

19/8/23

14333

Please Tick

Saving A/C No. : _____ Branch FILE No. : _____
 CIF NO. : _____ Tie up no (if applicable) _____
 LOS Reference No. : _____ PAL/Take Over/NEW/Resale/Top up _____

Applicant Name : MA. SOGARATH MAHATO
 Co-Applicant Name : MRS NILAM S. MAHATO

Contract (Resi.): 7506986415 Mobile : _____

Loan Amount : 75,00,000 Tenure : 25 years
 Interest Rate : _____ EMI : _____
 Loan Type : HOME LOAN SBI LIFE : _____

Hsg. Loan _____ Maxgain _____
 Reality _____

Property Location : PANVEL Home Topup _____
 Property Cost : _____

Name of Developer / Vendor : HIRANMAYANI

RBO - ZONE - Branch : RASAYANI (Code No) C2172
 Contact Person : _____ Mobile No. _____

Name of RACPC Co-ordinator along with Mob No: ARJUN NARAYAN

SEARCH - 1	DATE	DATE
SEARCH - 2	<u>15/08/23</u>	
VALUATION - 1	<u>APP</u>	RESIDENCE VERIFICATION
VALUATION - 2	<u>APP</u>	OFFICE VERIFICATION
HLST / MPST / BM / FS / along with Mob No. :		SITE INSPECTION

Verified by
08/09/23
 Branch

RECEIVED LOAN PROPOSAL FILE
 REGISTERED BANK of India,
 RASMECC PANVEL.
 Date: 07.08.23
 Time: _____
 Receiving Official/Staff: _____



RASMECC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____

BRANCH _____

ACCOUNT NO.

MIDDLE NAME

FIRST NAME

CUSTOMER

SOGRATH KUMAR MAHATHI

Mrs Ms Dr Other MR

Single Married Other

Gender M F Transgender

MIDDLE NAME

DATE OF BIRTH

10031974

Primary Applicant (Applicable for Co-applicant/ Guarantor)

MIDDLE NAME

MAHENDRA

Other

PAN No.

AMNPM024XL

Driving License No.

MGNREGA Job Card No.

Status

Resident NRI/CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Jew/Agnostic Others

Residential Address

Address: Years at current address 03 Months at current address Owned Rented Company/Lease

FLAT NO-202 C-WING 2ND FLOOR
HARI HERITAGE PLOT NO 17-A-20 SECTOR-22
KAMOTHE NAVI MUMBAI
410206
NAVI MUMBAI
7506986415

Permanent Address Same as Present Address? Yes No

Permanent Address (If no, fill below)

Village City Country
Village City Country
State Email ID
State Email ID

Applicant/Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other bank? Yes No
Chairman Managing Director Other Director
Name of Bank / S.C.B. / ...



Signature and stamp of the applicant.



398 9265

Wednesday, October 28, 2020

3:35 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11164

दिनांक: 28/10/2020

गावाचे नाव: भोकरपाडा
दस्तऐवजाचा अनुक्रमांक: पवल3-9265-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सोगारथ कुमार महतो - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 130

रु. 30000.00

रु. 2600.00

एकूण:

रु. 32600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:55 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२

नवेळ क्र.३

बाजार मुल्य: रु.5070357 /-
मोबदला रु.8678400/-
भरलेले मुद्रांक शुल्क : रु. 263000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005678480202021S दिनांक: 28/10/2020
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2710202016907 दिनांक: 28/10/2020
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2710202016888 दिनांक: 28/10/2020
बँकेचे नाव व पत्ता:



St. m...

CERTIFIED TRUE COPY

R. R. JINDAL

B.A., LL.B.

ADVOCATE HIGH COURT & NOTARY

B-3/6/0:2, Sector - 2, Vashi,

Navi Mumbai-400 703. INDIA

PH.: 9987058721 / 2782 5356





9/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 9265/2020

नोंदणी :

Regn:63m

गावाचे नाव : भोकरपाडा

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	8678400
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5070357
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :; इतर माहिती: विभाग क्र 7 दर रू 49300 प्रति चौ मी सदनिका क्र 2306,23 वा मजला झेडस बिलिंग मोफानुसार क्षेत्र 69.05 चौ. मी. व 743.25 चौ. फुट कार्पेट आणि रेरानुसार क्षेत्र 65.36 चौ. मी. व 703.54 चौ.फुट कार्पेट डेक/बाल्कनी चे क्षेत्र 7.27 चौ.मी. व 78.25 चौ.फुट कार्पेट व सोबत 1 कारपार्किंग सर्वे नं. 68/0 पार्ट,मौजे भोकरपाडा,तालुका पनवेल,जिल्हा रायगड.((Survey Number : 68/0 पार्ट ;))
5) क्षेत्रफळ	1) 82.21 चौ.मीटर
6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या आकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-परसीपीना डेव्हलपर्स प्रा लि तर्फे अधिकृत सही करणार तरुण मुखर्जी तर्फे कु मु साजिद अशरफ खान -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 514 दलामल टॉवर नरिमन पॉईंट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AAECP3315L
8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोमारथ कुमार महतो -- वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं सी-202 दुसरा मजला हरी हेरीटेज प्लॉट नं 17ए,18,19,20 सेक्टर 22 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410208 पॅन नं:-AMNPM0247L
9) दस्तऐवज करुन दिल्याचा दिनांक	28/10/2020
10) दस्त नोंदणी केल्याचा दिनांक	02/11/2020
1) अनुक्रमांक,खंड व पृष्ठ	9265/2020
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	263000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३



व्यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना 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 as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Summary 1 (GoshwaraBhag-1)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

28 October 2020, 09:41:18 AM

Valuation ID 2020102863

मुल्यांकनाचे वर्ष 2020
जिल्हा रायगड
तालुक्याचे नांव पनवेल
गावाचे नांव भोकरपाडा
क्षेत्राचे नांव Rural

सर्व्हे नंबर न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
4510	-	-	-	-	-

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	82.21 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर बांधकामाचा दर -	Rs 4510 -
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घटवाढ

= (49300 * (100 / 100)) * 1.1

= Rs 54230/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 54230 * 82.21

= Rs 4458248.3/-

C) बदिस्त वाहन तळाचे क्षेत्र

11.15 चौ मीटर

बदिस्त वाहन तळाचे मूल्य

= 11.15 * (54230 * 25 / 100)

= Rs 151166.125/-

पयल - ३
२२६५२०२०
१ / १३०

पवेल-३
२२९२०२०
१३/१३०



AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on 28th day of OCT, 20 20

BETWEEN:

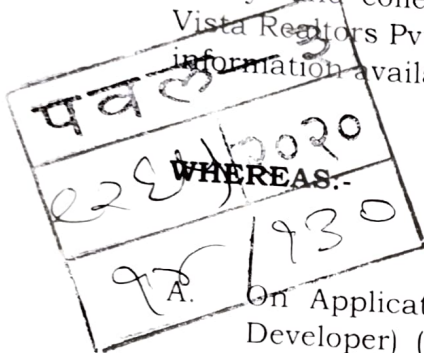
PERSIPINA DEVELOPERS PRIVATE LIMITED a company incorporated under the Companies Act, 1956 and having its registered office at 514, Dalamal Towers, 211, Free Press Journal Marg, Nariman Point Mumbai 400 021, hereinafter referred to as "**DEVELOPER/s**" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title) of the **FIRST PART;**

AND

[Handwritten signature]

Mr/Mrs/Miss/M/s Sogarath Kumar Mahato residing / having its address at C-202 2nd Floor , Hari Heritage Plot No. 17a,18,19,20, Sector-22 Kamothe, Navi Mumbai - 410206 and assessed to Income Tax under Permanent Account Number (PAN) **AMNPM0247L** hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual, such individual's heirs, executors and administrators and assigns; In case of individual, such individual, legal heirs, executors, administrator and assigns. In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and In case of a Company, its successors and permitted assigns) of the OTHER PART.

(The Developer and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties") All details relating to Sunny Vista Realtors Pvt. Ltd. (the erstwhile Developer) is being provided based on the information available with the Developer.



A. On Application made by Sunny Vista Realtors Pvt Ltd (the erstwhile Developer) (hereinafter referred to as "SVRPL") to purchase agricultural land for setting up Sector Specific Special Economic Zone for Services Sector, the Development Commissioner (Industries), Government of Maharashtra, under Section 63-1A of the Bombay Tenancy & Agricultural Holdings Act, 1948 (BTAL Act), had granted permission dated 17th October 2006 (Ref. No. DI / Land / Permission / 330 / 2006 / A-31947 to SVRPL) for purchasing agricultural land in Village Bhokarpada, comprising Survey Numbers and area mentioned in the list thereto annexed for setting up Sector specific Special Economic Zone for Services Sector ("Multi-Services SEZ").

B. By an Application dated 16th June 2007, SVRPL (the erstwhile Developer) had applied to the Government of India, Ministry of Commerce & Industry, Department of Commerce (SEZ Section), to set up Sector Specific Special Economic Zone for Services inter alia in Village Bhokarpada.

C. The Government of India vide its Order No. F2/284/2006-SEZ dated 15th October 2007 had granted approval to SVRPL (the erstwhile Developer) to set up Sector Specific Special Economic Zone for Services Sector at Panvel, District Raigad, and by its Notification No. 514(A) dated 19th February 2009 had notified aggregate area admeasuring 139.83 Hectares as mentioned in the Table to the said Notification in Villages, inter alia, Village Bhokarpada as Special Economic Zone.

D. The Government of Maharashtra, Urban Development Department, in exercise of its powers under Section 40 (1B) of the Maharashtra Regional Town Planning Act, 1966 (MRTP Act) had appointed Maharashtra Industrial Development Corporation (MIDC) as the Special Planning Authority for setting up Sector Specific Special Economic Zone at Villages inter alia, Village Bhokarpada, Taluka Panvel, as notified by the

SK. m...

Government of Maharashtra, under Section 63-1-A of the Bombay Tenancy & Agricultural Lands Act, 1948 (BTAL Act) as above, SVRPL (the erstwhile Developer) had purchased all that pieces and parcels of land in Village Bhokarpada and were seized and possessed of and/or otherwise well and sufficiently entitled thereto (**hereinafter referred as "Bhokarpada Land"**).

F. The Government of India, SEEPZ Special Economic Zone, Andheri (East), Mumbai 400 096 had approved the proposal of SVRPL and granted its permission dated May 11, 2009 and dated June 14, 2011 for demarcation of land for use thereof as Processing Area and Non Processing Area including the Land of Non-Processing Area comprising of Survey Nos. 62/0, 65/1A, 65/1B, 65/2, ~~66/0, 67/0, 68/0~~ and 69/0 as indicated in Annexure-A attached thereto, ~~which are~~ comprised in Village Bhokarpada.

G. Out of the area sanctioned for the development of the non-processing zone as above, SVRPL had taken up Non-processing Area comprising of 8 multi-storied buildings/towers forming part of the Bhokarpada Land and the description of the Land is more particularly described in the **First Schedule** hereunder written and is hereinafter referred to as "the said Land." And copies of 7/12 extracts of the said Land is annexed hereto as **Annexure "A"**.

H. MOEF, Government of India, vide letter No. 21-942/2007-1A-III dated 08th October 2008 granted Environmental Clearance of the said Land.

I. The Maharashtra Pollution Control Board by its letter dated 30th June, 2009 granted permission for construction of Multi Services SEZ & Residential Township Project, inter alia, on the said Land, including utilities of Multi- Services SEZ and Residential Township Project subject to the conditions mentioned therein under Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, and HW (M&H) & Amendment Rules 2003.

J. The Director of Town Planning, Government of Maharashtra, by its Notification dated 22nd June, 2010 accorded its sanction to the planning proposals for development of processing and non-processing area under Phase I.

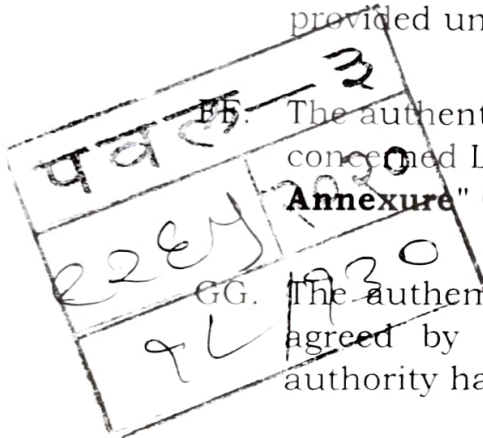
K. SVRPL had submitted a building plan for the construction of the residential buildings, with permissible FSI in terms of the Development Control Regulations of MIDC and the building plans have been duly approved by MIDC on 25th July, 2012.

L. Pursuant to the e-Auction Sale Notice dated 19th August, 2014 published in Hindustan Times on 20th August, 2014, Punjab National Bank (PNB) conducted e- Auction of its Secured assets/property, which was mortgaged to Punjab National Bank (PNB) by SVRPL, under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and Rules made thereunder. Persipina Developers Private Limited the Developer herein has purchased the said secured assets/property from PNB on 24th September, 2014 under e-Auction.

M. Punjab National Bank issued a letter dated 26th September, 2014

other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**the said Act**") and the rules made thereunder. The Purchaser confirms that the Purchaser is satisfied in all respects with regard to the title of the Developer in respect of the said Project Land as well as encumbrances, if any. The Purchaser confirms that the Purchaser shall not further investigate or raise any objection to and is fully satisfied with regard to the title of the Developer to the said Project Land and the competency of the Developer to enter into this Agreement.

EE. The carpet area of the said Flat is **69.05** sq. mtrs which is equivalent to **743.25** sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is **65.36** sq. mtrs carpet area which is equivalent to **703.54** sq. mtrs and deck/balcony (if any) having a carpet area of **7.27** sq. mtrs which is equivalent to **78.25** sq. ft. The area agreed and confirmed prior to the execution of this Agreement for Sale by and between the erstwhile Developer/Developer herein and the Purchaser herein is the same area provided under this Agreement for Sale by the Developer.



FF. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure "G"**.

GG. The authenticated copies of the plan and specifications of the said Flat agreed by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure "H"**.

HH. As per the provisions of the RERA Act, 2016 the Developer is required to execute a written Agreement for Sale of said Flat to the Purchaser, being in fact, to register said Agreement under the Registration Act, 1908.



In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developer hereby agrees to sell and the Purchaser hereby agrees to purchase the Flat from the Developer.

JJ. Relying upon the said application, representations and declarations made by the Purchaser and the Developer herein, the Developer has agreed to record the terms and conditions of this Agreement in writing which is hereinafter appearing.

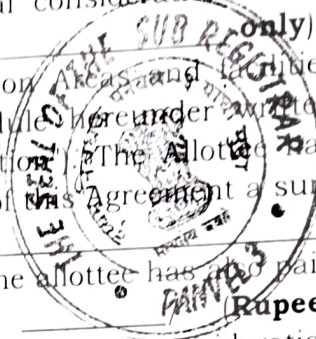
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY

satisfied himself. Land as well as encumbrances, if any, including any mortgage or claim of any other party to or in the said Project Land and shall not raise any queries or objections in that regard.

प्लॉट - 3
 2020
 Allottee The Apartment No.
 Ownership of Flats Act,
 1963 (MOFA Act). However the carpet area as per the definition under
 "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is

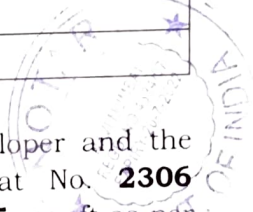
2. CONSIDERATION

2.1. The Erstwhile Developer had allotted to the Allottee the Apartment No. _____ admeasuring _____ sq. mtrs which is equivalent to _____ sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is _____ sq. mtrs carpet area which is equivalent to _____ sq. ft and deck/balcony (if any) having a carpet area of _____ sq. mtrs which is equivalent to _____ sq. ft. on the _____ Floor (hereinafter referred to as the "said Flat") which is more particularly described in the Fourth Schedule hereunder written for the total consideration of **Rs. _____/- (Rupees _____)** including the proportionate price of the Common Areas and facilities more particularly described in the Fifth Schedule hereunder written (hereinafter referred to as said "Total Consideration"). The Allottee has paid to the Erstwhile Developer before execution of this Agreement a sum of **Rs. _____/- (Rupees _____ only)** out of the total consideration amount and the allottee has also paid to the developer herein an amount of **Rs. _____ (Rupees _____ only)**. The balance consideration amount of **Rs. _____/- (Rupees _____ only)** shall be paid by the Purchaser to the Developer herein in the following manner:- Time being of the essence of this Agreement. The Balance consideration above excludes the other charges.



Payment Schedule	
Amount made to Erstwhile Developer - SVRPL	
On completion of Plinth	
On Slab Completion - 36 Equal Installment(s) of Rs. _____	
Possession	
Total	

2.2. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser Flat No. **2306** admeasuring **69.05** sq. mtrs which is equivalent to **743.25** sq. ft as per the definition under Maharashtra Ownership of Flats Act, 1963 (MOFA Act). However the carpet area as per the definition under "The Real Estate (Regulation and Development) Act, 2016" (RERA Act) is **65.36** sq. mtrs carpet area which is equivalent to **703.54** sq. ft and deck/balcony (if any) having a carpet area of **7.27** sq. mtrs which is equivalent to **78.25** sq. ft. on the **23rd** Floor (hereinafter referred to as the "said Flat") along with **1** number of car parking space which is more particularly described in the Fourth Schedule hereunder written for the total consideration of **Rs. 86,78,400.00/- (Rupees Eighty Six Lakh Seventy Eight Thousand Four Hundred only)** including the proportionate price of the Common Areas and facilities more particularly described in the Fifth Schedule hereunder written (hereinafter referred to as said "Total Consideration").



(Handwritten signature)

N WITNESS WHEREOF THE PARTIES HERETO HAVE HEREON
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY
AND YEAR FIRST HEREINABOVE WRITTEN

**THE FIRST SCHEDULE ABOVE REFERRED TO
Said Land**

(Description of land earmarked admeasuring 7.65 Hectares for development of
Area)
All that piece and parcels of land bearing Survey Nos 62.0, 65.1A, 65.1B,
65.2, 66/0, 67/0, 68/0 and 69.0 situated in Village Bhokarpada, Taluka
Panvel, District Raigad

**THE SECOND SCHEDULE ABOVE REFERRED TO
Said Project Land**

(Description of the said Project Land admeasuring 648.32 sq. mtrs. earmarked
for development of Area)
All that piece and parcels of land bearing Survey No. 68/(O/PART) situated in
Village Bhokarpada, Taluka Panvel and District Raigad

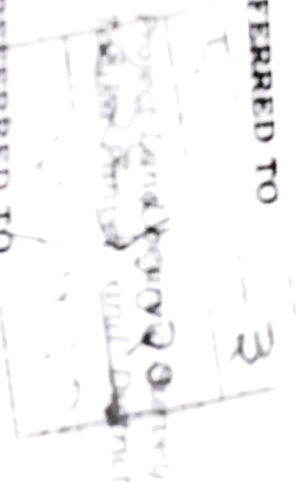
THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the said Project Land)

Building Name Zeus being constructed on the said Project Land bearing Survey
No. 68/(O/PART) situated in Village Bhokarpada
Raigad

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of the said Flat and its area)

2 BHK Flat No 2306 on **23rd** of the building **Zeus** admeasuring **69.05** sq. mtrs which is equivalent to **743.25** sq. ft. as per the definition under
Maharashtra Ownership of Flats Act, 1964. M.O.F.A. No. H. 2000/10. The said
area as per the definition under The Real Estate Regulation and Development
Act, 2016 (RERA Act) is **65.36** sq. mtrs (equal area after deducting
703.54 sq. ft and deck balcony (if any) having a carpet area of **703.54** sq. ft
which is equivalent to **78.25** sq. ft being substituted of the said area
bearing **68/(O/PART)** situated in Village Bhokarpada, Taluka Panvel and
District Raigad.

(For Parking Spaces) earmarked in the basement parking
Developer



SIGNED AND DELIVERED

By the within named **DEVELOPER**
PERSIPINA DEVELOPERS PRIVATE LIMITED

Through its Authorized Officer by Virtue of
Board Resolution passed by the Company

Mr./Mrs. Tarun Mukherjee

Signature [Handwritten Signature]

SIGNED AND DELIVERED

By the within named **PURCHASER 1**

Shri/Smt. Sogarath Kumar Mahato

Signature [Handwritten Signature]

In the presence of:

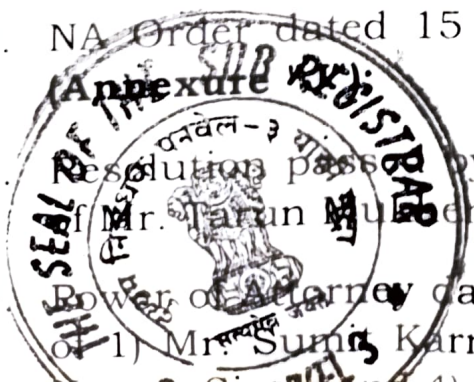
1. Arvind Singh

2. [Handwritten Signature]

5
[Handwritten marks]

ANNEXURES

01. Property Card (7/12 Extract) in respect of the land owned by the Developer i.e. Sunny Vista Realtors Pvt. Ltd.; **(Annexure "A")**;
02. Sale Certificate executed on 30th October, 2014 by Punjab National Bank in favour of the Developer under SARFAESI Act.; **(Annexure "B")**;
03. Updated building plan by MIDC vide letter dated. 22nd April, 2016. 13th October 2017. **(Annexure "C & C1")**.
04. Copy of the Gazette Notification dated 19th January, 2019 is annexed hereto and marked **(Annexure "C2")**;
05. Copy of the Locational Clearance dated 30th December, 2017 is annexed hereto and marked **(Annexure "C3")**;
06. Authenticated copy of Registration Certificate issued by Real Estate Regulatory Authority dated 27-07-2017 **(Annexure "D")**;
07. Title Certificate dated 20th March, 2015 issued by Shri Anant Chaphekar - Sr. Solicitor & Supreme Court Advocate of M/s Chaphekar & Co. and Addendum dated 08-06-2017 ; **(Annexure "E and E-1")**;
08. Plans sanctioned by MIDC for the development of the said Project Land **(Annexure F)**;
09. Authenticated copies of the plans of the Layout **(Annexure " G")**;
10. Authenticated copies of the plan and specifications of the Flat sanctioned and approved by the local authority **(Annexure "H")**;
11. Floor Plan of the Flat agreed by the Purchaser; **(Annexure "I")**;
12. NA Order dated 15 September 2012 issued by the Collector of Raigad **(Annexure "J")**;
13. Resolution passed by the Board of Directors on 20th May, 2019 in favour of Mr. Parun M. Ukhalkar and Mr. Santosh Ukhalkar; **(Annexure "K")**;
14. Power of Attorney dated 06th June, 2019 executed by Developer in favour of 1) Mr. Sunil Karne 2) Mr. Saicharan Sadanand Shetty 3) Mr. ...



DATED THIS 28 DAY OF OCT 2020

PERSIPINA DEVELOPERS PRIVATE LIMITED

DEVELOPER

AND

PURCHASER 1: Sogarath Kumar Mahato

AGREEMENT FOR SALE of Flat No. **2306 on
23RD floor in Building "Zeus".**

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२२/१०/२०२०
१३०

Name of the Village	Survey No	Area (In acres)
alegaon	48/18	2.82
alegaon	47/5	1.43
alegaon	47/8	1.16
alegaon	47/6b	1.01
alegaon	47/7	1.11
alegaon	35/1	0.62
alegaon	35/6	0.44
alegaon	35/9	0.27
alegaon	35/8	0.62
alegaon	35/7	0.17
alegaon	37/1A	6.00
alegaon	36/2	0.77
alegaon	38/3	0.42
alegaon	38/5	0.32
alegaon	38/12	0.12
alegaon	37/1B	7.12
alegaon	40/1	0.57
alegaon	40/2	1.33
alegaon	40/5A	0.47
alegaon	40/5B	0.40
alegaon	40/4	1.21
alegaon	40/6	0.22
alegaon	40/11	0.54
alegaon	40/12	0.32
alegaon	40/13	0.17
alegaon	40/17	0.20
alegaon	40/18	0.35
alegaon	41/2	0.72
alegaon	41/1A	0.12
alegaon	41/1B	0.57
alegaon	41/1C	0.72
alegaon	43/9	0.75
alegaon	43/1	0.52
alegaon	43/4	0.17
alegaon	43/5	0.32
inshil	6	5.41
inshil	16	5.83
inshil	17/1	1.90
inshil	17/2	2.37
Bhokarpada	65/1A	2.13
Bhokarpada	65/1B	2.08
Bhokarpada	66	1.46
Bhokarpada	67	1.95
Bhokarpada	65/2	1.09
Bhokarpada	74/6	0.44
Bhokarpada	74/4B	2.79
Bhokarpada	74/2	0.12
inshil	5/1A	1.05
inshil	5/1B	0.70
inshil	5/2	0.73
inshil	5/4A	0.39
inshil	10/2	0.12
inshil	13/2	0.21
inshil	26/3	0.65
inshil	28/2	0.79

Name of the Village	Survey No	Area (In acres)
Bhokarpada	59/1	5.41
Bhokarpada	57/1	2.67
Bhokarpada	57/2	1.90
Bhokarpada	57/3B	1.26
Bhokarpada	57/4	0.89
Bhokarpada	58/1a	4.10
Bhokarpada	58/1b	2.03
Bhokarpada	58/2	1.14
Bhokarpada	54/2A	1.01
Bhokarpada	61/1	2.55
Bhokarpada	61/2+3A	1.75
Bhokarpada	52	6.47
Bhokarpada	51	3.90
Bhokarpada	61/6	1.31
Bhokarpada	35	3.01
Bhokarpada	37	1.55
Bhokarpada	38	1.11
Bhokarpada	34/2A	1.04
Bhokarpada	34/2B	1.04
Bhokarpada	33	2.37
Bhokarpada	34/1	2.30
Bhokarpada	30/2	4.89
Bhokarpada	30/1B	5.81
Bhokarpada	24/1A	1.46
Bhokarpada	25/1	0.37
Bhokarpada	25/3	1.68
Bhokarpada	25/4	0.72
Bhokarpada	29/1	0.15
Bhokarpada	29/2	0.10
Bhokarpada	29/3	0.10
Bhokarpada	29/4	1.14
Bhokarpada	28/3	0.64
Bhokarpada	28/2	3.63
Bhokarpada	28/1	0.69
Bhokarpada	122	12.90
Bhokarpada	117	1.28
Bhokarpada	109/2	0.44
Bhokarpada	116/2	1.43
Bhokarpada	111	1.28
Bhokarpada	116/1A	0.94
Bhokarpada	116/1B	0.84
Bhokarpada	109/1	2.05
Bhokarpada	109/3	0.79
Bhokarpada	109/BA	0.59
Bhokarpada	109/BC	0.25
Bhokarpada	105	0.49
Bhokarpada	102	1.43
TALEGAON	33/9A	0.58
TALEGAON	34/10 (34/11)	0.06
TALEGAON	34/10 (34/11)	0.06
TALEGAON	34/10 (34/11)	0.06
TALEGAON	34/5	0.60
TALEGAON	35/5	0.03
TALEGAON	35/5	0.03
TALEGAON	35/5	0.03



Name of the Village	Survey No.	Area (in acres)
anshil	95/0	2.65
anshil	97/1	0.25
anshil	99/0	0.77
anshil	104/3A	0.65
anshil	119/0	0.01
ALEGAON	1/1	0.78
ALEGAON	1/2	0.73
ALEGAON	4	0.56
ALEGAON	4/7	0.56
ALEGAON	4/7	0.56
ALEGAON	9/13	0.03
ALEGAON	11/9	0.43
ALEGAON	11	0.28
ALEGAON	15/3	0.35
ALEGAON	15/6	0.06
ALEGAON	15/6	0.06
ALEGAON	15/6	0.06
ALEGAON	16/5	0.45
ALEGAON	16/7	0.04
ALEGAON	16/9	0.15
ALEGAON	16/13	0.09
ALEGAON	17/4	0.05
ALEGAON	17/5	0.30
ALEGAON	17/5	0.30
ALEGAON	17/5	0.30
ALEGAON	17/16	0.08
ALEGAON	17/16	0.08
ALEGAON	17/16	0.08
ALEGAON	19/1	1.35
ALEGAON	19/2	0.03
ALEGAON	19/2	0.03
ALEGAON	19/2	0.03
ALEGAON	19/11	0.05
ALEGAON	19/11	0.05
ALEGAON	19/11	0.05
ALEGAON	20/2	1.58
ALEGAON	20/9	1.13
ALEGAON	21/2	0.43
ALEGAON	21/5	0.18
ALEGAON	21/5	0.18
ALEGAON	21/5	0.18
ALEGAON	21/8	0.07
ALEGAON	21/8	0.07
ALEGAON	21/8	0.07
ALEGAON	21/10	0.45
ALEGAON	23/1A	0.63
ALEGAON	23/1A	1.68
ALEGAON	23/1B	0.63
ALEGAON	24/9	0.05
ALEGAON	24/9	0.05
ALEGAON	24/9	0.05
ALEGAON	25/7	0.20
ALEGAON	27/4A	0.78
ALEGAON	27/7	0.68
ALEGAON	28/5B	0.25

Name of the Village	Survey No	Area (in acres)
RIS	86	0.36
RIS	86	0.48
RIS	86	0.05
RIS	86	0.86
RIS	86	0.10
RIS	87	1.83
RIS	87	1.34
RIS	88	0.10
RIS	89	1.68
RIS	94	5.60
RIS	95	0.90
RIS	95	2.57
RIS	96	5.01
RIS	96	1.10
RIS	97	1.73
RIS	98	0.05
RIS	98	0.29
RIS	99	3.85
RIS	99	1.25
RIS	99	0.58
RIS	99	1.30
RIS	100	0.24
RIS	101	2.02
RIS	101	2.03
RIS	101	0.28
RIS	102	2.19
RIS	104	0.25
RIS	104	0.60
RIS	108	2.98
RIS	109	0.19
RIS	109	0.24
RIS	114	0.09
RIS	115	0.09
RIS	116	0.83
RIS	116	0.17
RIS	117	1.42
BHOKARPADA	2/1a	1.47
BHOKARPADA	3/2	0.16
BHOKARPADA	5/0	0.79
BHOKARPADA	24	0.03
BHOKARPADA	36	0.42
BHOKARPADA	60	0.15
BHOKARPADA	60	0.17
BHOKARPADA	61	1.66
BHOKARPADA	61	1.43
BHOKARPADA	75	0.24
BHOKARPADA	77	1.63
BHOKARPADA	77	0.30
BHOKARPADA	77	0.90
BHOKARPADA	77	0.32
BHOKARPADA	78	0.28
BHOKARPADA	79	1.02
BHOKARPADA	80	1.32
BHOKARPADA	81	0.33
BHOKARPADA	85	0.15



Name of the Village	Survey No	Area (in acres)
Panshil	30/1	1.18
Panshil	30/3	0.65
Panshil	33/1	1.16
Panshil	33/2	0.75
Panshil	36/1	1.29
Panshil	41/1	0.88
Panshil	44/1	0.82
Panshil	45/2	2.13
Panshil	48/2	1.11
Panshil	54/1	0.99
Panshil	54/2B	2.78
Panshil	54/5	0.11
Panshil	54/7	1.58
Panshil	57/2	0.05
Panshil	59/2	0.04
Panshil	59/3	0.14
Panshil	59/4	0.29
Panshil	63/8	0.73
Panshil	63/9	1.00
Panshil	63/10	0.65
Panshil	63/12	1.40
Panshil	63/14	6.82
Panshil	65/0	6.10
Panshil	68/1	2.58
Panshil	68/2	3.19
Panshil	69/1	3.55
Panshil	69/2	1.13
Panshil	70/1	0.40
Panshil	70/4	0.88
Panshil	70/5	0.75
Panshil	70/6	0.70
Panshil	70/7	0.70
Panshil	70/8	1.28
Panshil	70/9	0.88
Panshil	70/10	3.90
Panshil	70/11	1.75
Panshil	70/12	9.00
Panshil	71/0	1.30
Panshil	72/1	1.28
Panshil	72/2	1.70
Panshil	75/0	0.55
Panshil	76/1	0.30
Panshil	80/0	0.98
Panshil	81/1	1.55
Panshil	81/2	0.65
Panshil	83/2	1.39
Panshil	83/3	0.50
Panshil	84/0	1.22
Panshil	85/1	1.05
Panshil	85/2	0.40
Panshil	85/3	2.50
Panshil	85/4	0.40
Panshil	85/5	1.35
Panshil	86/0	0.98
Panshil	87/0	0.35

Name of the Village	Survey No	Area (in acres)
TALEGAON	36/2	0.70
TALEGAON	36/3	0.05
TALEGAON	36/3	0.05
TALEGAON	36/3	0.05
TALEGAON	38/1	0.40
TALEGAON	38/11A	0.45
TALEGAON	38/13	0.45
TALEGAON	38/4	0.30
TALEGAON	38/5	0.35
TALEGAON	38/8	0.38
TALEGAON	39/3	0.40
TALEGAON	39/4	0.18
TALEGAON	39/6	0.18
TALEGAON	39/7	1.00
TALEGAON	40/10	0.23
TALEGAON	40/14	0.33
TALEGAON	40/15	0.35
TALEGAON	40/16	0.15
TALEGAON	40/8	0.20
TALEGAON	40/9	0.18
TALEGAON	43/1	0.18
TALEGAON	43/1	0.18
TALEGAON	45/2	0.13
TALEGAON	45/2	0.13
TALEGAON	45/2	0.13
TALEGAON	45/8	0.08
TALEGAON	45/8	0.08
TALEGAON	45/8	0.08
TALEGAON	48/7	0.08
TALEGAON	50/6	0.68
TALEGAON	51/5	0.40
TALEGAON	51/7	0.68
RIS	7	0.78
RIS	7	0.73
RIS	52	0.75
RIS	52	1.11
RIS	52	0.08
RIS	53	1.20
RIS	54	0.03
RIS	55	1.69
RIS	55	0.11
RIS	56	2.63
RIS	58	3.31
RIS	58	1.14
RIS	58	0.40
RIS	58	0.26
RIS	75	1.05
RIS	81	2.74
RIS	81	1.30
RIS	81	0.40
RIS	81	0.70
RIS	82	0.88
RIS	85	0.85
RIS	86	0.79
RIS	86	1.14

Name of the Village	Survey No	Area (In acres)
TALEGAON	28/8	0.24
TALEGAON	28/8	0.24
TALEGAON	28/8	0.24
TALEGAON	29/3	0.07
TALEGAON	29/3	0.07
TALEGAON	29/3	0.07
TALEGAON	29/9	0.03
TALEGAON	29/9	0.03
TALEGAON	29/9	0.03
TALEGAON	29/13	0.03
TALEGAON	29/13	0.03
TALEGAON	29/13	0.03
TALEGAON	29/15	0.53
TALEGAON	29/16	0.11
TALEGAON	29/16	0.11
TALEGAON	29/16	0.11
TALEGAON	32/1	0.58
TALEGAON	32/7	0.08
TALEGAON	32/7	0.08
TALEGAON	32/7	0.08
TALEGAON	32/8	0.48
TALEGAON	32/10	0.80
TALEGAON	32/11	0.28
TALEGAON	32/12	0.23
TALEGAON	32/14	0.13
TALEGAON	32/15	0.35
TALEGAON	32/16	0.28
TALEGAON	32/17	0.28
TALEGAON	33/1	0.78
TALEGAON	33/5	0.16
TALEGAON	33/5	0.16
TALEGAON	33/5	0.16
TALEGAON	33/6	0.03
TALEGAON	33/6	0.03
TALEGAON	33/6	0.03

Name of the Village	Survey No	Area (in acres)
BHOKARPADA	86	1.18
BHOKARPADA	99	1.65
BHOKARPADA	103	1.77
BHOKARPADA	106	0.46
BARWAI	2/1a	
BARWAI	3/2	
BARWAI	3/0	
BARWAI	7/8	0.48
BARWAI	37/2	0.70
BARWAI	48/2	2.06
BARWAI	50/1	2.52
BARWAI	50/3	0.01
BARWAI	50/4	0.66
BARWAI	67/0	1.75
BARWAI	91/0	4.63
BARWAI	101	0.73
BARWAI	102	4.55
BARWAI	102	0.85
BARWAI	102	0.25
BARWAI	102	0.46
BARWAI	102	0.21
BARWAI	102	0.89
BARWAI	113/0	1.15
BARWAI	115/1A	7.55
BARWAI	115/1B	0.20
BARWAI	115/2	0.30
BARWAI	115/5	0.86
BARWAI	115/8	0.16
BARWAI	116/0	0.44
BARWAI	117/1A	1.28
BARWAI	117/1B	1.28
BARWAI	135/1	1.33

List of encumbrances & terms of sale:

1. The property is being sold in one lot on "AS IS WHERE IS BASIS" and "BASIS".
2. M/s Persipina Developers Private Limited shall comply with the stipulations described in the Auction notice dated 19.08.2014 published in Times Newspaper on 20.8.14, which is enclosed as Annexure-I.
3. The Hon'ble State Consumer Disputes Redressal Forum vide their interim order has ordered against the...

Court of Bombay on 28.01.14 was allowed but no stay of auction was granted. T
pending.

5. DRT III Mumbai as per respective orders on 6.6.14, 27.6.14, 14.7.14, 11.8.14, 17.09.14 and 19.09.14 held that 'Respondent Bank is permitted to proceed with the sale of the property subject to rights available to the applicants under the agreement of allotment at least in respect of title to respective flats' involved in SA Nos. 20/14, 19/14, 21/14, 22/14, 25/14, 26/14, 27/14, 28/14, 32/14, 72/14, 74/14, 76/14, 227/14, 229/14, 230/14, 231/14, 233/14, 234/14, 235/14, 236/14, 238/14, 240/14, 242/14, 243/14, 247/14, 248/14, 249/14, 250/14, 259/14, 266/14, 267/14, 268/14, 270/14, 271/14, 272/14, 273/14, 274/14, 275/14, 276/14, 277/14, 278/14, 279/14, 281/14, 296/14, 297/14, 298/14, 299/14, 251/14, 322/14, 323/14, 324/14, 325/14, 331/14, 332/14, 333/14, 334/14, 335/14, 336/14, 337/14, 338/14, 339/14, 340/14, 342/14, 343/14, 344/14, 345/14, 346/14, 347/14, 348/14, 349/14, 350/14, 351/14, 353/14, 354/14, 355/14, 356/14, 217/14, 365/14, 366/14, 367/14, 368/14, 369/14, 371/14, 372/14, 373/14, 374/14, 375/14, 376/14, 377/14, 378/14, 379/14, 380/14, 382/14, 383/14, 260/14, 261/14, 262/14, 263/14, 264/14, 265/14, 291/14, 408/14, 410/14, 421/14, 424/14, 427/14, 428/14, 429/14, 430/14, 431/14, 432/14, 433/14, 434/14, 439/14, 440/14, 441/14, 442/14, 443/14, 444/14, 445/14, 446/14, 450/14, 451/14, 453/14, 454/14, 455/14, 456/14, 457/14, 458/14, 459/14, 460/14, 461/14, 463/14, 464/14, 465/14, 466/14, 467/14, 468/14, 469/14, 470/14, 471/14, 472/14, 473/14, 476/14 (All SA Nos)

6. M/s Parsipina Developers Private Limited to take care of all the allottees of flats deposited amount for booking of flats, for completing the remaining construction of completed flats and shall also take care of related litigations in respect of the project Sunny Vista Realtor's Pvt Ltd has filed a list of about 1670 flat allottees /purchasers in Mumbai which is enclosed alongwith this sale certificate as Annexure II.

7. Pending litigations:

The following cases have been filed and are pending before the DRT/ High court.

- S.A. Lod No. 78/14, S.A.(Lod) No.83/14, S.A.(Lod) 434/14, S.A.(Lod) 436/14, S.A.(Lod)452/14, S.A.(Lod)453/14, S.A.(Lod)454/14, S.A.(Lod) 456/14, S.A.(Lod) 506/14, S.A.(Lod) 507/14, S.A.(Lod)509/14, S.A.(Lod) 911/14.

- A writ petition no 1585 of 2014 filed by Dr Suresh Gupta against Sunny Vista Realtor's Pvt Ltd is pending before the High Court of Bombay.

Date: 30.10.2014

Annexure C

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A Govt of Maharashtra Undertaking)

MIDC/ROT-1/10554/2020

Regional Office, Thane-1,
MIDC, Thane Region (1)
Office Complex Bldg,
Wagle Estate, Thane-400 604

27 FEB 2020

To,
M/s Persipina Developers Pvt. Ltd.,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.

Sub: Revalidation of the Commencement Certificate for 8 Residential building (V/S Seleno, Flora, Artemis, Venus, Orion, Hera, Vesta & Zeus) and Retail Convenience shopping Sector-C in notified SEZ of 139.83Ha in Neen Processing Zone of Sector Specific SEZ for services on Plot no.62/0-Part, 65/1B part, 65/2 part, 66/0, 67/0 part & 68/0 part at village Bhookarpada (Taluka-Panvel) & Panshil and Talegaon (Taluka-Khalapur), Dist Raigad.

- Ref:-
1. This office letter no MIDC/ROT-1/Bldg Plan Approval/3219/2017 dt 13.10.2017
 2. This office letter no MIDC/ROT-1/3514/2018 dt 01.10.2018
 3. Your letter No PDPL/PL-SEZ/MIDC-ACC/142/2019 recd on dt 16.12.2019

Sir,

This office has issued Commencement Certificate / Building permission vide per for construction of 8 residential buildings (via Seleno, Flora, Artemis, Venus, Orion, Zeus) and Retail - Convenience shopping Sector-C in notified SEZ 139.83Ha. in Non for of Sector Specific SEZ for services on Plot no.62/0 Part, 65/1B part, 65/2 part, 66/0, part at village Bhookarpada (Taluka-Panvel) & Panshil and Talegaon (Taluka-Khalapur), Dist Raigad. Also vide letter under reference 2, the said building plans are validated upto 12.10.2019. applied for revalidation of Commencement Certificate / Building permission for one year vide letter under reference-3.

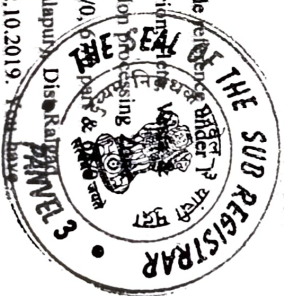
As, you have paid Rs. 1000/- for revalidation charges vide receipt no.HQ1800Q010523 dt 27.01.2020 towards renewal the Commencement Certificate / building permission. The Commencement Certificate issued vide reference 1 is revalidated further from the date 13.10.2019 to 12.10.2020 subject to conditions mentioned in above reference letter no.1.

Thanking you,

Yours Faithfully



Special Planning Authority
Regional Officer (Thane-1) MIDC



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt of Maharashtra Undertaking)

ROIC/ROI-1/3214/2018

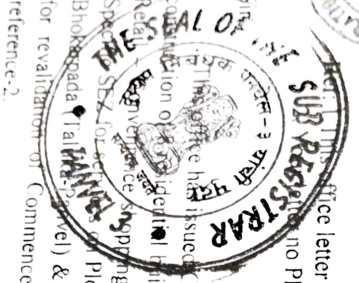
Regional Office, Thane-1,
MIDC, Thane Region (I),
Office Complex Bldg.,
Wagle Estate, Thane-400 604

10 OCT 2018

3
30
S. Persipina Developers,
11th Floor, Main Street,
Tranrajan Garden, Powai,
Mumbai-80.

Sub: Revalidation of the Commencement Certificate for 8 residential building (via Selene, Flora, Artemis, Venus, Orion, Hera, Vesta & Zeus) and Retail Convenience shopping Sector-C in notified SEZ of 139.83Ha in Non processing Zone of Sector Specific SEZ for services on Plot no.62/0 Part, 65/1B part, 65/2 part & 67/0 part & 68/0 part at village Bhokarpada (Taluka-Panvel) & Panshli and Talegaon (Taluka-Khalapur), Dist Raigad.

Office letter no MIDC/R.O/Thane-1/Building Plan approval/3219/2017 dt.13/10/2017 no PDPL/PL-SEZ/MIDC/C/70/2018



The office has issued Commencement Certificate / Building permission vide reference under 13/10/2017 for revalidation of residential buildings (via Selene, Flora, Artemis, Venus, Orion, Hera, Vesta & Zeus) and Retail Convenience shopping Sector-C in notified SEZ 139.831Ha. in Non processing Zone of Sector Specific SEZ located on Plot no.62/0 Part, 65/1B part, 65/2 part, 66/0, 67/0 part & 68/0 part at village Bhokarpada (Taluka-Panvel) & Panshli and Talegaon (Taluka-Khalapur), Dist Raigad. You have applied for revalidation of Commencement Certificate / Building permission for one year vide letter under reference-2.

Now you have paid Rs. 1000/- for revalidation charges vide receipt no. ROIC/19004/2018 Dated 27.09.2018 to renew the commencement certificate building permission Commencement Certificate issued on 13.10.2017 is revalidated further from the date 13.10.2018 to 12.10.2019 subject to conditions mentioned in above reference letter no.1.

Thanking you

Yours Faithfully,



Special Planning Authority
Regional Officer (Thane-1) MIDC

Annexure D



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
P52000001064

Project: Zeus, Plot Bearing / CTS / Survey / Final Plot No. 68/0 Part at Bhokarpada, Panvel, Raigarh, 410206

1. **Persipina Developers Private Limited** having its registered office / principal place of business at **Telshi, Kulg District: Mumbai Suburban Pin 400076**

2. This registration is granted subject to the following conditions, namely -
o The promoter shall enter into an agreement for sale with the allottees

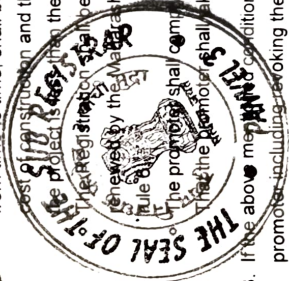
o The promoter shall execute and register a conveyance deed in favour of the allottee or the allottees as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects - Registration of Real Estate Agents - Registration of Interest and Disclosures on Website) Rules, 2017

o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled 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.

The 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 cost of the project is Rs. 1000000000.00 and the estimated cost of completion of the project is Rs. 1000000000.00.

The Registration Certificate is valid for a period commencing from **25/07/2017** and ending with **30/10/2022**. Under Rule 6(a) of the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with the provisions of the Act and the rules and regulations made there under, the promoter shall make all the pending approvals from the competent authorities that the promoter shall make 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



Annexure D



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 **P52000001064**

Project: **Zeus, Plot Bearing / CTS / Survey / Final Plot No. : 68/0 Part at Bhokarpada, Panvel, Raigadh, 410206**

1. **Persipina Developers Private Limited** having its registered office / principal place of business at **Telhar, Kurla District, Mumbai Suburban, Pin: 400076**

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

o The promoter shall enter into an agreement for sale with the allottees.

o The promoter shall execute and register a conveyance deed in favour of the allottees.

o The promoter, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate Regulatory Authority (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents of Interest and Disclosures on Website) Rules, 2017,

maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the allottees, as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

The entire of the amounts to be realised hereinafter by promoter for the real estate project from the cost of construction and the land cost shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for the allottees, as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

The registration shall be valid for a period commencing from 25/07/2017 and ending with 30/10/2017.

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

The promoter shall make 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.

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

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Signature valid

The schedule above referred to -

Name of the Village	Survey No.	Area (in acres)
Talegaon	5/1	53.79
Talegaon	54/1	68.99
Talegaon	53/1	54.66
Talegaon	46/1	0.77
Talegaon	48/18	2.82
Talegaon	47/5	1.43
Talegaon	47/8	1.16
Talegaon	47/6b	1.01
Talegaon	47/7	1.11
Talegaon	35/1	0.62
Talegaon	35/6	0.44
Talegaon	35/9	0.27
Talegaon	35/8	0.62
Talegaon	35/7	0.17
Talegaon	37/1A	6.00
Talegaon	38/2	0.77
Talegaon	38/3	0.42
Talegaon	38/9	0.32
Talegaon	38/12	0.12
Talegaon	37/18	7.12
Talegaon	40/1	0.57
Talegaon	40/2	1.33
Talegaon	40/5A	0.47
Talegaon	40/5B	0.40
Talegaon	40/4	1.21
Talegaon	40/6	0.22
Talegaon	40/11	0.54
Talegaon	40/12	0.32
Talegaon	40/13	0.17
Talegaon	40/17	0.20
Talegaon	40/18	0.35
Talegaon	41/2	0.72
Talegaon	41/1A	0.12
Talegaon	41/1B	0.57
Talegaon	41/1C	0.72
Talegaon	43/9	0.25
Talegaon	43/1	0.52
Talegaon	43/4	0.17
Talegaon	43/5	0.32

Name of the Village	Survey No.
Bhokarpada	69
Bhokarpada	68
Bhokarpada	71
Bhokarpada	62
Bhokarpada	59/1
Bhokarpada	57/1
Bhokarpada	57/2
Bhokarpada	57/3B
Bhokarpada	57/4
Bhokarpada	58/1a
Bhokarpada	58/1b
Bhokarpada	58/2
Bhokarpada	54/2A
Bhokarpada	61/1
Bhokarpada	61/2+3A
Bhokarpada	52
Bhokarpada	51
Bhokarpada	61/6
Bhokarpada	35
Bhokarpada	37
Bhokarpada	38
Bhokarpada	34/2A
Bhokarpada	34/2B
Bhokarpada	33
Bhokarpada	34/1
Bhokarpada	30/2
Bhokarpada	30/1B
Bhokarpada	24/1A
Bhokarpada	25/1
Bhokarpada	25/3
Bhokarpada	25/4
Bhokarpada	29/1
Bhokarpada	29/2
Bhokarpada	29/3
Bhokarpada	29/4
Bhokarpada	28/3
Bhokarpada	28/2
Bhokarpada	28/1
Bhokarpada	122

Panshil	68/2	3.49
Panshil	69/1	3.55
Panshil	69/2	1.13
Panshil	70/1	0.40
Panshil	70/4	0.88
Panshil	70/5	0.75
Panshil	70/6	0.70
Panshil	70/7	0.70
Panshil	70/8	1.28
Panshil	70/9	0.88
Panshil	70/10	3.90
Panshil	70/11	1.75
Panshil	70/12	9.60
Panshil	71/0	1.30
Panshil	72/1	1.18
Panshil	72/2	1.70
Panshil	75/0	0.55
Panshil	76/4	0.30
Panshil	80/0	0.95
Panshil	81/1	1.55
Panshil	81/2	0.65
Panshil	83/2	1.33
Panshil	83/3	0.50
Panshil	84/0	1.15

Talegaon	45/2	0.13
Talegaon	45/8	0.08
Talegaon	45/8	0.08
Talegaon	45/8	0.08
Talegaon	48/7	0.08
Talegaon	50/6	0.68
Talegaon	51/5	0.40
Talegaon	51/7	0.68
Ris	7	0.78
Ris	7	0.73
Ris	52	0.75
Ris	52	1.11
Ris	52	0.08
Ris	53	1.20
Ris	54	0.03
Ris	55	1.69
Ris	55	0.11
Ris	56	2.63
Ris	58	3.31
Ris	58	1.14
Ris	58	0.40
Ris	58	0.26
Ris	81	1.05
Ris	81	2.74
Ris	81	1.30
Ris	81	0.40
Ris	81	0.70
Ris	82	1.38
Ris	85	0.65
Ris	86	0.79
Ris	86	1.14
Ris	86	0.36
Ris	86	0.48
Ris	86	0.05
Ris	86	0.86
Ris	86	0.10
Ris	87	1.83
Ris	87	1.34
Ris	88	0.10
Ris	89	1.68
Ris	94	5.60
Ris	95	0.90
Ris	95	2.57
Ris	96	5.01

Talegaon	15/3	0.35
Talegaon	15/6	0.06
Talegaon	15/6	0.06
Talegaon	15/6	0.06
Talegaon	16/5	0.45
Talegaon	16/7	0.04
Talegaon	16/9	0.15
Talegaon	16/13	0.09
Talegaon	17/4	0.05
Talegaon	17/5	0.30
Talegaon	17/5	0.30
Talegaon	17/5	0.30
Talegaon	17/16	0.08
Talegaon	17/16	0.08
Talegaon	17/16	0.08
Talegaon	19/1	1.35
Talegaon	19/2	0.03
Talegaon	19/2	0.03
Talegaon	19/2	0.03
Talegaon	19/11	0.05
Talegaon	19/11	0.05
Talegaon	19/11	0.05
Talegaon	20/2	1.58
Talegaon	20/9	1.13
Talegaon	21/2	0.43
Talegaon	21/5	0.18
Talegaon	21/5	0.18
Talegaon	21/5	0.18
Talegaon	21/5	0.18
Talegaon	21/8	0.07
Talegaon	21/8	0.07
Talegaon	21/8	0.07
Talegaon	21/10	0.45
Talegaon	23/1A	0.63
Talegaon	23/1A	1.68
Talegaon	23/1B	0.63
Talegaon	24/9	0.05
Talegaon	24/9	0.05
Talegaon	24/9	0.05
Talegaon	24/9	0.05
Talegaon	25/7	0.20
Talegaon	27/4A	0.78
Talegaon	27/7	0.68
Talegaon	28/5B	0.25

Ris	96	1.10
Ris	97	1.73
Ris	98	0.05
Ris	98	0.29
Ris	99	3.85
Ris	99	1.25
Ris	99	0.58
Ris	99	1.30
Ris	100	0.24
Ris	101	2.02
Ris	101	2.03
Ris	101	0.28
Ris	102	2.19
Ris	104	0.25
Ris	104	0.60
Ris	108	2.98
Ris	109	0.19
Ris	109	0.24
Ris	114	0.09
Ris	115	0.09
Ris	116	0.83
Ris	116	0.17
Ris	117	1.42
Bhokarpada	2/1a	1.47
Bhokarpada	3/2	0.16
Bhokarpada	5/0	0.79
Bhokarpada	24	0.03
Bhokarpada	36	0.42
Bhokarpada	60	0.15
Bhokarpada	60	0.17
Bhokarpada	61	1.65
Bhokarpada	61	1.43
Bhokarpada	75	0.24
Bhokarpada	77	1.63
Bhokarpada	77	0.30
Bhokarpada	77	0.90
Bhokarpada	77	0.32
Bhokarpada	78	0.28
Bhokarpada	79	1.02
Bhokarpada	80	0.33
Bhokarpada	81	0.15
Bhokarpada	85	1.18



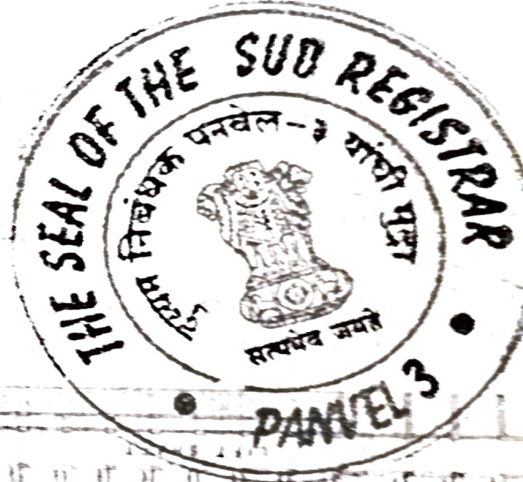
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Talegaon	29/9	0.03
Talegaon	29/9	0.03
Talegaon	29/9	0.03
Talegaon	29/13	0.03
Talegaon	29/13	0.03
Talegaon	29/13	0.03
Talegaon	29/15	0.53
Talegaon	29/16	0.11
Talegaon	29/16	0.11
Talegaon	29/16	0.11
Talegaon	32/1	0.58
Talegaon	32/7	0.08
Talegaon	32/7	0.08
Talegaon	32/7	0.08
Talegaon	32/8	0.48
Talegaon	32/10	0.80
Talegaon	32/11	0.28
Talegaon	32/12	0.23
Talegaon	32/14	0.13
Talegaon	32/15	0.35
Talegaon	32/16	0.28
Talegaon	32/17	0.28
Talegaon	33/1	0.78
Talegaon	33/5	0.16
Talegaon	33/5	0.16
Talegaon	33/5	0.16
Talegaon	33/6	0.03
Talegaon	33/6	0.03
Talegaon	33/6	0.03

Deted this 2nd day of March, 2015

Thanking you,

Bhokarpada	103	1.77
Bhokarpada	106	0.46
Barwal	2/1a	
Barwal	3/2	
Barwal	3/0	0.43
Barwal	7/8	0.48
Barwal	37/2	0.70
Barwal	48/2	2.06
Barwal	50/1	2.52
Barwal	50/3	0.01
Barwal	50/4	0.66
Barwal	67/0	1.75
Barwal	91/0	4.63
Barwal	101	0.73
Barwal	102	4.55
Barwal	102	0.85
Barwal	102	0.25
Barwal	102	0.46
Barwal	102	0.21
Barwal	102	0.89
Barwal	113/0	1.15
Barwal	115/1A	7.55
Barwal	115/1B	0.20
Barwal	115/2	0.30
Barwal	115/6	0.86
Barwal	115/8	0.16
Barwal	116/0	0.44
Barwal	117/1A	1.28
Barwal	117/1B	1.28
Barwal	135/1	1.33

Yours faithfully,
For M/s. Chaphokar & Co.
A/R



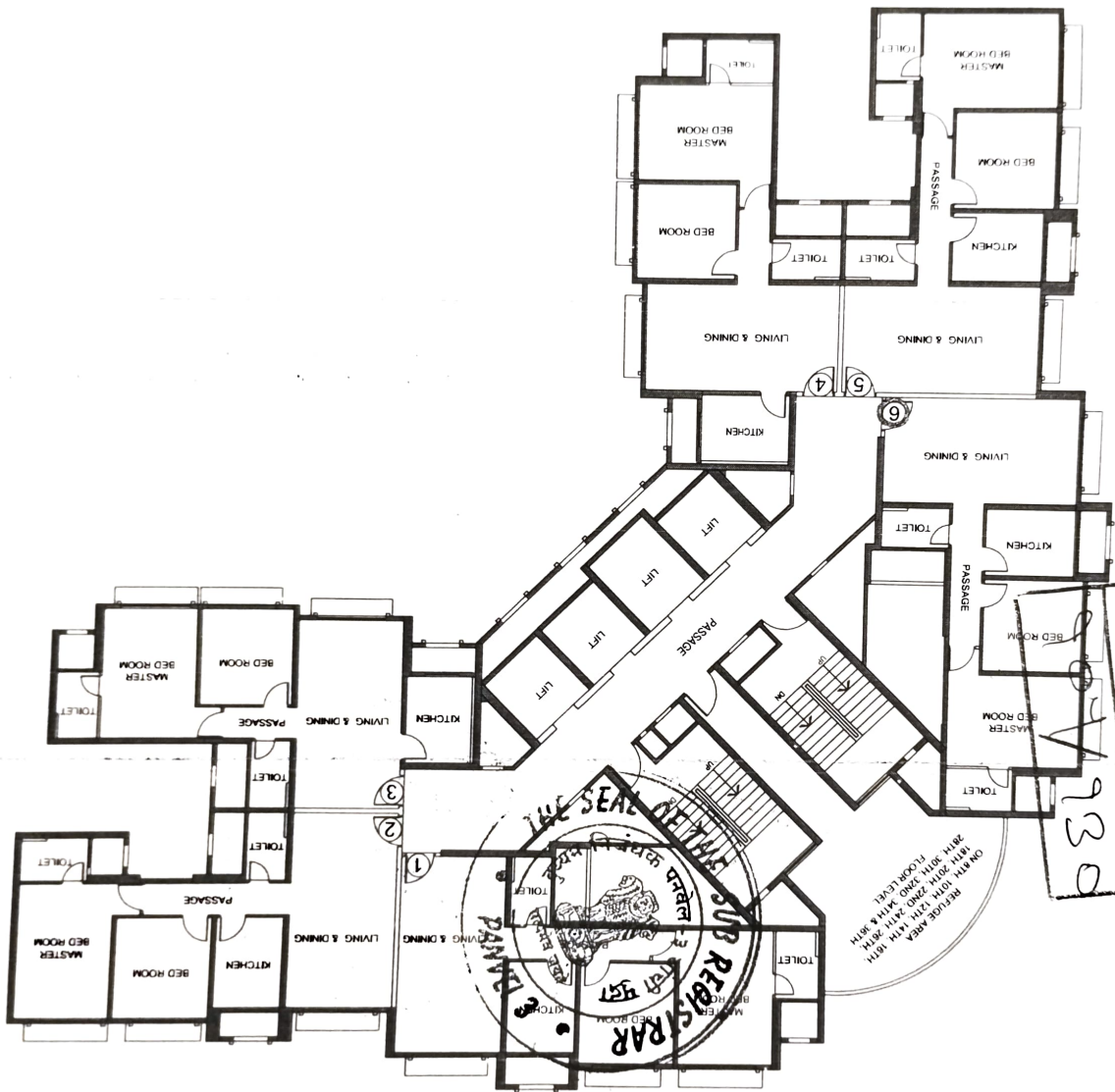
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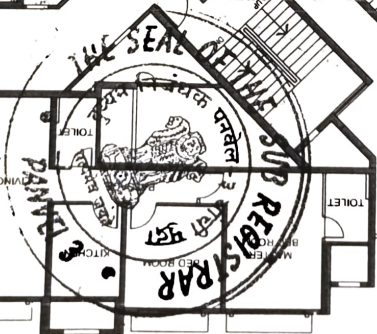
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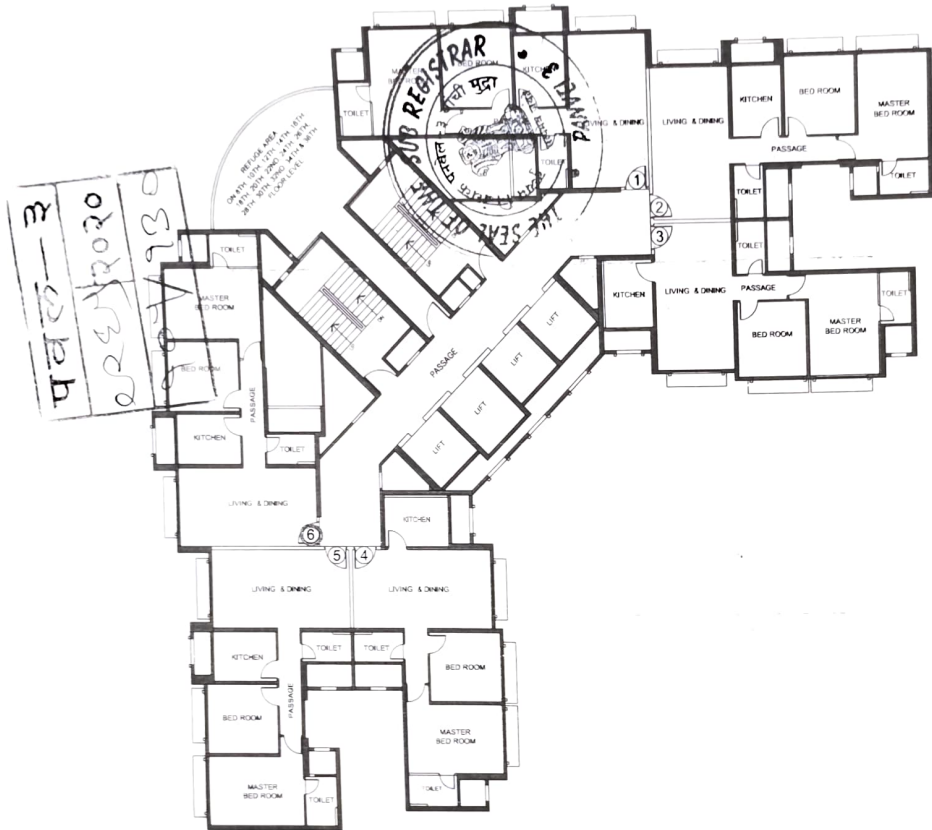
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101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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 02312020
 930-3





TYPICAL FLOOR PLAN



ZEUS

FLAT NO. : 3206

FLOOR : 32



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SOGARATH KUMAR MAHATO
MAHENDRA VIJAY MAHATO
10/03/1974



Permanent Account Number

AMNPM0247L

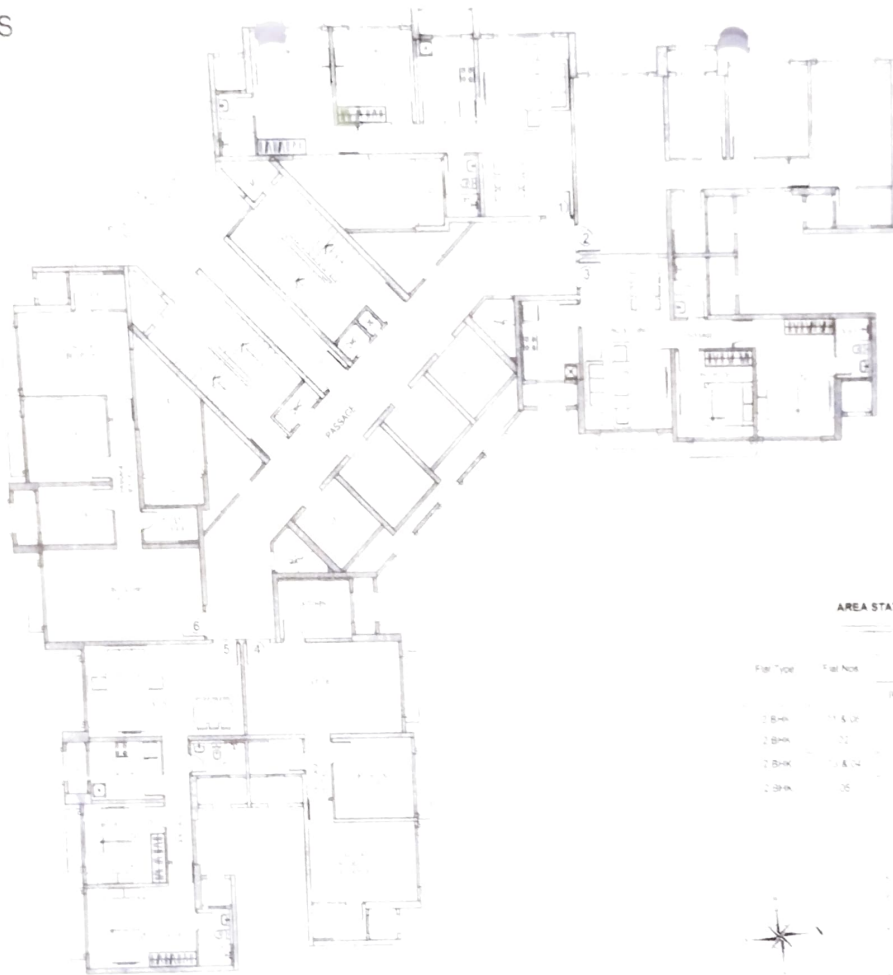
M. Mahato

Signature



M. Mahato

PROJECT ZEUS



AREA STATEMENT - 4TH TO 36TH FLOOR

File Type	File No.	Area As Per RERA			
		Carpet Area Excluding Enclosed Balcony		Enclosed Balcony Area	
		(in sq. Ft.)	(in sq. Mtr)	(in sq. Ft.)	(in sq. Mtr)
2 BHK	11 & 12	717.54	65.96	78.29	7.27
2 BHK	13	708.59	65.81	73.84	6.86
2 BHK	14 & 15	677.43	62.47	78.29	7.27
2 BHK	16	744.88	68.27	43.78	4.02

- All internal dimensions for Carpet area are from center to center.
- Minor variations up to +/- 2% in actual carpet areas may occur due to column thickness etc.
- The plan is subject to changes/modifications according to the project/sponsor as per requirements of the MCO and/or ADO, etc.
- Drawing No: 11/23/18 - 11/24/18 - 11/24/18



Handwritten signature

1034

Customer Copy

PERSIPINA DEVELOPERS PVT LTD

CIN : U45200MH2007PTC172099



**hiranandani
communities**

A Regulated Real Estate Developer

Date: 29 Jun 2019

To
Mr. SOGARATH KUMAR MAHATO
C-202 2nd Floor, Hari Heritage, Plot No. 17A,18,19,20,
Sector-22 Kamothe
Navi Mumbai – 410206
Maharashtra, India
91 - 7506986415

Subj: Flat No. 2306 Floor 23rd Building Zeus the Project situated at "Hiranandani Fortune City" situated at NH-4, Bhokharpada Village, Taluka – Panvel District – Raigad, Maharashtra - 410206.

1. Please refer to your Application form dated 11-02-2019 for allotment of a Flat in the above Project.

2. ALLOTMENT:-

This is to confirm that Company is pleased to allot you Flat number 2306 in the building named as Zeus the Project situated at Hiranandani Fortune City, Panvel having a carpet area of 65.36 sq. mtrs, which is equivalent to 703.54 sq. ft. There is a balcony having a carpet area of 7.27 sq. mtrs, which is equivalent to 78.25 sq. ft. along with 1 car park as per the agreed terms of quotation dated, 11-02-2019.

3. The Company shall confirm the final carpet area that has been sold to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Company. If there is any reduction in the carpet area within the defined limit then Company shall refund the excess money paid by Purchaser within (45) forty-five days with annual interest at the rate specified in the Rules which shall be the State Bank of India highest Marginal Cost of

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