

514/15486

पावती

Original/Duplicate

Monday, September 04, 2023

नोंदणी क्र.: 39म

11:14 AM

Regn.:39M

पावती क्र.: 16745 दिनांक: 04/09/2023

गावाचे नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: बंदर18-15486-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: निकिता अमित सिंह - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1440.00

पृष्ठांची संख्या: 72

एकूण:

₹. 31440.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:34 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मूल्य: ₹.15260297.91 /-

मोबदला ₹.21866600/-

भरलेले मुद्रांक शुल्क : ₹. 1312000/-

साई. दुय्यम विभाग, अंधेरी क्र. ७
मुंबई शहर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹.1440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923023606993 दिनांक: 04/09/2023

यंत्रणेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007562688202324E दिनांक: 04/09/2023

यंत्रणेचे नाव व पत्ता:

Singh

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....5/9/2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230904139			04 September 2023,08:56:15 AM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	29-बांद्रा - पूर्व (अंधेरी)				
उप मूल्य विभाग	भुभाग- पश्चिमेस पश्चिम द्रुतगती मार्ग,दक्षिणेस शारदादेवी रोड, पुर्वेस गावाची हदद व उत्तरेस सांताक्रुझ चेंबुर लिंक रोड				
सर्व्हे नंबर /न. भू. प्रजांक :	सि.टी.एस. नंबर#609				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	117180	219180	275900	351100	237580
मोजमापनाचे एकक					चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	62.99चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सूचिधा-	आहे	मजला -	5th floor To 10th floor		
रस्ता सन्मुख -					
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105% apply to rate= Rs.230139/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((230139-117180) * (100 / 100))+117180) = Rs.230139/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 230139 * 62.99 = Rs.14496455.61/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * (219180 * 25/100) = Rs.763842.3/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती ओवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 14496455.61 + 0 + 0 + 0 + 763842.3 + 0 + 0 + 0 + 0 + 0 =Rs.15260297.91/-				



Home Print

वरिष्ठ लिपीक अंधेरी-७

श. दुष्यम निबंधक, अंधेरी क. ७

बंदर - १८
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२०२३



CHALLAN
MTR Form Number-6



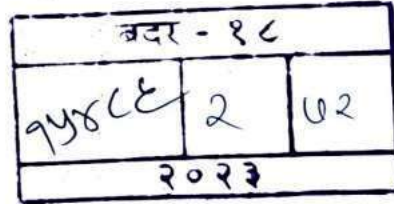
GRN	MH007562688202324E	BARCODE			Date	02/09/2023-12:39:40	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)					
Type of Payment	Registration Fee			PAN No.(If Applicable)	AALCP6360L				
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7			Full Name	PARANJAPE SPACES AND SERVICES PRIVATE LIMITED				
Location	MUMBAI			Flat/Block No.	FLAT NO.C-501,5TH FLOOR,BUILDING C,PARANJAPE ATHENA				
Year	2023-2024 One Time			Premises/Building					
Account Head Details		Amount In Rs.		Road/Street					
0030045501	Stamp Duty	1312000.00		TEACHERS COLONY					
0030063301	Registration Fee	30000.00		Area/Locality					
				BANDRA EAST.MUMBAI					
				Town/City/District					
				PIN					
				4 0 0 0 5 1					
				Remarks (If Any)					
				PAN2=EUYPS4470L--SecondPartyName=NIKETA AMIT SINGH-CA=21866600					
				Amount In					
				Thirteen Lakh Forty Two Thousand Rupees Only					
Total		13,42,000.00		Words					
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		03006172023090200304		462858879	
Cheque/DD No.		Bank Date		RBI Date		02/09/2023-12:40:30		Not Verified with RBI	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch		Scroll No., Date		Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 0000000000



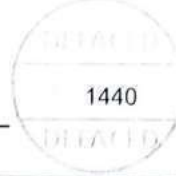


D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923023606993 Receipt Date 04/09/2023

Received from dhc, Mobile number 0000000000, an amount of Rs.1440/-, towards Document Handling Charges for the Document to be registered on Document No. 15486 dated 04/09/2023 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



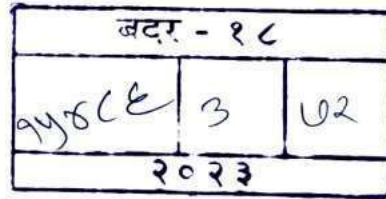
Payment Details

Bank Name PUNB Payment Date 02/09/2023

Bank CIN 10004152023090206604 REF No. 462942206

Deface No 0923023606993D Deface Date 04/09/2023

This is computer generated receipt, hence no signature is required.



AGREEMENT FOR SALE



Section 13(2) of The Real Estate (Regulation and Development) Act, 2016,

READ WITH

Rule 10 r/w „Annexure A” of Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine payable, Forms of Complaints and Appeal, etc.) Rules, 2017.

Maha RERA Registration No. P51800049529 dated 15/02/2023.

THIS AGREEMENT FOR SALE is made and executed at Mumbai, on this 04TH day of September 2023.

BETWEEN

PARANJAPE SPACES AND SERVICES PRIVATE LIMITED (PAN : AALCP6360L) a limited Company incorporated under Companies Act, 1956 and carrying on business as Builders and Developers, having their Office - at Office No 4, Anand Colony, PL No. 50/1, CTS No. 111/1, Erandwane, Pune, Maharashtra India 411004 through its Director & Authorized Signatory **Mr. Sachin Bhalchandra Hirap** hereinafter referred to as **"the PROMOTERS "** (which expression, unless it be repugnant to the context or meaning thereof, shall mean and include the successors and permitted assigns). The PSSPL (**PARANJAPE SPACES AND SERVICES PRIVATE LIMITED**) be referred to as **"PROMOTERS"** of the **ONE PART;**

AND

1) **MRS. NIKETA AMIT SINGH**

Age 38 years, Occupation: **BUSINESS**, PAN No. EUYPS4470L,

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Adult/s Indian Inhabitant/s, residing/having his/her/their address at **ROOM NO.8, SAI KRIPA RAHIVASHI SANGH, BEHIND VIJAY NAGAR BUILDING, BANDRA (E), MUMBAI 400051**, hereinafter referred to as **"the PURCHASER/S"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, (i) in the case of an individual/s, his/her/their respective heirs, executors, administrators, successors and permitted assigns; (ii) in the case of a partnership firm, its partner or partners for the time being constituting the said firm, the survivor or the last survivors of them and the legal heirs, executors, administrators and permitted assigns of the last surviving partner and their/his/her permitted assigns and (iii) in the case of a Company, or limited liability partnership, or a body corporate or juristic entity, its successors in-title and permitted assigns) of the **OTHER PART:**

WHEREAS:

A. The Maharashtra Housing and Area Development Authority (earlier known as Maharashtra Housing Board), a statutory authority constituted under the Maharashtra Housing and Area

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Development Act, 1976 (hereinafter referred to as "MHADA"), is the owner of and as such entitled to all those pieces and parcels of land or ground measuring in aggregate approximately 3,509.30 sq. mtrs., bearing S. No. 379 corresponding C.T.S. No. 609, of village Bandra (East), Taluka Andheri, District Mumbai Suburban situated at Teachers Colony, Off Western Express Highway, Bandra (East) Mumbai 400 051 (hereinafter referred to as the "Larger Land"); which land is more particularly described in the First Schedule hereunder written and is shown delineated in red colour boundary line on the layout plan thereof annexed hereto and marked as Annexure "A".

- B. In pursuance of Low Income Group Housing Scheme of MHADA, in or about 1970, MHADA constructed on the Larger Land two buildings being Building No. 1 and Building No. 2 both having 40 tenements each and allotted the tenements in each of the said buildings to various allottees.
- C. Allottees of the tenements in building no. 1 formed themselves into a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act 1960 called as the Mumbai Nagarpalika Prathmik Shikshak Co-op. Hsg. Soc. Ltd ("MNPS") having registration no. BOM/HSG/4166/1974 and the allottees of the tenements in building no. 2 formed themselves into a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act 1960, called as the Adarsha Adhyapak Co-op Hsg. Soc. Ltd ("ADARSHA") having registration no. BOM/HSG/4172/1974. The said MNPS and ADARSHA are hereinafter collectively referred to as "the said original societies";
- D. By, under, in the manner, for the consideration and on the terms and conditions recorded in the Lease Deed dated 16th September, 1995 ("MNPS Lease Deed") executed by and between MHADA (therein referred to as 'the Authority') of the One Part and Mumbai Nagarpalika Prathmik Shikshak Co-operative Housing Society Limited ("MNPS") (therein referred to as the Society') of the Other Part and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. PBDR-1/ 1251 of 1995, MHADA leased a portion of the said Land admeasuring 973.28 square meters ("MNPS Land") in favour of MNPS for a period of 99 (ninety-nine) years commencing from 1st January, 1973 while the multi-storied building standing on the MNPS Land, consisting of ground plus four floors comprising of 40 (forty) tenements ("MNPS Building") was granted, conveyed and assured by MHADA to MNPS by, under, in the manner, for the consideration and on the terms and conditions recorded in the Sale Deed, also dated 16th September, 1995, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. PBDR-1/ 1249 of 1995.



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- E. By, under, in the manner, for the consideration and on the terms and conditions recorded in the Lease Deed dated 18th September, 1995 ("ADARSHA Lease Deed") executed between MHADA (therein referred to as 'the Authority') of the One Part and Adarsha Adhyapak Co-operative Housing Society Limited ("ADARSHA") (therein referred to as 'the Society') of the Other Part and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. PBDR-1/ 1253 of 1995, MHADA leased a portion of the said Land admeasuring 939.59 square meters ("ADARSHA Land") in favour of ADARSHA for a period of 90/99 (ninety or ninety-nine) years commencing from 1st January, 1973 while the multi-storied building standing on the ADARSHA Land, consisting of ground plus four floors

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comprising of 40 (forty) tenements ("ADARSHA Building") was granted, conveyed and assured by MHADA to ADARSHA by, under, in the manner, for the consideration and on the terms and conditions recorded in the Sale Deed, also dated 18th September, 1995, registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. PBDR-1/ 1255 of 1995.

The said parcels of lands, admeasuring 973.28 sq. mtrs and 935.59 sq. mtrs aggregating to 1,912. 87 sq. mtrs, are hereinafter collectively referred as the "Lease Lands" while the said buildings, viz. the MNPS Building and ADARSHA Building, are hereinafter collectively referred to as "the Original Buildings".

F. Though MHADA has executed aforesaid Leases in favour of MNPS and ADARSHA in respect of the respective lands on which the said Building Nos. 1 & 2 are constructed, there is a boundary wall on the periphery of the said Larger Land and since inception the said Larger Land within the boundary wall is in use and occupation of MNPS and ADARSHA collectively.

G. In view of the age and condition of the buildings and the development potential available in respect of the property MNPS and ADARSHA jointly conducted a structural stability survey from Structural Engineers M/s. Right consultants in the year 2005 and obtained the report from them, under which the said Structural Engineers opined that the existing buildings require substantial and material repairs. In view thereof MNPS and ADARSHA decided that it will be in the interest of all the existing members and their families if the property is developed by demolition of the Original Buildings and by constructing new buildings on the Larger Land.

H. The General Body of MNPS and ADARSHA duly passed an resolution at their respective Special General Body Meetings, both held on 3rd October 2010, whereby they resolved to appoint Paranjape Schemes (Construction) Limited ("PSCL") as the developer to re-develop the said Property, subject to compliance by the PSCL (Paranjape Schemes (Construction) Limited) of certain conditions precedent and authorized the Managing Committee of MNPS and ADARSHA to finalise all matter in respect of the re-development and to sign and execute all development documents for and on behalf of the MNPS and ADARSHA;

By and under a Letter dated 8th October, 2010 addressed by the Assistant Registrar of Co-operative Societies, MHADA to the MNPS and ADARSHA, the Assistant Registrar of Co-operative Societies granted its no objection for the development of the MNPS and ADARSHA Property by PSCL.

J. In their respective General Body Meetings, both held on 25th December 2010, members of the MNPS decided to merge into ADARSHA and ADARSHA agreed for such merger and in pursuance thereof MNPS made necessary application for merger with ADARSHA to the Dy. Registrar of Co-operative Societies by its letter dated 22nd March 2011. Also, ADARSHA informed to the Dy. Registrar of Co-operative Societies by its letter dated 22nd March 2011 of its willingness to the merger;



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K. By his Order No. Dy. Registrar/Co-op Mumbai Board 5463/2011 dated 3rd October 2011 the Deputy Registrar of Co-operative Societies duly granted his consent to and ordered the merger of the MNPS with ADARSHA and consequent thereto, all the said forty allottees of tenements of building no. 1 jointly with the forty allottees of tenements in building no. 2, became existing members of ADARSHA ("the society");

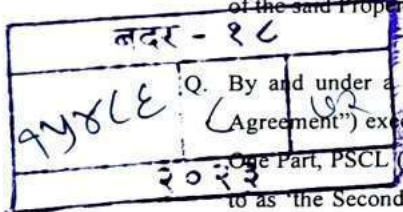
L. By and under a Resolution passed by the members of the ADARSHA Adhyapak Co-operative Housing Society Limited in a general body meeting dated 22nd October, 2011, for change of its name from ADARSHA Adhyapak Co-operative Housing Society Limited to Teachers Colony Co-Operative Housing Society Limited ("the said Society").

M. The PSCL (Paranjape Schemes (Construction) Limited) in the meantime intimated to the said Society desire of the PSCL (Paranjape Schemes (Construction) Limited) to carry out and complete the project of so developing the Property jointly with the PSCPPL (PSC Properties Private Limited).

N. By and under a Resolution passed by the said Society in a general body meeting dated 23rd October, 2011, the said Society inter alia granted its consent to PSCL and PSC Properties Private Limited ("PSCPPL") for jointly re-developing the said Property, in the manner as set out therein ;

O. By and under a Development Agreement dated 22nd December, 2011 ("Development Agreement") executed between the said Society (therein referred to as 'the Society') of the One Part, PSCL (therein referred to as 'the First Developer') and PSCPPL (therein referred to as 'the Second Developer') of the Other Part and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 500 of 2011, the said Society granted development rights with respect to the said Property in favour of the PSCL and PSCPPL, for the consideration and on the terms and conditions more particularly set out therein;

By and under a Power of Attorney (which appears to have been executed on 22nd December, 2011) as per the Index II ("Power of Attorney") executed by said Society in favour of PSCL and PSCPPL and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. BDR-4/ 37 of 2011, the said Society nominated, constituted and appointed PSCL and PSCPPL to do all the acts, deeds, matters and things in relation to the development of the said Property as more particularly set out therein.



Q. By and under a Supplementary Agreement dated 16th February, 2022 ("Supplementary Agreement") executed between the said Society (therein referred to as 'the Society') of the One Part, PSCL (therein referred to as 'the First Developer') and PSCPPL (therein referred to as 'the Second Developer') of the Other Part and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8173 of 2022, the Development Agreement was modified to the extent as stated therein, for the consideration and on the terms and conditions more particularly set out therein.

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R. By and under a Resolution dated 5th May, 2022 passed by the members of the said Society in an extra-ordinary general body meeting held on 29th March, 2022, following resolutions were passed:

1. The said Society granted its consent to PSCL and PSCPPL to assign, inter alia, the development rights in respect of the re-development project of the said Society pertaining to said Property unto and in favour of the Promoters, subject to the terms and conditions as stated therein.
2. All the conditions set out in the clause 2.2 of the Development Agreement are compiled by PSCL and PSCPPL except sub clause no. 2.2[a(iii)] of the Development Agreement which shall be complied by the Promoters on or before obtaining Occupation Certificate of Rehabilitation Buildings from the competent authority.
3. Pursuant to the Power of Attorney, PSCL shall be entitled to assign all the powers it has acquired under the Power of Attorney, to the Promoters and/ or its nominees.

S. By and under a Deed of Assignment dated 31st May, 2022 ("Assignment Deed") executed between PSCL (therein referred to as 'Assignor No. 1') of the One Part, PSCPPL (therein referred to as 'the Assignor No. 2') of the Second Part, the Promoters (therein referred to as 'the Assignee') of the Third Part, said Society (therein referred to as 'Confirming Party') of the Forth Part and PSCL (therein referred to as 'Guarantor') of the Fifth Part and registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 7608 of 2022, PSCL and PSCPPL granted, sold, conveyed, assigned, transferred and assured development rights with respect to the said Property granted by the said Society in the Development Agreement subject to all the responsibilities, obligations and liabilities of the PSCL and PSCPPL, in favour of the Promoters, for the consideration and on the terms and conditions more particularly set out therein, and the said Society confirmed the same.



Under the terms of the Assignment Deed, all the previous contracts, agreements, powers of attorney, development permissions including but not limited to Offer Letter, N.O.C. and IO issued by the concerned MHADA authorities or other concerned authorities as are so obtained by PSCL and PSCPPL, benefits of decisions/ resolutions etc executed/ registered/ passed/ agreed between PSCL and PSCPPL and the said Society, stood assigned unto and in favour of the Promoters absolutely and without any reservations subject however to the fulfilment of the terms and conditions thereof by the Promoters.

U. The Promoters have declared that pursuant to the Assignment Deed and upon application being made by the Promoters in this regard, MHADA has revised the Commencement Certificate dated 9th January, 2023 for development in the said Property, issued in favour of the Promoters. The Promoters have further declared and undertaken that the Promoters are in the process of obtaining / revising / re-validating all the approvals, permissions, consents,

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no objections, etc., for the development of the said Property, from the statutory authorities, in favour of the Promoters.

V. Civil Aviation NOC's:

- a. By and under a Letter dated 8th October, 2015 bearing reference No. BT-1/NOCC/CS/MUM/15/B/233/1643/702-05, Airport Authority of India *inter alia* granted its No Objection Certificate in favour of the said Society for construction of proposed structure on said Land upto 52.15 meters AGL and 56.90 meters AMSL, for a period of 5 (five) years, in the manner and on the terms and conditions set out therein.
- b. By and under a Letter dated 12th March, 2020 bearing NOC ID No. SNCR/WEST/B/022920/451032, Airport Authority of India granted its No Objection Certificate in favour of PSCL for construction of proposed structure on the said Land upto a height of 53.94 meters AMSL and the same is valid upto 10th March, 2028, in the manner and on the terms and conditions set out therein.
- c. By and under a Letter dated 7th September, 2022 bearing NOC ID No. SNCR/WEST/B/022920/451032, Airport Authority of India granted its No Objection Certificate in favour of PSCL for construction of proposed structure on the said Land upto a height of 53.95 meters AMSL and the same is valid upto 6th September, 2030, in the manner and on the terms and conditions set out therein.

W. MHADA has issued the following Offer Letters:



- a. By and under an Offer Letter bearing no. CO/MB/REE/NOC/F826/1666/2015 dated 5th December, 2015, issued by MHADA to said Society, *inter alia*, MHADA has sanctioned the proposal for the development of the said Land under the provisions of Regulation 33(5) of the Development Control Regulations for Greater Mumbai, 1991, in the manner and on the terms and conditions as set out therein.
- b. By and under an Offer Letter dated 12th April, 2021 bearing Reference No. CO/MB/REE/NOC/F-826/826/2016 ("**said Offer Letter**") issued by MHADA to said Society, *inter alia*, MHADA has sanctioned the proposal for the development of the said Land under the provisions of Regulation 33(5) of the Development (Control and Promotion) Regulations for Greater Mumbai, 2034, in the manner and on the terms and conditions as set out therein.

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- c. Under the said Offer Letter, MHADA has permitted the utilisation of 9,627.90 square meters [i.e. existing built-up area admeasuring 3,209.30 square meters (973.28 square meters i.e. Society No. 1 Land, (ii) 939.59 square meters i.e. Society No. 2 Land, (iii) 702.42 square meters of tit-bit land and (iv) 594.01 square meters of D.P Road area) + Additional built-up area admeasuring 6,450.30 square meters on the said Land admeasuring 3,209.30 square meters along with relocation of RG area admeasuring 300 square meters being the balance portion of land bearing CTS No. 609 of Village Bandra (East) (other than the said Land), on the terms and conditions as stated therein. As per the said Offer Letter, an amount of Rs. 23,19,08,938/-

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(Rupees Twenty Three Crores Nineteen Lacs Eight Thousand Nine Hundred and Thirty Eight only) had to be paid to MHADA as premium, out of which an amount of Rs. 12,27,90,678/- (Rupees Twelve Crores Twenty Seven Lacs Ninety Thousand Six Hundred and Seventy Eight only) has been duly paid in accordance with the Order dated 20th August, 2019 passed by the Government of Maharashtra read with Orders dated 23rd February, 2021 and 25th February, 2021 passed by MHADA *inter alia* permitting payment of 50% of the MHADA premiums.

X. MHADA has issued the following No Objection Letters:

- a. MHADA vide its letter dated 11th February, 2016 bearing Reference No. CO/MB/REE/NOC/F-826/256/2016 addressed to Executive Engineer, Building Proposal Department (WS), issued its no objection for the development of the said Land, in the manner and on the terms and conditions set out therein.
- b. MHADA vide its letter dated 18th October 2021 bearing Reference No. CO/MB/REE/F-826/2548/2021 ("said NOC") addressed to Executive Engineer (Western Suburbs), Building Permission Cell, MHADA, issued its no objection for development of the said Land, in the manner and on the terms and conditions as setout therein.

Y. By and under a Letter dated 17th July, 2017 bearing no. FB/HR/R111/92, Mumbai Fire Brigade, MCGM has granted no objection with respect to high rise residential building proposed to be constructed on the said Land comprising of five wings designated as Wing 'A', 'B', 'C', 'D' and 'E' having common basement + common ground floor on stilt + common 1st podium + 2nd 1st to 14th upper residential floors with a total height of 48.93 meters from general ground level up to terrace level, in the manner and on the terms and conditions as setout therein.

Z. The State Level Environment Impact Assessment Authority ("SEIAA") has in its 86th Meeting held on 30th January 2019, *inter alia*, recommended the proposal to SEIAA for prior environment clearance subject to conditions as stated therein, in the manner and on the terms and conditions as setout therein:

AA. Building Permission Cell, Greater Mumbai / MHADA has vide Intimation of Approval dated 30th November 2021 bearing no. MH/EE/BP Cell/GM/MHADA-92/94/2021, sanctioned the layout plan of the said Land and the building plans with respect to the buildings to be constructed on the said Land, in the manner and on the terms and conditions as setout therein

BB. It appears that pursuant to the assignment of the development rights of the said Property by the PSCL and PSCPPL in favour of the Promoters, MHADA has by and under a Commencement Certificate bearing reference no. MH/EE/(BP)/GM/MHADA-92/941/2023/CC/1New dated 9th January, 2023 issued in favour of the Promoters, granted development permission under Section 44 and 69 of the Maharashtra Regional Town Planning Act, 1966 ("MRTP Act") to carry out development and building permission under section 45 of MRTP Act to proposed redevelopment of said Buildings on the said Land, in the manner and on the terms as stated therein. The Commencement Certificate is granted upto top of Plinth Level (i.e. upto height 0.15 meters AGL)



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CC. In pursuance of these permissions and as per the abovementioned Development Agreements as well as subsequent all writings, the Promoters propose to develop and construct one building with multiple wings on the said Property in a phase wise manner which building is proposed to be known as PARANJAPE ATHENA and have made a common layout for the same for optimal utilization of common areas and facilities and as may be necessary for better planning, beneficial use and enjoyment of the Property (hereinafter referred to as the 'said Project'). Out of the said building, all the flats in two separate wings called as A and B wing in the aforesaid sanction dated 30th November 2021 are proposed to be constructed and handed over to the existing members of the aforesaid societies (hereinafter referred to as the "Members' Premises"). The flats in the remaining three wings called C, D and E wing in the aforesaid sanction dated 30th November 2021 are proposed to be the Promoters' entitlement proposed to be constructed, sold and handed over to the allottees / purchasers by the Promoters (hereinafter referred to as the "Free Sale Premises"). Apart from the said building/wings the Promoters shall be developing common recreation ground (R.G. Areas), Clubhouse and other amenities center as also parking facilities under stilts and/or mechanized car parking including parking tower etc. The Promoters expressly represent that they shall be constructing additional buildings/wings on the said Property or construct any additional structures on the proposed building by utilizing the entire balance building potential of the said Property as may be available any time hereafter. The location of the proposed wings housing Members' Premises and the wings housing Free Sale Premises and the common R.G. and common parking spaces, common amenities etc. are shown on the approved Layout Plan/Building Layout Plan for (i) One common basement, (ii) One common stilt and (iii) One common Podium are annexed as **Annexure "B"**. The said Wings A and B ; and C , D and E are earmarked and shown by their respective numbers on the said Layout Plan; The Promoters hereby disclose and declare that, building plans will be revised subsequently as per the requirement of further development in the project.

DD. While sanctioning the said Plans of PARANJAPE ATHENA, the Planning Authority and concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoters while developing the said Project Land and upon due observance and performance of which only the completion and occupation certificates in respect of the PARANJAPE ATHENA shall be granted by the concerned Planning Authority;



EE. The Promoters have also annexed to this Agreement the copies of the following documents as required by the provisions of the said Act and the Rules viz:-

i. Copy of Authenticated Block/Location Plan of Project Land of Project PARANJAPE ATHENA, delineating viz., (a) Teachers colony Co. Op. Housing Society Limited Wing A & B /Rehab Building in **Blue** Wash and (b) Teachers colony Co. Op. Housing Society Limited Wing C, D & E /the Sale Building in **Yellow** Wash along with the open spaces is annexed hereto and marked thereto as **Annexure "A"**;

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ii. Copy of the Floor plan of the said Flat agreed to be allotted to the Purchaser/s, is annexed hereto and marked thereto as **Annexure "B"**;

iii. Copy of Certificate of Title issued by Promoters Advocate. Annexed hereto and marked as **Annexure "C"**

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- iv. Copies of the Property Register Cards & City Survey Plans of the said Property comprising of Project PARANJAPE ATHENA are annexed hereto and marked thereto as **Annexure "D"** (collectively);
- v. Copy of Intimation of Approval (IOA) bearing No. MH/EE/BP Cell/GM/MHADA-92/941/2021 issued on 30/11/2021 is annexed hereto and marked thereto as **Annexure "E"**;
- vi. Copy of Commencement Certificate (CC) bearing No. MH/EE/(BP)/GM/MHADA-92/941/2023/CC/1/New on 09/01/2023, is annexed hereto and marked thereto is annexed hereto and marked thereto as **Annexure "F"**; The Promoters hereby disclose and declare that, building plans will be revised subsequently as per the requirements of further development in the project.
- vii. Copy of RERA Certificate bearing Project Registration No. **P51800049529** dated **15/02/2023** issued by Real Estate (Regulation and Development Act) 2016 under MAHA RERA for PROJECT PARANJAPE ATHENA is annexed hereto and marked thereto as **Annexure "G"**;

FF. Having understood the "**Scheme of Development**" of the Project Land (as recorded hereinabove) and having agreed and consented to the same, the Purchaser/s herein has/have applied to the Promoter for allotment to the Purchaser/s the Residential Flat No. **501** on **5TH** Floor of Wing C being constructed by the Promoter on the said Project Land (hereinafter referred to as "**the said Flat**");



The carpet area of the said Flat is **57.27** sq. mtrs. and "carpet area" means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Flat as defined in Section 2(k) of the Real Estate (Regulation and Development) Act, 2016;

HH. The Promoters and the Purchaser/s herein, relying on the confirmations, representations and assurances and declarations of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter:

II. The Promoters have entered into standard Agreement with an Architect registered with the council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects;

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JJ. The Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the Building and the Promoters accept the professional supervision of the Architects and the structural Engineer till the completion of the building;

KK. The term "the said Project" appearing in this Agreement shall as stated above mean the Project of development in a phase wise manner undertaken by the Promoters in respect of the said Property described in the First Schedule hereunder written;

LL. The Purchaser/s has/have demanded from the Promoter and the Promoter have given inspection to the Purchaser/s of all the documents of title relating to the said property and the plans designs and specifications prepared by the Promoter' Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder and under the provision of Maharashtra Ownership of Flats act, 1963;

MM. The Promoters have got the necessary approvals as mentioned hereinabove from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

NN. While sanctioning the said plans, the concerned local authority(s) has laid down certain terms, conditions, stipulations and restrictions and such terms, conditions, stipulations and restrictions till now have been and even hereafter will have to be observed and performed by the Promoters while completing the said Project of proposed construction and only upon the observations and performance whereof, the Occupation and Completion Certificates in respect of such construction shall be granted by the concerned local authority(s), the Promoters hereby agree to ensure that they shall duly observe and perform all such terms, conditions, stipulations and restrictions;



OO. The Purchaser/s has/have prior to the execution of this agreement taken physical inspection of the said property and have satisfied themselves about the same and about the title of the said Promoters to the said property and have accepted the same and shall not be entitled to any further investigation thereof and no requisition or objection whatsoever shall be raised in future in respect of any matter relating thereto;

PP. The Purchaser/s is/ are aware of all the terms and conditions contained in various documents hereinabove recited including the sanction for development (IOA) and shall

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observe all the terms and conditions applicable to him/her/them. The Purchaser/s hereby further agree/c and covenant/s with the Promoters to sign and execute all papers and documents in favour of the Promoters or otherwise as may be necessary for the purpose of enabling the Promoters to carry development on the said property and construct the proposed building in accordance with the sanctioned plans relating thereto or such other plans with such additions and alterations that may be sanctioned by the Building

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Permission Cell, MHADA and as the Promoter may in their sole discretion deem fit and proper the Purchaser/s is/ are aware of all the terms and conditions contained in various documents hereinabove recited including the sanction for development (IOA) and shall observe all the terms and conditions applicable to him/her/them. The Purchaser/s hereby further agree/s and covenant/s with the Promoters to sign and execute all papers and documents in favour of the Promoters or otherwise as may be necessary for the purpose of enabling the Promoters to carry development on the said property and construct the proposed building in accordance with the sanctioned plans relating thereto or such other plans with such additions and alterations that may be sanctioned by the Building Permission Cell, MHADA and as the Promoters may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of Building Permission Cell, MHADA or any other appropriate authorities in that behalf as well as for the construction of the said building on the said property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat agreed to be purchased by the Purchaser/s is not in any manner adversely affected;

QQ. The Parties after relying on the inspection, confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

RR. Prior to the execution of these presents the Purchaser/s has/have paid to the Promoters a sum of Rs.2186660/-, being part payment of the sale consideration of the said Flat agreed to be sold by the Promoters to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing:



Under Section 13(2) of The Real Estate (Regulation and Development) Act, 2016 r/w Annexure "A" of the Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine payable, Forms of Complaints and Appeal etc.) Rules, 2017, the Promoters are required to execute a written Agreement for sale of said Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

TT. It is in the contemplation of the parties and it has been specifically declared by the Promoters and made known to the Purchaser/s that the construction of the building and entire development of the said Project PARANJAPE ATHENA on the said Project Land is to be carried out and completed by the Promoters as may be permitted by the Planning Authority and under the relevant provisions under UDCPR, 2022 and other applicable laws from time to time;

UU. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the

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Purchaser/s hereby agree/s to purchase and acquire the said Flat and agree/s to accept the allotment of 1 Car Parking Space the number of which will be identified in a letter of Parking to be issued by the Promoters on payment of the full consideration and other charges payable to the Promoters;

VV. Provided that the Promoters shall have to obtain prior Permission in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law and save and except the permission in such an event, no other and/or further Permission of the Purchaser/s is/are required for any modifications, alterations, variations, or amendments of the plans including for additions in the said PARANJAPE ATHENA Wing A to E or any alteration or addition required by any Government authorities or due to change in law;

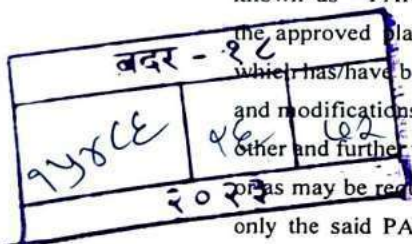
WW. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter:

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

1. **RECITALS TO FORM PART OF AGREEMENT** The recitals of this agreement shall form an integral part of this agreement.

2. The Promoters hereby declares and confirms that what is recited hereinabove with regard to its rights, title and interest of the Project Land shall be treated as declarations/representations on its part as if the same are set out herein in verbatim and forming an integral part of this Agreement. The Purchaser/s hereby declare/s and confirm/s that they has/have agreed to purchase/accept the allotment of the said Flat as also of the said Car Parking Space/s after having taken inspection of the documents of title relating to the Project Land and the plans, designs and specifications approved by the Planning Authorities and after having understood the Scheme of Development of the Project Land intended to be implemented by the Promoters.

3. The Promoters has commenced the construction of a Real Estate Project Building known as "PARANJAPE ATHENA" on the said Project Land, in accordance with the approved plans, designs and specifications approved by the Planning Authority which has/have been seen and approved by the Purchaser/s but subject to the variations and modifications to be carried out by the Promoters as stated hereunder and with such other and further variations and modifications as the Promoters may consider necessary as may be required by Planning Authority to be made in them or any of them and only the said PARANJAPE ATHENA" is the subject matter of this Agreement.



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CONSIDERATION

4. The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s the residential Flat No. 501 of Rera carpet area admeasuring 57.27 sq. mtrs. On 5th floor, in the C Wing known as **PARANJAPE ATHENA** " and as shown in the Floor Plan annexed hereto and marked thereto as **Annexure "B"** and more particularly described in the **2ND SCHEDULE** hereunder written (hereinafter referred to as "**the said Flat**") for the consideration of **Rs.21866600/-** which includes the benefit of the proportionate share in the common areas and facilities and open spaces on Project Land more particularly described in the **1st SCHEDULE** hereunder written in the said **PARANJAPE ATHENA** and sole and exclusive benefit of restricted area referred to in the **2ND SCHEDULE** hereunder written.

5. The Purchaser/s hereby agree/s to acquire from the Promoters and the Promoters hereby agrees to allot to the Purchase/s **1 parking Space** in the of Parking Tower and more particularly described in the **2ND SCHEDULE** hereunder written, the number of which will be identified in a separate letter of Parking Lot allotment to be issued by the Promoters on payment of the full consideration and other charges payable to the Promoters.

6. The Promoters has put the Purchaser/s to specific notice/and given verification of parking plan, about these limitations about the height of the vehicle, etc., and after understanding this completely, the Purchaser/s has/have agreed to purchase the tenement. It is therefore agreed that the Purchaser/s will not and will not be entitled to raise any objection regarding the height of the parking slots which would be allotted to the Purchaser/s and will not be entitled to make any claim against the Promoters on that or seek any cancellation on that ground or claim any rebate or discount on that



7. The total aggregate consideration amount for the apartment is thus **Rs. 21866600/-**

Purchaser/s has/have paid on or before execution of this agreement a sum of **Rs. 2186660/-** as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of **Rs.19679940/-** in the following manner:

Payment Plan

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1	Rs.2186660/- (10% of total consideration)	Paid to the Promoter prior to the Execution of agreement	95808	90	02
2	Rs.4373320/- (20% of total consideration)	Immediate after Execution of Agreement	२०२३		
3	Rs. 2186660/- (10% of total consideration)	After completion of Foundation of the said building or wing			

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4	Rs. 1093330/- (5% of total consideration)	After Completion of Plinth of the said building or wing
5	Rs. 1093330/- (5% of total consideration)	After Completion of 1st Slab of the said building or wing
6	Rs. 1093330/- (5% of total consideration)	After Completion of 3rd Slab of the said building or wing
7	Rs. 1093330/- (5% of total consideration)	After Completion of 6th Slab of the said building or wing
8	Rs. 1093330/- (5% of total consideration)	After Completion of 10th Slab of the said building or wing
9	Rs. 1093330/- (5% of total consideration)	After Completion of 14th Slab of the said building or wing
10	Rs. 1093330/- (5% of total consideration)	After Completion of Internal plaster, flooring, doors and windows of the said Apartment
11	Rs. 2186660/- (10% of total consideration)	After Completion of External plumbing, External plaster, Elevation, Terraces with water proofing of the said building or wing
12	Rs. 2186660/- (10% of total consideration)	After Completion of the lifts, water pump, electrical fittings, electro, mechanical and environmental requirements, entrance lobby/s, plinth protection and all other requirements as may be prescribed in this agreement of the said building or wing
13	Rs. 874664/- (4% of total consideration)	After Receipt of Occupancy Certificate & Completion Certificate
14	Rs. 218666/- (1% of total consideration)	TDS (Immediate After Execution of Agreement)



The Sale Price shall be exclusive of all taxes, levies, duties, cesses etc. All such taxes, levies, duties, cesses levied under whichever Act and under whatever name, (whether applicable/payable now or become applicable/ payable in future) including Goods and Service Tax (GST), etc. shall be borne and paid by the Purchaser/s alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof. In the future and even after the Purchaser/s having paid Goods and Service Tax (GST), and other such taxes and for reasons of the concerned tax authority

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demanding further amounts by way of taxes, then such difference/increase in taxes or such demand made by the concerned tax authority will be borne and paid by the Purchaser/s. Notwithstanding the generality of the foregoing provision, it is hereby clarified that in the event of the Promoter being required to bear and/or pay any of such taxes on any ground and/or for any reason whatsoever any time hereafter, the Promoter shall be entitled to recover the same from the Purchaser/s in addition to the Sale Price receivable by the Promoter from the Purchasers/ in which event the Promoter shall be entitled to give to the Purchaser/s a written notice intimating to the Purchaser/s the amount/s of tax/es so paid by

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the Promoter and unless the Purchaser/s reimburse/s to the Promoter the amount/s so paid in this behalf by the Promoter within 7 days from receipt of such a notice by the Purchaser/s, the Purchaser/s shall be liable to pay to the Promoter interest on such sums from the date of the Promoter having paid the same till the date on which the Promoter receives and/or recovers from the Purchaser/s whole of the amount thus paid by the Promoter together with up-to-date interest thereon, such interest being computed at StateBank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) plus 2% per annum. In such an event, the Promoter shall be entitled to adjust the amount/s from time to time received from the Purchaser/s first towards the amounts thus due from the Purchasers before applying the same for the purposes for which the same are so received from time to time.

10. The Purchaser/s further agree/s, undertake/s and covenant/s that while making the payment of the installments of Sale Price the Purchaser/s is/are under statutory obligation to deduct TDS as may be applicable from time to time. The Purchaser/s shall deposit the said TDS and shall furnish the TDS certificate to the Promoters before completion of the transaction as per prevailing Income Tax rules.



Purchaser/s shall be responsible for ensuring that the payments of each of the instalment and other dues is made within 07 (Seven) days from the date of issue of Demand Letter by the Promoters and payment shall be deemed to have been made when credit is received for the same by the Promoters in its bank account. The Purchaser/s acknowledges that he/she/they have chosen the aforesaid Payment Plan since it offers several advantages to him/her/them. The Purchaser/s shall make all payments of the purchase price due and payable by the Purchaser/s through an account payee cheque/ demand draft / pay order / wire transfer/ anyother instrument drawn in favour of **"PARANJAPE SPACES AND SERVICE PRIVATE LIMITED – PARANJAPE ATHENA, Bank Name – KOTAK MAHINDRA BANK, Kothrud, Pune – 411038 Account Number -9546434522 "** AND furthermore, the Purchaser shall pay GST amount to the Promoters through an account payee cheque/ demand draft / pay order / wire transfer/ anyother instrument drawn in favour of **"PARANJAPE SPACES AND SERVICES PRIVATE LIMITED –STAMP DUTY/REG/GST , Bank Name –KOTAK MAHINDRA BANK, Kothrud, Pune – 411038, Account Number - 9546789097 "**.. In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the purchase of the said Flat, the Purchaser/s undertake/s to direct such financial institution to, and shall ensure that such financial institution does, disburse/pay all such amounts towards purchase price due and payable to the Promoters through an account payee-cheque/demand draft drawn in favour of the Promoters as stated hereinabove. Any payments made in favour of any other account other than mentioned herein shall not be treated as payment towards the said Flat.

12. The Total Price is escalation-free, save and except escalations/ increases, (which the the Purchaser/s agrees to pay) due to increase on account of development charges payable to any Planning Authority, Development Authority or any other Statutory or Regulatory Planning Authority and/or other increase in charges which may be levied or imposed by the aforesaid Planning Authority/s, Local Bodies/ Central or State Government from

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time to time. The Promoters undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, costs or levies imposed by the aforesaid Authorities, etc., the Promoters shall enclose the said notification/order/rule/regulation, published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments. See clause No.1.3 -Pg No.5 for registration extension.

13. The Promoters shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the PARANJAPE ATHENA Building is complete and the Occupancy or part of Occupation Certificate is granted by the Competent Planning Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then, Promoters shall refund the excess money paid by Purchaser/s within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Promoters shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate, per square meter as can be worked out from the provisions of Clause 4 [v[3] of this Agreement.

14. The Purchaser/s authorize/s the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name/s as the Promoters may in its sole discretion deem fit and the Purchaser/s undertake/s not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.



The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned Local/Planning Authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Purchaser/s, retain from the concerned Local/Planning Authority occupancy certificate in respect of the said Flat.

16. Time is the essence of the contract for the Promoters as well as the Purchaser/s. The Promoters shall abide by the time schedule for completing PARANJAPE ATHENA and handing over the said Flat to the Purchaser/s after receiving the Occupancy Certificate/Part OC of PARANJAPE ATHENA and the common areas to the Association of the Purchaser/s / Society after receiving the Occupation Certificate of the PARANJAPE ATHENA. Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/ her/ them and meeting the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoters as provided in the payment clause herein above ("Payment Plan").

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17. The amount due before possession, being the balance consideration, will be forthwith paid by the Purchaser/s to the Promoters on the Promoters notifying to the Purchaser/s that the said Flat is ready for occupation or on the Promoters at the request of the Purchaser/s, give/s to the Purchaser/s the permission to carry out their preliminary/furniture work in the Flat allotted herein, whichever is earlier. It however is clarified that whether to permit the Purchaser/s to carry out any such preliminary/furniture work before the said Flat is ready for occupation shall entirely be the discretion of the Promoter.
18. The Purchaser/s hereby undertake/s to pay the amount of the GST/Statutory Taxes along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the deduction of TDS, the amount of GST applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable GST. Provided Further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government, GST or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same.



The said PARANJAPE ATHENA is being developed under DCR 33(5) of the DCPR of Mumbai, 2034, wherein vide clause 3.8 thereof, the sale FSI is depending upon the FSI required to be used/ consumed for the Rehab Component. Consequently, the Sale FSI which would be available to the Promoters is not depending on the area of the land but depending on the number of rehab tenements and the Rehab BUA/component required to rehabilitate the Rehab Occupants/tenements thereon. According to the NOC No: 15/MB/REE/NOC/F-826/2548/2021 Dated 18/10/2021 issued by MHADA being Planning Authority, the total FSI available for free sale is 9627.90 sq. mtrs. excluding fungible FSI. Since The Promoters hereby declares that the Building Potential available as on date in respect of the said project "PARANJAPE ATHENA" is 11719.76 sq. mtrs. (approx. Built up area) only. The Promoters has planned to utilize Building Potential by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project PARANJAPE ATHENA and completing the entire building to be constructed on the Project Land. The Promoters has disclosed the total Building Potential/Floor Space Index of the said Project as proposed to be utilized by it on the Project Land in the said Project and Purchaser/s has/have agreed to purchase the said Flat based on the proposed construction and sale of flats to be carried out by the Promoters by utilizing the proposed total Building Potential and on the understanding

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that the declared entire proposed as also future increased Building Potential, if available before obtaining the Occupation Certificate of the last Apartment shall belong to Promoters only.

20. If the Promoters fails to abide by the time schedule for completing the project and handing over the said Flat to the Purchaser/s, the Promoters agrees, Subject to the Purchaser/s having paid all the amounts due and payable herein as per the timelines stated herein, to pay to the Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule (Simple Interest at StateBank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) plus 2% per annum. Provided further that in case the SBI's MCLR is no longer in use, MCLR would be replaced by equivalent benchmark rate used by SBI), on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession. However the Purchaser/s will/shall be entitled to waive this interest. The Purchaser/s agree/s to pay to the Promoters, interest also as specified in the Rules, recorded as above, on all the delayed payment which become due and payable by the Purchaser/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoters, till the date of realization of such payment. The Purchaser/s confirms that the payment of interest by the Purchaser/s shall be without prejudice to the other rights and remedies of the Promoters and shall not constitute a waiver of the same by the Promoters, unless specifically provided by the Promoters in writing.
21. The Promoters shall have the first lien and paramount charge on the said Flat agreed to be sold to the Purchaser/s in respect of any amount due and payable by the Purchaser/s under the terms and conditions of this Agreement.



without prejudice to the right of Promoters to charge interest in terms of clause 20 above, in the event of the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and the Purchaser/s committing breach of any of the terms and conditions herein contained and/or the Purchaser/s committing any 3 (three) defaults of payment of installments, the Promoters shall at its own option, may terminate this Agreement.

Provided that, Promoters shall give notice of 15 (fifteen) days in writing to the Purchaser/s by Speed/Registered Post AD at the address provided by the Purchaser/s and/or mail at the e-mail address provided by the Purchaser/s of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, the Promoters shall be entitled to terminate this Agreement.

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Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s (subject to adjustment and recovery of the mutually agreed predetermined liquidated damages of an amount equivalent to 10% of the

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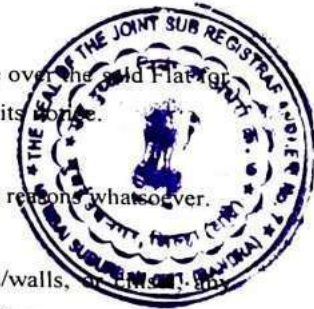
Purchase Consideration and any other amount which may be payable to Promoters) within a period of 30 (thirty) days of the termination, the installments of sale consideration of the said Flat which may till then have been paid by the Purchaser/s to the Promoters.

In case the Purchaser/s decide/s to opt out of this contract, and/or terminate this Agreement then the Promoters shall also be entitled to mutually agreed liquidated damages, of an amount equivalent upto 10% of the Purchase Consideration without prejudice to the other rights of the Promoters under foregoing clause.

23. It is specifically agreed by the Purchaser/s that all defaults, non- compliance of the terms and conditions of this Agreement including but not limited to the defaults specified herein shall be deemed to be the events of defaults liable for consequences stipulated in this Agreement:-

- i. Failure or incapacity on the part of the Purchaser/s to make all the payments and dues within the time as stipulated in this Agreement for any reasons whatsoever or failure to pay the Purchase Consideration, Taxes on sale or Transfer of Apartment, Taxes levied by Local Authority or Planning Authority, TDS contribution, maintenance charges, outgoings, appropriate, legal charges, any incidental charges, any increases in security, deposits including but not limited to maintenance, security as demanded by the Promoters, any other charges, deposits or any amount payable under this Agreement as may be notified by the Promoters to the Purchaser/s under the terms of this Agreement.
- ii. Failure or incapacity on the part of the Purchaser/s to perform and observe any or all the obligations as set forth in this Agreement, failure to execute any deed/ document/ undertaking/ indemnities/ Affidavits/ Letters etc. in relation to the said Flat.
- iii. Failure or incapacity on the part of the Purchaser/s to take over the said Flat or occupation within the time stipulated by the Promoters in its work.
- iv. Dishonour of any cheque(s) given by the Purchaser/s for any reasons whatsoever.
- v. Any Structural changes such as breaking of any beams/walls, structural members in any manner whatsoever of the building.
- vi. In case the Promoters exercises its option to termination of this Agreement on the grounds set out in clause No.23 stated herein, then the Promoters shall also be entitled to mutually agreed predetermined liquidated damages, of an amount equivalent to 20% of the Purchase Consideration without prejudice to the other rights of the Promoters under foregoing clause.

vii. On the Promoters failing to give possession of the said Flat, as stated herein,



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the Purchaser/s shall be entitled, at his/her/their own option and discretion either to terminate this Agreement by giving notice to rectify the breach within 120 days specifying the breach, and if the said breach is not remedied by the Promoters within 120 days, then 30 days from the date of the expiry of the said Notice period, the Purchaser/s at his/her/their own option and discretion is entitled to terminate this Agreement PROVIDED HOWEVER that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s the amount which may till then have been paid by the Purchaser/s to the Promoters along with simple interest at the rate of the SBI's marginal cost of lending rate (MCLR) plus 2% per annum.

viii. The Purchaser/s agree/s that upon termination of this Agreement, the Promoters will be released and discharged of any and all liabilities and obligations under this Agreement and the Purchaser/s hereby acknowledge/s and also irrevocably authorize/s the Promoters to sell the said Flat to any other party or deal with the same in any other manner as the Promoters may in its sole discretion deem fit and proper as if this Agreement had never been executed and without accounting to the Purchaser/s for any of the proceeds of such sale.

ix. In the event of the cancellation of the Agreement by the Purchaser/s and/or Promoters deciding to terminate this Agreement, any amount which is found to be refundable to the Purchaser/s over and above the amounts adjusted towards mutually agreed liquidated damages or, interest on delayed payments or any interest paid, or any other amount including but not limited to the brokerage/commission, if any paid by the Promoters and any other costs incurred by them. In case the Purchaser/s has/have obtained loan against the security of the said Flat by obtaining written consent of the Promoters, then the Promoters shall first refund the amount outstanding and payable to the Lender given in respect of the said Flat and thereafter the balance amount shall be refunded to the Purchaser/s after adjusting the agreed liquidated damages.



The Purchaser/s agree/s that in the event of the cancellation of the Agreement by the Purchaser/s and/or termination of this Agreement by the Promoters as provided in this Agreement, and in the event of the said Apartment being in the possession of the Purchaser/s then the Promoters shall forthwith be entitled to and have the right to resume possession of the same and the license, if any granted for use of the Car Parking Space(s) shall stand terminated ipso facto with termination of this Agreement.

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xi. Upon termination and cancellation of this agreement, the Purchaser shall execute and register appropriate cancellation deed in respect of the said Flat.

24. The Amenities to be provided by the Promoters in the said PARANJAPE ATHENA and the said Flat are set out in 3RD SCHEDULE, hereunder written.

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25. PROCEDURE FOR TAKING POSSESSION:

- a. Upon completion of the said PARANJAPE ATHENA and on obtaining Full/Part Occupation Certificate for the PARANJAPE ATHENA and Subject to the Purchaser/s not being in breach of any of the terms and conditions hereof and the Purchaser/s paying the entire consideration and other dues and charged payable by the Purchaser/s under this Agreement, the Promoters shall endeavor to complete the construction of PARANJAPE ATHENA and give possession of the said Flat to the Purchaser/s on or before 31/12/2027.
- b. If the Promoters fails or neglects to give possession of the said Flat to the Purchaser/s on account of reasons beyond its control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said Flat with interest as specified in the Rules (clause 20 hereinabove) from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of said Flat on the aforesaid date, if the completion of building in which the said Flat is to be situated is delayed on account of –

- War, Civil Commotion or act of God;

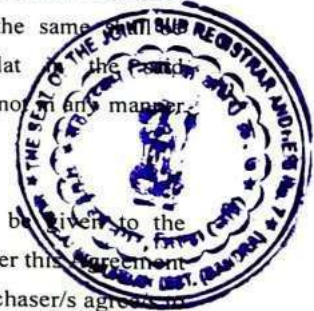
Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

- c. After possession of the said Flat is handed over to the Purchaser/s, if any additions or alterations (not arising by reason of any breach by the Promoters of any law, rules or regulations) in or about or relating to the said PARANJAPE ATHENA and/or the said Flat are required to be carried out by any statutory authority, the same shall be carried out by the Purchaser/s and the other acquirers of the Flat in the said PARANJAPE ATHENA at their own costs and the Promoters will not in any manner be responsible or liable for the same.

- d. Under no circumstances the possession of the said Flat shall be given to the Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s has/have been made by him/her/them. The Purchaser/s agrees to pay the maintenance charges as determined by the Promoters or Association of Purchasers, as the case may be and the MCGM Taxes / Assessment as levied by the said Authority.

- e. Once the said Flat is ready for possession, the Promoter shall give a written intimation in this behalf to the Purchaser/s. Within 7 days from receipt of such an intimation but in any event before taking from the Promoter vacant physical possession of the said Flat, the Purchaser/s shall pay to the Promoter the following amounts:

- i. **Rs.600/-** towards share money, application & entrance fee of the said



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Society, viz. Teachers Colony Co-Operative Housing Society Limited aforesaid;

- ii. Rs. Nil /- for proportionate share of the Purchaser/s in the Sinking Fund of the said Society.
- iii. Rs. Nil /- for proportionate share in deposits towards Water, Electric, and other utility and service connection charges &
- iv. Rs. Nil /- for proportionate share in the construction cost of electrical receiving and substation provided in project.
- v. Rs. 192192/- towards estimated share of the said Flat in maintenance charges and outgoings like Water bill, Common Electricity bill, property tax, parking charges, amenity charges etc. computed for the period of 24 months which amount presently is calculated at the rate of Rs. 13/- (Rupees Thirteen only) per square foot per month of RERA carpet area but which amount might suitably be increased by the Promoter at the relevant time should there be any increase in any of the expenses comprised in the said amount including the Property Tax. The said period of 24 months shall commence from the date of the Promoter giving to the Purchaser/s the written intimation about the said Flat being ready for possession. At the time of the Promoter handing over management of the new Building/s to the said Society, the Promoter shall also hand over to the said Society the balance amount, if any, out of the amount thus paid by the Purchaser/s to the Promoter. The Promoter however shall not be liable to pay any interest on the amount thus deposited with the Promoter.
- vi. to the developer shall not carry any interest.



The Purchaser/s agree/s and accept/s that the Promoter will give the consolidated accounts of only payments made under clauses (e) mentioned above. Hereinabove that is, paid by the Purchaser/s towards share money, application and entrance fee, towards two years provisional outgoings. The Promoter will not be liable to give accounts of any other sums received from the Purchaser/s. Accounts of these two items shall be rendered to the Purchaser/s by the Promoter within two months from the date on which the membership application that shall have been made by the Purchaser/s to the said Society shall have been accepted by the said Society. The Purchaser/s shall not demand from the Promoter to render individual accounts to each of the Purchaser/s.

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not be liable to render accounts for the same to the Purchaser/s or to the said society.

- h. The Purchaser/s agree/s that out of the above all expenses paid by the Purchaser/s towards share money, application and entrance fee, towards miscellaneous expenses and other respectively are non- refundable. The Purchaser/s shall not demand from the Promoter to render individual accounts to each of the Purchaser/s.
- i. If the Purchaser/s desire/s to carry out their preliminary furniture work or other work in the said Flat, the Purchaser/s shall make all payment/s as provided in aforesaid „Payment Clause/Plan" and any other taxes, if any, and thereafter the Promoter may in their absolute discretion and at the request of the Purchaser/s permit the same. The Purchaser/s shall remove of debris and will not use the elevators for taking the debris, construction materials and will not cause any nuisance to the Promoter, or neighbouring flat/s during the process of so carrying out their preliminary furniture work or other work.
- j. The Purchaser/s shall take possession of the said Flat within 30 (thirty) days of the written notice from the Promoter to the Purchaser/s intimating that the said Flat is ready for use and occupancy.
- k. At the time of taking possession, the Purchaser/s shall execute necessary indemnities, undertakings and such other documentation as shall be prescribed by the Promoter at the relevant time, and the Promoter shall give possession of the Flat to the Purchaser/s only upon the Purchaser/s duly complying with all such formalities including paying to the Promoter all amounts due from the Purchaser/s in terms of this Agreement. In case the Purchaser/s fails to take possession within the time provided in this agreement, the Purchaser/s shall be deemed to have taken possession of the Flat upon expiry of the period of notice so given to the Purchaser/s and thereupon the Purchaser/s shall become liable to pay maintenance charges as applicable. The Purchaser/s agree/s to pay to the Promoter the interest on the unpaid maintenance charges at the rate of 18% for the delayed period from the due date till the date of payment.
- l. The timely payment of all the amounts due under this Agreement by the Purchaser/s to the Promoter is the essence of this contract. Without prejudice to the other rights and remedies available to the Promoter, the Purchaser/s agree/s to pay to the Promoter, Interest at SBI's highest marginal cost of lending rate (MCLR) plus 2% per annum, for the delayed period on the amounts which become due and payable by the Purchaser/s to the Promoter towards the total cost of the said Flat, but not paid. The Promoter shall have the first lien and paramount charge on the said Flat agreed to be sold to the Purchaser/s in respect of any amount due and payable by the Purchaser/s under the terms and conditions of this Agreement.



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26. DEFECT LIABILITY:

- a. If within a period of 5 (five) years from the date of handing over the said Flat to the Purchaser/s, the Purchaser/s, through the said Society, bring/s to the notice of the Promoters any structural defect in the said Flat or the PARANJAPE ATHENA in which the said Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoters, reasonable compensation for such defect in the manner as provided under the Act. PROVIDED THAT only if such structural defects are arising out of inferior/faulty construction of the said PARANJAPE ATHENA by the Promoters. "Structural Defects" means defects in the structural components of the building viz., Plinth, RCC Frame work including Beams and Columns, Foundation and Shear Walls if they are load bearing walls.
- b. However in case any defects and/or damages are caused to the said Flat or said PARANJAPE ATHENA in which the said Flat is situated due to any internal, external alterations, modification done by or on the behest of the Purchaser/s or other flat purchasers/ occupiers, then the Promoters shall not be liable to rectify the same in any manner.
- c. "Defects in Material" means defects in the materials used in the construction of the Project which would result in the failure of a component part thereof or result in damage thereto; and shall always exclude wear and tear, loss or damage due to a Force Majeure Event, minor changes/ cracks on account of any variation in temperature/weather, misuse, unauthorised or non-permitted alterations, renovations or repairs and loss or damage caused by any act, omission, negligence and/or failure to undertake proper and effective care and maintenance as prudent persons would.



The Purchaser/s has/have been informed and is/are aware that:

all natural materials that are to be installed in the PARANJAPE ATHENA, and/or the Flat, and/or that form a part of the Flat Amenities, including, marble, granite, natural timber etc., contain veins and grains with tonality differences, and their non-conformity, natural discoloration, or tonal differences/variations at the time of installation will be unavoidable;

- ii. the warranties of equipment, appliances and electronic items installed in the Flat by the Promoters shall be as per the standard warranties provided by the manufacturer only and accordingly any defect in such equipment, appliances and electronic items, and/or the installation thereof, shall be rectified in accordance with the warranties provided by the system/ equipment installer/ manufacturer only and it is agreed and acknowledged that, beyond manufacturer warranties, comprehensive/ non-comprehensive annual maintenance contracts shall be obtained by the Purchaser/s; and

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- iii. the equipment, appliances and electronic items installed and forming a part of

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the Flat Amenities shall be maintained, serviced and repaired by third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the authorized third party manufacturers, suppliers, dealers or maintenance providers, then the warranties in respect thereof shall be rendered void.

27. The Purchaser/s shall use the said Flat or any part thereof or permit the same to be used only for purpose of residence. They shall use the parking space only for purpose of keeping or parking vehicle.

Membership of the said Society

The Purchaser/s along with other new purchasers of flats in the **PARANJAPE ATHENA** shall join as member of the said Society, viz., "**Teachers Colony Co-Operative Housing Society Limited**". The Purchaser/s shall also from time to time sign and execute the application for membership of the said Society and the other papers and documents necessary for becoming a member of the said Society and duly fill in, sign and return to the Promoter within 7 days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to forward the same to the said Society in due course.

29. Since the Promoter will be incurring substantial expenditure in getting approvals for and construction of Podium Parking, after allotting One Car Parking Slot to each of the flat purchasers in PARANJAPE ATHENA ", if there are some extra car parking lots/slots in the Parking Area, the Promoter will be entitled to allot the same to other flat purchasers in PARANJAPE ATHENA " and the Promoter has retained exclusive right to do so to recover cost.

30. Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser/s that the said Flat is ready for use and occupancy, the Purchaser/s shall be able to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Flat) of outgoings in respect of the said PARANJAPE ATHENA namely, local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the PARANJAPE ATHENA. Until the new building as a whole is handed over by the Promoter to the said Society, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser/s further agree/s that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Promoter provisional monthly contribution of Rs.8008/- per month towards the outgoings. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until the whole of the new building is handed



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over to the said Society. On whole of the new building is so handed over to the said Society as aforesaid, the aforesaid deposits (less deduction provided for in this Agreement in respect of the Flat) shall be paid over by the Promoter to the said Society.

31. Representation and warranties of the Promoters

The Promoters hereby declares, represents and warrants to the Purchaser/s as follows:-

- i. Subject to what is stated in the recitals and the Certificate of Title, the Promoters has clear and marketable title with respect to the said Property/Project Land, as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the said Project PARANJAPE ATHENA;
- ii. The Promoters has lawful rights and requisite approvals from the Competent Authorities/Planning Authority to carry out development of the Project PARANJAPE ATHENA and shall obtain requisite approvals from time to time to complete the development of the Project PARANJAPE ATHENA;
- iii. There are no encumbrances upon the Project Land or the Project except those disclosed in the Title Report annexed hereto;
- iv. There are no litigations pending before any Court of law with respect to the Project Land and/or the Wings except those disclosed in the Title Report and as mentioned hereinabove;



approvals, licenses and permits issued by Planning Authority / SRA M.C.M./competent authorities with respect to the Project PARANJAPE ATHENA, Project Land and said Wings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, the Project PARANJAPE ATHENA, Project Land and said Wings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project PARANJAPE ATHENA, Project Land and said Wings and common areas;

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- vii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Project PARANJAPE ATHENA, Project Land and said Wings, including the said Flat which will, in any manner, affect the rights of Purchaser/s under this

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Agreement;

- viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s in the manner contemplated in this Agreement;
- ix. At the time of handing over whole of the said PARANJAPE ATHENA and the said Project Land to the said Society, the Promoter shall also handover to the said Society lawful, vacant, peaceful, physical possession of the common areas of the PARANJAPE ATHENA as mentioned in the First Schedule hereunder written;
- x. Despite the handing over of the said PARANJAPE ATHENA and the said Property to the said Society, the Promoters shall handover lawful, vacant, peaceful, physical possession of the remaining common areas of the said PARANJAPE ATHENA and the said Project Land, to the Society only after consuming the entire balance Building Potential of the "Project Land" either in the existing Wing or proposed building, if any;
- xi. The Promoters has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project Land to the competent Authorities;
- xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Land) has been received or served upon the Promoters in respect of the Project Land and/or in respect of the Wings proposed to be constructed on the said Project Land, except those disclosed herein and in the report, if any.

It is also specifically understood and agreed by and between the parties hereto that:

The Promoters hereby makes it abundantly clear to the Purchaser/s that the said PARANJAPE ATHENA, in which the Purchaser/s is/are purchasing the flat or other premises is part and parcel of the said PARANJAPE ATHENA.

- ii. That the purchase price mentioned hereinabove is purely on lump sum basis and no dispute whatsoever shall be entertained at any time relating to the purchase price.
- iii. The aggregate area of the said Flat shall be computed for determining the proportionate sharing amongst the various flat holders of the common expenses incurred or to be incurred on the whole of the said PARANJAPE ATHENA Project.
- iv. The Parties hereto confirm/s that this document constitutes the full and final understanding and agreement between the Parties hereto and supersedes all previous agreement/s, arrangement/s, understanding/s, writing/s, advertisement letters, brochures and/or other document/s entered into, executed and/or provided which are contrary and inconsistent with the provisions of this Agreement.



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- v. It is also made clear that the brochures are for general representation/awareness and should not be construed as the complete and conclusive document for the purpose of determining anything, The Purchaser/s should rely upon the sanctioned plans to determine the final area of the said PARANJAPE ATHENA Project.
- vi. The Purchaser/s agree/s and acknowledge/s that the sample apartment/flat constructed by the Promoters and all furniture's, items, electronic goods, amenities, etc. provided therein are only for the purpose of show casing the unit and the Promoters is not liable/ required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample apartment/flat, other than as expressly agreed by the Promoters under this Agreement.

33. **The Purchaser/s for himself/ herself/ themselves** with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoters as follows:-

i. To maintain the Flat at the Purchaser/s own cost in good and tenable repair and condition from the date that of possession of the Flat is taken or from date of expiry of notice period calling upon the Purchaser/s to take possession and shall not do or suffer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the PARANJAPE ATHENA and the Flat itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the said Flat any goods which are of hazardous, combustible or dangerous in nature or are so heavy as to damage the construction or structure of the PARANJAPE ATHENA or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other part of the structure PARANJAPE ATHENA, including entrances of the PARANJAPE ATHENA and in case any damage is caused to the PARANJAPE ATHENA or the said Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

iii. To carry out at his/her/their own cost all internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to Project or the said Flat which may be contrary to the rules and regulations and bye-laws of the concerned Planning or local authority or other public authority or of the said Society.. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and/or the said Society.



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- iv. Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the project PARANJAPE ATHENA and shall keep the portion, sewers, drains and pipes in the said Flat and the appurtenances thereto in good tenantable repair and good condition, and in particular, so as to support shelter and protect the other parts of project PARANJAPE ATHENA and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the said Flat without the prior written permission of the Promoters and/or the said Society
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance, if any, of the PARANJAPE ATHENA and/or or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the PARANJAPE ATHENA Project Land and the Project.
- vii. Pay to the Promoters within 07 (Seven) days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to PARANJAPE ATHENA.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority or Government and/or other public authority, on account of change of user of the said Flat by the Purchaser/s for any purposes other than for purpose for which it is sold, it however being clarified that the Purchaser/s so bearing and paying any such increase will not absolve the Purchaser/s from the consequences of so having changed the user of the said Flat, if the such change of user has so been effected with or without prior written consent of the Promoter.
- ix. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Flat until all the dues payable by the Purchaser/s to the Promoters under this Agreement are fully paid up.
- x. The Purchaser/s shall observe and perform all the rules and regulations of the said Society and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said PARANJAPE ATHENA and the said Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time



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being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupancy and use of the said Flat in PARANJAPE ATHENA and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till whole of the new building PARANJAPE ATHENA along with the Project Land is handed over by the Promoter to the said Society, the Purchaser/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said PARANJAPE ATHENA along with the Project Land or any part thereof to view and examine the state and condition thereof.
- xii. Not to close verandah or balconies or decks /attached terraces /open spaces /frontage adjoining the said Flat without the sanction and permission of the Promoters and of the authorities concerned nor shall make any alterations or changes in the elevation and outside colour scheme of the said Flat;
- xiii. To observe and perform all the terms, conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement;

xiv. Shall have exclusive right to the use the said Flat and right along with other Purchaser/s of use of the common areas i.e. of lift and staircase and open passages/open spaces. All other areas in the PARANJAPE ATHENA Project are strictly restricted area for the Purchaser/s and can be dealt with by the Promoters in the manner and method they desire without any reference to and/or objection from the Purchaser/s;



xv. Shall not carry on any illegal activity /business /profession in the said Flat agreed to be purchased and further agree/s and undertake/s that he/she/himself or through his/her/their nominee /occupier shall not carry on any such activity/ profession which is illegal/antisocial /anti-national immoral etc., and may adversely affect the reputation of the Promoters and cause nuisance to neighbouring said Flats holders. It is understood that in the event of the Purchaser/s carrying on any such illegal and prohibited activities in the said Flat whether directly or indirectly or through his/her/their agent, the Promoters shall be unilaterally entitled to cancel this Agreement in the interest of public, peace and tranquility and have the Purchaser/s evicted from the said Flat.

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xvi. The Purchaser/s of said Flat shall not misuse parking spaces, stilts, elevation features, part terrace etc. or any other amenities and common areas and or cause obstruction or nuisance to any other member for availing the benefits of the amenities.

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34. The Purchaser/s hereby agree/s and covenant/s with the Promoters that:

i. Under no circumstances the Purchaser/s will be entitled to any FSI, Fungible FSI or shall have any right to consume the same or TDR on the PARANJAPE ATHENA Project Land in any manner whatsoever.

ii. The Promoters shall be fully entitled to sell any part or portion of the said „ PARANJAPE ATHENA “ including the open terrace or any portion thereof for exclusive use for installation of communication tower or for display of advertisements/ hoardings, as may be deemed proper by the Promoters.

iii. They will not raise any objection or interfere with Promoters rights reserved unto them herein. The aforesaid consent and agreement shall remain valid, irrevocable, continuous, subsisting and in full force even after the possession of the said Flat is handed over to them and/or possession of the PARANJAPE ATHENA is transferred and handed over to the said Society.

iv. The Purchaser/s will ensure that he/she/they will not keep any plants in the balcony/window as it causes leakage/seepage in the building walls and wall paints are spoiled. For any such damage due to plants etc. the Purchaser/s will be responsible and will make the losses good at his own cost, charges and expenses.

35. a. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser/s as advance or deposit, sums received on account of the share capital as also admission fee of the said Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they are received.

b. The Purchaser/s shall not be entitled to claim partition of his/her/their share in the PARANJAPE ATHENA Land and/or in the said Project and the same shall always remain undivided and impartible.

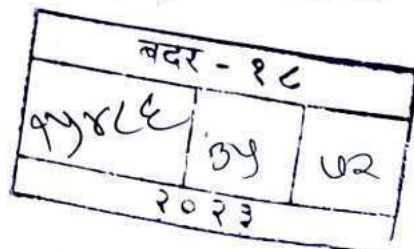
c. It is hereby agreed that till the whole of the new building is handed over by the Promoter to the said Society as aforesaid, The Purchaser/s shall not do or permit to be done, any act or thing which may render void or voidable any insurance of any said Flat or premises or part of the said Wing or cause any increased premium/s to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to occupiers of the other said Flat.

d. The Promoters will be entitled to take action against the Purchaser/s if he/she/they do not regularly pay his/her/their proportionate share of outgoing referred to in this Agreement every month.



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- e. The Flat sold to the Purchaser/s herein is only for respective residential use and he/she/they will not be entitled to any change of user without written consent from the Promoters and the concerned authorities.
- f. The Promoters shall be entitled to alter the terms and conditions of the Agreement relating to the unsold flats in the said PARANJAPE ATHENA of which the said Flat forms part of, provided the rights of the Purchaser/s herein relating to use, possession and enjoyment of the said Flat allotted to them are not affected in any manner.

36. The Purchaser/s hereby further agree/s and confirm/s with the Promoters that:

- a. The Maintenance charges" shall be borne and paid by Purchaser/s and no part of the same will be paid by the Promoters once the PARANJAPE ATHENA is ready and the Purchaser/s are intimated of the same by the Promoters.
- b. The "Maintenance charges" shall start **from 15 days** from the date of intimation to the Purchaser/s of the PARANJAPE ATHENA being completely ready irrespective of O.C. being obtained or not. For the Purchaser/s who take furniture possession" of their respective Flat prior to this date, shall be obliged to pay a lump-sum charge per month to the Promoters, irrespective of O.C. being obtained or not.
- c. The Maintenance Charges shall be charged on proportionate basis or on lump-sum basis, at the sole discretion of the Promoters. After obtaining OC all the Flat Purchaser/s are duly intimated by the Promoters for taking possession, the „Maintenance charges" of the entire building will be divided amongst all the Flat that are sold and apportioned according to their areas on pro rata basis .



The Purchaser/s is/are aware that the water supply to the PARANJAPE ATHENA, till the full Occupation Certificate is obtained, may fall short and hence tanker water may be required. Also, till the full Occupation Certificate is obtained the water charges and taxes levied by M.C.G.M. shall remain high. The same will be taken into account for calculating Maintenance charges and the water charges and ta by the Promoters only after obtaining the full Occupation Certificate.

The Purchaser/s shall pay outgoing of the said Flat either to the Promoter or to the said Society after whole of the said new building as aforesaid is handed over to the said Society, for each Quarter i.e. April to June, July to September, October to December and January to March in the beginning of the Quarter without waiting for any bills, notice, or intimation for the same as per the outgoings mentioned in the agreement or revised out goings as intimated to the Purchaser/s from time to time.

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- 1. The Purchaser/s is/are aware that if outgoings are not paid by all regularly, the management of the PARANJAPE ATHENA Project may fall in jeopardy and essential amenities may be withheld, and in such event the Promoters will not be

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responsible for the same.

- g. The Purchaser/s will not hold the Promoters responsible if municipal taxes or other outgoings are not paid or the Building is not properly managed unless all Flat Purchasers regularly pay for their regular contributions and outgoings as stated hereinabove.
- h. The Purchaser/s shall keep the fire escape passage and the staircase free of any obstructions at all time.
- i. The said Society will admit all the Purchaser/s of Flat/s as members of the said Society, in the event of such sale by the Promoter takes place after handing over as aforesaid of the whole of the new building to the said Society and shall charge only Rs.500/- per Flat towards the share price and Rs.100/- per Person towards the entrance fee in addition to the contribution to the Sinking Fund as mentioned inter alia in the Development Agreement.
- j. If the said „PARANJAPE ATHENA “ or any part thereof gets demolished and/or gets damaged on account of any act of God such as earthquake, floods or any other natural calamity, act of enemy, war other causes beyond the control then such losses and damages incurred to the structure will be fully sustained by Purchaser/s along with the other Flat Purchasers and the Promoters shall not be responsible for such loss/damage. The Purchaser/s shall have to make good the loss so sustained by them and the other flat purchasers.
- k. The Purchaser/s agree/s that he/she/they shall not change the outer elevation of PARANJAPE ATHENA by changing size of windows, chajjas, grills/railings, etc. The Purchaser/s agree/s and undertakes to connect the “Air Conditioner Water Drip Pipe” to the Plumbing pipe line down take, in order to collect condensed drip water from the Air Conditioner. The Purchaser/s agree/s that as and when he/she/they desire to install the Air Conditioner in his/her/their said Flat then he/she/they shall install the same at the demarcated place shown by the Promoters and shall not install it at any other place, so as to maintain the elevation of PARANJAPE ATHENA. Similarly the Purchaser/s shall not change outer elevation of PARANJAPE ATHENA by changing size of windows, chajjas, grills etc.
- l. The Purchaser/s shall not change the design or location of the railing provided by the Promoters. If for safety reasons the Purchaser/s requires to install full grill, he/she/they will take the permission of the Promoters to extend the railing as per the design given by the Promoters or by their Architect. Under no circumstances will the Purchaser/s make a box grill with chajjas protruding outside.
- m. Not to dry clothes in any area visible from outside, and not do any act that spoils the external elevation of the said PARANJAPE ATHENA.
- n. Not to shift windows of said Flat and/or carry out any changes in the said Flat so as to increase the area of the said Flat and/or put any grill which would affect the elevation of the said PARANJAPE ATHENA and/or carryout any unauthorized



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construction in the said Flat. In the event if any such change is carried out, the Purchaser/s shall remove the same within 24 hours of notice in that regard from the Promoters. In the event if the Purchaser/s fail/s to remove the same within the period of 24 hours, then the Promoters shall be entitled to enter upon the said Flat and remove such unauthorized construction and the Purchaser/s hereby agree/s, undertake/s not to raise any objection for the same and/or demand any damages for the same from the Promoters.

- o. Not keep anything in the common passage, staircases, terraces, walls or any other common place of the said PARANJAPE ATHENA;
- p. Not to use said Flat as a guest house or for any other purpose other than for residence;
- q. Not to affix any sign boards, neon lights or advertisements either on the terrace or on the exterior of the said PARANJAPE ATHENA or on the compound wall or otherwise in the said Project PARANJAPE ATHENA;
- r. Not to claim/require the said Society to partition by metes and bounds the said PARANJAPE ATHENA Land or any part thereof;
- s. Pay to the Promoters within 7 (seven) days of demand by the Promoters, his/her/their share of security deposit demanded by concerned local authority or Government giving water, electricity or any other service connected to the said PARANJAPE ATHENA in which the said Flat is situated;



The Purchaser/s agree/s and confirm/s that he/she/they are aware that in the said Project PARANJAPE ATHENA the Promoters has allotted exclusively Ground / Tower Car parking to other purchasers and as such he/she/they find the entire parking arrangement just and proper and that he/she/they never had and he/she/they do not have nor will shall in future have or take any objection or create any dispute in respect thereof or in that behalf.

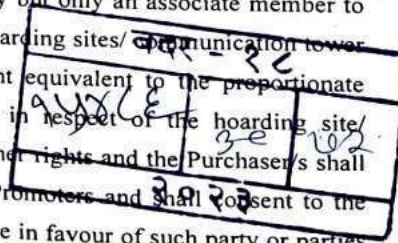
- u. The Purchaser/s after taking possession or possession for limited purpose of furniture making of his/her/their said Flat intend to do his/her/their own interior work, further agree/s and confirm/s with the Promoters that:
 - v. The Purchaser/s shall, on or before starting his /her /their interior work take written permission/sanction of his /her /their plan for the same from the Promoter and shall also ensure that the proposed interior work does not contravene any rules and/or regulations prevailing at the relevant time.
 - w. The Purchaser/s shall take care of his/her/their own material, tools and equipment's used for the interior work.

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- x. The Purchaser/s shall use his/her/their own temporary doors and windows for the interior work.

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- y. The Purchaser/s shall pay to the Promoters or the Concerned Authorities, the lump-sum charges per month for consumption of electricity and water and for removal of the debris, as applicable.
 - z. The Purchaser/s shall adhere to timing of 10 am to 6 pm for the interior work.
 - aa. The Purchaser/s shall not allow his/her/their workers to stay in the said Flat or on the Project Land.
37. a. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said PARANJAPE ATHENA and Project Land or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat/s hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said PARANJAPE ATHENA is handed over to the said Society.
- b. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of the agreement or any forbearance or giving of time to the Purchaser/s by the Promoters shall not be construed as a waiver or acquiescence on part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s and shall not in any manner affect or prejudice the rights of the Promoters.
- c. The Promoters has made it clear to the Purchaser/s and the Purchaser/s has expressly agreed that the Promoters has reserved the exclusive and permanent rights for installing hoardings, neon signboards on the PARANJAPE ATHENA or on the terrace of the said "PARANJAPE ATHENA ". The Promoters may advertise for themselves or sell to/give on rental basis the said right to advertise to anybody as per their own choice. The Purchaser/s or the said Society as the case may be shall not object to the same for whatsoever reason and the Purchaser/s or the said Society shall not claim any monetary consideration or any benefit in respect of installing of such hoardings or neon signs on the PARANJAPE ATHENA.
- d. In the event of the party being Purchaser/s of a hoarding site/communication tower facility/other right in the said PARANJAPE ATHENA or in the Project Land and in the event of the Promoters entering into agreement for allotment of the site/communication tower facility/other right in the said PARANJAPE ATHENA or in the Project Land with other party or parties including the Purchaser of any such hoarding site/ communication tower facility/other rights such party shall not be entitled to be an ordinary member of the Society but only an associate member to whom shall be granted a Conveyance of such hoarding sites/ communication tower facility/ parking spaces/ other rights at the rent equivalent to the proportionate outgoing including taxes, etc. if any payable in respect of the hoarding site/ communication tower facility/ parking space/ other rights and the Purchaser/s shall not be entitled to object to such grant by the Promoters and shall consent to the proposal for granting such permanent Conveyance in favour of such party or parties



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of such hoarding site /communication tower facility / parking space / etc.

- e. The said „Wing A to Wing E” constructed on the Project Land shall always be known as “PARANJAPE ATHENA ” and/or by such other name/s as the Promoters may in its absolute discretion shall decide and the same shall not be changed.
- f. The Purchaser/s herein along with other Purchasers of other Flats in the said wing undertakes to become a member of the said Society and for that purpose also from time to time to sign and execute all papers or applications that may be required within seven days of receipt thereof, time being the essence, so as to enable the Promoter to forward the same to the said Society. The power and authority of the said Society shall be subject to the overall power authority and control of the Promoter in any of the matters concerning the under construction units/wings and completion thereof and all amenities pertaining to the same and in particular the Promoter shall have absolute authority and control as regard the unsold Flats and the disposal thereof.
- g. This Agreement shall always be subject to the provisions contained in the said Act and the Rules made thereunder and/or any modification/s and/or re-enactment/ amendment thereof and/or the rules or any other provisions of law applicable thereto and the provisions hereto.
- h. The Purchaser/s is aware that the Planning Authority while sanctioning the plans has laid down several conditions including following terms and conditions, stipulations and restrictions and the Owners/Promoters has agreed to the same and also given undertaking as required by the Planning Authority to specifically bring to the notice of the Purchaser/s that the proposed building is with deficient open space and joint open space and the Promoters has provided this clause as directed by the Planning Authority and Purchaser/s undertake/s, agree/s to observe, perform and comply with the same and the Purchaser/s undertake/s and agree/s that the said terms and conditions will also be binding upon him/her/them/Society even after the completion of the new structure is handed over to the said Society.



Notwithstanding any other provisions of this Agreement and until whole of the PARANJAPE ATHENA and the Project Land is handed over to the said Society, the Promoter shall be entitled at their sole and absolute discretion:-

- j. To cause to be handed over whole of the new building and structures together with the land beneath the same to the said Society.

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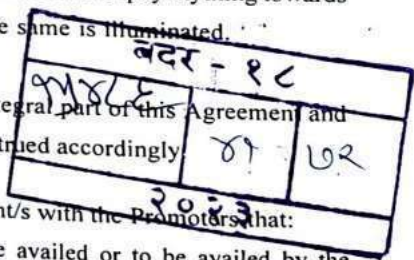
- k. To decide and determine how and in what manner the infrastructure including the common utility areas may so be handed over to the said Society.
- l. To provide for and incorporate covenants and obligations with regard to the provisions of maintaining the infrastructure and common amenities.

- m. To determine in what proportion all out goings will be payable by each group of Flat

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Purchasers & parties.

- n. If any charges are levied hereafter or payment required to be made hereafter pursuant to any new levy or charge and not arising by reason of any further additions, alterations, modifications to or of development in wing or the Project Land by the Promoters or of any breach by the Promoters of any law, rules or regulations to any Government Authorities or local bodies either on the land or on Project or otherwise howsoever, the Purchaser/s on being called upon to do so by the Promoters, shall pay to the Promoters his/her/their share thereof at or before or even after taking possession of the said Flat, as may be required or demanded by the Promoters.
 - o. The Purchaser/s at his/her/their own costs and charges shall present this Agreement at the proper registration office of the registrar within the time limit prescribed by the Registration Act and the Promoters will attend such office on being informed sufficiently in advance by the Purchaser/s and admit execution thereof.
 - p. All notices/ call letters/ demand letters and other writings and correspondence to be served on the Purchaser/s or the Promoters as contemplated by this Agreement shall be deemed to have been duly served (whether accepted or not) if sent to the Purchaser/Owner/Promoters at his/her/its address specified in the title of the Agreement.
 - q. All costs, charges and expenses in connection with the formation of the Society as well as the costs, charges and expenses of preparing, engrossing, stamping and registering for all other subsequent Agreements, Conveyance Deeds or any other documents required to be executed shall be borne and paid by the Purchaser/s.
 - r. The Promoters hereby reserves its right to install its permanent signage consisting of its name/brand and logo on the terrace or external façade of the said Project Land and on the Project to be constructed thereon. The signage so installed will be permanent and will not be removed or dismantled by the Society of flat purchasers for any reason whatsoever. The said signage will be maintained by the Promoters and the Promoters, its employees, servants and agents will have rights to enter into the Project Land and on the Project to be constructed thereon so as to maintain the said signage with prior intimation and related permission accorded by the Society of flat purchasers. In the event of illumination of the signage, the Promoters will install a separate electricity meter for the same and pay the electric bill in respect thereof. Also the Promoters will bear all applicable MCGM and other taxes/charges for the signage installed. Provided however that if signage of the Promoters's name or sister concern (where any Promoters/ Share holder/ Director of Promoters is common) with logos installed and displayed then Promoters shall not bear and pay anything towards the maintenance, taxes or electricity etc., even if the same is illuminated.
 - s. The terms hereof shall be treated as forming an integral part of this Agreement and this Agreement shall be read, understood and construed accordingly
38. The Purchaser/s hereby agree/s, confirms and covenant/s with the Promoters that:
- i. Notwithstanding any loan or financial assistance availed or to be availed by the



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Purchaser/s in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Flat in connection with such Loan (which required the prior written consent of the Promoters), the Purchaser/s shall remain solely and wholly responsible for the timely payment of the Total consideration or the part thereof and/or any other amount/s payable hereunder.

- ii. The Promoters shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser/s. All costs in connection with the procurement of the Loan and creation of a mortgage over the said Flat and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser/s. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Promoters shall have a lien on the said Flat to which the Purchaser/s has no objection and hereby waives his/her/their right/s to raise any objection in that regard.
- iii. The Purchaser/s hereby expressly agree/s that so long as the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser/s subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Flat in any manner whatsoever without obtaining prior written permission of the Promoters and/or the relevant banks/ financial institutions which have advanced the Loan. The Promoters shall not be liable for any of the acts of omission or commission of the Purchaser/s which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser/s to inform the Society about the lien/charge of such banks/financial institutions and the Promoters shall not be liable or responsible for the same in any manner whatsoever.



The Purchaser/s indemnifies and hereby agree/s to keep indemnified the Promoters and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoters and its successors and assigns may suffer or incur by reason of any action that any bank/financial institutions may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser/s of the terms and conditions governing the Loan.

39. Promoters shall not mortgage or create a charge on the flat agreed to be sold:

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After the Promoters executes this Agreement, the Promoters shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Flat .

40. Binding Effect

Forwarding this Agreement to the Purchaser/s by the Promoters does not create a binding

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obligation on the part of the Promoters or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser/s fail/s to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as canceled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.

41. Entire Agreement

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat of Project PARANJAPE ATHENA, as the case may be.



42. Right To Amend

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

Provisions Of This Agreement Applicable To Purchaser/S & Subsequent Assignees

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 Project PARANJAPE ATHENA shall equally be applicable to and enforceable against any subsequent Purchaser/s of the said Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.

44. Severability

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 inconsistent 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.

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45. Method of Calculation Of Proportionate Share

Wherever in this agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of all the [Apartments/Plot] to the total carpet area of all the [Apartments/Plot] in the Project

46. wherever Referred To In The Agreement

Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchasers in Project, the same shall be in proportion to the carpet area of the allotted Flat to the total carpet area of all the Flats in the Project.

47. Further Assurances

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

48. Place Of Execution

a. The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters's Office, or at some other place, which may be mutually agreed between the Promoters and the Purchaser/s, in Mumbai, and after the Agreement is duly executed by the Purchaser/s and the Promoters or simultaneously with the execution, the said Agreement shall be registered at the Office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.



The Purchaser/s and/or Promoters shall present this Agreement as well as the Deed of Conveyance at the proper registration office within the time limit prescribed by the Registration Act and the Promoters will attend such registration office and admit execution thereof.

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That all notices to be served on the Purchaser/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served, if and only if sent to the Purchaser/s or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

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Name of Purchaser/s:

(1) MRS. NIKETA AMIT SINGH

Purchaser's Address : ROOM NO.8, SAI KRIPA RAHIWASHI SANGH, BEHIND VIJAY NAGAR BUILDING, BANDRA (E), MUMBAI 400051

Email ID : singhniketa2@gmail.com

Owner /Promoters's Name: PARANJAPE SPACES AND SERVICES PVT LTD

Postal / Correspondence Address: 101, Somnath, Ram Mandir Road, Vile Parle (e), Mumbai 400057

Registered Address: Office No 4, Anand Colony, PL No. 50/1, CTS No. 111/1, Erandwane, Pune 411004

Notified Email ID: info@pscl.in

- d. It shall be the duty of the Purchaser/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Purchaser/s, as the case may be. Communications made with the employees of the Promoters will not be construed to be made with the Promoters.

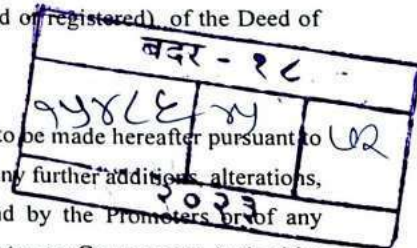
49. JOINT PURCHASER/S

That in case there is/are Joint Purchaser/s all communications shall be sent by the Promoters to the Purchaser whose name appears first and at the address given by the Purchaser which shall for all intents and purposes to consider as properly served on all the Purchasers.



The stamp duty on this Agreement shall be borne and paid by the Promoters while registration charges along with other out of pocket expenses as may be applicable on this Agreement as also the stamp-duty and registration charges along with other out of pocket expenses payable on and/or incidental to Deed of Conveyance and/or any other document writing for fulfilling the true intents of this Agreement shall be borne and paid by the Purchaser/s alone.

51. On demand by the Promoters, the Purchaser/s shall also pay to the Promoters at once and without any delay the Purchaser/s share of stamp duty and registration charges, as applicable and payable by the said Society (proposed or registered), of the Deed of Conveyance to be executed in favour of the Society.
52. If any charges are levied hereafter or payment required to be made hereafter pursuant to any new levy or charge and not arising by reason of any further additions, alterations, modifications to or of development in the Project Land by the Promoters or of any breach by the Promoters of any law, rules or regulations to any Government Authorities



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or local bodies either on the land or on building or otherwise howsoever, the Purchaser/s on being called upon to do so by the Promoters, shall pay to the Promoters his/her/their share thereof at or before or even after taking possession of the said Flat, as may be required or demanded by the Promoters.

53. Dispute Resolution :-

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

54. Governing Law

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Mumbai will have the jurisdiction for this Agreement.

First Schedule

(Description of Property)

All that pieces and parcels of land or ground measuring in aggregate approximately 3,509.30 sq. mtrs., bearing S no. 379 corresponding C.T.S.No.609, of village Bandra (East), Taluka Andheri, District Mumbai Suburban situate at Teachers Colony, Off Western Express Highway, Bandra (East) Mumbai 400 051 (hereinafter referred to as the "Larger Land")



Second Schedule

(Description on Residential Flat)

Residential Flat/ Premises bearing no. C-501 of 2 BHK type admeasuring 616 sq. ft. equivalent to 57.27 sq. meter RERA Carpet Area on the 5TH floor of the building C in the proposed Project "PARANJAPE ATHENA" as shown in floor plan annexed as Annexure B here to

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Third Schedule

(Common Area and facilities of the building & Flat Specification)

Project Amenities: -

1. SWIMMING POOL
2. DECK
3. BARBEQUE AREA
4. GARDEN
5. WALKING AREA
6. LOUNGE AREA
7. SEATING AREA
8. ART STUDIO / GALLERY
9. SKY GEZING DECK
10. CHILDREN'S PLAY AREA
11. JOGGING TRACK
12. SENIOR CITIZEN AREA
13. ACCUPRESSURE PATHWAY
14. MULTIPURPOSE TURF
15. SAND PIT
16. FITNESS CENTER

SPECIFICATIONS

KITCHEN

- Granite kitchen platform with stainless steel sink

WINDOWS

- Powder coated aluminium sliding windows

PAINTING AND FINISHES

- Gypsum punning and plastic emulsion paint for all internal walls

DOORS

- Main door will be flush door with veneer on both sides
- All internal door shutters will be flush doors with laminate on both sides
- All toilet doors will be flush doors with laminate finish on both sides

FLOORING AND DADO WORK

- Vitrified tiles for living, dining, kitchen and bedrooms
- Ceramic tiles in toilets
- Dado tiles up to lintel level in toilets
- Dado tiles above cooking and service platform up to lintel level in kitchen

ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with CP plumbing fixtures
- Electrical & plumbing provisions for water heater and
- electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV and telephone points in living room and all bedrooms
- AC electrical point in living room and all bedrooms



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

Signed and delivered by the)
Within named Promoters M/s. Paranjape)
Spaces and Services Pvt. Ltd. through its)
Director / authorized signatory Mr. Sachin)
Bhalchandra Hirap)



Signed and delivered by the Within named)
Purchaser)

1) MRS. NIKETA AMIT SINGH

Singh



In the presence of (Witnesses)

1. Sign:

Name: Rajendra Temkar

Address: 15, Sapre Bungalow, Hanuman Rd,
Vilepar (E) M-57

2. Sign:

Name: Rohit Kambha

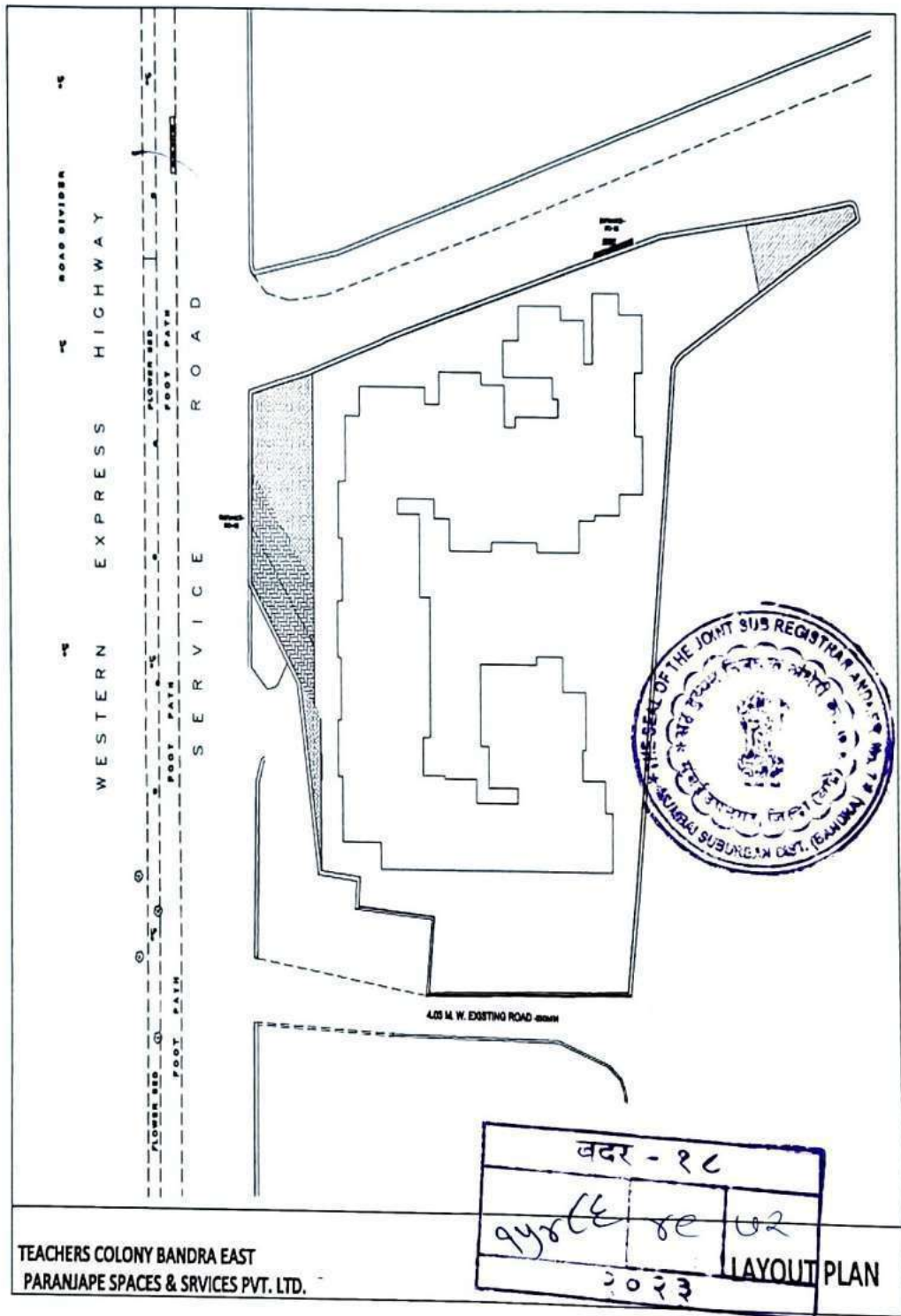
Address: As above



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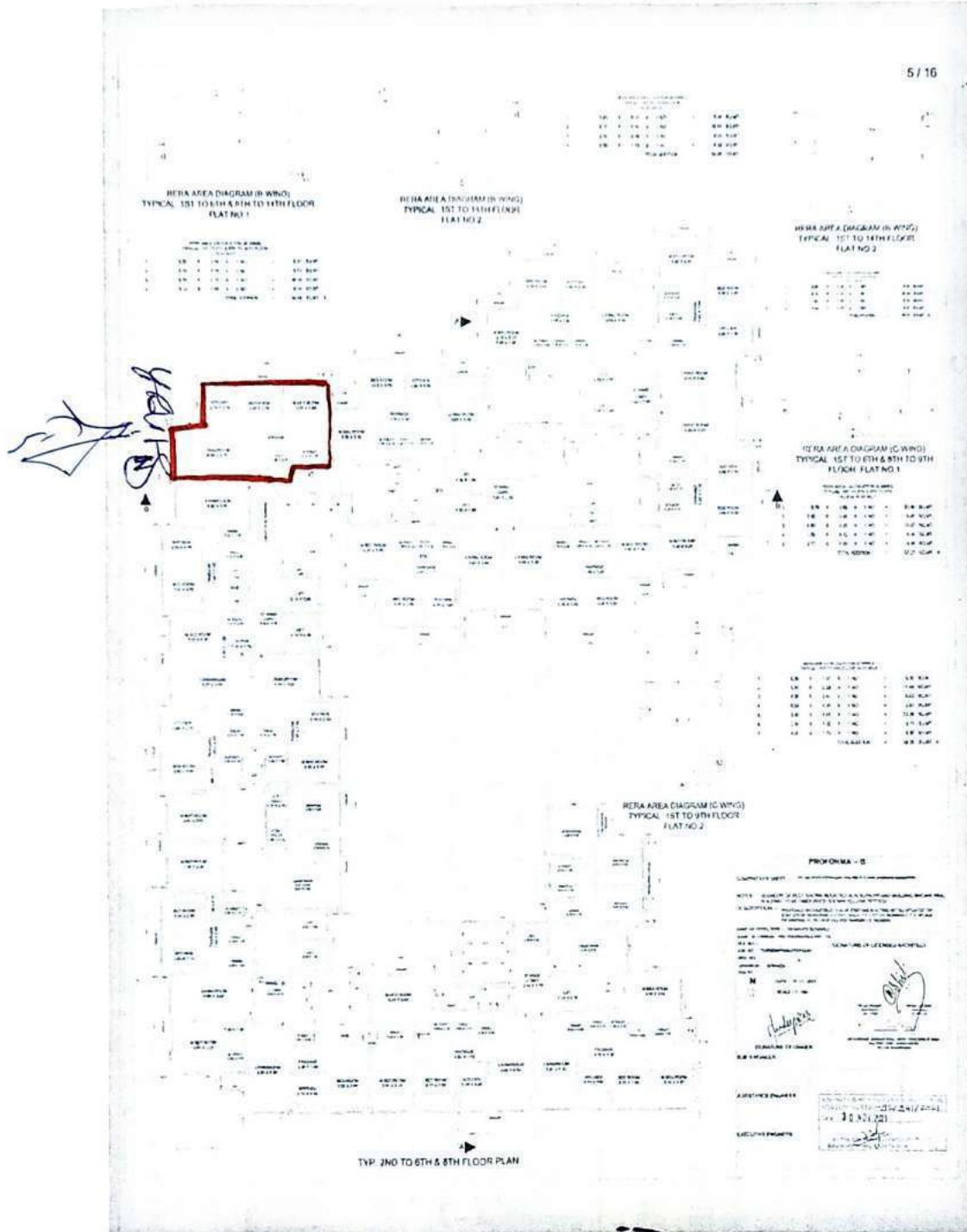
ANNEXURE A

BLOCK/LOCATION PLAN OF PROJECT LAND



ANNEXURE B

FLOOR PLAN OF FLAT NO.C-501, 5TH FLOOR, 2 BHK



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ANNEXURE C

TITLE CERTIFICATE

V. S. JOG & CO.
 ADVOCATES AND SOLICITORS
 -101, Ramjanki Apts. CHS Ltd., M.V. Pawlolkar Marg,
 Vile Parle (East), Mumbai 400 057.
 Tel: 26105817/26182274/26182883 Fax: 26120933
 E-mail: vinasjog@gmail.com

V.S.J. 99/88/17

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that under instructions from our clients M/s. Paranjape Schemes (Construction) Limited, we in the course of investigating the title of THE ADARSH AADHYAPAK SOCIETY (SOCIETY) LTD., a Co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/HSC/4172/1974, having its registered office at Teachers Colony, Off Western Express Highway, Bandra (East), Mumbai 400 051 (the Society" for short) to the property more particularly described in the Schedule hereunder written, (the said Property" for short), had caused to be published a Public Notice in the issues dated 14th September, 2011 of Free Press Journal, an English Daily and of Navshakti a Marathi Daily

THIS IS FURTHER TO CERTIFY that in spite of such publication of the said Notices, we till date have not received from any persons and/or entity entities any claim and/or objection in respect of the title to the said Property and/or any part thereof.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land and ground situate, being and being at Teachers Colony, Off Western Express Highway, Bandra (East), Mumbai 400 051 bearing Survey No. 609 corresponding C. T. S. No. 609 of Village Bandra (East), (land) within in the Registration District and Sub-district of Mumbai City and Mumbai Suburban admeasuring in the aggregate 119.8 sq. mtrs. as per City Survey records but 3537 sq. mtrs. as per physical measurements and bounded as follows, i.e. to say on or towards the North by C. T. S. No. 2, on or towards the East by C. T. S. No. 610, on or towards the West partly by Service Road & partly by C. T. S. No. 669 and beyond that by Western Express Highway and on or towards the South by C. T. S. No. 611.

Dated this 15th day of September, 2011.

For M/s. V. S. Jog & Company,

(Signature)
 Proprietor,
 Advocates & Solicitors.



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ANNEXURE D

PROPERTY REGISTER CARD



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

गाव/पैठ : बांद्रा (पुणे)		तालुका/न.मु.का. : नगर भूपापन अधिकारी, बांद्रा			जिल्हा : मुंबई उपनगर
नगर भूपापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
६०९			३१०९.३०	एच-१	०

सुविधाधिकार	हक्काचा मूळ धारक H
वर्ष: १९६५	[महाराष्ट्र सरकार]
पट्टेदार	
इतर भार	
इतर अरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
२४/०९/१९९०	मा. अ. जि. मु. ऊ. नगर मुंबई यांचे कडील आदेश क्र पी. अ. ७ / डब्ल्यू. अ. ९३२ / ८९ दि. २८/१२/८९ अन्वये ५४५.९ चौ.मी. क्षेत्राची स्वतंत्र मिळकत पत्रिका तयार करून तिला स्वतंत्र न.मु.अ. ६६९ असा देऊन मूळ क्षेत्रातून ५४५.९ चौ.मी. क्षेत्र कमी केले.			सही- ०४/०२/१९९० न.मु.अ.बांद्रा.
१९/१२/२०१९	सह भुव्यवस्थापक अंधेरी मुंबई मंडळ यांचेकडील पत्र जा.क्र. सभूव्य/अंधेरी/मु.म./६७९८/१० दि. ३/११/१० दि. ३/४/१९६४ ची ताबेपावती, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचा दि. १६/३/६४ चा आदेश, महसूल विभागाकडील मेमोरेंडम क्र. एलजीएल २६३/१५१६८४-बी दि. ११/३/६४ अन्वये धारकसदरी दाखल असलेले महाराष्ट्र शासनाचे नाव कमी करून महाराष्ट्र गृहनिर्माण मंडळ यांचे नाव दाखल करून सत्ता प्रकार ह-१ दाखल केला.	H	महाराष्ट्र गृहनिर्माण मंडळ	फेरफार क्र.३३४३ प्रमाणे सही- १९/१२/२०१९ न.मु.अ.बांद्रा
३१/०९/२०१२	सह दुय्यम निबंधक अंधेरी मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्ट्याने ९९ वर्षांचे कराराने महाराष्ट्र गृहनिर्माण मंडळ यांनी दिलेले पट्टेदार सदरी मुंबई नगर पालिका प्राथमिक शिक्षक को.ओं.ही.सो.लि. यांचे नाव दाखल केले. वाणीक भाडे र.रु. ५५०/- क्षेत्र ९७३.२ चौ.मी.	L	[मुंबई नगर पालिका प्राथमिक शिक्षक को.ओं.ही.सो.लि.]	फेरफार क्र.३३४४ प्रमाणे सही- ३१/०९/२०१२ न.मु.अ.बांद्रा
३१/०९/२०१२	सह दुय्यम निबंधक अंधेरी मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्ट्याने ९९ वर्षांचे कराराने महाराष्ट्र गृहनिर्माण मंडळ यांनी दिलेले पट्टेदार सदरी आदर्श अध्यापक को.ओं.ही.सो.लि. यांचे नाव दाखल केले. वाणीक भाडे र.रु. ५५०/- क्षेत्र ९३९.५ चौ.मी.	L	[आदर्श अध्यापक को.ओं.ही.सो.लि.]	फेरफार क्र.३३४५ प्रमाणे सही- ३१/०९/२०१२ न.मु.अ.बांद्रा
१२/०६/२०१३	अन्यरितेने/आदेशान्वये- मा. उपनिबंधक सहकारी संस्था, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांचेकडील आदेश क्र. जा.क्र. उपपत्र/सस/मु.उ/५४६३/२०११ दि. ३/१०/२०११ मुंबई नगर पालिका प्राथमिक शिक्षक सहकारी गृह.संस्था मर्यादीत या गृहनिर्माण संस्थेचे आदर्श अध्यापक सहकारी गृहनिर्माण संस्था (मर्यादीत) मध्ये विलीनीकरण करून नोंदणी कायम राहणा- या संस्थेचे नाव आदर्श अध्यापक को.ओं.ही.सो.लि. नोंदणी क्र. सी.ओ.एम/एचएसजी/४७३/१९७४ या नावाने नोंदणी केलेले मुंबई नगर पालिका प्राथमिक शिक्षक को.ओं.ही.सो.लि. यांचे नाव कमी करून आदर्श अध्यापक को.ओं.ही.सो.लि. यांचे नाव पट्टेदार सदरी कायम केलेची नोंद केली.			फेरफार क्र.३८७० प्रमाणे सही- १२/०६/२०१३ न.मु.अ.बांद्रा
३०/१०/२०१४	अन्यरितेने/आदेशान्वये- मा. उपनिबंधक सहकारी संस्था मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ, मुंबई यांचेकडील ज्ञापन क्र. १४७/उपपत्र/सी-६/पोटनियम/५५२२/२०१२ दि. २/११/२०१२ अन्वये आदर्श अध्यापक को.ओं.ही.सो.लि. या संस्थेच्या नोंदणीकृत टिचर्स कॉलनी को.ओं.ही.सो.लि. असे करण्यात आलेले आदर्श अध्यापक को.ओं.ही.सो.लि. यांचे नाव कमी करून टिचर्स कॉलनी को.ओं.ही.सो.लि. यांचे नाव दाखल केलेची नोंद केली.	L	टिचर्स कॉलनी को.ओं.ही.सो.लि.	फेरफार क्र.३८७१ प्रमाणे सही- १२/०६/२०१३ न.मु.अ.बांद्रा
३०/१०/२०१४	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.जि.अ.मु.अ./३३/क्षे.दु./एस.आर.१९६६/२०१४/३११३ अन्वये १०/१०/२०१४ अन्वये मूळ क्षेत्र १७१९.८ चौ.मी. ऐवजी ३५०९.३ चौ.मी. असे दुस्त केले.			फेरफार क्र.४३०५ प्रमाणे सही- ३०/१०/२०१४ न.मु.अ.बांद्रा
१४/०४/२०१७	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.१/मि.प./असरी नोंद/२०१५ पुणे जिल्हा यांचेकडील आदेश क्र.न.मु.बांद्रा (पुणे)/फ.क्र.५१९३ दिनांक १५/०४/२०१७ अन्वये मिळकत पत्रिकेवर नमूद मूळ क्षेत्राची जात हजार पाचो नऊ पूर्णांक तीन दशांश चौ.मी. नमूद केले.			फेरफार क्र.५१९३ प्रमाणे सही- १५/०४/२०१७ न.मु.अ.बांद्रा



<p>हि मिळकत पत्रिका (दिनांक ३/२६/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्कांची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ४/१४/२०२२ ५:२३:२९ PM वेळता पडताळणी साठी http://sapteahilishk.mahatnmi.gov.in/DSL/propertycard या संकेत स्थळावर जाऊन २२०५१००००१७६५६२७ हा क्रमांक वापरता.</p>	
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बदर = १८

१५०६ ५२ ७२

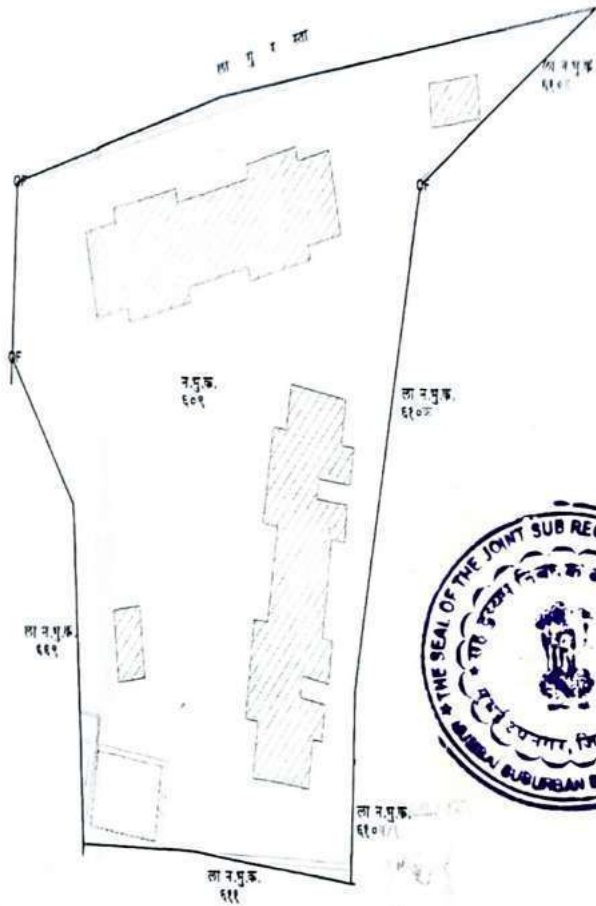
२०२३

CITY SURVEY PLAN

क्र. प्रत

मौजगीचे काम - अर्जदार पी.एस.पी.प्रॉपटीज प्रा.लि. यांचा दि.०२/०२/२०१७ रोजी केलेल्या हद्दकायम मोजणी अर्ज व इकडील अतितातडी ह.का मो.रं.नं ११७४ दि भुमापन बांद्रा पूर्व न.भू.क ६०९ या मिळकतीची ईटीएस मशिनने हद्द कायम मोजणी करून तयार केलेला मोजणी नकाशा.

न.भू.क.६०९



श्री.मो.ज.प्र.लि.का.प्र.अ.नं.७७
ल.प.प.प.

लि.प.प.

बंदर - १८		
१५४८६	५३	७२
२०२३		

ANNEXURE E

INTIMATION OF APPROVAL

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP Cell/ GM/MHADA-92/ 94/ 12021

Dated:- 30 NOV 2021



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

To,
M/s. PSC Properties Pvt. Ltd.
C.A.Teachers Colony Co Op- Hsg. Society Ltd.,
Bldg.No.01 & 2, Bandra (E)
Mumbai 400 051.

Sub:- Proposed redevelopment Building No 1& 2 Teachers Colony Co Op- Hsg. Society Ltd., bearing CTS No. 609 at village Bandra Mumbai 400 051.

Ref:-1. Concession approval from Hon'ble V.P./MHADA dtd. 25.11.2021.
2. Architect's application for IOA dtd.25.11.2021.



Dear Applicant

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with reference dated 25.11.2021 and the plans, Sections Specifications and Description and further particulars and details of your Proposed redevelopment Building No 1 & 2 Teachers Colony Co Op- Hsg. Society Ltd., bearing CTS No. 609 at village Bandra Mumbai 400 051. furnished to this office under your letter, dated 25.11.2019, I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

बंदर - २८	
१५४८६	गृहनिर्माण मंत्रालय, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१. दूरध्वनी ६६४०१००० फॅक्स नं. ०२२-२६५१२०५८
२०२३	

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Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work. Bore well shall be constructed in consultation with H.E./MCGM.
6. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
7. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
8. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
9. The safety measure shall be taken on site.
10. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
11. That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
12. That the RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.
13. That the undertaking from Owner shall be submitted as per the format mentioned in ease of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building under reference.
14. That the RUT shall be submitted stating that the electric substation shall not be misused in future.
15. That the indemnity bond from owner/developer shall be submitted indemnifying MHADA and its officers against any litigations, claims that may arise due to inadequate size of rooms.
16. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
17. Revised CFO NOC shall be submitted
18. Letter for relocated layout showing distribution of R.G. on 2 different locations shall be obtained before plinth C.C. from Layout section of M.E.



(Handwritten signature)

बदर - २८		
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19. NOC from Highway Authority or appropriate authority shall be submitted.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.
2. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
4. That the Material testing report for construction materials used at site shall be taken as per required frequency.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the design and specification for mechanized parking tower shall be obtain from the Consultant/Manufacturer.
7. That the work of Mechanized parking tower shall be carried out as per NOC granted by E.E.(T&C) department, MCGM or remarks by consultant.
8. That the Private Consultant's remarks for Site Elevation shall be submitted.
9. That the Revise MHADA NOC shall be submitted

D:GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided on site.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and shall be provided by method of pounding and all sanitary connections shall be Water proof and smoke test shall be done in presence of licensed plumber.

9. The final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment,h) E.E. T & C shall be submitted before occupation.



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10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That final completion plans for Completion of work on site shall be submitted.
12. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
13. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
14. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
15. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
16. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.
17. Revised Layout should be got approved before applying for O.C.

VP & CEO / MHADA has appointed Shri. Dinesh Mahajan / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.


 30/11
 (Dinesh Mahajan)
 Executive Engineer (W.S.)
 B.P.Cell/GM/MHADA



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लदर - १८		
१५४८६	५७	७२
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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.



Your attention is further drawn to the provision about the necessity of submitting Occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.

Proposed date of commencement of work should be communicated.

6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.

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NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office. Sectional Engineer/Assistant Engineer/Deputy Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.



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२०२३		


12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the overhead storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Hon'ble VP/CEO-MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all terms shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw on highly serving the purpose of lock and the warning pipes of the foot pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a



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firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvers should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.


(Dinesh Mahajan)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA



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ANNEXURE F

COMMENCEMENT CERTIFICATE



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-92/941/2023/CC/1/New

Date : 09 January, 2023

To

M/s. Paranjape Spaces and Services PVT LTD.
C.A. to Teachers Colony CHS Ltd

Office No. 04, Anand colony, PL
No. 50/1, CTS No. 111/1,
Erandwane, Pune, 411004.

Sub : Proposed redevelopment Building No 1& 2 Teachers Colony Co Op- Hsg. Society Ltd., bearing CTS No. 609 at village Bandra Mumbai 400 051

Dear Applicant,

With reference to your application dated 18 October, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment Building No 1& 2 Teachers Colony Co Op- Hsg. Society Ltd., bearing CTS No. 609 at village Bandra Mumbai 400 051**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-92/941/2021/IOA/1/Old dt. 30 November, 2021 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.



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The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall

be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 08 January, 2024

Remarks : This C.C. granted upto top of Plinth Level (i.e. upto height 0.15 m AGL) as per approved IOA dtd. 30.11.2021.

Copy submitted in favour of Information please

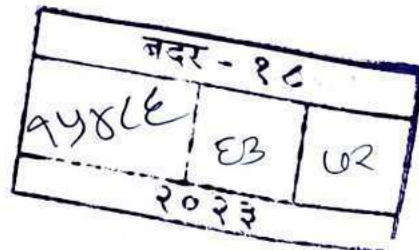
1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner H East Ward MCGM.

Copy to :-

4. EE Bandra Division / MB.
5. A.E.W H East Ward MCGM.
6. A.A. & C H East Ward MCGM
7. Architect / LS - VILAS VASANT DIKSHIT.
8. Secretary Teachers Colony Co Op- Hsg. Society Ltd.



Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Executive Engineer /B.P.Cell
Greater Mumbai/MHADA



ANNEXURE G

RERA CERTIFICATE



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 :
P51800049529

Project: **PARANJAPE ATHENA** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 609 at Bandra, Andheri, Mumbai Suburban, 400051;**

1. **Paranjape Spaces And Services Pvt Ltd** having its registered office / principal place of business at **Tehsil: Haveli, District: Pune, Pin: 411004.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 15/02/2023 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Dated: 15/02/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-02-2023 16:21:23

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

नदर - २८		
१५४८६	६४	७२
२०२३		

PARANJAPE SPACES AND SERVICES PRIVATE LIMITED

CIN: U70109PN2020PTC196580

Regd. Office: Office No. 4, Anand Colony, PL No. 50/1, CTS No. 111/1, Erandwane, Pune 411004

Telephone: 020-39394949 | Email Id: cs@pscl.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PARANJAPE SPACES AND SERVICES PRIVATE LIMITED HELD ON FRIDAY, 6TH FEBRUARY, 2023 AT THE REGISTERED OFFICE OF THE COMPANY


AUTHORISE MR. SACHIN HIRAP

"RESOLVED THAT consent of the Board be and is hereby given to authorise Mr. Sachin Hirap, Director of the Company to sign, execute and register Flat Sale Agreement, Cancellation of Flat Sale Agreement, affidavit, undertaking, PAA, Mortgage Deed, Deed of Assignment, Lease Deed, Conveyance and any other document in this respect, in front of Sub Registrar, for and on behalf of the Company, to apply to various authorities like Maharashtra Housing and Area Development Authority ("MHADA"), Municipal Corporation of Greater Mumbai ("MCGM"), Collector Office, Talathi Office and complete redevelopment process of Teachers Colony and to appoint Advocate, Sign Vakalatnama, Affidavit and other necessary Documents required.

RESOLVED FURTHER THAT Mr. Sachin Hirap, Director of the Company be and is hereby authorised to do all such things, acts and deeds incidental thereto as may be necessary.

RESOLVED FURTHER THAT any director(s) of the Company be and is hereby authorised to furnish certified true copy of the aforesaid resolution to the concern party(ies) or authority(ies) and/or such persons/entities as may be deemed fit."

Certified True Copy
For Paranjape Spaces and Services Private Limited


Pushkar Apte
Director
DIN: 09006340



Date: 27th February, 2023
Place: Pune

A

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card		
AALCP6360L		
नाम / Name PARANJAPE SPACES AND SERVICES PRIVATE LIMITED		
निगमन / गठन की तारीख Date of Incorporation / Formation 04/12/2020		



07042022



बदर - १८		
१५४८६	६५	७२
२०२३		



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1216/01052/06895

To
सचिन भाळचंद्र हिराप
Sachin Bhalchandra Hirap
S/O Bhalchandra Hirap
61/2706 BANDRA TARANG CO OP HOU SOCIETY OPP
YASHOMANGAL
Bandra (East)
Bandra (East) Mumbai
Maharashtra 400051
9869764359

Ref 9 / 2BF / 16353 / 17955 / P



UEG36959294IN



आपला आधार क्रमांक / Your Aadhaar No. :

8241 4781 0718

साधारण - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

सचिन भाळचंद्र हिराप
Sachin Bhalchandra Hirap
दिवस २५ - Year of Birth: 1971
लिंग - Male



8241 4781 0718

सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT

SACHIN B HIRAP

BHALCHANDRA PUNDLIK HIRAP

25/04/1971

Permanent Account Number
ABCPH5822L

Signature

भारत सरकार
GOVT. OF INDIA



17032008

वदर - १६		
१५४६	६६	७२
२०२३		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

भारतीय ओळख क्रमांक / Enrollment No. 2006/60083/19171

22/01/2015

To
Niketa Amit Singh
निकिता अमित सिंग
W/O Amit Singh
Room No. B-2, Sakinaka, Sakinaka, Sakinaka
RKPH Marg
Vijay Nagar
Bandra East
Mumbai
Bandra East Andheri Mumbai Suburban
Maharashtra - 400051
9819741000



KA561363505FH

555366649623



आपला आधार क्रमांक / Your Aadhaar No. :

5553 6664 9623

माझे आधार, माझी ओळख



भारत सरकार

Government of India

निकिता अमित सिंग
Niketa Amit Singh



जन्म तारीख / DOB: 15/05/1985

लिंग / Gender: Female

5553 6664 9623



माझे आधार, माझी ओळख

Scanned by TapScanner

N



आयकर विभाग
INCOME TAX DEPARTMENT
NIKETA AMIT SINGH



भारत सरकार
GOVT. OF INDIA

DEVIPRASAD SINGH

15/05/1985
Permanent Account Number
EUYPS4470L

Signature



Singh

बदर - १८		
१५४८६	६०	१०२
२०२३		



ಕಡತ - ೨೮		
೧೫೪೬	೬೬	೦೨
೨೦೨೩		

marlin Myrckar

FORM 6
[See Rule 16(1)]

Driving Licence

Driving Licence No. MH-02-2007-4385

Date of issue 27/01/07

Name of the Licence Holder
Rohit Kumbale

Son/wife/daughter of
maruti

Specimen Signature/Thumb Impression of the Holder of the Licence

Name to be written across the photograph

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 19970082695 DOI 23-05-1997
Valid Till 28-12-2018 (TR)

D.L.R 15-01-2016
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLE: THROUGHOUT INDIA
COV DOI
LMV-TR 23-05-1997

DOB 19-03-1977 BG

Name YOGESH MORE
S/O/M of CHANDRAKANT MORE
A/c: RAUT CHL. MANJUREKAR WADI
N S PHADYE MARG,
ANDHERI EAST MUMBAI
PIN 400068
Signature & ID of Issuing Authority MH02 2016467

FORM 7
RULE 16(1)

Signature/Thumb Impression of holder



पता - २८

१५०६	६८	७२
२०२३		

भारत सरकार
GOVERNMENT OF INDIA

राजेंद्र रमेश टेम्बरे
Rajendra Ramesh Temkar
जन्म वर्ष/DoB 1982
पुरुष Male

7491 4388 1998

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN UNIQUE ID AUTHORITY OF UIDAI

पता
S/O रमेश टेम्बरे कोठारे
कोठारे, रत्नागिरी
महाराष्ट्र, 415712

Address
S/O Ramesh Temkar, Kothare,
Kothare, Ratnagiri
Maharashtra, 415712

- सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

CHALLAN
MTR Form Number-6



GRN	MH007562688202324E	BARCODE		Date	02/09/2023-12:39:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)	AALCP6360L				
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	Full Name	PARANJAPE SPACES AND SERVICES PRIVATE LIMITED				
Location	MUMBAI	Flat/Block No.	FLAT NO.C-501.5TH FLOOR	BUILDING			
Year	2023-2024 One Time	Premises/Building	C.PARANJAPE ATHENA				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	1312000.00	TEACHERS COLONY	BANDRA EAST MUMBAI		4 0 0 0 5 1	
0030063301 Registration Fee	30000.00					
						PAN2=EUYPS4470L-SecondPartyName=NIKETA AMIT SINGH-CA=21866600
		Amount In	Thirteen Lakh Forty Two Thousand Rupees Only			
		Words				
Total	13,42,000.00					



Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172023090200304	462858879		
Cheque/DD No.	Bank Date	RBI Date	02/09/2023-12:40:30	Not Verified with RBI		
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch	Scroll No. . Date	1 , 04/09/2023				

Department ID :
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No. : 0000000000



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-15486	0003952441202324	04/09/2023-11:14:40	IGR555	30000.00

बदर - १८

१५४८६ ६६ ७२

२०२३

GRN : MH007562688202324E Amount : 13,42,000.00 Bank : PUNJAB NATIONAL BANK Date : 02/09/2023-12:39:40

2	(IS)-514-15486	0003952441202324	04/09/2023-11:14:40	IGR555	1312000.00
Total Defacement Amount					13,42,000.00

514/15486
गोमवार, 04 सप्टेंबर 2023 11:15 म.पु.

दस्त गोपवारा भाग-1

वदर 18
दस्त क्रमांक: 15486/2023

दस्त क्रमांक: वदर 18 /15486/2023

वाजरा मूल्य: ₹. 1,52,60,298/- मांडवदला: ₹. 2,18,66,600/-

भरलेले मुद्रांक शुल्क: ₹. 13,12,000/-

दु. नि. मह. दु. नि. वदर 18 याचे कार्यालयाने

अ. क्र. 15486 वर दि. 04-09-2023

वेळी 11:13 म.पु. वा. हजर केला.

पावर्ची: 16745

पावर्ची दिनांक: 04/09/2023

मांडवकरणाचे नाव: निविदा अमित मिह --

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1440.00

पृष्ठांची संख्या: 72

एवढे: 31440.00

Dingh

दस्त हजर करणाऱ्याची सही:

UB

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क. ७

UB

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क. ७

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 04 / 09 / 2023 11 : 13 : 40 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 09 / 2023 11 : 14 : 52 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अगदीच्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्ताची संपूर्ण मांडवदल शिष्टाक्षर खवती, साक्षीदार व सौम्यत जोडलेल्या कायदेशीर सत्यता तयारली आहे. दस्ताची सत्यता, वैधता कायदेशीर जाहीरदारी दस्त निव्यादक व वास्तुलोकधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

Dingh
लिहून घेणारे



वदर - १८		
१५४८६	००	७२
२०२३		



04/09/2023 11 18:46 AM







दस्त गोपवारा भाग-2

बदर 18

दस्त क्रमांक:15486/2023

दस्त क्रमांक :बदर18/15486/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:परराजपे स्पेसेस अँड सर्विसेस प्रा.लि. चे संचालक सचिन भालचंद्र हिराप - - पत्ता:फ्लॉट नं: ऑफिस नं.4, माळा नं: -, इमारतीचे नाव: आनंद कॉलनी, ब्लॉक नं: पुणे, रोड नं: पीएल नं.111/1, एरंडबने, महाराष्ट्र, पुणे. पिन नंबर:AALCP6360L	लिहून देणार वय :-52 स्वाक्षरी:- 		
2	नाव:निकिता अभित विंढ - - पत्ता:फ्लॉट नं: रूम नं.8, माळा नं: -, इमारतीचे नाव: साई कृपा रहिवाशी गंध, ब्लॉक नं: बांद्रा पूर्व, मुंबई, रोड नं: विजय नगर बिल्डिंग च्या मागे, महाराष्ट्र, MUMBAI. पिन नंबर:EUYP54470L	लिहून घेणार वय :-38 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:04 / 09 / 2023 11 : 16 : 51 AM

ओळख:-

खानील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	नाव:रोहित कांबळे - - वय:35 पत्ता:सप्रे बंगला, हनुमान रोड, विलेपार्ले पूर्व, मुंबई पिन कोड:400057	स्वाक्षरी 		
2	नाव:राजेंद्र टेमकर - - वय:30 पत्ता:सप्रे बंगला, हनुमान रोड, विलेपार्ले पूर्व, मुंबई पिन कोड:400057	स्वाक्षरी 		

शिक्का क्र.4 ची वेळ:04 / 09 / 2023 11 : 18 : 39 AM

शिक्का क्र.5 ची वेळ:04 / 09 / 2023 11 : 18 : 56 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

बदर - १८		
१५४८६	०९	०२
२०२३		



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARANJAPE SPACES AND SERVICES PRIVATE LIMITED	eChallan	03006172023090200304	MH007562688202324E	1312000.00	SD	0003952441202324	04/09/2023
2		DHC		0923023606993	1440	RF	0923023606993D	04/09/2023
3	PARANJAPE SPACES AND SERVICES PRIVATE LIMITED	eChallan		MH007562688202324E	30000	RF	0003952441202324	04/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

15486 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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बदर - १८		
१५४८६	७२	७२
२०२३		

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....७२.....पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क्र.-७, मुंबई उपनगर जिल्हा

बदर-१८/ १५४८६/२०२३
पुस्तक क्रमांक १, क्रमांक.....१८.....वर नोंदला.

दिनांक: ०४ / ०९ / २०२३

(परिमल वर्दम)
सह. दुय्यम निबंधक, अंधेरी क्र.-७, मुंबई उपनगर जिल्हा.



05/09/2023

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.अंधेरी 7

दस्त क्रमांक : 15486/2023

नोंदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1)विनिंबाचा प्रकार	करारनामा
(2)नोंदना	21866600
(3) बाजारभाव(भाडेपट्टयाच्या बायनिपट्टाबाब आकारणी देना की पट्टेदार ने नमुद कराचे)	15260297.91
(4) भु-मापन,गोटहिस्सा व घरक्रमांक(अमल्याम)	1) पात्रिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका क्रमांक मी - 501.5 वा मजला,पगोडो अथेना,विल्डिंग मी,टीनरग कॉलनी,ऑफ वेस्टर्न एक्स्प्रेस हायवे,बांद्रा पूर्व,मुंबई - 400051,सदनिके क्षेत्र 57.27 चौरस मीटर रेग कार्पोट,गोवन एक कार्पोटिंग.((C.T.S. Number : 609.))
(5) क्षेत्रफळ	1) 62.99 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल वेव्हा.	
(7) दस्तगोवज करन घेणा-या/विट्टन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पगोजो संगेग अंड गविंगेग प्रा.लि. चे मन्नालक गचिन भायबंदर टिगण -- वय:-52; पत्ता:-प्लॉट नं: अफिम नं.4, माळा नं: -, इमारतीचे नाव: आनंद कॉलनी, ब्लॉक नं: पूर्ण, रोड नं: पीपल नं.111/1, एरडवन, मद्रागट, पुणे. पिन कोड:-411004 पॅन नं:-AALCP6360L
(8)दस्तगोवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-निकिता अमिन मिह -- वय:-38; पत्ता:-प्लॉट नं: कम नं.8, माळा नं: -, इमारतीचे नाव: माई वृषा रटिवार्थी मॅप, ब्लॉक नं: बांद्रा पूर्व,मुंबई, रोड नं: विजय नगर विल्डिंग च्या मार्गे, मद्रागट, MUMBAI. पिन कोड:-400051 पॅन नं:-EUYPS4470L
(9) दस्तगोवज करन दिल्याचा दिनांक	04/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	04/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15486/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1312000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुनभ व्यवहागमाठी नागरिकांचे सक्षमीकरण
दस्तगोवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवडी अद्ययावत करणे गरजेचे आहे.
या व्यवहागचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणे त आलेला आहे.
आता हे दस्तगोवज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 04/09/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

दस्तासोबत सूची क्र.11
खरी प्रतसह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARANJAPE SPACES AND SERVICES PRIVATE LIMITED	eChallan	03006172023090200304	MH007562688202324E	1312000.00	SD	0003952441202324	04/09/2023
2		DHC		0923023606993	1440	RF	0923023606993D	04/09/2023
3	PARANJAPE SPACES AND SERVICES PRIVATE LIMITED	eChallan		MH007562688202324E	30000	RF	0003952441202324	04/09/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

