

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 13271/2022

नोदंणी :

Regn.63m

गावाचे नाव : दिंडोशी

करारनामा

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1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :सदनिका नं: 2002, माळा नं: 20 वा मजला, इमारतीचे नाव: अगरवाल फ्लोरेस्टा मेपल ए विंग, ब्लॉक नं: व्हिलेज दिंडोशी,अप्पर गोविंद नगर,पाचबावडी, रोड : गोरगाव पुर्व मुंबई 400063, इतर माहिती: मॅकनाइज्ड पार्किंग स्पेस बोयरींग स्लॉट नं 38 सहित( ( C.T.S. Number : 1-B/7,1B/7/ 1 To 4, 8, 8/1 To 8 , 9A, 9A/1 To 12 आणि ,33 (14), D ऑफ प्लॉट वेयरिंग सीटीएस नं 1-बी/10/बी. ; ) )

1) 37.22 चौ.मीटर

1): नाव:-होमवेल रियाल्टी एल एल पी तर्फे भागीदार आशिष अगरवाल यांच्या तर्फे मुखत्यार भानु प्रकाश यादव वय:-57; पत्ता:-प्लॉट नं: 501/505, माळा नं: 5 वा मजला, इमारतीचे नाव: अगरवाल गोल्डन चेंबर, प्लॉट नं 13/ए, ब्लॉक नं: बालाजी टेलीफिल्मच्या मागे, फन रिपब्लिक रोड, रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAJFH0755L

2): नाव:-श्री स्वामी समर्थ डेव्हलपर्स तर्फे भागीदार बिशन व्ही मित्तल यांच्या तर्फे मुखत्यार विजय फतेह चंदका वय:-59; पत्ता:-प्लॉट नं: ऑफिस नं 101,,डी विंग , माळा नं: 1 ला मजला, इमारतीचे नाव: गॅलेक्सी हाईट, ब्लॉक नं: लिंक रोड, रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ABAFS3140G

1): नाव:-दिनेश हिराभाई प्रजापती वय:-40; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: जी टी बी हाऊस , ब्लॉक नं: अप्पर गोविंद नगर , रोड नं: मालाड पुर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ANSPP5375J

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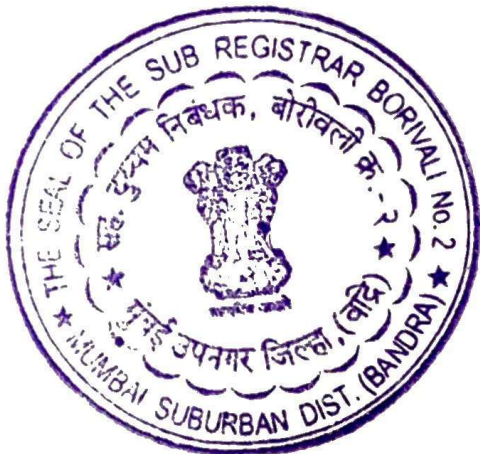


सह. दुय्यम निबंधक बोरीवली-२  
मुंबई उपनगर जिल्हा

धेतलेला तपशील:-

धेतलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

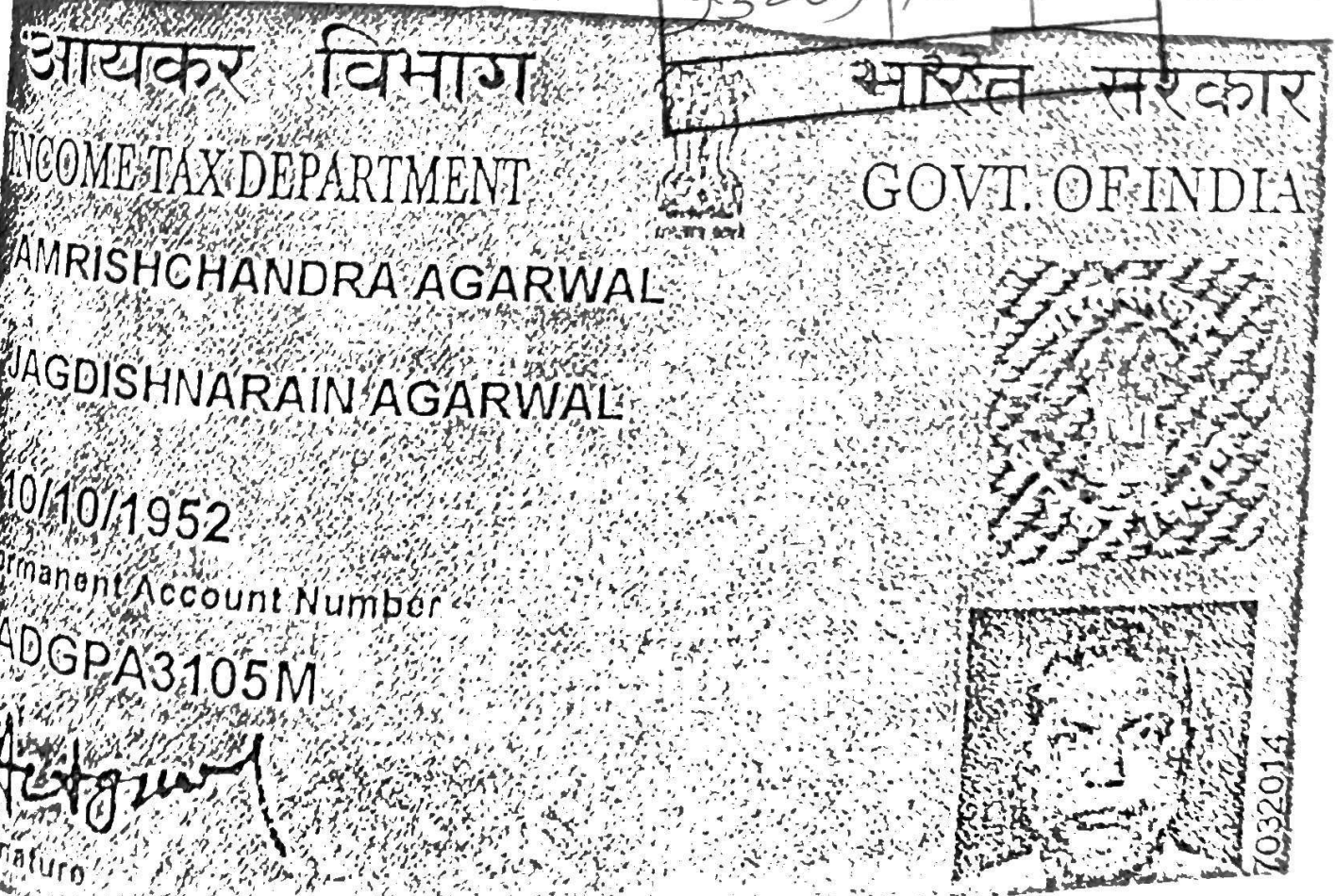
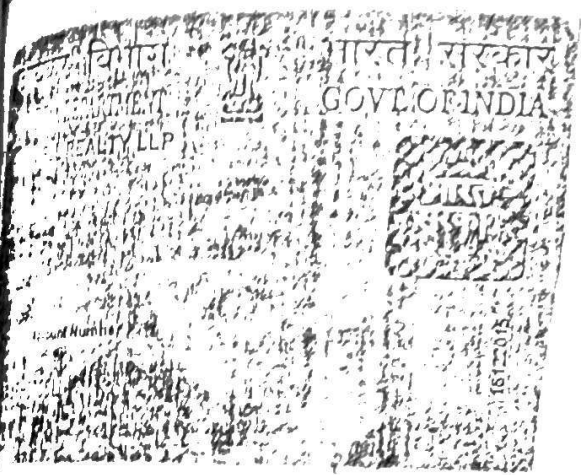


खरी प्रत

सह दुय्यम निबंधक बोरीवली-२  
मुंबई उपनगर जिल्हा.

मी गानु प्रकाश सायन यादारे घोंवत करतो की, दुय्यम  
 निरूपक श्री. व. व. व. यांचे कार्यालयात श्री. व. व. व. या शिष्टकाचा दस्त  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री. व. व. व. व श्री. व. व. व.  
 दि. 27/11/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या श्री. व. व. व. व श्री. व. व. व.  
 सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार  
 यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही  
 मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दयातल ठरलेले नाही.  
 सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
 सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
 मी पात्र राहोम याची मला जाणीव आहे.

दिनांक :- 18/10/2022



7032014





## 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 : P51800030147

Project: Agarwal Floresta - Maple , Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 1B/7, 1B/7 TO 4,8, 8/1 TO 8,9A/1 TO 12, 1/B /10/B OF VILLAGE DINDOSHI, 581/A/18/1-9, 581/1/19pt, 518/A/19/1-23 OF VILLAGE MALA EAST at Borivall, Borivall, Mumbai Suburban, 400063;

1. Homewall Realty Llp having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053.

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 scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

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

- The Registration shall be valid for a period commencing from 31/07/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:31-07-2021 14:29:03

Dated: 31/07/2021

Place: Mumbai

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

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# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3379/PS/MCGM & STGL/AP

3 OCT 2017

## COMMENCEMENT CERTIFICATE

(SALE BUILDING)

TO,  
M/s. Shree Swami Samarth Developers,  
1/3, Krishna Unnat Nagar No. 1,  
Near Gajanan Temple Office, M.G. Road,  
Goregaon (W), Mumbai - 400 062.

Sir,

With reference to your application No. 930 dated 27/04/2016 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra

Regional and Town Planning Act, 1966 to erect a building on plot No. 33(10) of modified DCR 1991

C.T.S. No. 1/B/7, 1/B/7/1 to 4 & 8, 8/1 to 8 & 9A, 9A/1 to 12 & 33(14) of modified DCR 1991 on plot bearing C.T.S. No. 1/B/10/B

of village Dindoshi, Panch Bavadi, Goregaon (E) Mumbai - 63 for (Panchayat CHS Ltd)

of village Dindoshi, (Panch Bavadi) T.P.S. No. \_\_\_\_\_

ward PS \_\_\_\_\_ Situated at \_\_\_\_\_

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2045/PS/MCGM-STGL/LOI (Revised LOI) dt. 23/09/2016

IDA U/R No. SRA/ENG/3379/PS/MCGM & STGL/AP dt. 01/10/2016 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
  - 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.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and Town Planning Act, 1966.
- 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.

23209 40 1980  
The C.E.O. (SRA) has appointed **SHRI P. B. PAWAR**  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Podium Top

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*Signature*



SRA/ENG/3379/PS/MCGM & STGL/AP

25 NOV 2020

This C.C. is re-endered as per approved amended plans  
dtd. 24/11/2020.

*[Signature]*  
25-11-2020  
Executive Engineer  
Slum Rehabilitation Authority



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SLUM REHABILITATION AUTHORITY

No.:SRA/ENG/2045/PS/MCGM-STGL/LOI  
Date: 9 NOV 2020

1. Architect

: Shri. Manoj Vishwakarma of  
M/s. DOT Architects,  
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.,  
M.K. Marg, Kalanagar, Bandra (E),  
Mumbai - 400051.

Developer

: M/s. Shree Swami Samarth Developers.  
1/3 Krishnai unnat Nagar No.1,  
Near Gajanan Temple, Off. M.G. Road,  
Goregaon(West), Mumbai - 400062.

Society

: Panchratna CHS (Ltd),  
CTSNo. 1B/7,1B/7/1to 4, and 8,8/1to 8,  
and 9A,9A/1 to 12, of Village Dindoshi,  
h Bawadi, Dindoshi Pada,  
Goregaon (East),Mumbai - 400063.



**Subject:**

**Revised LOI & Amended IOA** with conversion of proposed ongoing S.R. Schemes on plot bearing C.T.S. No. 1B/7, 1B/7/1 to 4, and 8, 8/1 to 8, and 9A, 9A/1 to 12 (slum plot) and CTS No. 1/B/10/B (non slum plot) of village Dindoshi, taluka borivali amalgamated with adjoining slum plot having plot bearing CTS no 581/A/18(pt), 581/A/18/1-9, 581/A/19(pt) and 581/A/19/1-23, village malad, taluka borivali, PanchBavadi Goregaon(E) Mumbai 400 063 for slum society known as "Panchratna CHS (Ltd)".

**Reference:**

SRA/ENG/2045/PS/MCGM-STGL/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No.1B/7, 1B/7/1 to 4, &8, 8/1 to 8, & 9A, 9A/1 to 12 (slum plot) &1/B/10/B (non slum plot) and amalgamated with adjoining slum plot having plot bearing CTS no 581/A/18(pt), 581/A/18/1-9, 581/A/19(pt) and 581/A/19/1-23, this office is pleased to inform you that, this Revised Letter of Intent (LOI) are considered and approved for the sanctioned FSI of 5.81 (Five Point Eighty One Only) in accordance with provisions of Reg. 33 (10) of DCPR 2034, subject to the following conditions.

All the other conditions mentioned in the earlier LOI issued u/No. SRA/ENG/2045/PS/MCGM-STGL/LOI dated 29/02/2012 &23/09/2016 will be superseded by this LOI



SRA/ENG/2045/PS/MCGM-STGL/LOI

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

**The salient features of the scheme are as under:**

Sr. No.	Particulars	Slum Plot	Open Plot	Total
	Area of Slum plot	12341.60	1096.80	13438.40
1.	Deduction for			
2.	a) Road set back	2757.03	639.32	3396.35
	b) Cemetery	372.13	--	372.13
	c) Garden	57.38	--	57.38
3.	Net Area of Plot (1-2)	9155.06	457.48	9612.54
4.	Minimum permissible FSI	4.00 Or Sanctioned FSI whichever is more.	1.00 Zonal FSI + 0.50 Govt. + 0.90 TDR = 2.40 (457.48 x 2.40 = 1097.95)	
5.	Road Set Back area is 2 time as per 16, 30(3)(a)		1278.64	1278.64
6.	Proposed BUA of Rehab	20041.55	--	20041.55
7.	Area of Amenity including common passage	7583.57	--	7583.57
8.	Rehab Component	27625.12	--	27625.12
9.	Sale Component (1.20x Rehab component)	33150.14	--	33150.14
10.	Total BUA permissible for the scheme	53191.69	1964.86	55156.55
11.	Total FSI Sanctioned for Project	5.81	4.29	
12.	BUA Permissible for Sale Component	33150.14	1964.86	35115.00
13.	A Number of slum dwellers to be rehabilitated			
	i. Rehab resi.	502	-	502
	ii. Commercial	21	-	21
	iii. R/C	15	-	15
	B Amenities to be provided			
	i. Balwadi	04	-	04
	ii. Welfare Center	04	-	04
	iii. Society Office	05	-	05
	iv. Skill development center	02	-	02
	v. Library	02	-	02
	vi. Community hall	01	-	01
14.	Nos. of PAP generated in the scheme	65		



2. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC

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BPA/ENG/2045/PS/MCGM-STGL/LOI  
 cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.

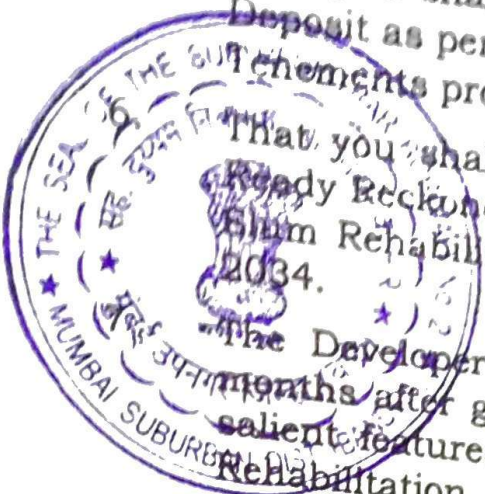
3. **Details of land ownership:** As per P.R. Cards the land under reference is owned by STGL/MCGM & Private land are belongs to private Ownership.
4. **Details to access:** As per remarks From A.E. Survey Remark P/N ward, as showing the existing width of access road ranging from 13.40 Mt to be widen to 18.30 Mt.
5. That you shall pay Rs. 40,000/- per tenement towards Maintenance Deposit as per clause 9.1 Reg. 33(10) of DCPR 2034 towards additional Tenements proposed.  
 That you shall also pay Infrastructural Development charges 2% of Ready Reckoner prevailing on the date of issue of LOI per sq.mt. to the Slum Rehabilitation Authority as per Clause 9.2 Reg. 33(10) of DCPR 2034.  
 The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition No. 3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mt. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, the PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

8. The Amenity Tenements as mentioned in salient features condition no.01 above within 30 days from the date of issue of OCC of Rehab/Composite bldg. Handing over / Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Carpet area in Sq.mt.	Amenity handed over to
1	04 Balwadi	27.88	To be Handed over to the women and child Welfare Department, Government of Maharashtra.
2	05 Society office	20.00	To be Handed over to the slum dwellers society.
3	04 Welfare Centre	27.88	To be Handed over to the slum dwellers society.
4	02 Skill / Development Centre	27.88	To be Handed over to the slum dwellers society.
5	02 Library	27.88	To be Handed over to the slum dwellers society.
6	01 Community Hall	2% or upto 200 Sq. mt.	To be Handed over to the slum dwellers society.

9. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to this office at appropriate stages.





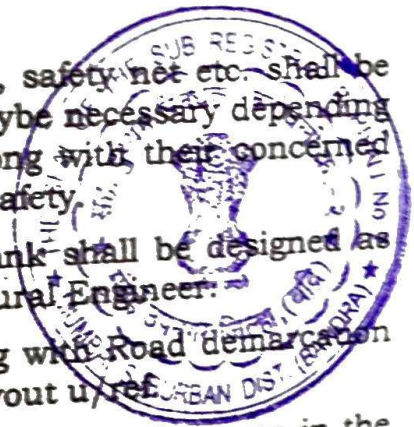
SRA/ENG/2045/PS/MCGM-STGL/LOI

10. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
11. The Developer shall submit various NOC's including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S. R. Scheme.
12. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO (SRA) with valid reasons.

13. The Chief Promoter/Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of O.C.C. of Rehab building. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
14. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs. 200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
15. The IOA/Building plans will be approved in accordance with the new DCPR 2034 and prevailing rules, policies and conditions at the time of approval.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
18. That the slab over the underground water tank shall be designed as per the "AA" class loading from the Lic. Structural Engineer.
19. That you shall submit plot demarcation along with Road demarcation before granting FCC to Sale Building in the layout u/for
20. That you shall handover & get separate P. R. card of the same in the name of MCGM/user department for D. P. Road/set back & Buildable reservation and/or built-up amenity structure to MCGM and /or user department free of cost before granting CC to the last 25% of BUA of the scheme.
21. That you shall submit Registered undertaking for not to misuse entrance lobbies, part pocket terrace / inner chowk / podium



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SRA/ENG/2045/PS/MCGM-STGL/LOI.

top/basement/ducts/fire check floor/refuge floor etc. free of FSI items before plinth C.C. to respective Bldg. in layout u/ref.

22. That you shall submit NOC/Remarks from E.E. (T. & C.) & Ch.E.(M&E) of MCGM for parking layout & light ventilation for Rehab and Sale building in S. R. scheme u/ref.

23. That you shall submit layout approval before F.C.C. to Sale Building in the S.R. Scheme under reference.

24. That you shall submit the Remarks/NOC from Electric Supply Company for size and location of substation before granting F.C.C to Sale building in the S. R. Scheme.

25. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.

26. That you shall register the S.R. Scheme under RERA act.

27. That the owner/developer shall incorporate a clause in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.

28. That the work shall not be carried out between 10.00 pm to 6.00 am, in accordance with Rule 5A (3) of Noise Pollution (Regulation and control) Rules 2000 and the provision of Notification issued by Ministry of Environment and Forest Department.

29. That you shall comply the provision of D.C. Regulation no.66 of DCPR-2034.

30. That the developer shall ensure compliance of the provision of building & other construction workers (Regulation & Employment and condition of service) Act, 1996 and submit documentation to that effect in order to comply various orders of Hon'ble Supreme Court of India in 1A 127961/2018 on SWM (c) No(s) 1/2015.

31. That the Developer shall comply all the conditions in the circular issued by Government of Maharashtra on 28/08/2019 relevant to amendment in Section 15A of Shm Act-1971.

32. That the placement of requisite segregation centers/ Organic Waste Converter (O.W.C) in the scheme area in consultation with the D.M.C. (S.W.M.) of M.C.G.M. shall be provided.

33. TDR /FSI shall be granted only after handing over of road setback area to MCGM and P R Card transferred the name of MCGM. This C.C of sale Component shall be restricted for the last 25% area.

34. That you shall abide with all proceedings /order of court of law or any Judicial /cosy judicial forums arising out of S.R Scheme u/r if any



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SRA/ENG/2045/PS/MCGM-STGL/LOI

You shall submit proposal by taking due cognizance of it from time to time.

35. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.

If applicant Society/ Developer/ Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

*[Signature]*  
 for Chief Executive Officer  
 Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Revised LOI)



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PREMIUM PAID	
+ GUARANTEE ADDITION	
+ WEALTH ADDITIONS	
=	5,55,20

वार्षिक मूल्य दर तफावत  
खुली जमीन  
38270

निवासी सदनिका  
110340

कार्यालय  
134900

दुकान  
184000

आधीनाक  
110340

चौरस मीटर

Receipt (pavti)

367/13271

Tuesday, October 18, 2022

11:33 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14209

दिनांक: 18/10/2022

गावाचे नाव: दिंडोशी

दस्तावेजाचा अनुक्रमांक: बरल-2-13271-2022

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: दिनेश हिराभाई प्रजापती

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:46 AM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली 2

वाजार मूल्य: रु.4902075.18 /-

मोबदला रु.8470000/-

भरलेले मुद्रांक शुल्क : रु. 508200/-

सह दुय्यम निबंधक बोरीवली - २.  
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT  
DELEVERIED ON 18/10/2022

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1710202214852 दिनांक: 18/10/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1710202214926 दिनांक: 18/10/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008882247202223S दिनांक: 18/10/2022

बँकेचे नाव व पत्ता: IDBI

*[Handwritten Signature]*

मूल्यांकनाचे वर्ष 2022  
जिल्हा मुंबई (उपनगर)  
मूल्य विभाग 61-दिंडोशी ( बोरीवली )  
उप मूल्य विभाग भुभाग उत्तरेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिण व पश्चिमेस वॉर्ड सीमा  
सर्व्हे नंबर / न भू क्रमांक सि टी एस नंबर#1

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
38270	110340	134900	184000	10340	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	37.22 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्वहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 To 2व्हॉ 11th floor To 20th floor	बांधकामाचा दर -	Rs 30250/-

रस्ता सन्मुख -

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 110% apply to rate = Rs 121374/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
= ( ( (121374-38270) \* (100 / 100 ) ) + 38270 )  
= Rs 121374/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 121374 \* 37.22  
= Rs 4517540.28/-

E) बंदिस्त वाहन तळाचे क्षेत्र  
बंदिस्त वाहन तळाचे मूल्य = 13.94 चौरस मीटर  
= 13.94 \* ( 110340 \* 25/100 )  
= Rs 384534.9/-

Applicable Rules = ,10.4.16

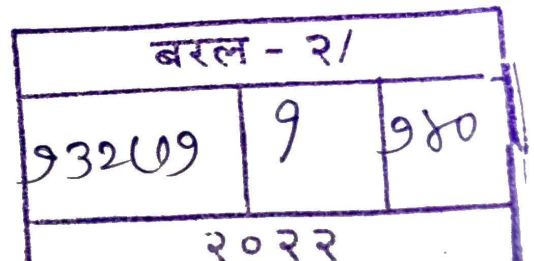
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या रांगचे मूल्य - बंदिस्त बात्कनी - मेकॅनिकल वाहनतळ  
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= Rs.4902075.18/-

Home

Print

*Rubya Jais*





Data of ESBTR for GRN MH008882247202223S

Bank - IDBI BANK

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: TBKL - 6910342/ANDHERI (WEST)  
Pmt Txn id : 717276775  
Pmt DtTime : 06 OCT 2022@18:45:49  
ChallanIdNo: 69103332022100651437  
District : 7101 MUMBAI

Stationery No: 19530168915025  
Print DtTime : 07-OCT-2022 16:52:35  
GRAS GRN : MH008882247202223S  
Office Name : IGR191-BRL2 JT SUB REGI  
GRN Date : 06-Oct-2022@18:45:50

StDuty Schm: 0030045501 75/STAMP DUTY  
StDuty Amt : R 5,08,200/- (Rs Five, Zero Eight, Two Zero Zero only)

RgnFee Schm: 0030063301 70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25 - Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 84,70,000/-  
Prop Descr : FLAT NO 2002,20TH FLR AGARWAL, FLORESTA MAPLE, PANCHBHAVDI, UPPERGOVIN  
DNAGAR, GOREGAON EAST, MUMBAI, Maharashtra, 400063  
Duty Payer: PAN-ANSPP5375J, DINESH HIRABHAI PRAJAPATI

Other Party: PAN-AAJFH0755L, HOMEWELL REALTY LLP

Bank official1 Name & Signature

*[Handwritten Signature]*  




Bank official2 Name & Signature

*[Handwritten Signature]*

*[Handwritten Signature]*



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२०२२		



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made at Mumbai this 15<sup>th</sup> day of Oct, 2022

**BETWEEN**

**HOMEWELL REALTY LLP**, a Limited Liability Partnership incorporated under the Limited Partnership Act, 2008 having its registered office at Agarwal Golden Chamber, Fun Republic Road, Plot 13/A, Behind Balaji Telefilm, Off New Link Road, Andheri (West), Mumbai 400 053 acting through its Constituted Attorney / Authorized Representative Shri Ashish Agarwal, herein after referred to as "**Developer / Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and permitted assigns) of the **FIRST PART**

**AND**

**SHREE SWAMI SAMARTH DEVELOPERS**, a Partnership Firm registered under the provisions of (Indian) Partnership Act, 1932, having its registered office at D- 101 Galaxy Heights, Link Road, Goregaon West Mumbai 400104, through its constituted attorney Shri Bishan V. Mittal, hereinafter referred to as "**Co-Developer**" / "**Co-Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being) of the **SECOND PART**

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२०२२		

*Mittal*  
*Shri Bishan V. Mittal*

*Mittal*  
*Bishan V. Mittal*  
*[Signature]*



AND

Mr./Ms./ M/s. Dinesh Hirabhai Prajapati, of

Indian Inhabitants having their address at Flat No. 402, GTB House, Upper Govind Nagar, Malad East, Mumbai - 400 097.

; herein after referred to as 'the Purchaser/s' (which expression shall unless it be repugnant to the context or meaning therein be deemed to include his/her/their legal heirs, executors, administrators and assigns/its successors and permitted assigns) of the THIRD PART

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**WHEREAS:**



(a) The Developer is constructing a building as part of the Project (as defined hereinafter) on the Larger Property which consist of three land parcels which are particularly described firstly, secondly and thirdly in the **First Schedule** hereunder written.

The Developer is developing the said larger property having acquired valid and subsisting Development rights from the Co-Developer as more particularly set out in Annexure 1:

(b) The Entire Claim of Title of the Co - Developer/ Developer to the property is set out in **Annexure 1** hereto. Portion of the Larger Land belongs either to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM"), Slum Rehabilitation Authority ("SRA") or Maharashtra Housing Area and Development Authority ("MHADA") as sated in Annexure 1.

(c) The list of Chain of Documents is listed in the Schedule **Annexure 2**.

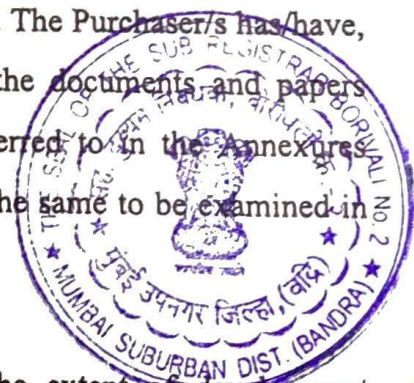
(d) The Developer has applied for and obtained various Approvals including (i) LOI, (ii) IOA, (iii) CC, (iv) Larger Layout Plan, (v) Project Layout Plan, (vi) Title Certificate for the development of the Building. The key Approvals obtained as annexed in **Annexures 3 (a) to 3 (vi)**. Applications for further Approvals may be under consideration of the relevant authorities and/or the Developer and/or the Co-Developer may obtain further approvals as may be permitted by applicable regulations. The said properties have been ordered to be amalgamated as recorded in LOI dated 09/11/2020 (listed in Annexure 3 as above and copy of which form part of 3 (i) above). The SRA has sanctioned a Layout in respect of the Larger Property. As per the sanctioned Layout there are amongst other rehab building, free sale building, commercial building apart from various common areas and amenities and internal and external works / service facilities.

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Developer and/or the Co-Developer		

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- (e) The Developer is developing the said Larger Property in phases.
- (f) The Developer has registered the said Project under RERA under Registration No. P51800030147 being one of the phases that is under development at present on a portion of the Larger Property, viz. "the Project" which portion is more particularly described in the **Second Schedule** hereunder written;
- (g) The Developer has entered into standard Agreement/s with Architects registered with the Council of Architects and such Agreement/s are as per the Agreement prescribed by the Council of Architects;
- (h) The Developer has appointed Structural Engineers for the preparation of the structural design and drawings of the building and accordingly the Project is being developed under the professional supervision of the Architect and the structural Engineer (or any suitable replacements/substitutes thereof);
- (i) The Purchaser/s has/have applied for purchasing a Unit in the said Project.
- (j) The Purchaser/s is/are desirous of acquiring a Unit in the said Project from the Developer after taking inspection of the title documents, permissions and after making an informed decision concerning the Project and the Larger Property.
- (k) The Purchaser/s has/have demanded from the Developer and the Developer has provided to the Purchaser/s, inspection of all title deeds and documents relating to the said Larger Property, the said Project, orders, the plans, design and specification prepared by the Architect of the Developer, In-Principal Approvals, all the endorsements on the I.O.D., the CC and all other documents specified under RERA or any other enactment as may be in force from time to time and the Rules and regulations made thereunder. The Purchaser/s has/have, prior to the date hereof, examined copies of all the documents and papers referred to in this Agreement including those referred to in the Annexures and/or annexed to this Agreement and has caused the same to be examined in detail by his/her/its Advocates and Consultants;
- (l) The Purchaser/s has/have seen the layout and the extent of development undertaken by the Developer. The layout discloses the location/position of the Rehab Buildings and the portion of the Larger Property which will be utilized for the construction of the Rehab Buildings. The layout also discloses the position/location of the Sale Buildings and the Common Area and Amenities to



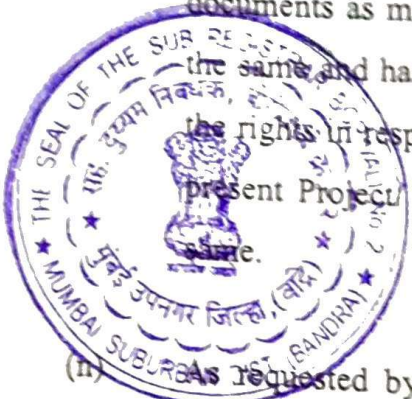
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be provided by the Promoters for the Buildings to be constructed on the Larger Property and the extent of the sale Component. The layout also discloses the position/location of common internal road, ramp and other common access to be constructed on the Larger Property and also disclosed separate entry and exit points for the Rehab Buildings as well as the Sale Buildings, to be provided as per the layout plan.

- (m) The Purchaser/s hereby confirm/s that he/she/it/they has/have fully read and understood the foregoing recitals and has been furnished with copies of all documents as mentioned and/or annexed in this Agreement and have perused the same and has/have agreed and consented that the Developer shall have all the rights in respect of the development of Said Larger Property, of which the present Project/ Unit forms a part and the Purchaser/s will not object to the same.



- (n) Requested by the Purchaser/s, the Developer has agreed to sell and the Purchaser/s has/have agreed to purchase, on the terms and conditions hereinafter appearing, on what is known as "ownership basis", a Unit as described in the Third Schedule hereunder written (hereinafter referred to as 'the said Unit') and has also agreed to sell to the Purchaser/s One \_\_\_\_\_ Parking Space (hereinafter referred to as the "Parking Spaces") for total lump sum consideration of Rs. 84,70,000 /- (Rupees Eighty four lakhs Seventy thousand only - only) (hereinafter referred to as 'the Consideration') as mentioned herein. The Said Unit is shown by red outline and hatched on the floor plans hereto annexed and marked as Annexure '4'.

*Handwritten signature and initials in blue ink.*

(o) In pursuance of the provisions of RERA, the Parties are executing this Agreement for Sale in respect of the said Unit and agree to register this Agreement with the office of the Sub-Registrar of Assurances under the provisions of the Registration Act, 1908.

- (p) The Purchaser/s confirm/s that he/she/it/they has/have also examined all documents and information uploaded by the Developer on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

*Handwritten signatures and initials in blue ink.*



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

It is recorded that the recitals contained herein forms an integral part of these presents.

**1. DEFINITIONS:**

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and another deed and/or document(s) executed in pursuance thereof.
- 1.2. "Apex Federation" shall mean apex body to be formed by the Federation of Society and Society to be formed of the Commercial Free Sale Building and both the Rehabilitation Building (s) constructed/to be constructed in the project, to maintain, administer and manage the Common Area and Amenities in the Larger Property.
- 1.3. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.4. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality, or (iii) any court, tribunal or arbitrator.
- 1.6. "Building" shall mean the buildings to be/ being constructed of the Larger Property more particularly described in the First Schedule hereunder written.
- 1.7. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts and exclusive balcony if any. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis).



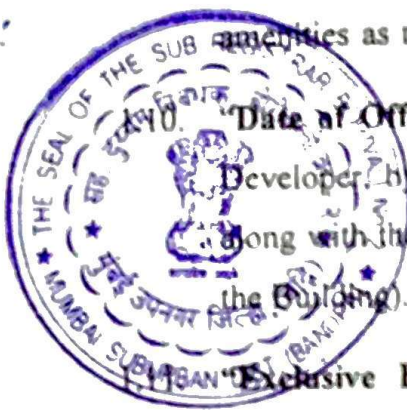
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1.8. "Cheque Bouncing Charges" shall mean the charges payable by a Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

1.9. "Common Areas and Amenities" shall mean the common areas and/or amenities as more particularly described at clause 5.



"Date of Offer of Possession" or "DOP" shall mean the date on which the Developer, by written intimation, makes the Unit available to the Purchaser/s along with the OC in respect of the Unit (the OC maybe for part or whole of the Building).

"Exclusive Balcony/" or "EB Area" shall mean the floor area of the balcony (enclosed or open) and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser/s, other than the carpet area. EB Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EB Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EB Area.

1.12. "Federation of Society" shall mean the federation to be formed and consisting of the Society formed in respect of the Residential Free Sale Building constructed to be constructed in the project, to maintain, administer and

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manage the Common Area and Amenities in the Residential Free Sale Building		
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1.13. "Force Majeure" shall mean an event of flood, first cyclone, earthquake or any other calamity caused by nature affecting the regular development of the project or any order of Government or Local Authority or pandemic or epidemic or order of any Government, local authority or any other Body.

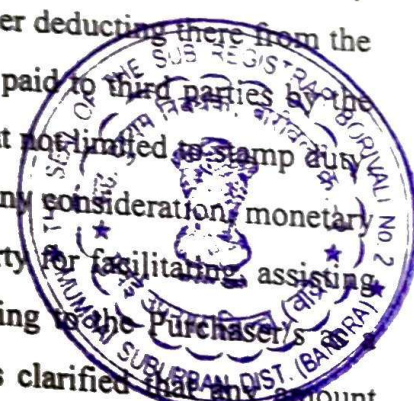
1.14. "Interest" shall mean interest at State Bank of India's (SBI) highest margin cost/lending rate (MCLR) + 2 percent per annum. The MCLR shall be taken as applicable on 1<sup>st</sup> day of each quarter (1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October)

*with*  
*[Signature]*



and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR's is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.

- 1.15 "Liquidated Damages" shall mean an amount equivalent to 20% percent as per clause 4.5.3.1 of the Total Consideration paid.
- 1.16 "Loan" shall have the meaning as described in clause 7 below.
- 1.17 "OC" shall have the meaning described in clause 10.4 below.
- 1.18 "Parking Spaces" shall mean a location where a 4 wheeler or a 2 wheeler passenger vehicle can be parked. Parking Spaces includes stilt/covered parking spaces (including multi-level vehicle parking, podiums etc.
- 1.19 "Payment Demand Letter" shall have the meaning as described to it in clause 4.2 in the Agreement below.
- 1.20 "Possession Demand Letter" shall have the meaning as described to it in clause 10.3 in the Agreement below.
- 1.21 "Project" shall mean the project with RERA registration number P51800030147 and with details available with the concerned RERA authority including current and proposed parts of the project. The Project is part of a layout on the said Larger Property which comprise of various other buildings and/or projects.
- 1.22 "Refund Amount" In case of termination on account of any default or breach of the terms hereof by the Purchaser/s including pursuant to clause 4.4, 10 and 12 an amount equivalent to the Consideration or part thereof paid by the Purchaser/s to the Developer (excluding interest or any other charges paid by the Purchaser/s on account of delayed payments) after deducting there from the liquidated damages and if applicable, any amounts paid to third parties by the Developer on behalf of the Purchaser/s including but not limited to stamp duty registration charges, brokerage charges (including any consideration, monetary or otherwise paid by the Developer to any third party for facilitating, assisting in connection with the sale of the unit or identifying to the Purchaser/s potential purchaser. For avoidance of doubt, it is clarified that any amount paid by the Purchaser/s which has been utilized towards payment of Taxes to any authority shall not be refunded unless (and till such time that) the Developer received credit for the same from the relevant authority.
- 1.23 "RERA" means the Real Estate (Regulation and Development) Act 2017 And the Rules framed by the relevant State Government thereto and any amendment of the Act or the Rules.



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7 *[Handwritten mark]*

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1.24. "SOCIETY" shall mean individual society or any other permissible legal entity to be formed in respect of each Building constructed / to be constructed on the Larger Property.

1.25. "Taxes" shall mean and include direct tax and indirect tax including GST, TDS, income tax, professional tax or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto as per prevailing law.

1.26. "Transfer" shall mean the sale transfer, assignment, directly or indirectly to any third party of:



the Unit or any part of the right, title or interest thereon, and, or'

the benefit of this agreement and, or

In case the Purchaser/s is/are a company, directly or indirectly, the change in (i) control and, or, management; and, or (ii) shareholding constituting more than 25 percent of the voting rights and, or, economic interest;

d. in case the Purchaser/s is/are a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however clarified that in favour of (a) a Relative (as defined under the Companies Act, 2013); or (ii) holding/subsidiary company (subject to sub-clause (c) (ii) above shall not constitute a Transfer of the Unit.

1.27. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser/s for purchase of Units and Parking Spaces if any and will be the aggregate of the consideration value set out in recital (n) and clause 3, 15 and includes all Reimbursements, the Maintenance related amount, parking charges

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2.	CONSTRUCTION:	
The Developer is constructing		

one (1) residential Free Sale Building known as "Agarwal Floresta" consisting of three (3) wings to be known as "Maple", "Oak" and "Java" and one commercial Free Sale Building to be known as "Agarwal Palms" (hereinafter referred to as "the Free Sale Building") as also two (2) Rehab Buildings comprising of both residential and commercial units in a phase-wise manner, on the Larger Property in accordance with the plans, specifications, names and designs that have been and from time to time may be sanctioned by the Slum Rehabilitation Authority, MCGM and other local authorities which have been seen and approved by the Purchaser/s with only such variations and

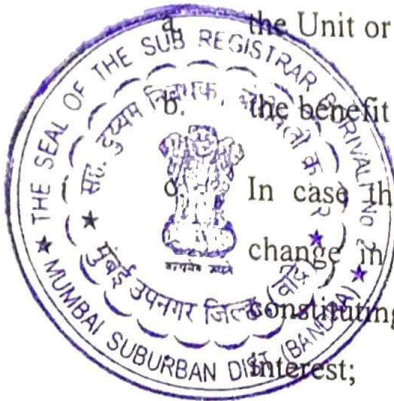
*[Handwritten Signature]*



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d. in case the Purchaser/s is/are a partnership firm or limited liability partnership, the change in constitution thereof.

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93209	96080
2. CONSTRUCTION:	
The Developer is constructing	

one (1) residential Free Sale Building known as "Agarwal Floresta" consisting of three (3) wings to be known as "Maple", "Oak" and "Java" and one commercial Free Sale Building to be known as "Agarwal Palms" (hereinafter referred to as "the Free Sale Building") as also two (2) Rehab Buildings comprising of both residential and commercial units in a phase-wise manner, on the Larger Property in accordance with the plans, specifications, names and designs that have been and from time to time may be sanctioned by the Slum Rehabilitation Authority, MCGM and other local authorities which have been seen and approved by the Purchaser/s with only such variations and

*[Handwritten signatures]*

modifications as the Developer may consider necessary or as may be required by the concerned authorities or Government to be made in them or any of them. It is hereby agreed by and between the parties hereto that the Developer shall be entitled to make variations or modifications in the aforesaid plans only as per the rules and directives of SRA, MCGM and MMRDA provided that the location/position and the area of the said Unit /Premises as defined hereunder agreed to be purchased by the Purchaser/s shall remain unchanged. The Purchaser/s hereby undertake/s that he shall agree to minor variations & modifications as mentioned above & shall not raise any objection to the same.

3. **PURCHASE OF THE UNIT AND CONSIDERATION:**

3.1 The Developer hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to acquire from the Developer, for the price and on the terms and conditions contained herein, the Unit and right to use Parking Spaces if any, more particularly described in the Third Schedule hereunder written The Purchaser shall pay the aforesaid consideration price mentioned in recital (n) hereinabove to the Developer in the following manner as under:-

a) By payment of Rs. 847000 /- (Rupees Eight lakhs Forty Seven Thousand only)

paid as Earnest Money/Booking Amount and Amount to be paid at time of execution of the Agreement for Sale.

b) By making the following part payments towards the balance of the purchase price, which part payments shall be made in the manner and by the instalments specified below:

SR. NO.	PARTICULARS	Amount in INR	
01.	Booking/Earnest		
02.	At the time of execution of Agreement For Sale	5%	Received
03.	LG-2	10%	847000/-
04.	LG-1	10%	847000/-
05.	On completion of 1 <sup>st</sup> Habitable Floor	10%	847000/-
06.	On completion of 5 <sup>th</sup> Habitable Floor	10%	847000/-
07.	On completion of 10 <sup>th</sup> Habitable Floor	10%	847000/-
08.	On completion of 25 <sup>th</sup> Habitable Floor	10%	847000/-
09.	On completion of Terrace	10%	847000/-
10.	On Completion of External Color	10%	847000/-
11.	On Receipt of Occupation Certificate	10%	847000/-
	<b>TOTAL</b>	<b>100%</b>	<b>8470000/-</b>

(Note: Total Price is exclusive of charges and Taxes mentioned herein below)

and subject to the terms and conditions mentioned herein.

*Mithal*  
*Dinkraj*

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*Mithal*  
*Dinkraj*  
*Mithal*  
*Dinkraj*



**FIRST SCHEDULE REFERRED TO ABOVE**

**DESCRIPTION OF LARGER PROPERTY**

Firstly:

All that piece and parcel of land on plot bearing CTS No.1B/7, 1B/7/1 to 4 and 8,8/1 to 8 and 9A 9A/1 to 12, land of area admeasuring 7030.60 square meters and land bearing CTS No. 1B/7 admeasuring 82.5 sq. meters total aggregating to land admeasuring 7113.1 sq. meters of Village Dindoshi, Panchbavdi, Goregaon (East), Mumbai 400 063 thereabout and bounded as follows:

On or towards North:	CTS No. 581/A/18 and 581/A and 19 slums
On or towards South:	CTS No.1B/10B Hanuman Mandir
On or towards East:	CTS No. Patel Aluminium Industry
On or towards West:	CTS No.160 MCGM Road

Secondly:

All those pieces and parcels of freehold land bearing CTS No.1/B/10/B of Village Dindoshi, in the registration district Mumbai City and suburban, admeasuring 1,096.8 square meters:

On or towards North:	CTS No. 1B/7, 1B/7/1 to 4 and 8, 8/1 to 8 and 9A, 9A/1 to 12
On or towards South:	D. P. Road by MCGM
On or towards East:	CTS No. 1A/10/A
On or towards West:	CTS No.9/A

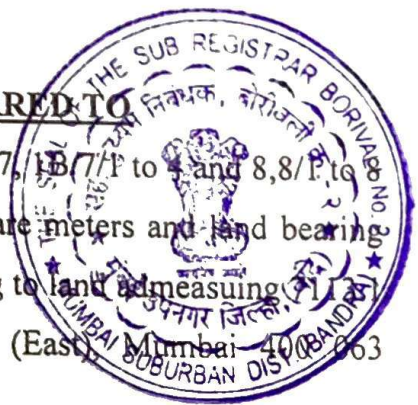
Thirdly:

Plot bearing CTS No.581/A/18(part), 581/A/18/1-9, 581/A/19(part) and 581/A/19/1-23 Village Malad, Taluka Borivali, Panchbavadi, Goregaon (E), Mumbai 400 063 for slum society known as 'Panchratna CHS Limited'.

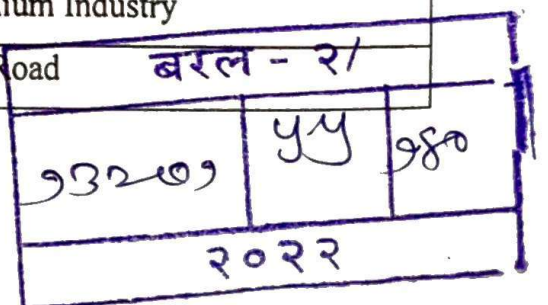
**SECOND SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land on plot bearing CTS No.1B/7, 1B/7/1 to 4 and 8,8/1 to 8 and 9A 9A/1 to 12, land of area admeasuring 7030.60 square meters and land bearing CTS No. 1B/7 admeasuring 82.5 sq. meters total aggregating to land admeasuring 7113.1 sq. meters of Village Dindoshi, Panchbavdi, Goregaon (East), Mumbai 400 063 thereabout and bounded as follows:

On or towards North:	CTS No. 581/A/18 and 581/A and 19 slums
On or towards South:	CTS No.1B/10B Hanuman Mandir
On or towards East:	CTS No. Patel Aluminium Industry
On or towards West:	CTS No.160 MCGM Road



*Mithal Dandajani*





THIRD SCHEDULE ABOVE REFERRED TO

The Unit bearing No. 2002 on the 20th Floor, admeasuring 33.84 Sq. Mtrs. RERA Carpet area in A wing known as "Agarwal Floresta - Maple" in alongwith one ~~covered~~ / ~~stack~~ / mechanized parking spaces bearing Slot No. 38 on parking level 1/parking level 2/ intimated parking to be developed on the plot bearing CTS No.1B/7, 1B/7/1 to 4 and 8,8/1 to 8 and 9A 9A/1 to 12, and CTS No. 1B/7 of Village Dindoshi, Panchbavdi, Goregaon (East), Mumbai 400 063.

FOURTH SCHEDULE ABOVE REFERRED TO

DEVELOPER

Name:	M/s. HOMEWELL REALTY LLP
Address	Agarwal Golden Chambers, 5 <sup>th</sup> Floor, Fun Republic Lane, behind Balaji Telefilms, Andheri West, Mumbai - 400053
Email ID	sales@agarwalgroup.net.in
Cont. No.	0221 49603434, 3535, 3636



CO-DEVELOPER

Name:	M/s. SHREE SWAMI SAMARTH DEVELOPERS
Address	D-101, Galaxy Heights, Link Road, Goregaon West, Mumbai - 400104
Email ID	riddhisiddhi.grp@gmail.com
Cont. No.	9820958716

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PURCHASER/S		
2022		

Name:	Dinesh Hirabhai Prajapati
Address	Flat No. 402, GTB House, Upper Govind Nagar, Malad East, Mumbai - 400 097.
Email ID	dinesh-praj@yahoo.com
Mobile No.	9673009339

*(Handwritten signatures and marks)*



IN WITNESS WHEREOF the Developer and the Purchaser/s has/have hereunto set and subscribed her/his/their/its hand/s and seal the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED )  
 BY THE WITHIN NAMED DEVELOPER )  
**HOMEWELL REALTY LLP** )  
 Through its Partner )  
 Mr. Ashish Agarwal )  
 in the presence of )  
 1. A. Nalawade )  
 2. B. Wankar )



SIGNED SEALED AND DELIVERED )  
 BY THE WITHIN NAMED CO-DEVELOPER )  
**SHREE SWAMI SAMARTH DEVELOPERS** )  
 Through its Partner )  
 Mr. Bishan V. Mittal )  
 in the presence of )  
 1. A. Nalawade )  
 2. B. Wankar )



SIGNED SEALED AND DELIVERED )  
 BY THE WITHIN NAMED PURCHASER/S )  
 1. Dinesh Hirabhai Prajapati )  
 2. \_\_\_\_\_ )  
 3. \_\_\_\_\_ )



RECEIVED of and from the within named purchaser )  
 /s the sum of Rs. 847000 /-(Rupees Eight )  
Lakhs forty seven Thousand only )  
 As and by way of earnest money to be Paid by him/ )  
 her/them to us by cash/Cheque No \_\_\_\_\_ )  
 dated \_\_\_\_\_ Drawn on \_\_\_\_\_ )  
 As within mentioned .....



Rs. 847000  
 WE SAY RECEIVED  
 For M/S. HOMEWELL REALTY LLP.

- ① cheque no 241868 Rs 419265/-  
 Date 7/9/22
  - ② cheque no 801121 Rs 419265/-  
 date - 10/9/22
- 1/7 T.DS - B 8470/-  
 Total B 847000/-
- in the presence of  
 1. Shriamand S. Anand  
 2. Mahesh

PARTNER  
Ashish Agarwal

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