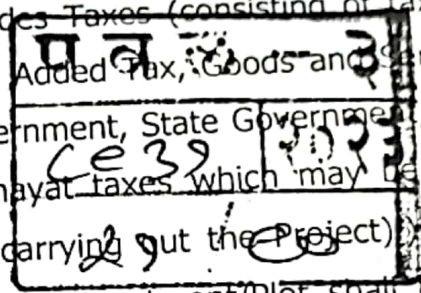
2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser on basis of carpet area Flat No. **2701** of the type **2 BHK** of carpet area admeasuring **71.25 square meters** (which also includes balcony area is measured as **6.82 square meters** of covered usable area) on **7th Floor** in the building **Zeenat** (Apartment/Flat/unit), of Phase II of the said project, as shown in the Floor plan hereto annexed and marked as **Annexures F** for the consideration of **Rs.11150000/- (Rupees One Crore Eleven Lakh Fifty Thousand Only)** which includes Rs. 100 per square meters being 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 layout Annexed herewith. The payments shall be due on average basis of work being carried out in relation to the entire building and not in relation to a particular flat's stage of construction.



3. The Promoter hereby agrees to allot the purchaser **One** covered parking spaces of **11.15 Sq. meter** in the layout. In the case of allotment the allocation of the parking shall be done at the time of possession with identified location and space. The purchaser is aware that the Car Parking Will not be provided as in the manner of 1:1 ratio for each and every flats / units in the building and in the project and undertakes not to rise any objection in that regard in future.

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4. The Purchaser has paid on or before execution of this agreement a sum of **Rs.557143/- (Rupees Five Lakh Fifty Seven Thousand One Hundred Forty Three Only)** as advance payment or application fee and hereby agrees to pay to that Promoter and the balance amount of **Rs.10592857/- (Rupees One Crore Five Lakh Ninety Two Thousand Eight Hundred Fifty Seven Only)** in the following manner as annexed in **Schedule I**.
5. The Total Price/consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Service Tax, and Cess or any other similar Central Government, State Government, Municipal Corporation, Local body and Gram Panchayat taxes which may be levied, in connection with the construction of and carrying out the Project) up to the date of handing over the possession of the Apartment/Plot shall be paid by Purchaser by a separate Cheque/DD/electronic payment as and when called upon by the Promoter to do so.
6. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., The Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments, unless the said notification/order/rule/regulation published/issued has a retrospective effect.
7. The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 6% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to a Purchaser by The





... five days with annual interest at the rate specified in the ...  
... the date when such an excess amount was paid by the Purchaser. If there ...  
... increase in the carpet area allotted to Purchaser, The Promoter shall ...  
... additional amount from the Purchaser as per the next milestone of the ...  
... Plan. All these monetary adjustments shall be made at the same rate per ...  
... meter as agreed in Clause 2 of this Agreement on prorata basis.

9. The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her first under any head(s) of dues against lawful outstanding, if any, and the Promoter may in its sole discretion deem fit and not to object/demand/direct the Promoter to adjust the payments in any manner.  
10. The Purchaser shall pay to the Promoter all the amounts as mentioned herein in the manner in the name and style as "ARIHANT VATIKA REALTY PVT. LTD., ARIHANT CLAN AALISHAN PHASE II RERA 77705001320, ICICI BANK LTD., VASHI BRANCH, NAVI MUMBAI" under Postal Services / Courier or email at the address specified below and such notice so served shall be considered sufficient discharge by "THE PROMOTER". For this purpose the name and address of the Purchaser are set out below:

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**Name:** Mr. Narendra Kumar  
Mrs. Priyamvada  
**Address:** Flat No. B-602, Haware Tiara, Sector – 13,  
Kharghar, Navi Mumbai, Raigarh, Maharashtra  
– 410210.  
**Email id:** nkumarnarendra@gmail.com  
priyam2506@gmail.com

aid project consist of recreation open space if any; is a common part of the  
layout consisting of other phases proposed to be developed by promoter

### SCHEDULE OF THE PROPERTY

The **3<sup>rd</sup> BHK Flat No. Zeenat-2701** in the building **Zeenat** in project **Arihant Clan Aalishan Phase II** and admeasuring **71.25 Sq. mtrs.** Carpet area situated on portion of land identified as said lands bearing Old Survey No. 51 Hissa No. 1, 2, 3 and 4, Survey No. 75 Hissa No. A1, A2 and B, Survey No. 74 Hissa No. 6 and bearing new amalgamated Gut/Survey No. 51 Hissa No. 0 admeasuring about 20,470 sq. meters (Twenty Thousand Four Hundred and Seventy Square Meters) and situated at Village: Rohinjan, Taluka: Panvel, District: Raigad, Maharashtra within the jurisdiction of the Sub-Registrar of Assurances Panvel at Panvel, District Raigad.

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IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first above written as hereinafter set forth.

**SIGNED SEALED AND DELIVERED**

By within named "SELLER/PROMOTER"

M/S ARIHANT VATIKA REALTY PVT. LTD.

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In the presence of

1. Meena Desai
2. Pooja Desai

**SIGNED SEALED AND DELIVERED**

By within named "PURCHASER"

Mr. Narendra Kumar

*Narendra Kumar*

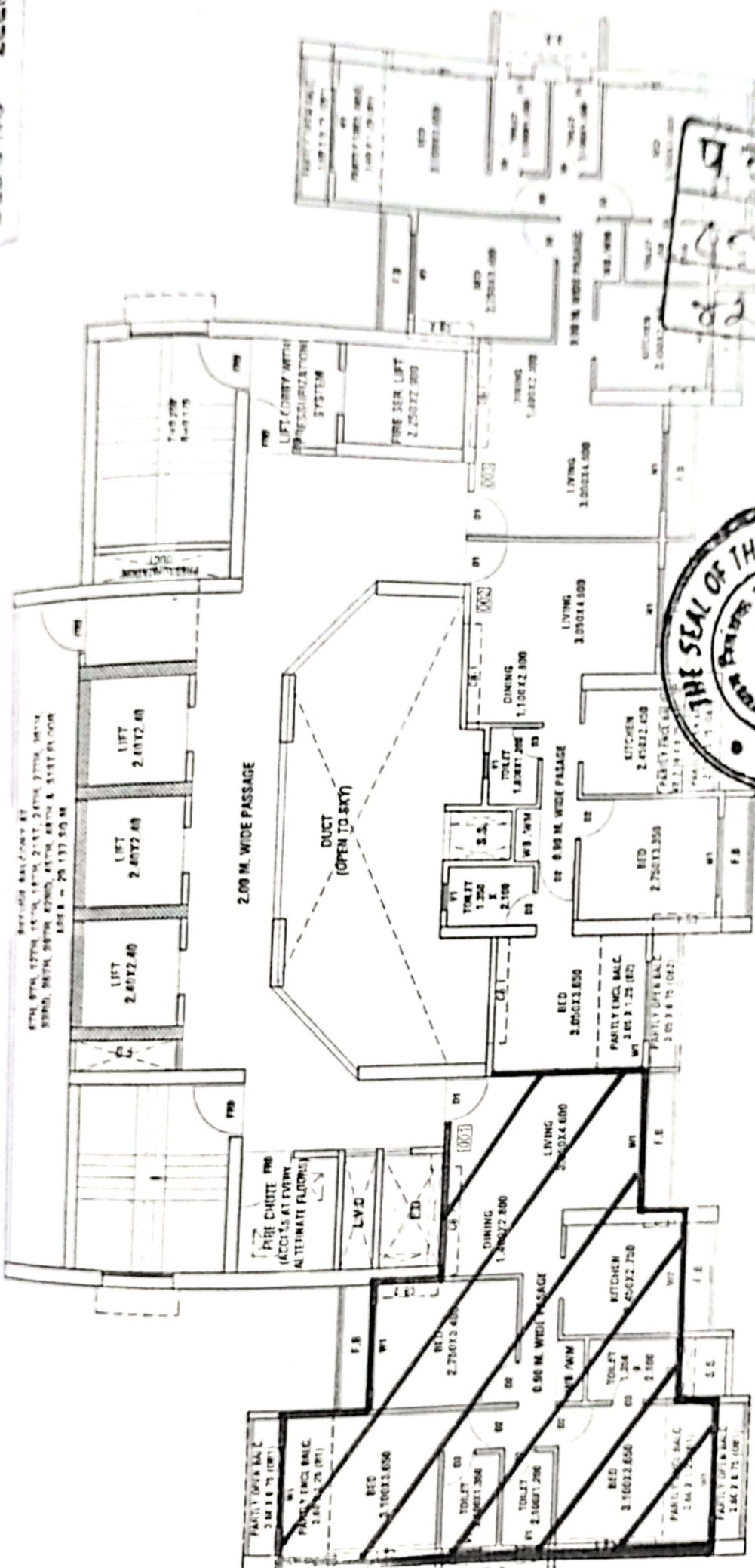
Mrs. Priyamvada

In the presence of

1. Venkatesh S N Adapuraddi
2. A. V. S. Neel



RECEIVED of and from THE PURCHASER/S as within named, the sum of Rupees Five Lakh Fifty Seven Thousand One Hundred and



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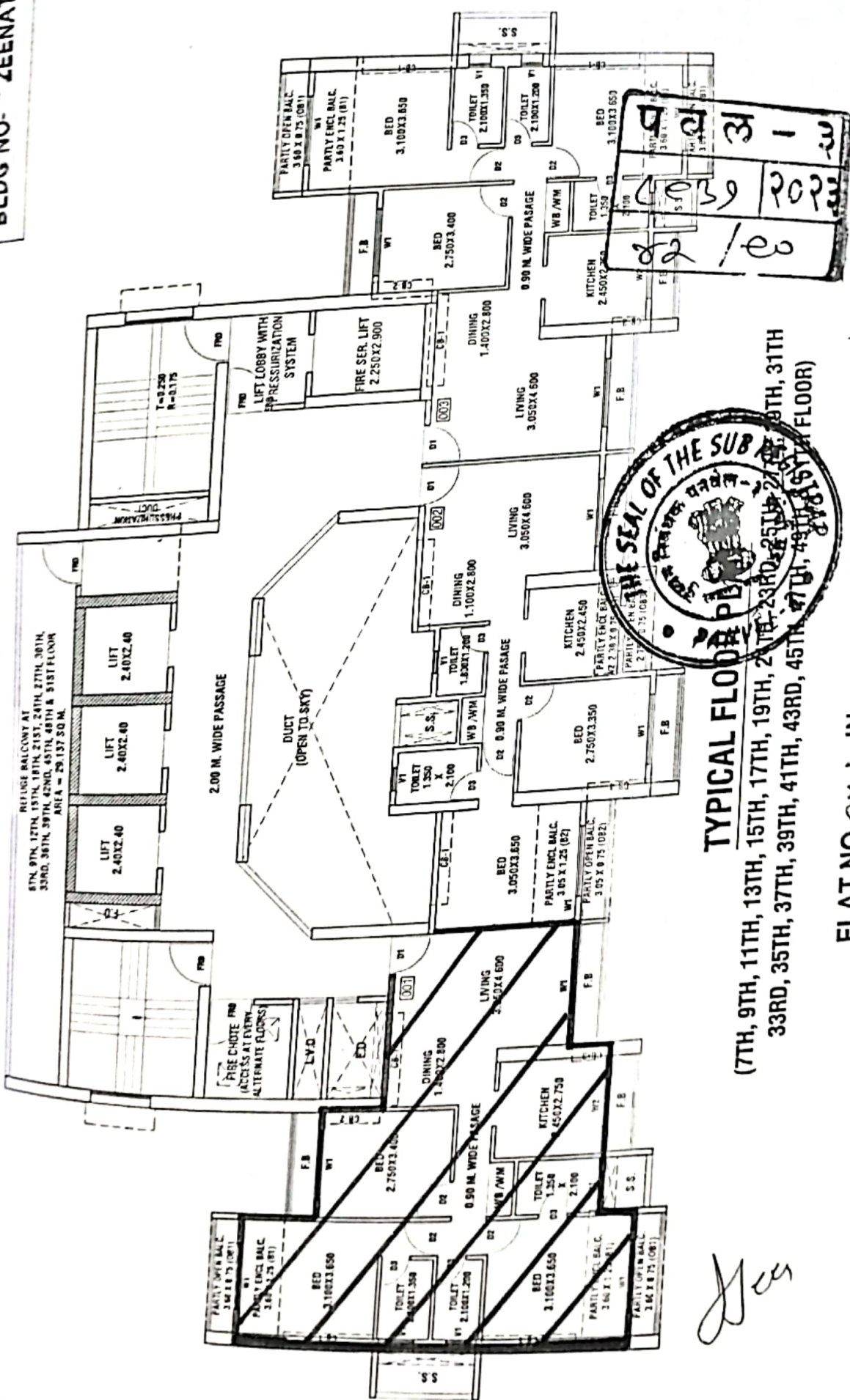
TYPICAL FLOOR PLAN (7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST, 23RD, 25TH, 27TH, 29TH, 31TH, 33RD, 35TH, 37TH, 39TH, 41TH, 43RD, 45TH, 47TH, 49TH, 51ST, 53RD, 55TH FLOOR)

FLAT NO. 2701 IN ZEENAT WING, FLOOR 2701

*Jey*



BLDG NO. "ZEENAT"



**TYPICAL FLOOR PLAN**  
 (7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST, 23RD, 25TH, 27TH, 29TH, 31TH, 33RD, 35TH, 37TH, 39TH, 41TH, 43RD, 45TH, 47TH, 49TH, 51ST FLOOR)

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FLAT NO. 2701 IN Zeenat WING, FLOOR 27th

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# पनवेल महानगरपालिका

ता. पनवेल, जिल्हा- रायगड, पनवेल ४१० २०६

ई-मेल : panvelcorporation@gmail.com

दुरध्वनी कार्यालय : ०२२-२७४५८०४०/४१/४२

जा.क्र/प.महा/नरवि/बांप/ १९८८/२०२०

दिनांक : २५/११/२०२०

प्रति,

मे. सुप्रिम कन्स्ट्रक्शन अॅन्ड डेव्हलपर्स प्रा.लि.

मे अरिहंत वाटीका रियल्टी प्रा.लि.

अरिहंत ओरा, २५ मजला, बी-टॉवर,

प्लॉट नं. १३/१, तुर्भे, नवी मुंबई.

संदर्भ -



- १) मा. जिल्हाधिकारी रायगड- अलिबाग यांचेकडील सुधारीत बांधकाम परवानगी मशा/एल.एन.ए.१ (ब)/एस.आर.१२२/२०१०, दि.२७/१०/२०१०.
- २) मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे मे. सुप्रिम कन्स्ट्रक्शन अॅन्ड डेव्हलपर्स प्रा.लि. यांना सुधारीत लोकेशन विलअरन्स मंजुरीनाबत पत्र क्र. MMRDA/REN HSG/RHS-३२३, दिनांक ०४/०८/२०१०.
- ३) मा. जिल्हाधिकारी रायगड-अलिबाग यांचेकडील विक्री योग्य इमारती करीता बांधकाम प्रारंभ मंजुरी मशा/एल.एन.१ (ब) प्र.क्र. ३८०१३३/२०१६, दि. २२/०२/२०१६, मशा/एल.एन.१ (ब) प्र.क्र. १५/२०१६, दि. ३१/०३/२०१६.
- ४) पर्यावरण विभाग, SEAAC (२) मंडळ यांचे कडील सुधारीत ना-हरकत दाखला, दिनांक, ३१/०७/२०१७.
- ५) आपला विनंती दि. ३१/१२/२०१९ चा सुधारित मंजूरी मिळणेचा प्रस्ताव.
- ६) मुख्य अग्निशम अधिकारी, पनवेल महानगरपालिका यांचे कडील सुधारीत ना-हरकत दाखला जा.क्र. /प.म./आग्नि/३१५/२०२०, दिनांक २३/०१/२०२०.

जमिनीचे वर्णन :

मौजे रोहिंजन, ता. पनवेल, जि.रायगड येथील गट/स.नं.५१/० या भुखंडामधील विक्रीयोग्य भुखंडामध्ये सुधारीत प्रस्तावित विक्रीयोग्य इमारती करीता बांधकाम मंजूरी मिळणेकामी संदर्भिय पत्र क्र. ५ अन्वये प्रस्ताव सादर केला. सादर प्रस्तावाची रुपरेखा खालील प्रमाणे आहे.



भुखंडाचा क्षेत्राचा तपशिल :-

१.	जमिनीचे एकूण क्षेत्र	:	२०४७०.०० चौ.मी.
२.	मु.म.प्र.वि.प्रा. याचकडाला लोकेशन क्लिअरन्स नुसार विचारात घेतलेले क्षेत्र	:	२०३७०.०० चौ.मी.
३.	लोकेशन क्लिअरन्स नुसार च.क्ष. नि. करीता विचारात घेतलेले क्षेत्र	:	२०३७०.०० चौ.मी.
४.	लोकेशन क्लिअरन्स नुसार सुविधा क्षेत्र	:	लागू नाही
५.	लोकेशन क्लिअरन्स नुसार रेंटल हॉसिंग भुखंडाचे क्षेत्र (२०३७०.०० चौ.मी. X	:	५०९२.५० चौ.मी.
६.	रेंटल हॉसिंग भुखंडामधाल अनुज्ञेय बांधकाम क्षेत्र (२०३७०.०० चौ.मी. X १)	:	२०३७०.०० चौ.मी.
७.	विक्रयोग्य भुखंडामधाल यापुढा मंजूर केलेले अनुज्ञेय बांधकाम क्षेत्र (२०३७०.०० चौ.मी. X ३)	:	६१११०.०० चौ.मी.
८.	अनुज्ञेय बांधकाम क्षेत्र (६ + ७)	:	८१४८०.०० चौ.मी.

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अंबरनाथ, वळगांव- बदलापूर परिसर अधिसूचित क्षेत्राच्या विकास योजनेतील प्रस्तावानुसार प्रस्तावित जमिनी या नागरीकरणक्षम परिमंडळ भूवापर विभागात समाविष्ट आहेत. सदर विकास योजनेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार नागरीकरणक्षम परिमंडळ विभागात जमिनीच्या विकासासाठी, मंजूर मुंबई महानगर प्रादेशिक योजनेच्या विकास नियंत्रण नियमावलीतील नागरी विभागातील जमिनीसाठीचे नियम लागू आहेत. त्यामुळे मंजूर मुंबई महानगर प्रादेशिक योजनेच्या विकास नियंत्रण नियमावलीतील नियम क्र. १५.१४ (अ) मधील तरतुदीनुसार विषयांकित जागेत रेंटल हाऊसिंगचा वापर अनुज्ञेय होतो.

प्रवेश मार्ग :-

प्राधिकारणाचे MMRDA/REN HSG/RHS-३५) १०/३२३, दिनांक ०४/०८/२०१०. रोजीचे फर्द प्रस्तावित रेंटल हॉसिंग योजनेकरीता सुधारीत लोकेशन क्लिअरन्स व सुधारीत रेखांकनास मंजुरी दिली

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आहे. या रेखांकन नकाशावर २५% क्षेत्राचा रेटर लीमिग्या भूखंड शासनास वर्ग करून जमीन भूखंडावर विक्री योग्य भूखंड व रेखांकनास लागत असलेल्या अधिात्वातील रकमाची आढावा इत्यादी बाबी दर्शविलेल्या आहेत. सदर प्रकल्पास प्रवेश मार्गासाठी प्रकल्पाचे जमिनी मधून १८ मी रुंदीचा रस्त्यावरून प्रकल्पाचे जागेस प्रवेश मार्ग उपलब्ध होत आहे.

विक्री योग्य भूखंडाचे क्षेत्र व इमारती मंजुरी :-

बांधकाम क्षेत्र	अनुसंग बांधकाम क्षेत्र	इमारतींचा तपशील
	२०३७०.०० X ३ = ६१११०.०० एकूण ६१११०.०० चौ.मी.	टॉवर क्र. १ (काळे) व इमारत क्र. अ (बराज इमारत क्र. ब (बराज इमारत क्र. क (शिनत) = १२३ वाणीज्य (तळमजला व पोडीयम चलब हाऊस (पोडीयम ५ मध्ये) = ३६१.०३३ चौ.मी.



सुधारीत मंजुरी खालीलप्रमाणे :

इमारत क्र.	चापुसीच्या मंजुरीनुसार बांधकाम क्षेत्र	सुधारीत मंजुरी बांधकाम क्षेत्र
१ टॉवर क्र. १ (काळे)	२ तळघर १ + ग्राऊंड + पोडीयम ४ + पोडीयम ५-आर.जी. + १ ते ३२ रहिवासी मजले, फायर कट-ऑफ करीता १५वा मजला मिळून क्षेत्र ६३४९.९६३ चौ.मी.	३ तळघर १ + ग्राऊंड + पोडीयम ४ + पोडीयम ५-आर.जी. + १ ते ३२ रहिवासी मजले मिळून क्षेत्र ६५१५.६३ चौ.मी. (१५वा मजल्यावर फायर कट-ऑफ ऐवजी नविन र्हीवासी सदनिका प्रस्तावित केले आहेत. त्यामुळे १६५.६६७ चौ.मी. एवढे अधिक चटई क्षेत्र वाढलेले आहेत.)
इमारत क्र. अ (बराज १)	तळघर १ + ग्राऊंड + पोडीयम ४ + पोडीयम ५-आर.जी. + ६ ते ५३ रहिवासी मजले फायर कट-ऑफ करीता २०वा व ४४ वा मजला मिळून क्षेत्र २१५५६.४७७ चौ.मी.	तळघर १ + ग्राऊंड + पोडीयम ४ + पोडीयम ५-आर.जी. + ६ मजले ते ५३ मजले रहिवासी मजले मिळून क्षेत्र २२५५६.५६५ चौ.मी. (२० वा व ४४ वा मजल्यावर फायर कट-ऑफ ऐवजी नविन र्हीवासी सदनिका प्रस्तावित केले आहेत व २१ वा व ४५ मजल्यावर MEP Service Area ऐवजी नविन रहिवासी सदनिका प्रस्तावित केले आहेत. त्यामुळे १०००.०८८ चौ.मी. एवढे अधिक चटई क्षेत्र वाढलेले आहेत.)



(बराज २)	५-आर.जी. + ६ ते ५३ रहिवासी मजले फायर कट-ऑफ करीता २०वा व ४४ वा मजला मिळून क्षेत्र २१५५६.४७७ चौ.मी.	५-आर.जी. + ६ ते ५३ रहिवासी मजले मिळून क्षेत्र २२५५६.५६५ चौ.मी. (२० वा व ४४ वा मजल्यावर फायर कट-ऑफ करून नविन रहिवासी सदनिका प्रस्तावित केले आहेत व २१ वा व ४५ मजल्यावर Service Area येवची नविन रहिवासी सदनिका प्रस्तावित केले आहेत. त्यात १०००.०८८ चौ.मी. एवढे अधिक क्षेत्र वाढलेले आहेत.)
इमारत क्र. क (झिनत)	तळघर १ + ग्राऊंड + पोडीयम ४ + पोडीयम ५-आर.जी. + ६ ते ५३ रहिवासी मजले फायर कट-ऑफ करीता २०वा व ४४ वा मजला मिळून क्षेत्र ११४३९.३१८ चौ.मी.	तळघर १ + ग्राऊंड + पोडीयम ४ + पोडीयम ५-आर.जी. + ६ ते ५२ रहिवासी मजले मिळून क्षेत्र ८९२३.७०१ चौ.मी. (२० वा व ४४ वा मजल्यावर फायर कट-ऑफ करून नविन रहिवासी सदनिका प्रस्तावित केले आहेत व सुधारित आराखड्यानुसार २५१५.६१७ इतके चटई क्षेत्र कमी)
८३९	वाणीज्य (तळमजला व पोडीयम १ मध्ये) वलब हाऊस (पोडीयम ५)	तळमजला व पोडीयम १ प्रस्तावित नव्हते
४६	२०९५.१४९ चौ.मी.	६११०६.४०८ चौ.मी.

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मंजूरनुसार विक्रीयोग्य भुखंडामधील इमारतींचे मजले निहाय क्षेत्राचा तक्ता खालील प्रमाणे

इमारत क्र. अ (बराज १)		इमारत क्र. ब (बराज २)		वाणीज्य	इमारत क्र. क (झिनत)	एवढे क्षेत्र
मजले	चटई क्षेत्र	मजले	चटई क्षेत्र	चटई क्षेत्र	चटई क्षेत्र	चटई क्षेत्र
तळघर						पार्किंग
तळ मजला व पहिला मजला				१९२.९१४		पार्किंग
पोडीयम १						पार्किंग
पोडीयम २						पार्किंग
पोडीयम ३						पार्किंग
पोडीयम ४						पार्किंग
पोडीयम ५						३६१.०३३
						आर.जी. व वलब हाऊस
१	२१५.९४०	६	४८१.३३२	४८१.३३२	-	१९१.३३३
२	२१५.९४०	७	४८१.३३२	४८१.३३२	-	१९१.३३३

		४९	४२०५१३	४२०५१३		
		५०	४२१३३२	४२१३३२		
		५१	४२१३३२	४२१३३२		
		५२	४२१३३२	४२१३३२		
		५३	४२१३३२	४२१३३२		
एकूण	६५१५.६३०		२२५५६.५६५	२२५५६.५६५	२२२.९३४	६९२३.५२४
	६०७५४.६७५	घों.मी. + घटव्य हाऊसिंग क्षेत्र ३६२.०३३	घों.मी.			

अटी :-

- जागेवरील बांधकाम मंजूर केलेल्या बांधकाम नकाशाप्रमाणे व मंजूर घटव्य क्षेत्र निर्देशांकाचे मालकी कमाल राहिले पाहिजे.
- प्राधिकरणाने चेळोवेळी.मे. सुपिम कन्स्ट्रक्शन्स अँड डेव्हलपर्स प्रा.लि. यांना उद्देशाने पत्रावलीसह पत्रामधील सर्व अटी, अर्जादर विकासक यांचेवर बांधनकारक राहतील. मा. जिल्हाधिकारी कार्यालय व अन्य संबंधित विभागाने चेळोवेळी दिलेल्या परवानगी कार्यालयीन अटी आणि होणार नाही याची दक्षता घेणे आवश्यक राहिल.
- परील जागेचा व नियोजित इमारतीचा बांधकाम फक्त निचारी व वाणिज्य करणेत यावे.
- मंजुरीतीला इमारतीचे बांधकाम मंजूरी प्रमाणे करणेत यावे.
- मंजुरीतीला इमारतीचे जोत्याचे प्रामाणपत्र घेणे यावे व त्यानंतरच पुढील बांधकाम करणेत यावे.
- स्थलदर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूने क्षेत्र प्रत्यक्षात जागेवर असली पाहिजेत त्याखालील जागा कायम खुली ठेवावी.
- नियोजित बांधकाम मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा चापर बदलावयाचा असल्यास पूर्वपरवानगी घेणे आवश्यक आहे.

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विकासक व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे संबंधित खोलीच्या क्षेत्राच्या १/६ पेक्षा जास्त क्षेत्रात बांधकाम करताना IS CODE-२३ १२०-२११३ मूकमतेत डिजायननुसार बांधकाम घटकांचे नियोजन अहर्ताप्राप्त स्ट्रक्चरल इंजिनियर यांचेकडून करणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जादर विकासकर्त्या यांचेवर बांधनकारक राहिल.

अर्जादर यांनी सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी आढळल्यास सदाचे परवानगीची शिफारस रद्द समजण्यात यावी.

Approved By Hon. Commissioner  
 Panvel Municipal Corporation

*(Signature)*  
 सहाय्यक संचालक नगर रचना  
 पन्वेल महानगरपालिका



- प्रत :
- श्री. अभिजित मोहिते, अलिबाग रायगड
  - मा. महानगर आयुक्त, मुं.म.प्र. वि.प्रा.



CONSTRUCTION AND DEVELOPERS PVT. LTD through it's  
Director Lalit S. Tekchandani has the right & authority to sell their  
respective shares of constructed units, subject to the terms and  
conditions of abovementioned Agreements / Documents, sale  
permissions, NA permission, Construction permission, Development  
agreement dated 31/03/2016 etc and applicable laws to the  
abovementioned Land.

पवल - ३	
८६३१	२०२३
५७ / १०	

SCHEDULE

All that piece and parcel of Non Agricultural land  
bearing Survey No. 51 , Hissa No 0 {old S No 51 H No  
1,2,3,4 ; S No 74 H No 6, S No 75 H No A(1)  
No A(2), S No 75 H No B } , admeasuring 2  
situate at Village Rohinjan, Taluka  
Raigad.



Yours Truly

*Rajesh H. Patil*

Rajesh H. Patil

High Court



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 0039 0023  
 83 00

**Maharashtra Real Estate Regulatory Authority**

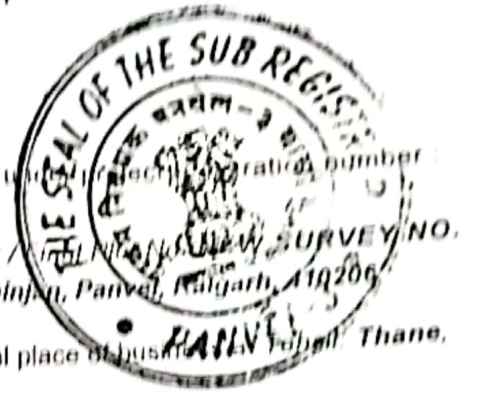
**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project with registration number P52000017271

Project **ARIHANT CLAN AALISHAN PHASE II** Plot Bearing / GTS / Survey /erial No. / Survey No. 51/0, OLD SURVEY NOS. - 51/1, 51/2, 51/3, 51/4, 75/1A, 75/2A, 75/2B, 74/6 at Rohinjoti, Panvel, Palgarh, 410206



1. **Arihant Vatika Realty Private Limited** having its registered office / principal place of business at **Palgarh, Thane, District: Thane, Pin: 400705.**

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 (l) 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 **27/07/2018** and ending with **30/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



