

1942

Please Tick

Saving A/C No. :		Branch FILE No.:	
CIF NO.		PAL/Take Over/NEW/Resale/Top up	
RLMS / LOS Reference No.		Tie Up No. <small>(if applicable)</small>	
Applicant Name : HARSHITA TOLE			
Co-Applicant Name : SAHIL TOLE			
Contact (Resi.) : 9920529503		Mobile : 9920529503	
Loan Amount : 27 LAKH		Tenure : 30 YEARS	
Interest Rate : 8.70%		EMI :	
Loan Type : HL NEW		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : SHIL PHATA DOMBIVALI			
Property Cost : 35 LAKH			
Name of Developer / vendor :			
RBO - III ZONE - THANE Branch : BELAPUR (Code No) 06240. <small>KOKAN BHAVAN</small>			
Contact Person : NARAYAN PADAVE		Mobile No: 9833054840	
Name of RACPC Co-ordinator along with Mob No.			
	DATE		DATE
SEARCH - 1	14/08/2025	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob. No.			



HL TO BE MARKED AT _____

BRANCH _____

1942

530 13385

पावनी

Original/Duplicate

नोंदणी क्र.: 39#

Wednesday, July 26, 2023

Regin: 39M

11:40 AM

पावनी क्र.: 14424

दिनांक: 26/07/2023

गावाचे नाव: पडले

दस्तऐवजाचा अनुक्रमांक: टनन9-13385-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: हर्षिता चंद्रकांत टोळे .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पुढांची संख्या: 67

एकूण:

रु. 31340.00

आपणास मूळ दस्त ,शबनेल प्रिंट,सूची-२ अंदाजे

12:00 PM हा वेळेस मिळेल.

Sub Registrar Thane 9

बाजार मूल्य: रु.1521798.2/-

मोबदला रु.3000000/-

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रकम: रु.1340/-

डीडी/खनादेश/पे ऑर्डर क्रमांक: 2607202302558 दिनांक: 26/07/2023

वैकेचे नाव व पत्ता:

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

डीडी/खनादेश/पे ऑर्डर क्रमांक: MH005658897202324E दिनांक: 26/07/2023

वैकेचे नाव व पत्ता:

Harshita

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 13385/2023

नोंदणी :

Regn 63m



6.07.2023

गावाचे नाव : पडले

1) विलेखाचा प्रकार

करारनामा

2) मोबदला

3000000

3) बाजारभाव (भाडेपट्ट्याच्या

नावतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)

1521798.2

4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे पडले, ता. जि. ठाणे येथील झोन नं. 25/100.... सदनिका क्र. 308, तिसरा मजला, सी विंग, सनराईस पार्कव्ह्यू, कल्याण शिळ रोड, शिळकाटा, पडले, ठाणे.... सदनिकेचे क्षेत्र 359 चौ.फुट कार्पेट ((Survey Number : 77/1, 78/1 ;))

5) क्षेत्रफळ

1) 359 चौ.फूट

6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या अकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सुखम कॉर्पोरेशन प्रोपरायटर सनराईस लाईफस्पेसेस एलएलपी चे भागीदार अभिनव बैद यांच्या तर्फे कु.मु. म्हणून कबुलीजबाबाकरीता योगेश जयवंत पाटील वय:-35; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 1807, पंचरत्न, ओपेरा हाऊस, चर्नी रोड, मुंबई, , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-AANFG9575H

8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- हर्षिता चंद्रकांत टोळे . वय:-23; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: प्लॉट नं 156, सेक्टर-1, राजेंद्र आश्रम जवळ, घणसोली, नवी मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BSMPT6934K

9) दस्तऐवज करून दिल्याचा दिनांक

26/07/2023

10) दस्त नोंदणी केल्याचा दिनांक

26/07/2023

11) अनुक्रमांक, खंड व पृष्ठ

13385/2023

12) बाजारभावाप्रमाणे मुद्रांक शुल्क

210000

13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेरा

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

14) कनासाठी विचारात घेतलेला तपशील:-

15) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

26 July 2023 11:05:17 AM

Valuation ID: 202307261173

मूल्यांकनाचे वर्ष: 2023
 ठाणे
 मूल्य विभाग: तालुका ठाणे
 उप मूल्य विभाग: 25-100-मुल्यदर विभाग 17अ व्यतिरीक्त मिळकतीचे सर्व्हे क्र
 क्षेत्राचे नंबर: Navi Mumbai Municipal Corporation सर्व्हे नंबर न भू क्रमांक सर्व्हे नंबर#77

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन 75000	निवासी सदनिका 37700	41400	47300	चौ मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up) बांधकामाचे वर्गीकरण: उद्देशाने आविधा	40.366 चौ मीटर 1-आर सी सी आई	मिळकतीचा वापर - मिळकतीचे वय - मजला -	निवासी सदनिका 0-10-2 वर्षे 1st To 4th Floor	मिळकतीचा प्रकार - बांधकामाचा दर - कार्पेट क्षेत्र -

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt 02-01-2018

मजला निहाय घट वाढ

= 100 - 100 Apply to Rate - RS 37700/-

घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर

= ((37700-7500) * (100 - 100)) + 75000

= RS 37700/-

VI) मूल्यांकन मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 37700 * 40.366

= RS 1521798.2/-

Applicable Rules

3, 9, 18, 19

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅगनाईन मजला क्षेत्र मूल्य + लागतल्या गल्लीचे मूल्य (खुली बाल्कनी) + वरील गल्लीचे मूल्य + बाँदस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + रमारती भोवतीच्या खुल्या जागेचे मूल्य + बाँदस्त बाल्कनी + स्वगर्जास वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 1521798.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= RS 1521798/-

= ₹ पंधरा लाख एकवीस हजार सात शें अठ्ठाण्णव /-

Home

Print

ट्रान - ९

दस्तावेज क्र. 93304 / 2023

9/10/23



ट न न - ९
द.न.सं. 933CY / 2023
3/EO



Harshita
SAHIL

AGREEMENT FOR SALE

RB

THIS AGREEMENT made at Thane this 26th day of JULY 2023 between **Sukham Corporation Proprietor Sunrise Lifespaces LLP**, registered under Limited Liability Partnership Act, 2008 and having its registered office at 1807, Pancharatna, Opera House, Charni Road, Mumbai 400 004 hereinafter referred to as the '**Promoters**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the Firm their survivor or survivors and their heirs executors and administrators and assigns of such last survivor /the members for the time being of the HUFs and their respective heirs executors administrators and assigns of such last survivor of such HUF) **Miss Harshita Chandrakant Tole and Mr. Sahil Chandrakant Tole** of Indian Inhabitant(s)/ a firm registered under the Indian Partnership Act 1932/a limited liability partnership registered under the Limited Liability Partnership Act 2008/a Hindu Undivided Family/ a limited liability company deemed to be registered under the Companies Act 2013 having his/her/their/its address **Plot No 156, Sector -1, Near Rajendra Aashram, Ghansoli, Navi Mumbai-400701** hereinafter referred to as the '**Purchaser**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs executors administrators and assigns/ the partners for the time being of the said firm their survivors or survivor and the heirs executors administrators and assigns of such last survivor/the members for the time being of the said Hindu Undivided Family and the respective heirs executors administrators and assigns of such last survivor/ its successors and assigns) of the other part.

RB

SAHIL

WHEREAS

- a (1) Shamu Rama Patil (2) Naresh Pandurang Patil (3) Keshav Rama Patil (4) Vanibai Narayan Mhatre (5) Taibai Balaram Thakur (6) Madhura Ganesh Patil (7) Shweta Ganesh Patil (8) Kanha Shamu Patil (9) Bai Ananta Yedekar (10) Jitesh Kanha Patil (11) Barkibai Kanha Patil (12) Aruna Krishna Mhatre (13) Karuna Rupesh Bandu (14) Nitesh Kanha Patil (15) Asha Chandrakanta Thakur (16) Usha Mangesh Patil (17) Navnath Keshav Patil (18) Yogesh Naresh Patil (19) Rupesh Naresh Patil (20) Rupali Naresh Patil and (21) Bayma Naresh Patil (22) Jaibai Sukhdev Patil (23) Meenakshi Kanha Patil (24) Premnath Keshav Patil (hereinafter referred to as the 'First Owners') were seized possessed and absolutely entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 78, Hissa No 1, admeasuring 6,550 sq mts (hereinafter referred to as the '**First Plot**').
- b (1) Naresh Pandurang Patil (2) Keshav Ram Patil (3) Madhura Ganesh Patil (4) Shamu Rama Patil (5) Vanbai Narayan Mhatre (6) Jaibai Sukhdev Patil (7) Tarabai Balram Thakur (8) Shweta Ganesh Patil (9) Kanha Shamu Patil (10) Bai Ananta Yedekar (11) Jitesh Kanha Patil (12) Barkibai Kanha Mhatre (13) Aruna Krishna Mhatre (14) Karuna Rupesh Bandu (15) Nitesh Kanha Patil (16) Meenakshi Kanha Patil (17) Asha Chandrakanta Thakur (18) Usha Mangesh Patil (19) Navnath Keshav Patil (20) Yogesh Naresh Patil (21) Rupesh Naresh Patil (22) Rupali Naresh Patil (23) Bayma Naresh Patil and (24) Premnath Keshav Patil (hereinafter referred to as the 'Second Owners') were seized possessed and absolutely entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 77 Hissa No 1 admeasuring 5,710 sq mts (hereinafter referred to as the '**Second Plot**').
- c By a Development Agreement dated 15th May 2013 registered under no TNN-3/4370 of 2013 on 17th May 2013, with the Sub Registrar at Thane - 3 the First Owners granted unto the Promoters the rights to develop the First Plot for the consideration and on the terms and conditions therein mentioned;
- d By a Deed of Conveyance dated 22nd June 2015 registered under no TNN-9/4234 of 2015 on the same day with the Sub Registrar at Thane- 9 the second owners sold conveyed and transferred the Second Plot unto Ashok Dashrath Patil (hereinafter referred to as '**ADP**') for the consideration and on the covenants therein mentioned.

9/100



e By a Development Agreement dated 8th October 2015, registered under no TNN-3/7024 of 2015 on same day with the Sub Registrar at Thane - 3, ADP granted unto the Promoters the rights to develop the Second Plot for the consideration and on the terms and conditions therein mentioned:

f The First Plot, Second Plot in aggregate admeasuring 12,260 sq mts shall hereinafter collectively be referred to as the '**Entire Plot**';

g Various portions of the Entire Plot are earmarked for the following public purposes reservations under the provisions of the Maharashtra Regional Town Planning Act 1966:

Type of Public Purpose	Area (sq mts)
-----	-----
Entire Plot area	12,260
i) 30 mtr D P Road	510.20
ii) Area under Bullet Train	1,517.70
iii) Area not in Possession	16.60
iv) Area under Plot B	375.03
Net Area	9,840.47

h Due to the Proposed Bullet Train and Proposed 30-meter D P Road passing through the Survey number 77/1, this Survey number has been subdivided by the order of Tehsildar vide order number 5052/2020/1381/2021. Out of the total area admeasuring 5710 square meter an area admeasuring 1517.70 square meter was being acquired by the National Highspeed Rail Corporation Limited for proposed Bullet train and accordingly new Survey number 77/1/B was assigned to them and area admeasuring 510.20 square meter was separated with new Survey number 77/1/E was assigned to Thane Municipal Corporation for 30 Meter DP Road and balance area has remained in the name of Ashok Dashrath Patil with new Survey number 77/1/A admeasuring 700 square meter, new Survey number 77/1/C admeasuring 400 square meter and new Survey number 77/1/D admeasuring 2740 square meter.

i The Promoters intend to develop on the residual portion admeasuring about 9,840.47 sq. mts. of the Entire Plot (excluding portions thereof being reserved for public purposes as aforesaid) shown by black colour outline on the plan annexed as '**Annexure 1**' and more particularly described in the First Schedule hereunder written (hereinafter referred as the '**Plot**').

j The Promoters intend to construct on the Plot one or more residential buildings. Phase I shall consist of two wings: wing A shall consist of stilt first to sixth upper floors for (Mhada Residential Premises) and seventh to sixteen upper floors for saleable (Residential Premises) and wing B shall consist of stilt first to Sixteen upper floors (hereinafter referred to as the '**Building**'). Phase II shall consist of two (2) wing C



2/10

and D buildings each of silt and sixteen upper floors (hereinafter referred to as the 'Phase II Buildings'). The Promoters intend to further construct floors on the wings C and D wing in the phase II. The Promoters intend to amalgamate the Plot with other adjoining lands as a Phase III (hereinafter referred to as the 'Phase III Buildings'). The Phase I and Phase II Buildings and Phase III Buildings shall hereinafter collectively be referred to as the 'Entire Buildings':

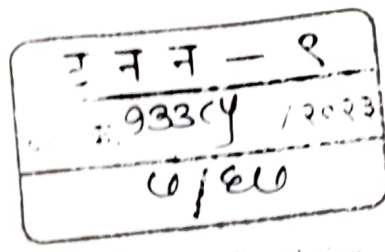
k The Promoters have registered the building project for Phase-I of development of the Building under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agreements Rates of Interest and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under no P517000211450n 10/06/2019 the photocopy whereof is annexed hereto as **Annexure - 2**.

l The Promoters have appointed Samner S Locke & Associates Architects registered with the Council of Architect. The Promoters have appointed S.V. Patel the Structural Engineer for preparation of the structural design and drawings of the Building and the Promoters shall accept the professional supervision of the Architect and the Structural Engineer for the completion of the Building:

m By the Sanction Development/Commencement Certificate bearing VP No S11/0159/18 TMC/TDD/2958/19 dated 19th January 2019 and sanction bearing VP No S11/0159/18 TMC/TDD/3842/21 dated 31st December 2021 the Thane municipal corporation (hereinafter referred to as the 'TMC') granted the permission to commence construction of the Phase I Building and partly phase II Buildings on the Plot. The photocopy whereof is annexed hereto as **Annexure - 3**. The Promoters shall obtain the balance approvals from various authorities from time to time so as to obtain Building Completion Certificate or Occupancy Certificate of the Phase I Building and Phase II Buildings:

n On the same the Promoters have completed the work of the Phase-I building comprising of Wing A and Wing B and that had applied for Part Occupation Certificate before the Thane Municipal Corporation for the same and have procured the Part Occupation Certificate on 21.07.2022 vide Building Proposal Number-126044 bearing Approval No- TMCB/PO/2022/APL/00015 & Proposal Code No- TMCB-22-ENTRY-48323 is that the Part Occupation Certificate issued by Thane Municipal Corporation dated 21.07.2022 annexed hereto as **Annexure- 4**.

o The Promoters have also registered the building project for Phase-II



Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agreements Rates of Interest and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under no P51700045660 dated 26.05.2022 the photocopy whereof is annexed hereto as **Annexure '5'**.

- p The Promoters intend to commence complete the construction of the Building on the Plot as per the plans sanctioned by TMC as aforesaid. The Promoters will be entitled to make such variations or amendments thereto as the Promoters may in their absolute discretion deem fit and proper. Over and above and in addition to the basic originating FSI in respect of the Plot, the Promoters intent to use utilize and consume in the construction of the Building the external FSI credit by way of Transferable Development Rights ('TDR') as also other further and/or future and/or increased FSI / Premium FSI, Ancillary FSI, TDR any other development potential and any other advantage benefit profit or privilege arising out of and/or in respect of the Plot. The Promoters are entitled to sell and/or allot the flats tenements premises open stilt car parking spaces podium car parking spaces and other premises in the Building and to enter into agreements with the purchasers of such premises tenements etc and to receive the consideration in respect thereof:
- q At the request of the Purchaser the Promoters have given inspection to the Purchaser of all the documents relating to the Plot including the sanctioned plans designs and specifications prepared by the architects and such other documents as are specified in the Act. The Purchaser has perused the aforesaid documents and has entered into this agreement knowing fully well and understanding the contents and the implications thereof:
- r The Purchaser has satisfied himself about the title of the Promoters to the Entire Plot and shall not make any further investigation of title and no requisition or objection shall be raised on any matter relating thereto and that the Purchaser hereby accepts the Promoter's title: The Title Certificate dated 10th March, 2018 issued by Mr. Vincent Paul Advocate in that behalf is annexed hereto as **Annexure '6'**. The Parties relying on the confirmation representations and assurances of each other to faithfully abide by all the terms conditions and stipulations contained in this Agreement and all applicable laws and the Purchaser having perused all the necessary documents deeds and writings related to title of the Promoters to the Entire Plot and the Building along with all other documents as specified in the said Act and under this Agreement, and after being fully informed and satisfied about the same as also about the status approvals sanctions and the plans in respect of the Building is/are desirous of purchasing from the Promoter the Premises on the terms and conditions and the consideration specified hereinafter.

ट न न - ९
दस्तावेज नं. ९३३८५ / २०२३
८/१६०



- s. The photocopies of: (1) the block plan of the Plot & 7x12 Extracts in respect of the Plot (2) RERA Registration Certificate dated 10.06.2019 (3) Sanction of Development/Commencement Certificate dated 19th January 2019 and 31st December 2021 (4) Part Occupation Certificate issued by Thane Municipal Corporation dated 21.07.2022 (5) RERA Registration Certificate dated 26.05.2022 (6) the Certificate of Title in respect of the Plot issued by Mr. Vincent Paul Advocate are annexed above respectively.
- t. The Promoter hereby declares that it shall utilize the following presently available development potential in respect of the Plot:
- originating Floor Space Index (FSI) of 11237 sq mts;
 - FSI credit by way of external TDR of 14301 sq mts;
 - FSI procured by payment of premium of 5108sq mts;
 - Ancillary FSI 18388 sq mts;
- u. Out of the aforesaid, the FSI/development potential to the maximum extent shall be utilized in the construction of the buildings on the Plot. The balance FSI/development potential which has remained unutilized shall be utilised Such balance unutilized FSI /development potential alongwith other further future additional FSI /development potential in respect of the Plot shall be utilized by the Promoter in the construction of vertical extension/s or horizontal annexe/s to the Building on the Plot. Or by amalgamating the neighboring plots.
- v. The Purchaser has offered to purchase from the Promoters the **Flat no 308** admeasuring about **359 sq ft RERA** carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises on the **3rd floor** of the **C wing** of the Building to be known as '**Sunrise Parkview**' shown by red colour outline on the plan of the Premises to be purchased by the Purchaser annexed hereto as **Annexure - '7'** and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the '**Premises**');
- w. Relying upon such offer and application the Promoters have agreed to sell to the Purchaser the Premises for the lumpsum consideration of Rs.30.00.000/- (Rupees Thirty Lakhs Only) and on the terms and conditions hereinafter appearing;
- x. On or before the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 3,00,000/- (Rupees Three Lakhs Only) as earnest money for the Premises (the payment and receipt whereof the Promoters do hereby admit and acknowledge) leaving a sum of Rs.27,00,000/- (Rupees Twenty Seven Lakhs Only) being the consideration to be paid in the

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5. The Promoters have registered the building project for construction of the Buildings in Phase I and Phase II on a part of the Plot under the provisions of the Act with the Real Estate Regulatory Authority as aforesaid. Hence under sec 13 of the Act the Promoters are required to execute a written Agreement for sale of the Premises with the Purchaser being infact these presents and also to register this Agreement under the Registration Act, 1908.

7. In the foregoing agreement the term 'Premises' shall include the residential flats tenements premises hereby agreed to be sold. The term 'Purchaser' shall include purchaser of residential flats tenements premises hereby agreed to be sold and shall also include the plural and feminine gender of the term 'Purchaser'.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1(a) The Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser the **Flat no 308** admeasuring **359 sq ft** (RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises) on the **3rd Floor** of the 'C' Wing of the Building known as '**Sunrise Parkview**' shown by red colour outline on the plan a l r e a d y annexed above as **Annexure '7'** and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the '**Premises**') to be constructed on a part of plot of land situate at Padle Village, Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing (i) Survey No 77 Hissa No 1 (ii) Survey No 78 Hissa No 1 in aggregate admeasuring 12,260 sq mts for the consideration of **Rs.30,00,000/- (Rupees Thirty Two Lakhs Forty One Thousand Only)** which will be paid by the Purchaser to the Promoter in the manner listed in **Annexure "8"**:

1(b) The consideration stated excludes the sum of Rs. 750 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 whereof are more particularly described in the Fourth Schedule annexed herewith.

1(c) The full consideration of the Premises hereinabove stated will exclude Goods and Service Tax or any other similar taxes which may be levied, in connection with the construction of the building and the sale of the Premises upto the date of handing over the possession of the Premises.

1(d) The full consideration 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 loan through the Purchaser for increase in development charges, cost or levies

early payments of installments payable by the Purchaser by and through the respective installment has been preponed. The provisions for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal once granted to a Purchaser by the Promoter.

1(d) The Promoter shall confirm the final carpet area that has been sold/allotted to the Purchaser after the construction of the building is complete and the Occupation Certificate is granted by the Thane Municipal Corporation (hereinafter referred to as the 'TMC'), by furnishing details of the changes, if any, in the carpet area. The carpet area of the said Flat shall be as per the approved plans and may change as a result of physical variations due to construction structural designs tiling, ledges, plaster skirting, RCC column etc. The Purchaser agrees that the carpet area of the Premises shall be subject to the maximum variation being an increase and/or decrease of 3% (three per cent). In such an event the Purchaser shall not object to the same. Provided however the carpet area of the Premises may increase/decrease to a maximum extent of 3% of the carpet area thereof as herein set out. The consideration payable for the Premises shall be recalculated upon confirmation by the Promoters. If there is any reduction/decrease in the carpet area of the Premises beyond 3% then the Promoters shall refund the proportionate excess consideration to the Purchaser within forty five days with annual interest at the rate specified in the Rules, from the date when such an excess consideration was paid by the Purchaser. If there is any increase in the carpet area of the Premises beyond 3% the Promoters shall demand additional amount from the Purchaser as per the next installment of the consideration as per clause 1(A) above. All these monetary adjustments shall be made at the same rate per square foot as agreed in Clause 1(A) of this Agreement.

1(g) The Purchaser does hereby irrevocably authorize the Promoters to adjust/appropriate all the payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the Promoter may in its sole and absolute discretion deem fit. The Purchaser agrees and undertakes not to object obstruct question or challenge the Promoters adjustments / appropriations of his payments in any manner and under any circumstances whatsoever.

2 The Promoters intend to construct on the Plot one residential building presently consisting of five (5) wings A to E in three phases. Phase I shall consist of two wings: wing A shall consist of stilt first to sixth upper floors for (Mhada Residential Premises) and seventh to sixteen upper floors for saleable (Residential Premises) and wing B shall consist of stilt first and sixteen upper floors (hereinafter referred to as the '**Phase I Buildings**'). Phase II shall consist of three (3) wing C D and E buildings each of stilt and twenty-five upper floors (hereinafter referred to as the '**Phase II Buildings**'). The Promoters intent to further construct floors on the wings C and D and E

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in the phase II. The Promoters intend to amalgamate the Plot with other appurtenant/adjoining lands and construct buildings on such Plot and Adjoining lands as a Phase III (hereinafter referred to as the '**Phase III Buildings**'). The Phase I and Phase II Buildings and Phase III Buildings shall hereinafter collectively be referred to as the '**Entire Buildings**'. The entire project consisting of the Entire Building shall be known as 'Sunrise Parkview' Complex. The Building shall be constructed in accordance with the building plans and designs approved by the concerned local authority and the specifications drawn by the Promoters which have been seen and approved by the Purchaser with the amendments variations and modifications that may be made by the Promoters from time to time to the same. The Promoters shall observe perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans/layout plans etc. The Promoters are entitled to make such variations and modifications to such sanctioned building plans as the Promoters may deem fit or as may be required by the concerned local authority. The Promoters shall obtain the prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law. This Agreement itself will operate as the Purchaser express consent and permission in that behalf.

3 The Promoters shall construct the Premises as per the sanctioned building plans by the local authority which may be amended or modified as the Promoters may require. The Promoters shall provide in the Premises the amenities and specifications including the fixtures and fittings flooring sanitary fittings amenities including the lifts to be provided in the Building the list whereof is set out in the Third Schedule hereunder written (hereinafter referred to as the '**Amenities and Specifications**'). The Purchaser hereby agrees declares and confirms that save and except the specifications and/or amenities as set out in the Third Schedule hereunder written the Promoters shall not be liable required and/or obligated to provide any other specifications fixtures fittings and/or amenities in the Premises or in the Building. The Purchaser agrees and undertakes not to raise any question dispute objection or the like in that behalf.

4 The Promoters shall observe perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans or thereafter and shall before handing over possession of the Premises to the Purchaser obtain from the concerned local authority the Occupation Certificates in respect of the Premises.

5 The Promoter shall construct the Wing and the Building on the part of the Plot in accordance with the approved plans specifications designs and elevations as approved/altered/amended by TMC/concerned local authority from time to time. Prior to the execution of these presents the Promoter have given to the Purchaser an express notice of the rights reserved and retained by the Promoter for themselves as well as for their nominees and assigns to make such amendments alterations modifications and/or variations including

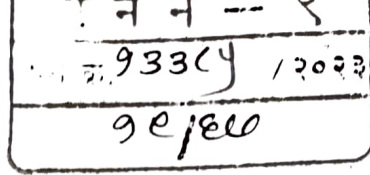
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- (vii) The Purchaser has been explained the effect of the amalgamation/sub division and the use utilization and loading of the TDR and proposed Common Layout Plan on the Layout. The Purchaser has given his full free and informed consent for the changes as may be necessary in the Buildings and Layout Plan pursuant to the proposed amalgamation and/or sub division as aforesaid:
- (viii) The Purchaser shall not raise any objection or cause any hindrance in the development/construction by the Promoters on any ground including but not limited to of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the Premises or any other part of the said Building are affected, reduced or denied.
- (ix) The Purchaser hereby agrees to give all the facilities and assistance that the Promoters may require from time to time so as to enable the Promoters to duly completely and fully develop of Entire Plot in the construction of the Phase II and III Buildings on such amalgamated Entire Plots in the manner that then may deem fit:
- (x) It is expressly agreed by the parties hereto, that the Promoters are and will solely be entitled to sell and transfer on Ownership or any other basis or otherwise and for their own benefit, the additional apartments that may be constructed by it on such revised modified layout as aforesaid:
- (xi) Notwithstanding any other provisions hereof it is expressly agreed and understood by the Promoters their nominees/assignees and the purchasers/allottees of the premises in the Phase II and Phase III Buildings on the Entire Plot which may be amalgamated as aforesaid, will be irrevocable perpetually and unconditionally be entitled to use and enjoy the Common Areas, the Restricted Areas, the infrastructural areas the Special Amenities etc presently available to be used by the Purchaser and the Purchasers of other Premises in the Building:
- (xii) It is hereby clarified that the Common Areas, the Restricted Common Areas, the Entire Plot, the Infrastructural amenities/ facilities, the Special Amenities etc on the Entire Plot will always be used by the purchases/allottees/purchasers of the Premises in the Phase I Building as also the Phase II Buildings and Phase III Buildings. The Purchaser hereby agrees undertakes and covenants
- (xiii) not to object question challenge or dispute the same in any manner and under any circumstances whatsoever:
- (xiv) Furthermore the Purchaser or the Organization or the Apex Body of all other occupiers/purchasers of apartments in the Building in the Phase I, Phase II and Phase III Buildings shall give right of way to the Promoters, its agents, servants, employees or representatives and all other persons, authorized by the Promoters and/or its successors, nominees or assigns to pass through the Entire and/or Building in such manner as may be decided by the Promoter for the purpose of ingress and egress to the Special Amenities, the Phase III Buildings

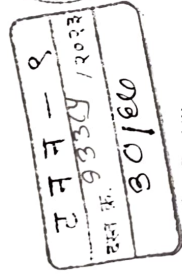


fittings or amenities provide by the Promoter.

9 It is further expressly agreed and understood by and between the parties hereto that save and except the Premises nothing contained in this agreement is intended to be nor shall be construed as a grant demise or assignment in law of the Plot or any part thereof or the Building thereon or any part thereof or the Common Areas or the Restricted Areas the Special Amenities thereof. Unless expressly sold/allotted by the Promoter all the Restricted Area unutilized FSI or additional FSI or TDR or any other benefit privilege advantage or development potential that may hereafter become available in respect of the Plot or the Common Areas the Restricted Areas or the Special Amenities thereof will always remain the property of the Promoters. The Promoters will always be entitled to and the Purchaser does hereby grant his unconditional and irrevocable consent to the Promoters to sell dispose of allot or create any third party rights in favour of such persons or person body corporate bank financial institution or otherwise any concern or body for such consideration and on such terms and conditions as they may deem fit and proper in their absolute discretion. any part or portion of the Plot or the Building or the Common Areas the Restricted Areas or the Special Amenities thereof or any part thereof including the unutilized FSI or additional FSI or TDR or any other benefit privilege advantage or development potential as aforesaid Upon the Plot and the Building being transferred to the Organizations as are hereinafter stated, the Deed of Lease will contain the necessary covenants reserving to the Promoters the aforesaid rights or such of them as the Promoter may deem fit and proper.

10 The Purchaser in his own personal capacity or in his capacity as the member of and the Organizations as hereinafter set out will not obstruct hinder, hamper, object, question, challenge or dispute the development of the Plot by construction of the Building or the Additional Building or the extensions/annexes to them and under any circumstances whatsoever whether on the ground of nuisance disturbance or inconvenience or any other reasons whatsoever. At its sole discretion the Promoter and/or its nominees/assigns/joint venture partners etc may commence or postpone the aforesaid development and constructions as they may deem fit in one or more phases or otherwise howsoever.

11 Within three (3) months from the date on which fifty one percent (51%) of total number of purchasers of the flats/ tenements/ premises in the Building have purchased/ booked their respective premises, the Promoter shall cause to be formed a co-operative Society to be registered under the Maharashtra Co-operative Societies Act 1960 themselves being its only members (hereinafter referred to as the '**Organization**'). Similarly within three (3) months from the date on which fifty one percent (51%) of total number of purchasers of the flats/ tenements/ premises in the other wings of the Building or the Additional Buildings have purchased/ booked their respective premises, the Promoter shall cause such purchasers of the flats tenements premises etc in each of the other Wing to form the co-operative societies under the Maharashtra Co-operative Societies Act 1960 (hereinafter referred to as the '**Other Organizations**'). The Organization and the Other Organizations shall hereinafter collectively be referred to as '**Organizations**'.



i. Rs. Nil/-

Proportionate development charges;

ii. Rs Nil/-

Legal charges for formation and registration of the Organization and the Deed of Transfer in favour of the Organization;

iii. Rs. Nil/-

Club House Charges.

Total Rs Nil/-

(Rupees Nil only).

35. Over and above and in addition to the consideration amount the Purchaser shall also pay to the Promoters, the following amounts on or before possession of the Premises is handedover offered to him:

i. Rs. Nil/-

Security deposit for proportionate share in taxes and other charges and outgoings for 6 months.

ii. Rs. 250/-

Share money application.

iii. Rs. 500/-

Entrance fee of the Organization;

Total Rs. 750/-

(Rupees Seven Fifty only).

36. Club house charges shall be levied @ Rs. 25,000/- and the Promoter shall have right to grant the right to use the same to the other adjoining buildings.

37. The Promoter shall maintain only a consolidated account of all the deposits collected from the buyers of various premises in the Wing/Building and of all deposits paid and expenses incurred therefrom. The Promoter shall not be liable to render any individual account of the amounts collected or disbursements made in respect of each separate premises notwithstanding any excess/ deficit collection from any particular buyer of the Premises. In the event any shortfall arises then the Purchaser and/or the Organisation and/or the Apex Body as applicable shall be individually and collectively liable to pay to the Promoter such amount as may be determined by the Promoter at their sole discretion.

38. It is further agreed that the Promoter will have full and absolute right authority and power to invest such amount or amounts in the manner they may deem fit and the Purchaser shall have no right to such amount or the account thereof. The Purchaser will not be entitled to ask or claim any refund or adjustment of the amount mentioned herein against the expenses municipal taxes and outgoings or any increase therein. After the Plot with the Building is transferred to the Apex Body, the balance of the aforesaid amounts if any after deduction therefrom of arrears of taxes and expenses hereinabove mentioned, will be transferred without interest by the Promoter to the Apex Body.

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Body and or the Wing/ the Building is leased to the Organization and also separately pay municipal rates taxes cesses assessments if any imposed on the Organization or the Apex/ Federal Organization/s in respect of any advertisement / hoarding / antenna put up on the open space or terrace or any other portion of the Plot. The Promoters or their nominees & assignees shall always be exclusively entitled to the income that may be derived by display of such advertisement at any time hereafter. The Purchaser herein shall not be entitled to any abatement in price of the Premises or object to the same for any reason whatsoever and shall allow the Promoters their agents servants etc to enter into the Plot and the Building and the Wing including the terrace and other open spaces in the said Building including the said Wing for the purpose of putting and or preserving and/or maintaining and or removing and/or replacing the advertisement and/or hoardings and/or Cell Phone antenna.

58. This Agreement alongwith its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understanding, any other agreements, allotment letter, correspondences, arrangements, whether written or oral, if any between the Parties in regard to the said apartment/plot/building as the case may be.

59. This Agreement may only be amended through written consent of the Parties.

60. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Premises shall equally be applicable to and enforceable against any subsequent purchasers being the nominees/ assignees of the Purchaser or the Purchaser's heirs / executors/ assigns/ successors in title as the obligations go alongwith the Premises for all intents and purposes.

61. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

62. In this Agreement wherever it is stipulated that the Purchaser is liable to make any payments in common with other purchasers/allotees of other flats tenements in the Building, then such payments shall be in the proportion that the carpet area of the Premises bears to the total carpet area of all the flats tenements premises in the Building.

63. Both the parties agrees that they shall execute, acknowledge and

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the provisions of the Real Estate (Regulation and Development) Act 2016 Rules and Regulation thereunder.

68. 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 Mumbai alone will have the jurisdiction for this Agreement.
69. All the notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by or under certificate of posting/courier at his address specified or through email hereinabove.
70. The name of the complex consisting of the Building shall always be "Sunrise Parkview".

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
(Description of Plot)

ALL THAT plot of land situate at Padle Village, Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 78, Hissa No 1 admeasuring 6550 sq mts and Survey No 77/1/A admeasuring 700 sq mts., Survey No. 77/1/C admeasuring 400 sq mts., Survey No. 77/1/D admeasuring 2740 sq mts. in aggregate 10,390 sq. meter bounded as follows: that is to say on or towards South by land bearing S no 77(2) on or towards North by DP Road on or towards East by High Speed Rail towards West by land bearing S no 79.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:
(Description of the Premises)

ALL THAT Flat no 308 admeasuring about ie 359 sq ft (RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises) on the 3rd floor of C wing of the building to be known as "Sunrise Parkview" under construction on the Plot described in the First Schedule hereinabove set out.

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SATHEE

Signature

For Sukham Corporation
Proprietor Sunrise Lifespaces LLP

Photograph



Abhinav Baid

Mr. Abhinav Baid
Authorised Partner

SIGNED SEALED AND DELIVERED)
BY THE within named 'Purchaser'
Miss Harshita Chandrakant Tole
Mr. Sahil Chandrakant Tole

Signature



Harshita

Miss Harshita Chandrakant Tole

Signature

Photograph



Sahil

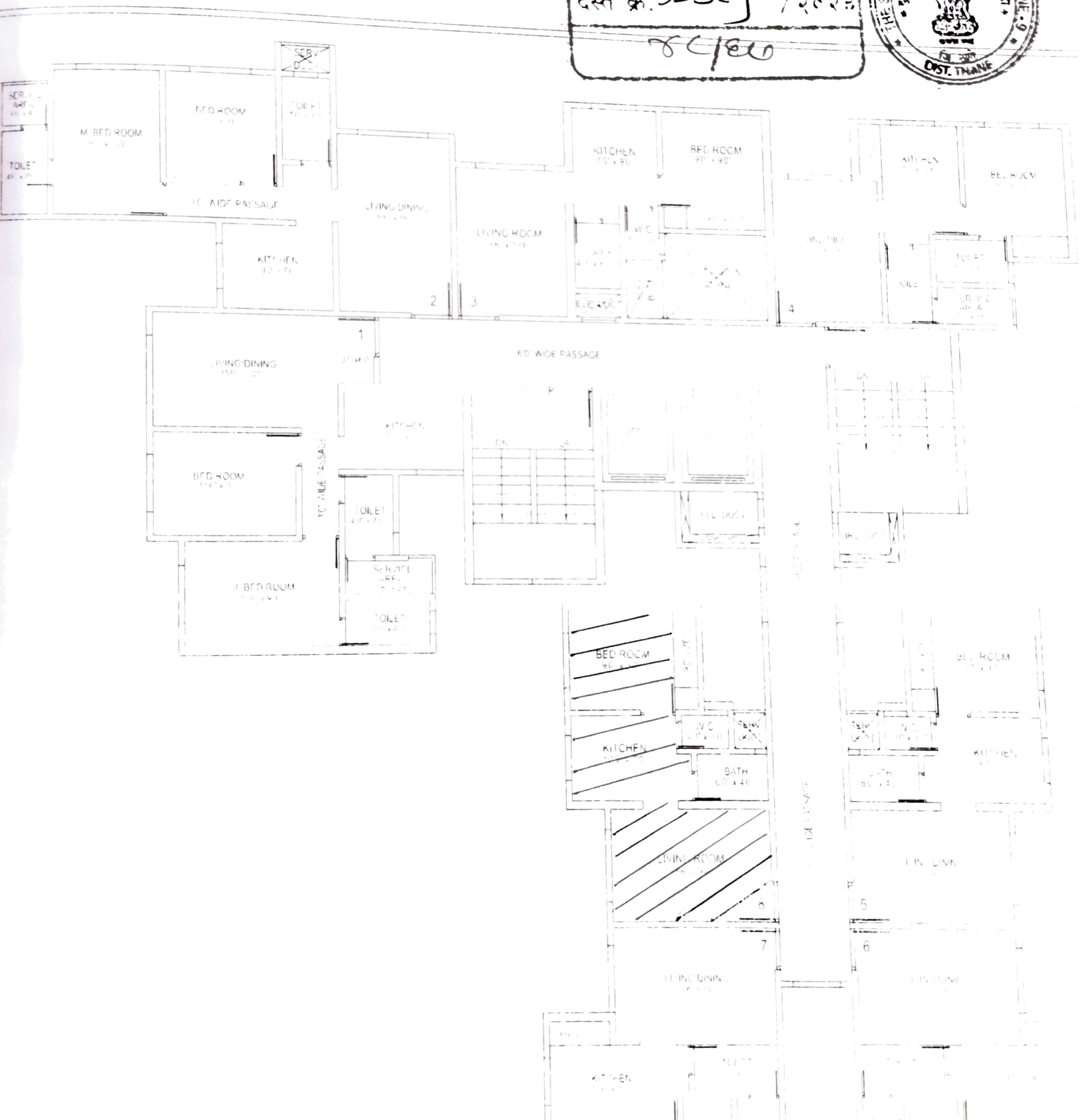
Mr. Sahil Chandrakant Tole

WITNESSES

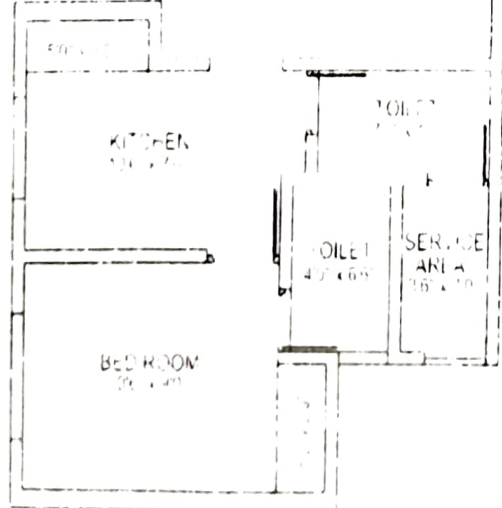
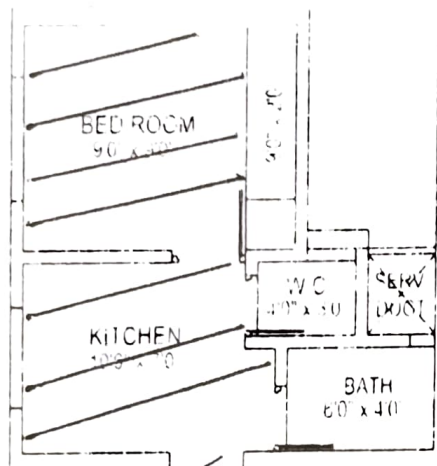
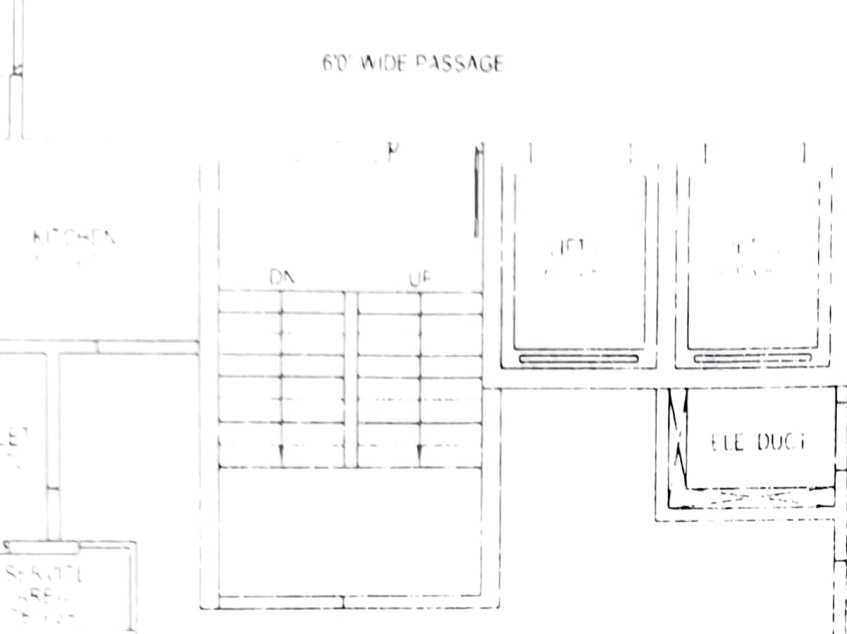
1. *(Balu Patil) BBA*

2. *(Dimple S.)*

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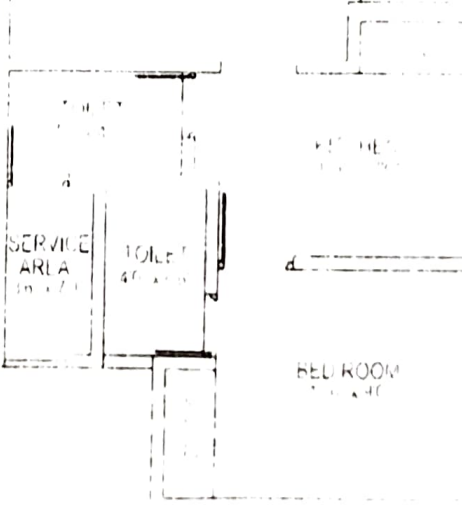
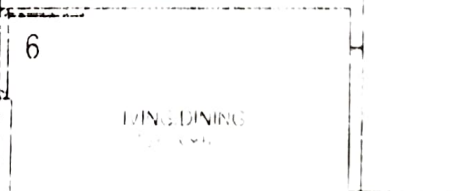
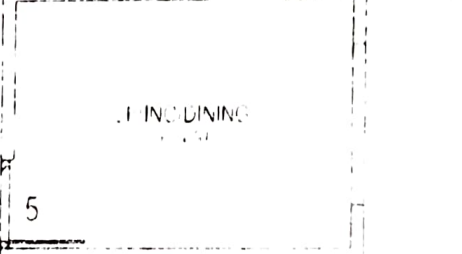
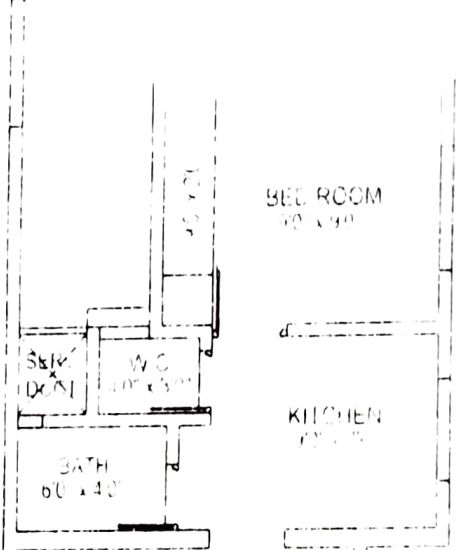
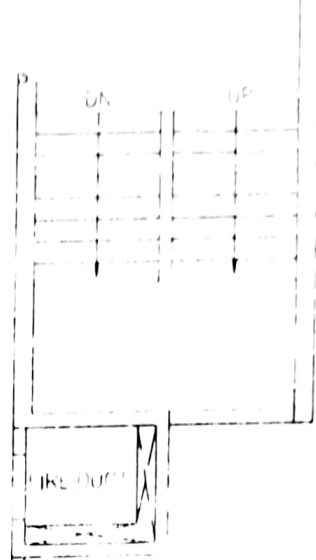


6'0" WIDE PASSAGE



6'0" WIDE PASSAGE

6'0" WIDE PASSAGE



LAYOUT



FLAT NUMBER	1	2	3	4	5	6	7	8
FLAT SIZE	2 BHK A	2 BHK B	1 BHK A	1 BHK B	1 BHK C	1 BHK D	1 BHK B	1 BHK C
NET CARPET AREA	572.00	570.00	356.00	320.00	322.00	422.00	422.00	372.00
ENCLOSED BALCONY AREA								
C.E. AREA								
TERRACE AREA								
CARPET AREA STATEMENT								

PROJECT DETAILS

PROP. SEC LAYOUT ON PLOT BEARING S NO. 77 HNO. 1 & S NO. 78 HNO. 1 AT PADLE VILLAGE THANE

V.P. No. S11 3159 18

GENERAL NOTES

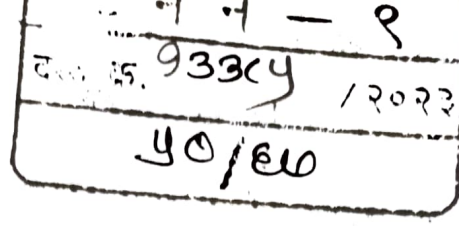
1. The proposed project is proposed to be constructed on the plot bearing S No. 77 & S No. 78 HNO. 1 & S No. 78 HNO. 1 at Padle Village Thane. The project is proposed to be constructed on the plot bearing S No. 77 & S No. 78 HNO. 1 & S No. 78 HNO. 1 at Padle Village Thane. The project is proposed to be constructed on the plot bearing S No. 77 & S No. 78 HNO. 1 & S No. 78 HNO. 1 at Padle Village Thane.



Manshita

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THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. A: - Stilt + 1st to 8th Flrs. (Mhada) & 9th to 14th flrs.,
Bldg. No. B:- Stilt + 1st to 14th Flrs., Bldg. No. C & D:- Stilt + 1st to 3rd F
Club House:- Ground + 1st (pt.) flr.

V.P. No. S11/0159/18

TMC/TDD/2958/19

Date

To, Shri Smt Sameer S. Lotke & Associates. (Architect)

Shri Balchand Jain & Others (Owners)

For M/s Sukham Corporation (P.O.A. Holder)

With reference to your application No. 6595 dated 24/08/2018 for development permission grant of Commencement certificate under section 45 & 69 of the the M Regional and Town Planning Act, 1966 to carry out developemnt work and building No. As above in village Padale Sector No. 11 at Road/Street 30.00 M. wi. D.P. Road S. No./C.S.T. No./F.P. No. 7741

The development permission / the commencement certificate is granted subject to the conditions

- 1) The land vacated in consequence of the enforcement of the set back line shall be the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in

५. सी.एन. पूर्वी स्ट्रॉर्म वॉटर ड्रेनेजकरीता महानगरपालिकेच्या मलनिःस्सारण विभागाकडील नाहरक व नकाशे सादर करणे आवश्यक व वापर परवान्यापूर्वी त्याप्रमाणे कार्यवाही करून पुर्णत्वाचा द. करणे आवश्यक राहिल.

६. सी.एन. पूर्वी रस्त्याखालील क्षेत्राचे नोंदणीकृत घोषणापत्र सादर करणे व जोता प्रमाणपत्रापूर्वी र



Certificate No. 4735

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMIT COMMENCEMENT CERTIFICATE

Amended

Bldg. A: Stilt + 1st to 6th Flrs. (Mhada) & 7th to 16 Flrs.
Bldg. B: Stilt + 1st to 16th Flrs. & Bldg. C: Stilt + 1st to 14th Flrs.
Club House: - Gr. + 1st (p) flr.

V.P. No. S11.0159/18

TMC EDD, 28/12/21

Date: 30/12/21

To: Shri Smt Sameer S. Lotke & Associates (Architect)

Shri Balchand C. Jain & Others (Owners)
For M/s Sukham Corporation (P.O. A. Holder)

With reference to your application No. 41/846I dated 18/11/2021 for development permission grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Padale Sector No. 11 Situated at Road Street _____ S. No. _____ C.S.T. No. _____ F.P. No. 771 & 75 L.

The development permission the commencement certificate is granted subject to the following conditions:

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you

१. कामकाज दिनांक २८/१२/२१ दिनांक २९/१२/२१ अन्वये प्रमाणपत्रमधील अटी व शर्तकारकांनुसार
बधनकारक राहतील

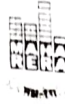
२. प्रमाणपत्र २८/१२/२१ दिनांक २९/१२/२१ अन्वये ज्ञाता प्रमाणपत्रमधील अटी व शर्तकारकांनुसार
राहतील

दस्तावेज - ९
दस्ता क्र. 9334 / 2021
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WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully



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दस्ता क्र. 933CY / 2023
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number
P51700021145

Project **Sunrise Parkview Phase I**, Plot Bearing / CTS / Survey / Final Plot No.: **S. No. 77 H. No.1 and S. No. 78 H. No. 1 at Thane (M Corp.), Thane, Thane, 421201;**

1. **Sukham Corporation Proprietor Sunrise Lifespaces Llp** having its registered office / principal place of business at Tehsil: **Ward ABCD**, District: **Mumbai City**, Pin: **400004**.

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 **10/06/2019** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6

The promoter shall comply with the provisions of the Act and the rules and regulations made there under

That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date 24-01-2020 10 44 01

Signature and seal of the Authorized Officer

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: 51700045660

Project: **Sunrise Parkview Phase II**, Plot Bearing / CTS / Survey / Final Plot No: **S. No 77 H. No. 1 and S. No. 78 H. No. 1 at Thane (M Corp.), Thane, Thane, 421201.**

1. **Sukham Corporation Proprietor Sunrise Lifespaces Llp** having its registered office / principal place of business at Tehsil: **Ward ABCD**, District: **Mumbai City**, Pin: **400004**.

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, Rate 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;

CR

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 **26/05/2022** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

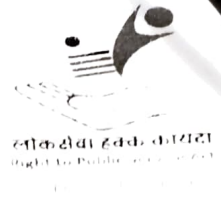
The promoter shall comply with the provisions of the Act and the rules and regulations made there under.

That the promoter shall take all the pending approvals from the competent authorities

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.



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2022/APL/00015
Proposal Code : TMCB-22-ENTRY-48323

Building Proposal Number - 126044
Date : 21/07/2022

Building Name : A(Residential)	Floor :	STILT(34.04 Sq mt),FIRST(286.28 Sq mt),SECOND(286.28 Sq mt),THIRD(286.28 Sq mt),FOURTH(286.28 Sq mt),FIFTH(286.28 Sq mt),SIXTH(286.28 Sq mt),SEVENTH(286.28 Sq mt),EIGHTH(241.18 Sq mt),NINTH(250.64 Sq mt),TENTH(232.14 Sq mt),ELEVENTH(232.14 Sq mt),TWELFTH(232.14 Sq mt),THIRTEENTH(199.05 Sq mt),FOURTEENTH(232.14 Sq mt),FIFTEENTH(237.24 Sq mt),SIXTEENTH(237.24 Sq mt)
Building Name : B(Residential)	Floor :	STILT(33.68 Sq mt),FIRST(409.85 Sq mt),SECOND(409.85 Sq mt),THIRD(409.85 Sq mt),FOURTH(409.85 Sq mt),FIFTH(409.85 Sq mt),SIXTH(409.85 Sq mt),SEVENTH(409.85 Sq mt),EIGHTH(343.98 Sq mt),NINTH(409.85 Sq mt),TENTH(409.85 Sq mt),ELEVENTH(409.85 Sq mt),TWELFTH(409.85 Sq mt),THIRTEENTH(343.97 Sq mt),FOURTEENTH(409.85 Sq mt),FIFTEENTH(460.23 Sq mt),SIXTEENTH(460.23 Sq mt)

MR B C JAIN, SUKHAM CORPORATION,
VILLAGE PADALE, THANE
Sameer Lotke (Architect)

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Sir/Madam,
The PART development work / erection re-erection / or alteration in of building / part building No / Name
A(STILT,FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH,EIGHTH,NINTH,TENTH,ELEVENTH,TWELFTH,THIRTEENTH,FOURTEENTH,FIFTEENTH,SIXTEENTH),B(STILT,FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH,EIGHTH,NINTH,TENTH,ELEVENTH,TWELFTH,THIRTEENTH,FOURTEENTH,FIFTEENTH,SIXTEENTH) Plot No -, City Survey No./Survey No./Khasara No./ Gut No. 77/1,78/1. Village Name/Mouje PADALE, completed under the supervision of Architect, License No CA/2005/36694 as per approved plan vide Permission No. TMC/TDD/3842/21 Date 31/12/2021 may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Please refer approved plan issued vide Permission No TMC/TDD/3842/21 Date 31/12/2021

Signature valid

Digitally signed by SATISH PANDHARINATH UGHE
Date: 2022.07.25 15:34:05 IST
Reason: Approved Certificate

आयकर विभाग

INCOME TAX DEPARTMENT

YOGESH JAYWANT PATIL

JAYWANT BABURAO PATIL

05/02/1987

Permanent Account Number
AQZPP0440Q

Yogesh

Signature



भारत सरकार
GOVT. OF INDIA



30032007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYYP09088E

नाम/ Name
SAHIL CHANDRAKANT TOLE

पिता का नाम/ Father's Name
CHANDRAKANT TOLE

जन्म की तारीख/
Date of Birth
01/10/2002

Sahil
हस्ताक्षर/ Signature

SAHIL

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BSMPT6934K



28062019

नाम/ Name
HARSHITA CHANDRAKANT TOLE

पिता का नाम/ Father's Name
CHANDRAKANT TOLE

जन्म की तारीख/
Date of Birth
21/08/2000

Harshita
हस्ताक्षर/ Signature

Harshita

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DINKAR KATKAR

SHIVAJI BAJARANG KATKAR

20/07/1977

Permanent Account Number
AXHPK4158P

Dinkar

हस्ताक्षर/ Signature

Dinkar



SUNRISE
Raising Standards, Enriching Lives

To,
The Branch Manager
State Bank of India
RACPC, Belapur, Navi Mumbai.

Dear Sir/Madam,

I/We, Sukham Corporation (name of the builder/society), and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by us to Miss Harshita Chandrakant Tole & Mr. Sahil Chandrakant Tole (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 26/07/2023 (herein after referred to as the "Sale document")

Description of the property	Survey No.77/1, 78/1, Sunrise Parkview, Padle Gaon, Off Kalyan Shil Road, Thane – 421201
Flat No./ House No.	C-308
Building No./Name	Sunrise Parkview
Plot No	77/1,78/1
Street No./Name	Kalyan Shil Road
Locality Name	Padle Gaon
Area Name	Padle Gaon
City Name	Thane
Pin Code	421201

2. That the total consideration for this transaction is Rs.30,00,000/- (Rs.Thirty Lakh Only) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have borrowed from N/A Not Applicable (name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due



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and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds **favouring SUKHAM CORPORATION PHASE II COLLECTION ACCOUNT Bank Name Axis Bank, Charni Road Branch, and Account No. 922020017609147 IFSC Code Is UTIB0002274.**

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "to Miss Harshita Chandrakant Tole & Mr. Sahil Chandrakant Tole (name of the purchaser)" and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide 2840/2023 (description of document of delegation of authority to the signatory.)

Yours faithfully,

Authorized Signatory.
Name – Mr. Yogesh Patil
Designation: - Project Manager
Place – Padle Gaon, Thane



Date: 21/07/2023