

353/14960

पावती

Original/Duplicate

Monday, August 28, 2023

नोंदणी क्र. :39म

2:23 PM

Regn.:39M

पावती क्र.: 17282 दिनांक: 28/08/2023

गावाचे नाव: वारदोली  
 दस्तऐवजाचा अनुक्रमांक: पवल2-14960-2023  
 दस्तऐवजाचा प्रकार : करारनामा  
 सादर करणाऱ्याचे नाव: फिरदोस जहान खान

नोंदणी फी  
 दस्त हाताळणी फी  
 पृष्ठांची संख्या: 150

रु. 30000.00

रु. 3000.00

एकूण:

रु. 33000.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
 2:43 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२  
 (पनवेल -२)

बाजार मुल्य: रु.1676600 /-  
 मोबदला रु.4923940/-  
 भरलेले मुद्रांक शुल्क : रु. 147800/-

- 1) देयकाचा प्रकार: DHC रकम: रु.2000/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823262405606 दिनांक: 28/08/2023  
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.1000/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823264005642 दिनांक: 28/08/2023  
 बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007189285202324E दिनांक: 28/08/2023  
 बँकेचे नाव व पत्ता:

मूळ दस्तावेज परत दिले

पत्तेसक

दुय्यम निबंधक, पनवेल-२

मूळ दस्तऐवज परत मिळाले

पक्षकारची सही



03/08/2023  
03/08/2023  
03/08/2023  
03/08/2023

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID: 02308284442  
28 August 2023, 01:52:26 P  
पत्रक

मूल्यांकन वर्ष: 2023  
जिल्हा: रायगड  
मूल्य क्षेत्र: तातुका : पनवेल  
उप मूल्य क्षेत्र: 35/2-गावठाप व पाडे  
क्षेत्राचे नाव: A Class Palika

सर्किल नंबर न. भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	राद्योगीक	मोजमापनावे एकक
4880	28800	33100	36000	100	चौ मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्राचे क्षेत्र	49.225 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289
उद्भवस्थान सुविधा	आहे	मजला -	11th to 20th Floor		

Sale Type: Eps Sale

Sale Resue of Building Property constructed after circular dt.02/01/2018

मजला निहाय दर = 107.5 / 100 Apply to Rate = Rs.30960/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((30960-4880) \* (100 / 100)) + 4880  
= Rs.30960/-

A) मुख्य मिळकतीचे वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

30960 \* 49.225

= Rs.1524006/-

Applicable Rates = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 1524006 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.1524006/- + 10% 1676600  
= ₹ पंधरा लाख चोवीस हजार सहा/-

Home

Print

सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)

प व ल - २  
१४९६० २०२३  
१ / १५०





CHALLAN  
MTR Form Number-6



GRN	MH007189285202324E	BARCODE			Date	25/08/2023 18:21:15	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				पवल - २				
Type of Payment Registration Fee				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		BLJPK1162Q		
Office Name PNL5_PANVEL NO 5 SUB REGISTRAR				Full Name		Firdos Jahan Khar And Other		
Location RAIGAD						१४८६०२०२३		
Year 2023-2024 One Time						3/1940		
Account Head Details			Amount In Rs.	Flat/Block No.	Flat No.C3 -2003,Wise City, South Block Phase I.			
030046401 Stamp Duty			147800.00	Premises/Building	Plot RZ8 Building 3 Wing C6			
030063301 Registration Fee			30000.00	Road/Street	Village: Vardoli, Tal:Panvel, Dist: Raigad			
				Area/Locality	Panvel			
				Town/City/District				
				PIN	410211			
				Remarks (If Any)	PAN2=AAACW5097J~SecondPartyName=Wadhwa Construction and Infrastructure Private Limited~			
Total			1,77,800.00	Amount In Words	One Lakh Seventy Seven Thousand Eight Hundred Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023082520334	2825286458	
Cheque/DD No.				Bank Date	RBI Date	25/08/2023-18:22:27	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI 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. Mobile No. : 8369501573  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Firdos Jahan*





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Department of Agriculture  
 Bureau of Plant Industry  
 Manila, Philippines

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Handwritten notes and stamps in the middle-right section of the document.

Handwritten notes and stamps in the lower-left section of the document.

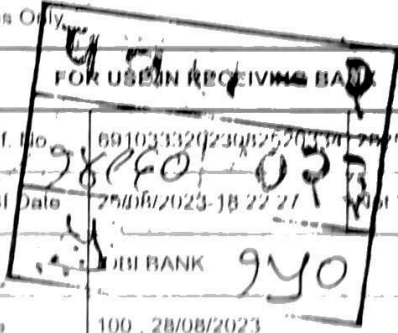




**CHALLAN**  
**MTR Form Number-6**



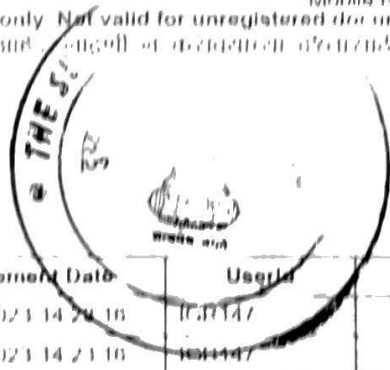
<b>GRN</b> MH007189285202324E	<b>BARCODE</b>	<b>Date</b> 26/08/2023 18:21:15	<b>Form ID</b> 262
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>	
		<b>PAN No.(If Applicable)</b>	BLJPK1162Q
<b>Office Name</b> PNL5_PANVEL NO 5 SUB REGISTRAR		<b>Full Name</b>	Firdos Jahan Khan And Other
<b>Location</b> RAIGAD			
<b>Year</b> 2023-2024 One Time		<b>Flat/Block No.</b>	Flat No.C3 -2003,Wise City, South Block Phase I.
<b>Account Head Details</b>		<b>Premises/Building</b>	Plot RZ8 Building 3 Wing C3
0030046401 Stamp Duty	147800.00	<b>Road/Street</b>	Village: Vardoli, Tal:Panvel, Dist: Raigad
0030063301 Registration Fee	30000.00	<b>Area/Locality</b>	Panvel
		<b>Town/City/District</b>	
		<b>PIN</b>	4 1 0 2 2 1
		<b>Remarks (If Any)</b>	PAN2=AAACW5097J-SecondPartyName=Wadhwa Construction and Infrastructure Private Limited-
		<b>Amount In Words</b>	One Lakh Seventy Seven Thousand Eight Hundred Rupees Only
<b>Total</b>		<b>Amount In</b>	1,77,800.00
<b>Payment Details</b> IDBI BANK			
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	691033320230025200017005286458
<b>Cheque/DD No</b>		<b>Bank Date</b>	26/08/2023-18:22:27
<b>Name of Bank</b>		<b>Bank-Branch</b>	IDBI BANK
<b>Name of Branch</b>		<b>Scroll No , Date</b>	100 , 28/08/2023



Department ID: \_\_\_\_\_ Mobile No: 8369501573  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालाना हेतुने दस्तऐवज नोंद घ्यावयाचे आहे. नोंद घ्यावयाचे आहे. नोंद घ्यावयाचे आहे. नोंद घ्यावयाचे आहे. नोंद घ्यावयाचे आहे.

**Challan Defaced Details**

Sr No	Remarks	Defacement No	Defacement Date	User Id	Defacement Amount
1	(15) 353 14960	0003775384202124	28/08/2023 14:29:18	ICR147	30000.00
2	(15) 353 14960	0003775384202124	28/08/2023 14:21:15	ICR147	147800.00
<b>Total Defacement Amount</b>					<b>1,77,800.00</b>



99 / 990



*Firdos*  
*[Signature]*

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** ("this Agreement") is made at Panvel on this 28 day of Aug., in the year Two Thousand and Twenty Three

**BETWEEN**

**WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED**, a private limited company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 301, Platina, C-59, Bandra Kurla Complex, Bandra (East), Mumbai 400 098, hereinafter referred as the "**Promoter No.1**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the **FIRST PART**,

**AND**

**VALUABLE PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 158, Dani Corporate Park, CST Road, Kalina, Santacruz (East), Mumbai 400 098, hereinafter referred as the "**Promoter No. 2**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the **SECOND PART**,

**AND**

**Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan** Indian Inhabitant/s having his / her / their address at Flat no. A/401, Maruti Enclave, Sector no. 10, Plot no.48, Kamothe, Panvel, Raigarh, Maharashtra-410206, hereinafter referred to as the "**Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **THIRD PART**.

The Promoter No.1 and Promoter No. 2 are hereinafter collectively referred to as the "**Promoters**". The Promoter No.1, Promoter No. 2 and the Allottee/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**" as the context may so require.

**WHEREAS:-**

- A. The Government of Maharashtra approved the Special Township Projects Scheme in the year 2006 for the development of residential and mixed use townships. By Notification bearing No.TPS.1205/MMR DCR/ CR-48/06/UD-12 dated 10<sup>th</sup> March 2006, issued by the Urban Development Department of the Government of Maharashtra, the Regional Plan for the Mumbai Metropolitan Region was modified to include development control rules for Special Township Projects. The Government of Maharashtra issued Notification No.TPS-1208/1570/CR-161(B)/09/UD-12 dated 28<sup>th</sup> August, 2009 with respect to the concept of Mega City Project (the aforementioned regulations are collectively hereinafter referred to as "**Township/Megacity Regulations**");

*Firdos*

*[Signature]*

1

*[Signature]* *[Signature]*

पबल - २  
१४९९०/२०२३  
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The Revenue and Forests Department of the Government of Maharashtra vide Order bearing No. LA. 107/PRAKA 161/L9 dated 9<sup>th</sup> August, 2007 granted permission to Promoter No. 2 and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein. The aforesaid permission have been revised on 2<sup>nd</sup> May, 2008, wherein in addition to the user of Special Township Project, Promoter No.2 was entitled to use such lands for Special Economic Zone, Energy City, Information & Technology Park, Telecom City and Entertainment City on the terms and conditions as stated in the revised permission pursuant to the Orders;

By and under the assignments and acts in law, and ultimately in pursuance of the Orders and by Orders and by and under the deeds and writings as set out in the Title Certificate, the Promoter no. 2 is exclusively entitled (including to develop) to the lands situate, lying and being at Village Vardoli, District Raigad which are more particularly described **Firstly** in the **First Schedule** hereunder written (hereinafter referred to as the "VPPL Lands");

Similarly by diverse mesne assignments and acts in law, and ultimately in pursuance of the Orders and by and under the deeds and writings as set out in the Title Certificate, the Promoter no. 2 is exclusively entitled (including to develop) to the lands situate, lying and being at Village Vardoli, District Raigad which are more particularly described in **Secondly** in the **First Schedule** hereunder written (hereinafter referred to as the "WCIPL Lands");

E. By and under the Joint Development Agreement (defined hereinafter) the Promoters agreed to jointly develop part/portion of the VPPL Lands along with the WCIPL Lands and the Adjoining Lands to be acquired by WCIPL (hereinafter referred to as the "Whole Project Lands"), at or for the consideration and upon the terms and conditions recorded and contained therein. Simultaneously with the execution of the Joint Development Agreement, the Promoter no. 2 has executed in favour of the Promoter no. 1, the Power of Attorney;

F. Presently out of the Whole Project Lands, lands admeasuring approximately 200 Acres (hereinafter referred to as the "ITP Lands") have been sanctioned by the Government of Maharashtra as a Special Township Project vide Notification No.TPS.1714/451/CR-70/15/UD-12 dated 2<sup>nd</sup> December, 2015 and thereafter as the present Integrated Township Project.

G. The Promoters being desirous of jointly developing the Whole Project Lands have formulated a broad scheme of development of the Whole Project Lands under which they intend to identify and earmark parts/portions of the Whole Project Lands as clusters/sectors and utilize to the maximum extent possible the Aggregate Development Potential, in parts, to develop each sector in a phased manner over a considerable period of time spanning over decades, by, *inter alia*, constructing upon each such sector, diverse mixed-use developments, projects and/or schemes involving a multitude of users including residential buildings, non-residential/commercial buildings, villas, bungalows, plotted developments, educational users, health facilities, industrial parks, information and technology Parks, retail developments, data centres, warehousing and various other permissible users and amenities and infrastructure and Reservations and social housing and EWS/LIG housing etc. to be known as 'Wadhwa Wise City' (hereinafter referred to as the "Whole Project");

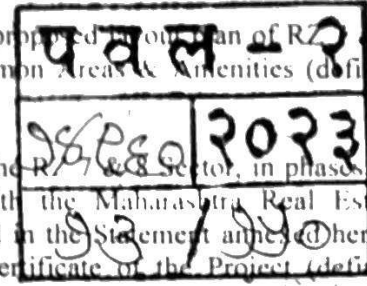
H. A portion of the Whole Project Lands being lands forming part of plot no. RZ 7 and plot no. RZ8 (which are comprising of certain lands owned by Promoter No.1 and certain lands that form part of the Joint Development Agreement) has been identified by the Promoters as a separate sector admeasuring 1,08,517.10 square meters, more particularly described in the **Second Schedule** hereunder written, and shown delineated by Yellow & Purple colored boundary line on the Plan annexed hereto and marked **Annexure 'A'** (hereinafter referred to as the "RZ 7 & 8 Sector Land"). Copies of the 7/12 Extracts in respect of the RZ 7 & 8 Sector Land are annexed hereto and marked **Annexure 'B'**;

I. The Promoter intends to develop the RZ 7 & 8 Sector Land in twenty-seven or more phases over a period of time, by constructing thereon a complex to be known as "TULIP" (hereinafter referred to as "RZ7 & 8 Sector"), that is, the development and construction thereon, of twenty-seven proposed multi-storied residential buildings/towers (hereinafter collectively referred to as the "Buildings") twenty-three buildings proposed to have twenty-five habitable floors and balance buildings proposed to have forty or more habitable floors, out of which building/tower nos. A1, A2, A3, A4, B1, B2, B3, C1, C2, C3, D1, D2, D3, D4, D5, E1, E2, E3, F1, F2, F3, G1 & G2 have received permissions to construct upto twenty-five habitable floors together with one multilevel podium structure, used for multi-level vehicle parkings and various infrastructure, amenities and facilities and permissions of balance four buildings are yet to be received. All residential apartments in the habitable floors of the aforesaid buildings/towers in RZ 7 & 8 Sector are

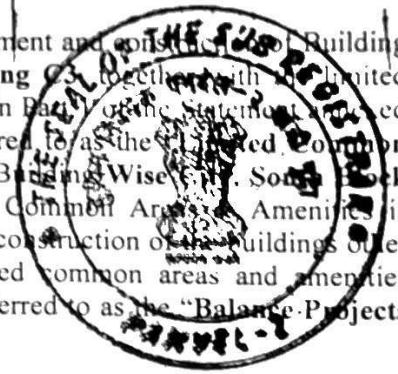
2



hereinafter collectively be referred to as the "Premises". The proposed layout plan of RZ 7 & 8 Sector showing the Buildings thereon together with the Common Areas & Amenities (defined hereinafter) is indicated in Annexure A



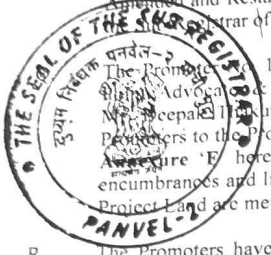
- J. The Promoters have registered, and shall continue to register the RZ 7 & 8 Sector, in phases, as separate "real estate projects" as defined under RERA with the Maharashtra Real Estate Regulatory Authority, Mumbai, details whereof are mentioned in the Statement annexed hereto and marked **Annexure 'C (Part 1)'**, and the registration certificate of the Project (defined hereinafter) is annexed hereto as **Annexure 'C (Part 2)'**.
- K. One of the aforesaid phases of RZ 7 & 8 Sector is the development and construction of Building **Wise City, South Block Phase I, Plot RZ8 Building 3 Wing C3** together with the limited common areas and amenities attributable thereto as described in Part 2 of the Statement annexed hereto and marked **Annexure 'D (Part 1)'** (hereinafter referred to as the "Limited Common Areas & Amenities"). The development and construction of Building **Wise City, South Block Phase I, Plot RZ8 Building 3 Wing C3** and the Limited Common Areas & Amenities is hereinafter referred to as the "Project". The development and construction of the buildings other than the Project, as referred to in recital (J) and the limited common areas and amenities respectively attributable thereto are hereinafter collectively referred to as the "Balance Projects of RZ 7 & 8 Sector";
- L. As a part of RZ 7 & 8 Sector, the Promoters also intend to develop and construct various areas, amenities, utilities intended for the common use of, *inter alia*, the allottees, purchasers and occupants from time to time of Premises more particularly described in Part 2 of the Statement annexed hereto and marked **Annexure 'D (Part 2)'** (hereinafter referred to as the "Common Areas & Amenities"). The Common Areas & Amenities include the amenities as indicated in the **Annexure 'D (Part 2)'**, but excludes the Limited Common Areas & Amenities attributable, respectively, to the Project and the Balance Projects of RZ 7 & 8 Sector, and vehicle parking spaces other than open parking spaces;
- M. The subject matter of this Agreement is an agreement to allot and sell a residential apartment / flat / unit in the Project;
- N. The Promoters intend to allot and sell any or all of the Premises on an "ownership basis" under the applicable provisions, from time to time, of RERA and MOFA (as applicable), and/or the grant of leases, tenancies, licences, and/or any other alienation or disposal of such Premises, as the Promoters deem fit, in their sole discretion;
- O. The Promoters have obtained certain sanctioned Plans & Approvals from the City and Industrial Development Corporation (hereinafter referred to as "CIDCO") and other concerned authorities (hereinafter referred to as the "Plans & Approvals"). The list of the Plans & Approvals obtained till date are indicated in a statement, which statement is annexed herein and marked as **Annexure 'E'**.
- P. Promoter No. 1 has in lieu of certain loans availed of, created, *inter alia*, mortgage on land admeasuring approximately 55.91 hectares (equivalent to approximately 138.16 acres equivalent to 559113.683 square meters) including the ITP Lands, with the structures standing thereon (including Promoter No. 1's share in respect of the Whole Project), all the FSI, rights, title, interest, benefits, claims and demands, and cashflows in respect of the Whole Project as well as the escrow accounts opened by the Promoter No.1 in respect of the Whole Project under the Loan Agreement cum Mortgage Deed dated 25<sup>th</sup> September, 2017, made by and between the Promoter 1 as the 'Borrower' of the One Part and PNB Housing Finance Limited (hereinafter referred to "PNBHFL") as 'PNBHFL/Mortgagee' of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Panvel vide Serial no. PVL-2/11142 of 2017, as modified and read with Supplementary Deed to Loan cum Mortgage Deed dated 26<sup>th</sup> November, 2021, registered in the Office of the Sub-Registrar of Assurances at Panvel under Serial no. PVL-5/14995 of 2021.



Promoter No. 1 has in lieu of certain loans availed of, created, *inter alia*, mortgage on land admeasuring approximately 34.44.32 H.R.P, approximately 82.632 acres, of lands at Village Vardoli, Village Bherle and Village Bhingarwadi and other immovable properties in connection with the Whole Project, along with the structures standing thereon, or to be erected during the continuance of the security, security interest over the moveable assets of the Promoter No. 1 in respect of the Whole Project and all the receivables which shall be deposited in the designated bank account in respect of the Whole Project, under the Indenture of Mortgage (Mortgage without Possession) dated 31<sup>st</sup> August, 2018, made by and between Wadhwa Group Holdings Private Limited as 'Borrower 1', the Promoter 1 as the 'Mortgagor/Borrower 2' of the One Part and Piramal Trusteeship Services Private Limited (hereinafter referred to as "PTSPL") as 'the Security Trustee' of the Other Part, registered in the Office of the Sub-Registrar of Assurances at

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Panvel vide Serial no. PVL-2/11755 of 2018, as modified and read with Indenture of Mortgage dated 29<sup>th</sup> November, 2018, registered in the Office of the Sub-Registrar of Assurances at Panvel vide Serial no. PVL-3/10910 of 2018, as modified and read with the Rupee Facility Agreement dated 29<sup>th</sup> November, 2018, registered in the Office of the Sub-Registrar of Assurances at Panvel vide Serial no. PVL-2/1045 of 2019, as modified and read with undated First Supplemental Indenture of Mortgage dated June, 2019, registered in the Office of the Sub-Registrar of Assurances at Panvel vide Serial no. PVL-5/6904 of 2019, as modified and read with Second Supplemental Indenture of Mortgage dated June, 2019, registered in the Office of the Sub-Registrar of Assurances at Panvel vide Serial no. PVL-5/6902 of 2019, as modified and read with Amended and Restated Indenture of Mortgage, dated 12<sup>th</sup> May, 2022, registered in the Office of the Sub-Registrar of Assurances at Panvel under Serial no. PVL-5/8112 of 2022.

- I have obtained Title Certificate dated 29<sup>th</sup> November, 2018 issued by Law Advocate, Solicitors and Title Certificate dated 25<sup>th</sup> March, 2022 issued by Advocate, Advocate High Court in respect of the right, title and interest of the Project land being RZ 7 & 8 Sector, a copy whereof is annexed and marked as "Title Certificate". The details of all encumbrances and litigation proceedings with respect to the Whole Project Land, including the Project Land are mentioned in the said Title Certificate.
- R. The Promoters have appointed Project Architect and Project Engineer and has accepted their professional supervision till the completion of the Project, that is, the completion of the entire construction of the Project and receipt of the occupation certificate/s in respect thereof (hereinafter referred to as the "Project Completion");
  - S. The Promoter No. 1 has availed of financial assistance from PNBHFL and as a security for repayment of the financial assistance, has mortgaged the Whole Project Land and all flats and premises in the Project and hence the rights hereby created shall be subject to the prior mortgage/charge of PNBHFL. PNBHFL has issued its no objection letter dated 04-07-2023 in respect of the allotment and sale of the Apartment and the Vehicle Parking Spaces, copies hereof are annexed hereto and marked Annexure 'G';
  - T. The Allottee/s has/have approached, and applied to, the Promoters, for allotment to the Allottee/s, of a proposed residential flat/apartment in the Project, more particularly described in the Third Schedule hereto, shown on the typical floor plan thereof hereto annexed and marked Annexure 'H' (hereinafter referred to as the "Apartment"), with the right to use, as an amenity thereto, of the vehicle parking space/s described in Third Schedule hereto (hereinafter referred to as the "Vehicle Parking Space/s"). In this regard, the Allottee/s has/have demanded from the Promoters, and the Promoters have given to the Allottee/s, inspection of the documents and records relating to RZ 7 & 8 Sector including the Project, as well as all other documents specified under RERA and MOFA (as applicable), including the Plans & Approvals as required to be disclosed. The Allottee/s has/have satisfied himself/herself/themselves/itself in respect thereof, including the title of the Promoters to the RZ 7 & 8 Sector, and the Promoters' right to develop RZ 7 & 8 Sector, including the Project, and its status;
  - U. Based upon the agreements, confirmations and undertakings of, and applicable to the Allottee/s herein, including to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoters have agreed to allot and sell the Apartment to the Allottee/s, strictly upon and subject to the terms, conditions and provisions hereof;
  - V. Under the provisions of RERA and MOFA (as applicable), the Parties are required to execute an agreement for sale, being this Agreement, and to register the same under the provisions of the Indian Registration Act, 1908.

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

1. The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the agreement herein, this Agreement shall be read and construed in its entirety
2. **DEFINITIONS**
  - 2.1 "Additional Areas" shall mean the areas that shall or may be available, with or without payment of any premium, to be utilised in (a) open/ enclosed/ dry/ utility balconies and exclusive terraces, cupboard niches, (b) limited common areas & amenities, (c) common areas & amenities and (d) vehicle parking spaces, shall be in addition to Aggregate Development Potential.

- 2.2 "Adjoining Lands" means all properties, including lands or portions of the VPPL Lands acquired, in any manner, and Affiliates, and which may, at the development of Other howsoever.
- 2.3 "Aggregate Development" means estimated/projected/envisaged development potential, benefit on any account whatsoever nature whatsoever, and by way of FSI, compensatory FSI, in any Applicable Law, or other any Authorities or persons. Land. Aggregate Development and apportioned, from time to time, to any Other Projects, to any 29,30,837.40 square metres utilisable upon the Whole
- 2.4 "Aggregate Payments" means penalties, liabilities, contribution Purchase Price, Interest Reimbursements/Amounts required to be paid by agreement for allotment
- 2.5 "Agreement" means this hereto, and also includes authorised representative expressed to be supplier
- 2.6 "Apex Body" means a and constituted by the members and constituted and completed upon persons or parties, in the Whole Project Land structures developed said Apex Body shall the occupancy certificate
- 2.7 "Allottee/s Event o
  - (a). the Allottee/s refusing, or not thereof on or
  - (b). the Allottee/s or compliance and/or warra Agreement,
  - (c). the Allottee and/or order
  - (d). the Allottee and/or any regulations activity/ies being issued
- 2.8 "Apartment" s

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- 2.2 "Adjoining Lands" means any contiguous, adjoining, adjacent or adjacent lands or properties, including lands or properties which, in any manner whatsoever, have been or may be acquired, in any manner, and from time to time, by any of the Affiliates, and which may, at the discretion of the Promoter No. 1, be used for the development of Other Projects, whether by amalgamation or otherwise howsoever.
- 2.3 "Aggregate Development Potential" means the entire current, estimated/projected/envisaged, FSI, Premium FSI, FAR, DR, and other development potential, benefits, potential, yield, and/or advantages on any account whatsoever, and/or any other rights, benefits and advantages of any nature whatsoever, and by whatever name called, including functional FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, as provided under any Applicable Law, or otherwise howsoever, including by way of transfer or otherwise to any Authorities or persons, of any or all of the Reservations or any part/s of the Whole Project Land. Aggregate Development Potential shall, at the Promoter No. 1's discretion, be distributed and apportioned, from time to time in accordance with Applicable Law and Other Projects, to any extent. The Promoter contemplates that an area of 29,30,837.40 square metres shall, or may, arise out of, and/or be attributable to, and/or be utilisable upon the Whole Project Land.
- 2.4 "Aggregate Payments" means all amounts, charges, deposits, interest, damages, fees, premiums, penalties, liabilities, contributions including fund contributions and corpus, etc., including the Purchase Price, Interest, Liquidated Damages, Other Charges & Deposits, Other Reimbursements/Amounts Payable On Termination, and Taxes payable, agreed to be paid, and/or required to be paid by the Allottee/s herein and in relation to, and/or in pursuance of, the agreement for allotment and sale herein.
- 2.5 "Agreement" means this Agreement, including all recitals and schedules herein and all annexures hereto, and also includes any modification hereof reduced to writing and executed by the duly authorised representative/s of the Promoters and by the Purchaser/s; which writing shall be expressed to be supplemental to, or as a modification or amendment of, this Agreement.
- 2.6 "Apex Body" means a corporate body, association, organisation or other entity, as may be formed and constituted by the Promoter No. 1, at its discretion, under any Applicable Law, having as its members and constituents: (1) the federations formed in respect of all projects to be developed and completed upon the Whole Project Lands, and/or (2) the Promoters, and/or (3) any other persons or parties, including the holders and/or lessees, from time to time, of parts or portions of the Whole Project Land, and/or the owners and/or holders, from time to time, of any buildings or structures developed thereon as projects; as the Promoter No. 1 deems fit in its discretion. The said Apex Body shall be formed within a period of 3(three) months from the date of the receipt of the occupancy certificate of the last of the building to be constructed in the layout;
- 2.7 "Allottee/s Event of Default" includes the occurrence of all or any of the following events:
- the Allottee/s delaying, or committing three (3) defaults in making payment, and/or failing, refusing, or neglecting, to make payment of any of the Aggregate Payments, or any part/s thereof on or before respective due dates for payment thereof; and/or,
  - the Allottee/s committing any breach or default of, or not being in observance, performance, or compliance with any of the terms, conditions, covenants, undertakings, representations and/or warranties contained in this Agreement, and/or as given by him/her/them/it under this Agreement, and/or of any Approvals and/or Applicable Law, etc.; and/or,
  - the Allottee/s has/have been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be; and/or,
  - the Allottee/s receiving any notice from Authorities, and/or any foreign state or government, and/or any authorities of any foreign state or government, under any laws, rules, or regulations, and/or the Allottee/s involvement in any money laundering and/or illegal activity/ies, and/or the Allottee/s being declared to be proclaimed offender/s and/or a warrant being issued against him/her/them/it under any laws, rules, or regulations;
- 2.8 "Apartment" shall have the meaning assigned to it in recital (U) of this Agreement;

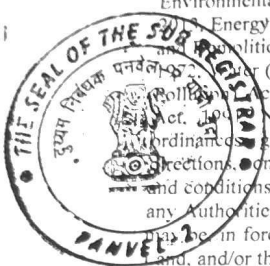
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"Apartment Amenities" means the amenities, fixtures and fittings proposed to be provided in the Apartment/s, as listed in the Statement annexed hereto at **Annexure 'I'** hereto;

"Applicable Law" includes all laws, bye-laws, rules, regulations including but not limited to RERA, MOFA, UDPCR development control rules and regulations Ministry of Urban Development Model Building Byelaws, 2016, Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, Plastics Waste (Management) Rules, 2016, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewage Treatment Systems, Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency, Construction Pollution Waste Rules, 2016, the Forest Conservation Act, 1980, Wildlife (Protection) Act, Environment (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, National Green Tribunal Act, 2010, including the orders, judgments, decrees, ordinances, guidelines, notices, notifications, schemes, Government Resolutions (GRs) and conditions of any regulatory approval or license, the Plans & Approvals, and the terms and conditions thereof, as may be issued, or imposed, or required, or mandated, in any manner by any Authorities, or courts of law, or judicial or quasi-judicial bodies or authorities, and as are, or shall be in force from time to time, and/or applicable to the Project, and/or the RZ 7 & 8 Sector and, and/or the Whole Project Lands, or any part/s thereof; all being of the Republic of India.

2.11 "**Authorities**" means all the concerned government, semi-government, judicial and quasi-judicial bodies and authorities, all development authorities, any statutory and non-statutory authorities, local and public bodies or authorities concerned, having jurisdiction over the VPPL Lands, WC IPL Lands, Whole Project Lands, ITP Lands, Adjoining Lands, Project Land, the Project, the RZ 7 & 8 Sector Land, RZ 7 & 8 Sector, the Whole Project, including but not limited to Panvel Municipal Corporation and all concerned officers and departments of Panvel Municipal Corporation, Mumbai Metropolitan Region Development Authority, the Maharashtra Housing and Area Development Authority, Maharashtra Industrial Development Corporation, the District Collector of Raigad, CIDCO, the State Government of Maharashtra and all its Ministries and Departments, including Ministry of Environment Forest and Climate Change (MoEF&CC), Joint Secretary of Ministry of Environment Forest and Climate Change, Additional Secretary of Forest, Impact Assessment Division MoEFCC of Government of India, Inspector Generals of Forests, Deputy Inspector Generals of Forests, all Assistant Inspector Generals of Forests/Directors in the Forest Conservation Division MoEF&CC of Government of India, the Pollution Control Boards, Central Pollution Control Board (SPCB) Maharashtra State Pollution Control Board, Maharashtra Jeevan Pradhikaran, Central Ground Water Authority (CGWA), Central Ground Water Board (CGWB), Maharashtra State Road Corporation Project Implementing Agency, Environmental and Ecological authorities, RERA authorities, the City Survey and Land Records authorities, the Central Government of India (in all its Ministries and Departments, including the Ministry of Environment & Forests, Coastal Regulation Zone authorities, Urban Development Department), the Railway Ministry and authorities, Defense Ministry and Authorities, and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, Mumbai Airport, and the Airports Authority of India, Safdarjung Airport, New Delhi), the International Civil Aviation Organisation, the International Civil Aviation Organisation, Indian Navy, Ministry of Defence, the Collector and other Revenue authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Indian Navy, Ministry of Defence, concerned public/statutory authorities, private utilities, Town Planning Authorities, the Competent Authorities constituted / appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and Taxes, Commissioner of Police, Maharashtra State Electricity Distribution Company Limited, and/or any other electricity supply authorities, Mahanagar Telephone Nigam Limited Mumbai, Revenue Records Authorities, but not limited to, Divisional Commissioners, Settlement Commissioners, Directors and Deputy Directors of Land Records (DDLRL), Superintendents of Land Records (SLR), District Inspectors of Land Records (DILR), Taluka Inspectors of Land Records (TILR), the Collector and/or Deputy Collector for Raigad, Sub-Divisional Officers, Assessor & Collector of taxes, Circle Inspectors, Circle Officers, Sub-Treasurer, Special Planning Authority, Public Works Department, Konkan Division Commissioner, and/or the concerned Ward Officers, and any other concerned bodies or authorities or entities.

2.12 "**Booking Amount**" means the earnest money/deposit stated in **Annexure 'J'** hereto and payable to the Promoter No. 1.

2.13 "**Said Building**" means one of the Buildings, described in recital K herein above.

2.14 "**Carpet Area (RERA)**" Schedule and shown on the presently determined on covered by the external Apartment/s and is as per

2.15 "**Confidential Informa** Allottee/s, and obtained before, or after, the date and/or RZ 7 & 8 Sector current or projected plan Agreement and the terms Informative Materials, e any other commercial, and/or RZ 7 & 8 Sector thereof, and (iii) the exi and any due diligence relating to the transacti

2.16 "**Construction Defect** used, and/or the workn in the failure of a com wear and tear, loss o permitted alterations, negligence.

2.17 "**Corpus Fund**" shall Project, said Building Area & Amenities.

2.18 "**Date of Offer of Po** the Promoter No.1 to Apartment in terms o

2.19 "**Days**" means the w Maharashtra from tir

2.20 "**DR**" means develo

2.21 "**DRC**" means a De

2.22 "**Entity & Organi** Societies Act 1960, permitted under, the

2.23 "**External Infrastr** Agreement.

2.24 "**FAR**" or "**FSI**" Development Poter

2.25 "**Force Majeure** other calamity cau (ii) any notice, o authority/court

2.26 "**GST**" means Go

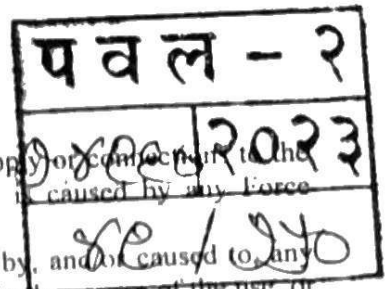
2.27 "**Holding Chargo** to (and not in su only) per square

2.28 "**Indemnified Pa** respective direct

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electricity, telephone, gas, water, drainage, or sewerage, supply or connection to the Project or any part thereof, and whether or not the same is caused by any Force Majeure, or otherwise however;

- 17.1.2 any harm, injury, loss, damage, or inconvenience suffered by, and/or caused to, any person/s, or property, due to, or related to, or caused by, or in the course of the use, or entry into the Apartment, and/or the access to any part of the Project; and/or,
- 17.1.3 for the security, safekeeping and insurance, of the Project, or any part thereof, and/or of any person/s therein, and/or of the contents and possessions thereof.

## 18 GENERAL PROVISIONS

### 18.1 Interest; Other Charges

Without prejudice to all the Promoters' rights and remedies herein, and under Applicable Law, the Allottee/s shall be liable to pay, to the Promoters, Interest on all outstanding, overdue, and/or unpaid, Aggregate Payments calculated from the due date for payment thereof till payment in full (with accrued Interest). In addition to the Allottee/s's liability to pay Interest, the Allottee/s shall also be liable to pay and reimburse to the Promoters, all costs, charges, expenses and damages whatsoever, which may be incurred, borne, suffered, or paid, by the Promoters, including in relation to any suits, actions, proceedings, or notices filed, instituted or issued by or against it, for the purpose of enforcing any of its claims, rights and/or benefits under this Agreement and/or for enforcing obligations, payments of and recovering from the Allottee/s such outstanding amounts, charges and liabilities, including Interest as aforesaid under this Agreement.

### 18.2 Allottee/s Obligation of Confidentiality

18.2.1 The Allottee/s shall during the subsistence of this Agreement and at all times thereafter, keep strictly confidential all Confidential Information, and shall not, without the prior written permission of the Promoters, which may be granted, or refused, in the Promoters' discretion, disclose, or divulge, directly, or indirectly to any third party, except to the Allottee/s advisors and officers (subject always to similar duties of confidentiality), any Confidential Information, except where any Confidential Information:

- is required by Applicable Law to be disclosed;
- is required to be disclosed by any Authorities with relevant powers to which the Allottee/s is subject or submits;
- is or shall (otherwise than by breach or default of this Agreement) be in the public domain;
- is required in connection with any financing which the Allottee/s may require or has already obtained in terms and in accordance with this Agreement.

18.2.2 Without prejudice to the generality of the foregoing provisions, the Allottee/s agree/s and undertake/s that no press releases, statements, interviews, publicity, advertisement, notices, disclosures, and/or any other publicity, whether in print or digital media (including social media), of, or concerning, or related to, the agreement for allotment and sale herein, and/or any Confidential Information, shall be directly or indirectly issued, given, made, motivated, distributed, generated, or disseminated, in any manner, and by the Allottee/s, without the prior written permission of the Promoters, which permission may be refused by the Promoters, in their discretion.

### 18.3 Intellectual Property

- 18.3.1 The Allottee/s acknowledge/s that all Intellectual Property is and shall always be exclusively owned and held by the Promoters alone and that the Allottee/s shall never have any right, title, interest or licence in respect thereof;
- 18.3.2 the Allottee/s shall not reproduce/replicate/publish or use in any manner whatsoever, whether for commercial purposes, personal reasons, or otherwise, any Intellectual Property, and/or any Plans, Approvals, Informative Materials and/or any such materials which may be created or intended/proposed to be created or marketed by the Promoters, and disclosed to the Allottee/s, prior to, or during the subsistence of, the Agreement;
- 18.3.3 The Allottee/s shall immediately bring to the notice of the Promoters any improper or wrongful use or any unauthorised replication/reproduction of

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obligations in respect thereof.

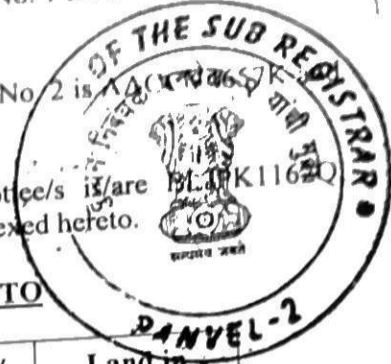
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**Income Tax**

As required by the Income Tax (Sixteenth Amendment) Rules, 1998:

- (i). The Permanent Account Number (PAN) allotted to Promoter No. 1 is AAACW5097J and a copy of its PAN Card is annexed hereto'.
- (ii). The Permanent Account Number (PAN) allotted to Promoter No. 2 is AAACW5097J and a copy of its PAN Card is annexed hereto and,
- (iii). The Permanent Account Number (PAN) allotted to Allottee/s is/are AYCPK5815F and copy/copies of its PAN Card/s is/are annexed hereto.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**Firstly: (Description of the VPPL Lands)**

Sr.No.	Owned By	Village	Gat No./ H. No.	Land in Acres
1	VPPL	Vardoli	40/1	0.65
2	VPPL	Vardoli	40/2	3.59
3	VPPL	Vardoli	40/3	0.10
4	VPPL	Vardoli	40/4	0.56
5	VPPL	Vardoli	40/5	0.25
6	VPPL	Vardoli	43/0	2.20
7	VPPL	Vardoli	44/1	11.95
8	VPPL	Vardoli	44/2	0.10
9	VPPL	Vardoli	45/0	2.75
10	VPPL	Vardoli	46/2/1	0.15
11	VPPL	Vardoli	46/2/2	1.33
12	VPPL	Vardoli	46/3	0.60
13	VPPL	Vardoli	48/16	0.54
14	VPPL	Vardoli	50/1/1	0.55
15	VPPL	Vardoli	50/2	1.88
16	VPPL	Vardoli	51/1	0.54
17	VPPL	Vardoli	51/2	2.72
18	VPPL	Vardoli	51/4	0.50
19	VPPL	Vardoli	51/5	0.44
20	VPPL	Vardoli	52/0	3.09
21	VPPL	Vardoli	53/0	3.43
22	VPPL	Vardoli	55/4	0.45
23	VPPL	Vardoli	56/1	0.04
24	VPPL	Vardoli	56/2	0.55
25	VPPL	Vardoli	56/3	0.40
26	VPPL	Vardoli	56/4	0.36
27	VPPL	Vardoli	56/5	0.20
28	VPPL	Vardoli	57/1	0.05
29	VPPL	Vardoli	57/3/B	1.42
30	VPPL	Vardoli	57/4	0.22
31	VPPL	Vardoli	59/2	0.92
32	VPPL	Vardoli	59/3	0.35
33	VPPL	Vardoli	59/5	0.68
34	VPPL	Vardoli	60/1	0.79
35	VPPL	Vardoli	60/2/1	1.00
36	VPPL	Vardoli	60/3	0.18
37	VPPL	Vardoli	60/4	1.76

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VPPL	Vardoli	61/1	0.61
VPPL	Vardoli	62/1	2.42
VPPL	Vardoli	62/2	2.37
VPPL	Vardoli	63/1	2.78
VPPL	Vardoli	70/2	1.41
VPPL	Vardoli	70/3	0.63
VPPL	Vardoli	71/1	1.15
VPPL	Vardoli	71/2/A	1.14
VPPL	Vardoli	71/3	0.97
VPPL	Vardoli	71/4	0.49
VPPL	Vardoli	71/5	0.61
VPPL	Vardoli	71/7	0.02
VPPL	Vardoli	113/2	0.44
VPPL	Vardoli	113/4	0.77
VPPL	Vardoli	113/5	0.20
VPPL	Vardoli	115/5	1.78
VPPL	Vardoli	115/6	1.72
VPPL	Vardoli	117/13	0.73
VPPL	Vardoli	117/14	0.60
VPPL	Vardoli	117/15	0.35
VPPL	Vardoli	117/16	0.20
VPPL	Vardoli	117/17	0.13
VPPL	Vardoli	117/18	1.45
VPPL	Vardoli	117/19	2.55
VPPL	Vardoli	117/20	1.88
VPPL	Vardoli	117/21/1	3.15
VPPL	Vardoli	117/24	13.81
VPPL	Vardoli	117/26	0.58
VPPL	Vardoli	117/28	0.50
VPPL	Vardoli	117/29	0.40
VPPL	Vardoli	117/30	0.50
VPPL	Vardoli	117/31	0.90
VPPL	Vardoli	117/32	0.15
VPPL	Vardoli	118/0	1.36
VPPL	Vardoli	119/2	0.30
VPPL	Vardoli	119/3	0.30
VPPL	Vardoli	119/5	0.45
VPPL	Vardoli	119/6	1.78
VPPL	Vardoli	119/7	0.15
VPPL	Vardoli	119/8	0.85
VPPL	Vardoli	119/9	0.20
VPPL	Vardoli	119/11	0.13
VPPL	Vardoli	119/13	0.85
VPPL	Vardoli	119/15	0.70
VPPL	Vardoli	119/16	0.75
VPPL	Vardoli	119/17	1.35
VPPL	Vardoli	119/18	5.70
VPPL	Vardoli	119/19	0.83
VPPL	Vardoli	119/22	3.25
VPPL	Vardoli	119/23	0.25
VPPL	Vardoli	119/25	0.33
VPPL	Vardoli	119/26	0.74

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146	VPPL	Vardoli	74/3	0.40
147	VPPL	Vardoli	77/0	1.10
148	VPPL	Vardoli	79/1	0.23
149	VPPL	Vardoli	79/2/A	3.98
150	VPPL	Vardoli	79/2/B	0.87
151	VPPL	Vardoli	79/3	1.94
152	VPPL	Vardoli	79/5	0.22
153	VPPL	Vardoli	81/2	0.50
154	VPPL	Vardoli	81/3	1.02
155	VPPL	Vardoli	81/4	0.60
156	VPPL	Vardoli	81/5/9	3.69
157	VPPL	Vardoli	81/7	0.25
158	VPPL	Vardoli	81/8	0.25
159	VPPL	Vardoli	82/1	2.10
160	VPPL	Vardoli	82/2	1.08
161	VPPL	Vardoli	82/3	3.63
162	VPPL	Vardoli	82/4	0.38
163	VPPL	Vardoli	82/5	0.06
164	VPPL	Vardoli	82/6	0.44
165	VPPL	Vardoli	82/7	0.18
166	VPPL	Vardoli	82/8	0.33
167	VPPL	Vardoli	82/10	0.15
168	VPPL	Vardoli	82/13	0.20
169	VPPL	Vardoli	83/2	3.09
170	VPPL	Vardoli	84/1	2.12
171	VPPL	Vardoli	84/3	1.38
172	VPPL	Vardoli	84/4	3.39
173	VPPL	Vardoli	86/1	1.78
174	VPPL	Vardoli	86/2	2.49
175	VPPL	Vardoli	89/2	0.25
176	VPPL	Vardoli	89/3	1.58
177	VPPL	Vardoli	90/0	0.53
178	VPPL	Vardoli	91/2	1.73
179	VPPL	Vardoli	92/0	2.02
180	VPPL	Vardoli	93/0	4.45
181	VPPL	Vardoli	97/1	2.36
182	VPPL	Vardoli	99/0	4.68
183	VPPL	Vardoli	106/2	0.59
184	VPPL	Vardoli	106/3	1.18
185	VPPL	Vardoli	106/5	1.50
186	VPPL	Vardoli	106/6	1.68
187	VPPL	Vardoli	106/7	0.08
188	VPPL	Vardoli	107/17	0.38
189	VPPL	Vardoli	108/1	2.71
190	VPPL	Vardoli	108/2	0.38
191	VPPL	Vardoli	109/2	1.03
192	VPPL	Vardoli	109/4	2.03
193	VPPL	Vardoli	109/5	0.23
		Vardoli	109/6	1.65
		Vardoli	109/7	0.10
		Vardoli	109/8	2.00
		Vardoli	109/9	0.70



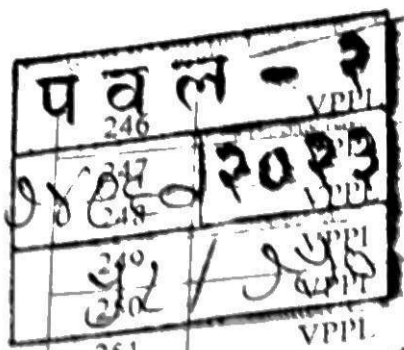
2	0.50
3	1.02
4	0.60
9	3.69
	0.25
	0.25
	2.10
	1.08
	3.63
	0.38
	0.06
	0.44
	0.18
	0.33
	0.15
	0.20
	3.09
	2.12
	1.38
	3.39
	1.78
	2.49
	0.25
	1.58
	0.53
	1.73
	2.02
	4.45
	2.36
	4.68
	0.59
	1.18
	1.50
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	0.08
	0.38
	2.71
	0.38
	0.03
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23	
65	
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195	VPPL	Vardoli	110/17/2/1	3.04
196	VPPL	Vardoli	110/2	1.05
197	VPPL	Vardoli	111/0	2.25
198	VPPL	Vardoli	114/4	0.60
199	VPPL	Vardoli	115/4	0.43
200	VPPL	Vardoli	117/1	1.28
201	VPPL	Vardoli	117/2	0.78
202	VPPL	Vardoli	117/3	4.20
203	VPPL	Vardoli	117/4	2.05
204	VPPL	Vardoli	117/5	0.63
205	VPPL	Vardoli	117/6	0.63
206	VPPL	Vardoli	117/7	0.28
207	VPPL	Vardoli	117/8	0.78
208	VPPL	Vardoli	117/9	4.20
209	VPPL	Vardoli	117/10	2.05
210	VPPL	Vardoli	117/21/2	0.63
211	VPPL	Vardoli	117/22	3.13
212	VPPL	Vardoli	117/23	1.23
213	VPPL	Vardoli	117/25	1.55
214	VPPL	Vardoli	119/12	0.88
215	VPPL	Vardoli	119/27	0.53
216	VPPL	Vardoli	119/28	8.60
217	VPPL	Vardoli	119/30	1.60
218	VPPL	Vardoli	119/31	0.50
219	VPPL	Vardoli	131/1	0.28
220	VPPL	Vardoli	131/3	0.50
221	VPPL	Vardoli	131/4	0.23
222	VPPL	Vardoli	131/5	0.38
223	VPPL	Vardoli	131/6	0.05
224	VPPL	Vardoli	131/8	0.90
225	VPPL	Vardoli	131/15	0.28
226	VPPL	Vardoli	131/16	0.83
227	VPPL	Vardoli	131/18	0.53
228	VPPL	Vardoli	131/19	1.08
229	VPPL	Vardoli	131/20	0.85
230	VPPL	Vardoli	131/21	1.05
231	VPPL	Vardoli	131/22	0.48
232	VPPL	Vardoli	131/23	0.83
233	VPPL	Vardoli	131/24/2	0.25
234	VPPL	Vardoli	131/26	0.33
235	VPPL	Vardoli	131/30	0.13
236	VPPL	Vardoli	131/31	1.75
237	VPPL	Vardoli	134/1/B	0.25
238	VPPL	Vardoli	135/4/1	1.33
239	VPPL	Vardoli	135/4/2	0.28
240	VPPL	Bherle	14/0	1.40
241	VPPL	Bherle	18/2	1.19
242	VPPL	Bherle	22/1/1	1.28
243	VPPL	Bherle	22/1/2	1.85
244	VPPL	Bherle	22/3	1.83
245	VPPL	Bherle	23/0	0.50
				1.55



47

*[Handwritten signatures and initials]*



251	VPPL	Bherle	24/2	2.62
252	VPPL	Bherle	25/1	1.48
253	VPPL	Bherle	26/0	1.40
254	VPPL	Bherle	27/0	0.83
255	VPPL	Bherle	30/0	2.43
256	VPPL	Bherle	31/0	2.88
257	VPPL	Bherle	33/1/1	2.25
258	VPPL	Bherle	33/2	2.53
259	VPPL	Bherle	36/1	0.58
260	VPPL	Bherle	36/2	0.67
261	VPPL	Bherle	37/1	1.61
262	VPPL	Bherle	38/1	14.90
263	VPPL	Bherle	38/2	0.33
264	VPPL	Bherle	39/0	8.23
265	VPPL	Bherle	40/3/1	0.57
266	VPPL	Bherle	40/4	1.40
267	VPPL	Bherle	40/5	0.62
268	VPPL	Bherle	40/10	0.72
269	VPPL	Bherle	41/1	1.75
270	VPPL	Bherle	42/2	0.30
271	VPPL	Bherle	44/1/C	2.31
272	VPPL	Bherle	44/1/D	0.91
273	VPPL	Bherle	44/2/A	0.52
274	VPPL	Bherle	44/2/B	0.52
275	VPPL	Bherle	46/0	0.82
		Bhingarwadi	50/0	0.66
		Bhingarwadi	51/0	0.31
		Bhingarwadi	52/2	2.00
		Bhingarwadi	53/0	0.60
		Vardoli	65/1/A	3.81

**Secondly: (Description of the WCIPL Lands)**

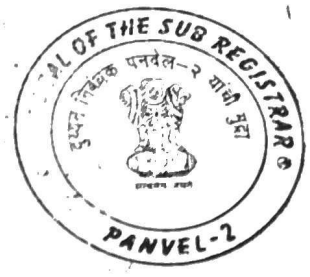
Sr.No.	Owned By	Village	Gat No./ H. No.	Land in Acres
1	WCIPL	Vardoli	54/0	0.79
2	WCIPL	Vardoli	61/2	2.28
3	WCIPL	Vardoli	66/1+2	0.64
4	WCIPL	Vardoli	67/0	0.29
5	WCIPL	Vardoli	115/7	1.79
6	WCIPL	Vardoli	119/10	0.20
7	WCIPL	Vardoli	119/20	0.23
8	WCIPL	Vardoli	119/21	0.23
9	WCIPL	Vardoli	119/24	0.33
10	WCIPL	Vardoli	121/0	0.33
11	WCIPL	Vardoli	123/2	9.50
12	WCIPL	Vardoli	48/1	1.19
13	WCIPL	Vardoli	48/3	0.13
14	WCIPL	Vardoli	48/4	0.56
15	WCIPL	Vardoli	48/5	0.57
16	WCIPL	Vardoli	48/7	0.22
17	WCIPL	Vardoli	65/1/1	0.50
18	WCIPL	Vardoli	65/2B	1.60

*(Handwritten signatures and marks)*

0.56
0.20
1.63
0.15
0.85
0.08
0.63
0.73
0.05
0.21
0.35
1.78
0.73
0.66
0.52
0.42
2.11
0.93
0.50
3.04
0.06
0.65
0.33
0.29
0.31
0.68
1.98
0.15
4.20
2.45
.16
.17
92
42
98
3
0

7	Vardoli	117/16	0.20
8	Vardoli	117/17	0.13
9	Vardoli	117/18 (Part)	1.45
10	Vardoli	117/19 (Part)	2.55
11	Vardoli	117/20 (Part)	1.88
12	Vardoli	117/32	0.15
13	Vardoli	118/0	1.36
14	Vardoli	119/2	0.30
15	Vardoli	119/3	0.30
16	Vardoli	119/4	0.98
17	Vardoli	119/5	0.45
18	Vardoli	119/6	1.78
19	Vardoli	119/7	0.15
20	Vardoli	119/8	0.85
21	Vardoli	119/9	0.20
22	Vardoli	119/10	0.20
23	Vardoli	119/11	0.13
24	Vardoli	119/13	0.85
25	Vardoli	119/15	0.70
26	Vardoli	119/17	1.35
27	Vardoli	119/18 (Part)	5.70
28	Vardoli	119/19	0.83
29	Vardoli	119/20	0.23
30	Vardoli	119/21	0.23
31	Vardoli	119/22	3.25
32	Vardoli	119/24	0.33
33	Vardoli	122/8	0.35
34	Vardoli	128/1	1.18
35	Vardoli	128/2	0.20
36	Vardoli	128/3	0.75
37	Vardoli	128/4	0.33
38	Vardoli	128/5	0.13
39	Vardoli	128/6	1.53
40	Vardoli	128/7	0.98
41	Vardoli	128/8	2.90
42	Vardoli	128/9	0.13
43	Vardoli	128/12	0.65
44	Vardoli	145/2	0.10
45	Vardoli	119/12	0.53
46	Vardoli	119/14	1.03
47	Vardoli	145/3	0.29

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**THE THIRD SCHEDULE ABOVE REFERED TO:**  
(Description of the Apartment and Vehicle parking Space/s)

All that the proposed Apartment bearing nos. 2003, admeasuring approximately 44.75 square meters Carpet Area (RERA), on 20<sup>th</sup> habitable floor, of the said Building, together with NIL Vehicle parking Space/s as an amenity of the Project, in the Real Estate Project known as **Wise City, South Block Phase I, Plot RZ8 Building 3 Wing C3.**

Balcony area attached to the Apartment is approximately NIL square meters,

51

*(Handwritten signatures and initials)*

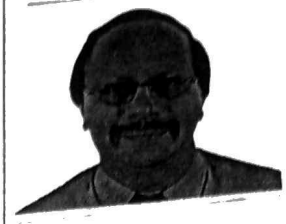


प व ल  
IN WITNESS WHEREOF the Parties hereto, have hereunto, and to the counterpart hereof, subscribed their respective hands, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the within named Promoter No. 1, Wadhwa Construction and Infrastructure Private Limited, पनवेल-२



in the presence of  
i)   
ii)



For Wadhwa Construction And Infrastructure Private Limited  
  
**Mr. Manohar Chhabria**  
Photograph/Left Thumb Impression

SIGNED AND DELIVERED for and on behalf of the within named Promoter No. 2 Valuable Properties Private Limited,

in the presence of  
i)   
ii)



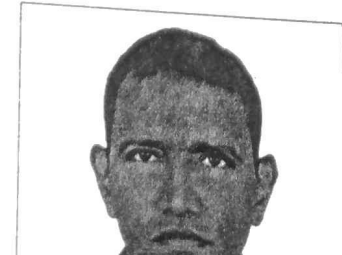
For Valuable Properties Private Limited  
  
**Mr. Manohar Chhabria**  
Photograph/Left Thumb Impression

SIGNED AND DELIVERED by the within named Allottee/s,  
1. Ms. Firdos Jahan Khan  
2. Mr. Sarfaraz Nawaz Khan

in the presence of  
i)   
ii)



**Ms. Firdos Jahan Khan**  
Photograph/Left Thumb Impression



Received and from sum of Ninety Ninety being the P Allot

Wi 1. 2.

ANNEXURE 'A' - RZ7 & RZ8 SECTOR LAND



TULIP GARDEN

PLOT RZ-07

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

TOWNLEVEL CLUBHOUSE  
(PROPOSED)

PODIUM LINE

FUTURE DEVELOPMENT

RZ-8

FUTURE DEVELOPMENT

LEGEND :

-  PLOT RZ-07 BOUNDARY
-  PLOT RZ-08 BOUNDARY



पानवेल - २  
 १४ फेब्रु २०१३  
 ६५ / १५०

Plot RZ8 Building 3  
 Lakhs Twenty Three  
 (100)  
 Private Ltd.  
 Complex  
 Road, Kalina,  
 98  
 Maharashtra -  
 Sector no. 10,  
 an

## Annexure 'C (Part 1)'

Sr No	Tower	RERA Number
1	A1	P52000016199
2	A2	P52000021106
3	A3	P52000021082
4	A4	P52000020776
5	B3	P52000016594
6	C1	P52000016549
7	C2	P52000016560
8	C3	P52000020812
9	D1	P52000016540
10	D2	P52000016583
11	D3	P52000016868
12	D4	P52000017051
13	D5	P52000020858
14	F2	P52000021081
15	F3	P52000016524
16	F4	P52000016274

प व ल - २	
१४९६०	२०२३
९० / १५०	





**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 :  
**P52000020812**

Project: **Wise City, South Block Phase I, Plot RZ8, Building 3 Wing C3**, Plot Bearing / CTS / Survey / Final Plot No.:  
**119/18 at Wardoli, Panvel, Raigarh, 410206;**

- Wadhwa Construction And Infrastructure Private Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400098.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **10/05/2019** and ending with **30/12/2026** 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
- 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:08-09-2021 20:07:55

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

Dated: 08/09/2021

**CERTIFICATE OF TITLE**

This is to certify that under instructions from our client, WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED (hereinafter referred to as "WCIPL"), a Company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at 301, Marine Bandra-Kurla Complex, Bandra (East), Mumbai 400 051, we have conducted an investigation of title in respect of property being:

(i) Land totally admeasuring about 55-88-50 (H-R-P) equivalent to 5,58,650 square meters comprising of Gai numbers tabulated below in Table-1 all situated lying and being at Village Vardoli, Taluka Parvel, District Raigad, District and Sub-District Parvel and in the limits of Vardoli Grampanchayat and shown in Table-1 below are referred to as "VPPL Property":

**TABLE-1**  
**Description of VPPL Property**

Sr. No.	Village	Gai Number	Area (H-R-P)	Area in square metres	Property Number
1.	Vardoli	40/1	0-26-10	2610	1
2.	Vardoli	40/2	1-43-60	14360	2
3.	Vardoli	40/3	0-03-80	380	3
4.	Vardoli	40/5	0-10-00	1000	4
5.	Vardoli	43/0	0-88-00	8800	5
6.	Vardoli	44/1	4-78-00	47800	6
7.	Vardoli	45/0	1-10-00	11000	7
8.	Vardoli	46/2/1	0-06-10	610	8
9.	Vardoli	46/2/2	0-63-20	5320	9
10.	Vardoli	46/3	0-24-00	2400	10
11.	Vardoli	48/16	0-21-30	2150	11
12.	Vardoli	50/1	0-22-00 out of 0-08-00	2200	12
13.	Vardoli	50/2	0-75-10	7510	13
14.	Vardoli	51/1	0-21-70	2170	14
15.	Vardoli	51/2	1-06-70	10670	15
16.	Vardoli	51/4	0-20-00	2000	16
17.	Vardoli	51/5	6-17-70	1770	17
18.	Vardoli	52/0	1-23-40	12340	18
19.	Vardoli	53/0	1-37-00	13700	19
20.	Vardoli	55/4	0-17-90	1790	20
21.	Vardoli	56/1	0-01-50	150	21
22.	Vardoli	56/2	0-22-00	2200	22
23.	Vardoli	56/3	0-15-90	1590	23
24.	Vardoli	56/4	0-14-50	1450	24
25.	Vardoli	56/5	0-07-80	780	25
26.	Vardoli	57/1	0-02-00	200	26
27.	Vardoli	57/3/B	0-56-70	5670	27
28.	Vardoli	57/4	0-08-60	860	28
29.	Vardoli	58/2	0-36-80	3680	29
30.	Vardoli	59/3	0-13-00	1390	30
31.	Vardoli	59/5	0-27-10	2710	31
32.	Vardoli	60/1	0-31-60	3160	32
33.	Vardoli	60/2	0-40-00 out of 0-74-70	4000	33
34.	Vardoli	60/3	0-07-00	700	34
35.	Vardoli	60/4	0-70-40	7040	35
36.	Vardoli	61/1	0-24-50	2450	36
37.	Vardoli	62/1	0-98-80	9880	37
38.	Vardoli	62/2	0-94-60	9460	38
39.	Vardoli	63/1	1-11-00	11100	39
40.	Vardoli	70/2	0-56-40	5640	40
41.	Vardoli	70/3	0-25-00	2500	41
42.	Vardoli	71/1	0-46-10	4610	42
43.	Vardoli	71/2/A	0-45-40	4540	43
44.	Vardoli	71/3	0-38-90	3890	44
45.	Vardoli	71/A	0-19-70	1970	45
46.	Vardoli	71/B	0-24-30	2430	46
47.	Vardoli	71/7	0-00-80	80	47
48.	Vardoli	113/2	0-17-40	1740	48
49.	Vardoli	113/4	0-30-60	3060	49

१४६६०२०२३  
१०६/१५०

TABLE-1  
Description of VPPL Property

Sr. No.	Village	Get Number	Area (H-R-P)	Area in square feet	Survey Number
50	Vardoli	113/5	0-08-00	800	50
51	Vardoli	115/5	0-71-10	7110	51
52	Vardoli	115/6	0-68-80	6880	52
53	Vardoli	117/13	0-29-00	2900	53
54	Vardoli	117/14	0-74-00	7400	54
55	Vardoli	117/15	0-06-00	600	55
56	Vardoli	117/16	0-08-00	800	56
57	Vardoli	117/17	0-95-80	9580	57
58	Vardoli	117/18	0-50-00	5000	58
59	Vardoli	117/19	1-02-00	10200	59
60	Vardoli	117/20	0-77-00	7700	60
61	Vardoli	117/21/1	1-26-00	12600	61
62	Vardoli	117/26	0-20-00	2000	62
63	Vardoli	117/26	0-20-00	2000	63
64	Vardoli	117/29	0-18-00	1800	64
65	Vardoli	117/30	0-20-00	2000	65
66	Vardoli	117/31	0-20-00	2000	66
67	Vardoli	117/32	0-06-00	600	67
68	Vardoli	118/0	0-54-40	5440	68
69	Vardoli	119/2	0-12-00	1200	69
70	Vardoli	119/3	0-12-00	1200	70
71	Vardoli	119/5	0-18-00	1800	71
72	Vardoli	119/6	0-71-00	7100	72
73	Vardoli	119/7	0-06-00	600	73
74	Vardoli	119/8	0-34-00	3400	74
75	Vardoli	119/9	0-08-00	800	75
76	Vardoli	119/11	0-05-00	500	76
77	Vardoli	119/13	0-34-00	3400	77
78	Vardoli	119/15	0-28-00	2800	78
79	Vardoli	119/17	0-54-00	5400	79
80	Vardoli	119/18	2-28-00	22800	80
81	Vardoli	119/19	0-33-00	3300	81
82	Vardoli	119/22	1-30-00	13000	82
83	Vardoli	119/23	0-10-00	1000	83
84	Vardoli	119/25	0-13-00	1300	84
85	Vardoli	119/28	0-78-80	7880	85
86	Vardoli	119/29	0-47-00	4700	86
87	Vardoli	119/32	1-16-00	11600	87
88	Vardoli	120/2	0-05-30	530	88
89	Vardoli	122/1A	0-17-00	1700	89
90	Vardoli	122/2	0-17-00	1700	90
91	Vardoli	122/3	0-39-00	3900	91
92	Vardoli	122/4	0-46-00	4600	92
93	Vardoli	122/5	0-06-00	600	93
94	Vardoli	122/6	0-06-50	650	94
95	Vardoli	122/8	0-14-00	1400	95
96	Vardoli	123/1	0-56-00	5600	96
97	Vardoli	124/1	0-14-70	1470	97
98	Vardoli	124/2	0-29-80	2980	98
99	Vardoli	125/0	0-02-30	230	99
100	Vardoli	126/0	0-06-80	680	100
101	Vardoli	127/0	0-08-80	880	101
102	Vardoli	128/1	0-47-00	4700	102
103	Vardoli	128/2	0-06-00	600	103
104	Vardoli	128/3	0-30-00	3000	104
105	Vardoli	128/4	0-13-00	1300	105
106	Vardoli	128/5	0-05-00	500	106
107	Vardoli	128/6	0-40-00 out of 0-61-00	4000	107
108	Vardoli	128/7	0-39-00	3900	108
109	Vardoli	128/8	1-16-00	11600	109
110	Vardoli	128/9	0-05-00	500	110
111	Vardoli	128/11	0-32-40	3240	111
112	Vardoli	128/12	0-26-00	2600	112
113	Vardoli	128/13	0-46-00	4600	113



**TABLE-1**  
Description of VPPL Property

Sr. No.	Village	Get Number	Area (H-R-P)	Area in square metres	Property Number
114	Vardoli	128/14	0-84-00	8400	114
115	Vardoli	128/16	0-79-00	7900	115
116	Vardoli	128/17	0-22-00	2200	116
117	Vardoli	128/18	0-25-00	2500	117
118	Vardoli	128/19	0-82-00	8200	118
119	Vardoli	128/21	0-49-00	4900	119
120	Vardoli	131/11	0-32-00	3200	120
121	Vardoli	131/12	0-66-00	6600	121
122	Vardoli	131/13	0-39-00	3900	122
123	Vardoli	136/2	0-50-00 out of 1-03-20	5000	123
124	Vardoli	137/1	0-93-30	9330	124
125	Vardoli	137/2	0-79-90	7990	125
126	Vardoli	137/3	0-12-90	1290	126
127	Vardoli	145/2	0-04-00	400	127
128	Vardoli	146/0	0-05-80	580	128
Total			66-86-50	5,58,650	

AND

(b) Land totally admeasuring about 6-52-40 (H-R-P) equivalent to 65,240 square meters comprising of Gat numbers tabulated below in Table-2 all situated lying and being at Village Vardoli, Taluka Panvel, District Raigad, District and Sub-District Panvel and in the limits of Vardoli Grampanchayat and shown in Table-2 below are referred to as "WCIPL Property":

**TABLE-2**  
Description of WCIPL Property

Sr. No.	Village	Get Number	Area (H-R-P)	Area in square metres	Property Number
1	Vardoli	54/0	0-31-40	3140	1
2	Vardoli	61/2	0-91-00	9100	2
3	Vardoli	115/1	0-71-60	7160	3
4	Vardoli	119/10	0-08-00	800	4
5	Vardoli	119/20	0-09-00	900	5
6	Vardoli	119/21	0-09-00	900	6
7	Vardoli	119/24	0-13-00	1300	7
8	Vardoli	119/26	0-39-40	3940	8
9	Vardoli	123/2	3-80-00	38000	9
Total			6-52-40	65,240	

**NAME OF THE OWNER / DEVELOPER:**

In respect of properties described in Table-1 hereinabove - WCIPL has entered into a Joint Development Agreement with VPPL being the Owner, as stated hereafter.

In respect of properties described in Table-2 hereinabove : WCIPL is the Owner.

Unless referred to individually VPPL Property and WCIPL Property are collectively referred to as 'the said Property'.

**LIST OF DOCUMENTS PERUSED / SCRUTINIZED:**

In relation to the said Property, we have been provided and have examined photocopies of the documents referred by us in title devolution relating to the said Property i.e. each of the property referred to in Table-1 and Table-2 hereinabove and have examined photocopies of following additional documents :

Sr. No.	Particulars/Nature of document	Date
1.	Photocopy of Notification bearing No.TPS.1205/MMR DCR/CR-4806/JUD-12 issued by Urban Development Department, Government of Maharashtra sanctioning development control regulations for development of Special Township project under the provisions of Maharashtra Regional and Town Planning Act, 1966 in Mumbai Metropolitan Region (MMR)	10.03.2016
2.	Photocopy of Notification bearing No.TPS.1618/1349/CR-226/18/2014/JUD-13 issued by Urban Development Department, Government of Maharashtra sanctioning development control regulations for development of	20.11.2016

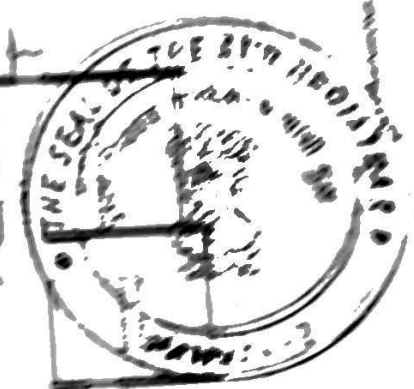
Sr. No.	Particulars Nature of documents	Date
	Integrated township project under the provisions of Maharashtra Regional and Town Planning Act, 1964 in respect for which regional plans are sanctioned including Kurbaa Township comprising Raigad Region.	
1	Photocopy of notarised Power of Attorney executed by Harindra Heta, director of VPPL, in favour of Brijn Doshi for executing and admitting execution of the land purchase documents.	16.05.2007
4	Photocopy of notarised Power of Attorney executed by Harindra Heta, director of VPPL, in favour of Sanjay Dada Balle for executing and admitting execution of the land purchase documents.	16.05.2007
5	Photocopy of notarised Power of Attorney executed by Harindra Heta, director of VPPL, in favour of Yogesh Phatake for executing and admitting execution of the land purchase documents.	16.05.2007
6	Photocopy of notarised Power of Attorney executed by Harindra Heta, director of VPPL, in favour of Anil Terdekar for executing and admitting execution of the land purchase documents.	16.05.2007
7	Photocopy of notarised Power of Attorney made before Embassy of India, Kingdom of Bahrain executed by Mohammed Ameen Ahmed Al Hesan in favour of (i) Sanjay D. Balle, (ii) Mohant S. Galwad and (iii) Brijn Doshi for executing and admitting land purchase documents.	28.02.2013
8	Photocopy of Resolution passed by the Board of VPPL inter alia ratifying the execution of land purchase documents by Brijn Doshi, Anil Terdekar and Sanjay Dada Balle.	09.03.2014
9	Permission bearing No. TNC-2007/PRA/KRA 101A3 granted by Revenue and Forests Department of the Government of Maharashtra to VPPL under Section 63-1A of the MTLA Act, 1948, to set up a Special Township Project in Taluka Parnal, District Raigad, on the terms and conditions as more specifically set out therein.	09.08.2007
10	Revised permission allowing VPPL to purchase lands to set up Energy City, Information & Technology, Telecom City and Entertainment City on the terms and conditions as more specifically set out therein.	02.05.2008
11	Revised permissions as regards extension of time period for purchase of lands by VPPL from time to time.	27.08.2008, 16.08.2008 & 06.11.2012
12	Permission bearing No. TNC-2008/PRA/KRA 358A3 dated granted by Revenue and Forests Department of the Government of Maharashtra to WCIPL under Section 63-1A of MTLA Act, 1948, to set up a Special Township Project in Taluka Parnal, District Raigad, on the terms and conditions as more specifically set out therein.	09.05.2008
13	Revised permissions as regards extension of time period for purchase of lands by WCIPL from time to time.	26.06.2009 & 30.07.2009
14	Permission bearing No. TNC-06/2013/PRA/KRA 283J1 dated as regards extension of time period for purchase of lands by WCIPL.	02.09.2013 & 31.12.2013
15	Photocopy of Location Clearance granted by the Urban Development Department, Government of Maharashtra vide Notification bearing No. TPS 1714451/KR-2011/SJD-12 with respect to said Property.	02.12.2015
16	Photocopy of No Objection Certificate granted by Divisional Commissioner bearing No. Maharashtra-2/Land-2/KR-810/2016 as regards location, ownership and title of VPPL and WCIPL to the said Property (including Gal No. 61/2, 115/7 & 119/21 of WCIPL Property and Gal No 122/6 of VPPL Property).	20.06.2016
17	Photocopy of Letter of Intent issued by CIDCO, bearing No. CIDCO/MAHAWPUNGSTP/BP-230A/LO/2016/4568 with respect to area admeasuring 51.964 Hectare (excluding Gal No. 61/2, 115/7 & 119/21 of WCIPL Property and Gal No. 122/6, 125/0 & 127/0 of VPPL Property).	25.11.2016
18	Revised Letter of Intent issued by CIDCO bearing No. CIDCO/MAHAWPUNGSTP/BP-230A/LO/2017/356	23.05.2017
19	Writ Petition 11115 of 2016 filed by WCIPL against State of Maharashtra & others and Orders dated 23.9.2016 and 1.10.2017 therein.	23.09.2016

#### INTRODUCTION, DISCLAIMERS/ASSUMPTIONS:

- IV.
- (a) This title certificate pertains to the right, title, interest and/or entitlement of WCIPL in respect of the said Property.
- (b) This title certificate is based on the documents, factual particulars, details, information, representations, oral explanations and clarifications provided by the representatives of WCIPL;
- (c) This Certificate is prepared to the extent of the documents furnished, the information made available and representations made to Law Point. Hence, Law Point shall not be responsible for any losses, damages, costs or other consequences, if any information material to our title certificate is withheld or concealed from, or misrepresented to us. Law Point has proceeded on the basis that apart from the available documents and information, there are no other documents and information that would impact its findings in this title certificate;
- (d) If the facts are different from any of the documents and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on the conclusions;



2023  
298/330



Handwritten notes in the top right corner, including '2023' and '298/330'.



For Valuable Properties Pvt Ltd  
P. V. Anand  
Authorized Signatory

For Valuable Properties Pvt Ltd  
P. V. Anand  
Authorized Signatory

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Handwritten notes on the right side of the page, including '2023' and '298/330'.

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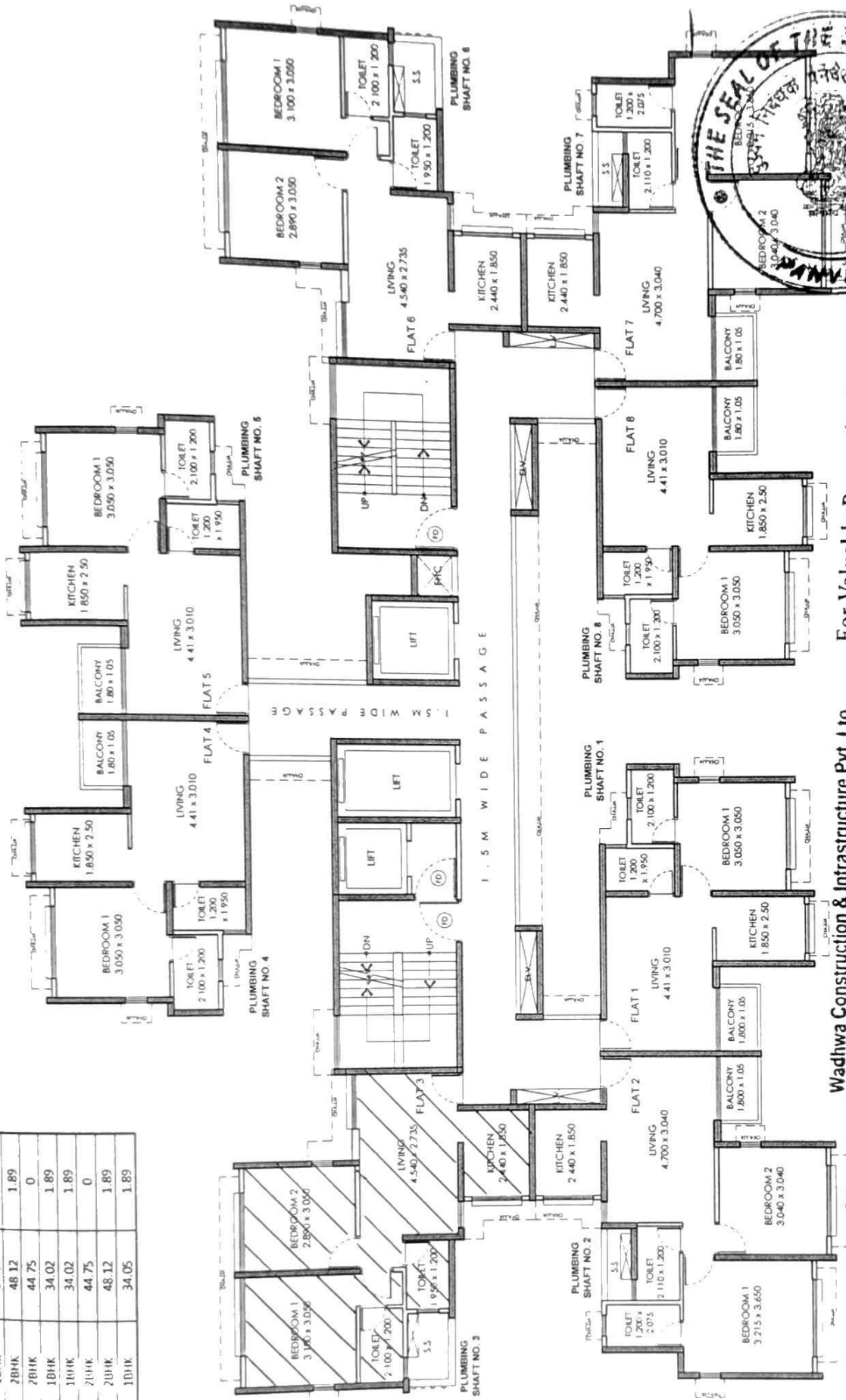
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Handwritten notes on the right side of the page, including '2023' and '298/330'.

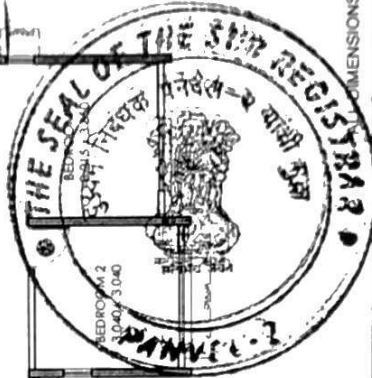
Sl. No.	Particulars	Area
1	Bedroom 1	3.00 x 3.00
2	Bedroom 2	3.00 x 3.00
3	Kitchen	2.00 x 2.00
4	Living	4.00 x 4.00
5	Dining	4.00 x 4.00
6	Bath	2.00 x 2.00
7	Toilet	1.00 x 1.00
8	Stairs	
9	Plant Room	
10	Electrical Control Room	
11	Water Tank	
12	Corridor	
13	Hallway	
14	Rear Court	
15	Front Court	
16	Screened Verandah	
17	Screened Porch	
18	Screened Balcony	
19	Screened Terrace	
20	Screened Patio	

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Floor no	Flat no	Flat Typology	per RERA (sqm)	(sqm)
Typical floor plan	1	1BHK	34.05	1.89
	2	2BHK	48.12	1.89
	3	2BHK	44.75	0
	4	1BHK	34.02	1.89
	5	1BHK	34.02	1.89
	6	2BHK	44.75	0
	7	2BHK	48.12	1.89
	8	1BHK	34.05	1.89



पवल - २  
१४२६०२०२३  
११६/१५०



For Valuable Properties Pvt. Ltd.

*Alhobur*  
Authorised Signatory

Wadhwa Construction & Infrastructure Pvt. Ltd

*Alhobur*  
Authorised Signatory

Proposed Floor Plan of Flat No. 2003 on 20<sup>th</sup> Floor of Wing C3 in the Building known / to be known as Tulip-C3 "WADHWA WISE CITY, PANVEL", agreed to be acquired by the Purchaser, as shown verged / hatched in red colour lines.

**WADHWA WISE CITY, PANVEL**  
TALUKA - PANVEL, DISTRICT - RAIGAD.

DRG. NAME - **BUILDING NO.3 WING - C3 TYPICAL FLOOR PLAN**  
(Upper ground, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 24<sup>th</sup> & 25<sup>th</sup>)

WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED  
301, Pashan, Plot no. C-48, G-Block  
M.C.C. Building, near  
Mumbai - 400088

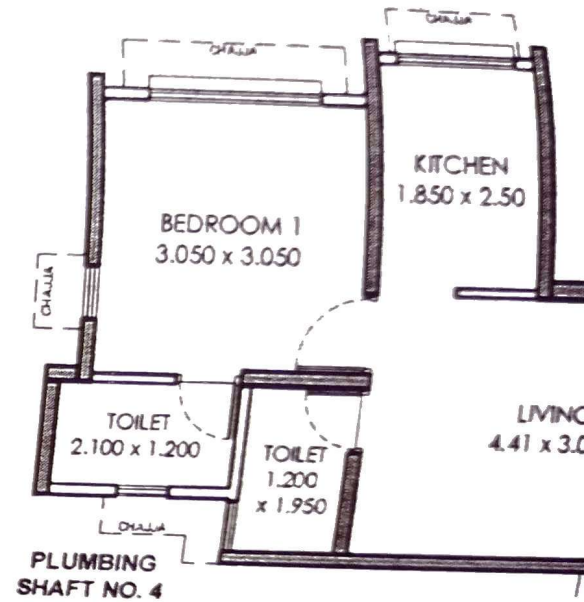
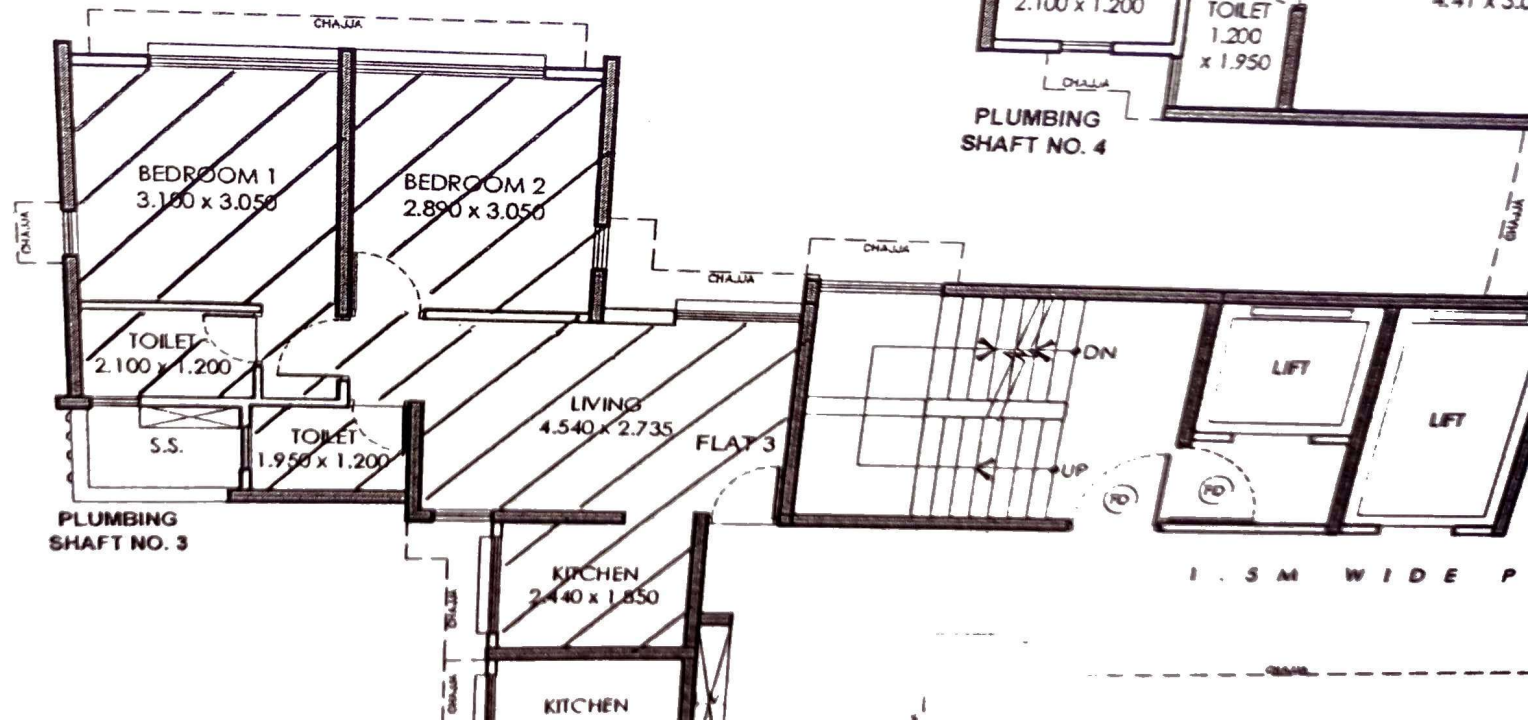


NORTH

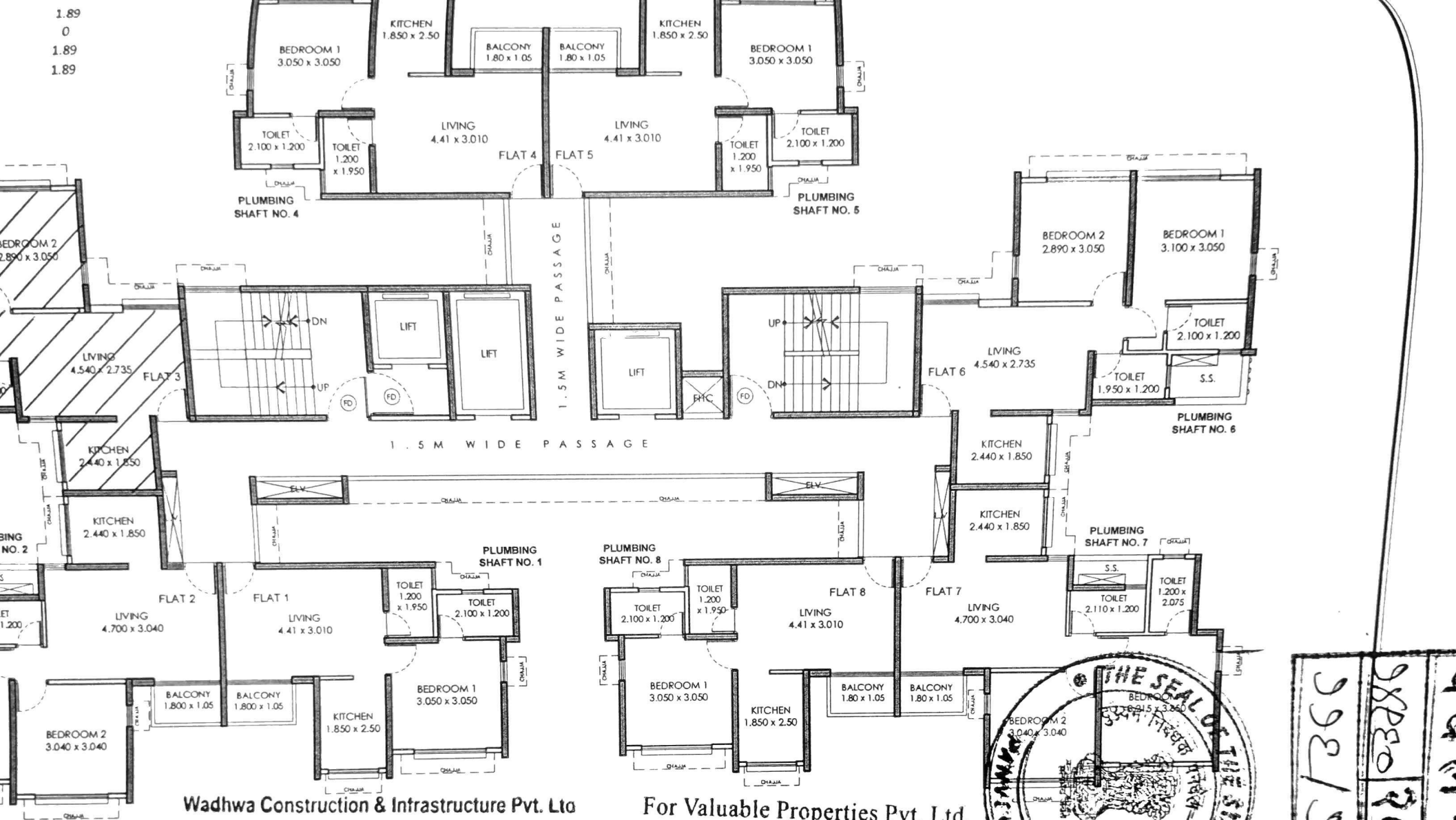
ALL DIMENSIONS ARE IN METERS

*Arindam Jha*

Floor no	Flat no	Flat Typology	Carpet area as per RERA (sqm)	Balcony area in (sqm)
Typical floor plan	1	1BHK	34.05	1.89
	2	2BHK	48.12	1.89
	3	2BHK	44.75	0
	4	1BHK	34.02	1.89
	5	1BHK	34.02	1.89
	6	2BHK	44.75	0
	7	2BHK	48.12	1.89
	8	1BHK	34.05	1.89



1.89  
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1.89

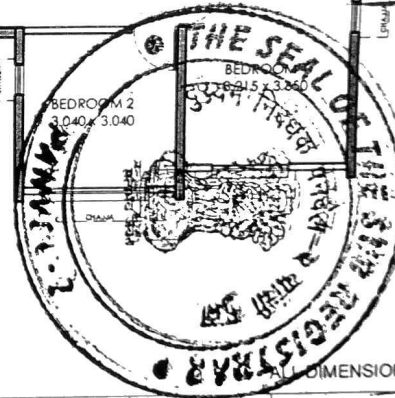


Wadhwa Construction & Infrastructure Pvt. Ltd

For Valuable Properties Pvt. Ltd.

*Alhabee*  
Authorised Signatory

*Alhabee*  
Authorised Signatory



990/930  
9800 7023

on 20<sup>th</sup> Floor of Wing C3 in the Building known / to be known as Tulip - C3  
EL\*, agreed to be acquired by the Purchaser, as shown verged / hatched in red colour lines.

**WADHWA WISE CITY, PANVEL**  
TALUKA - PANVEL, DISTRICT - RAIGAD.

DRG NAME:-  
**BUILDING NO.3**  
**WING - C3**  
**TYPICAL FLOOR PLAN**  
(Upper ground, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 24<sup>th</sup> & 25<sup>th</sup>)



WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED  
301, Platina, Plot no. C-59, G-Block,  
BKC, Bandra (east)  
Mumbai - 400098

ALL DIMENSIONS ARE IN METERS



CITY & INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA LIMITED  
GOVERNMENT OF MAHARASHTRA (INDUSTRIAL)

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

**Certificate No. :** CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153

**Dated :** 01 Feb 2022

To,  
Wadhwa Construction and Infrastructure Private Limited  
Maharashtra Bandra Kurla Complex, Bandra (East) Mumbai 301, Platina, C-59, G-Block,  
400098

**Sub:** Amended Development Permission for proposed Residential building on land bearing Survey No. Survey No 40/1 and Others at Village-Wardoli, Tahsil - Panvel City/ District - Raigad.

**File No. :** CIDCO/NAINA/Panvel/vardoli/ITP/BP-236/Amended perm/585/SAP/162/Amm2

- Ref:**
1. Location Clearance granted by the UDD GoM vide Notification Number TPS. 1714/451/CR-70/15/UD-12, dated 2/12/2015
  2. ITP layout approval vide no. CIDCO/NAINA/Panvel/Vardoli/ ITP/BP 236/ Layout/ 2018/1380 dated 13.03.2018
  3. Development Permission for proposed Residential buildings on plot/pocket RZ-8 and RZ-9 issued by this office vide letter no CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/CC/2018/1650 dated 11.5.2018
  4. Amended Permission of Layout and Building Construction issued by this office for land u/r vide CC no. CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/Amended Perm/2019/ 585/SAP/162 dated 20.05.2019.
  5. Amended Permission of Building Construction for 4 (Building no 1 wing A2, Building no 1 wing A3, Building no 3 wing C3, Building no.4 wing F4) on RZ-8 issued by this office for land u/r vide CC no. CIDCO/ NAINA/ PANVEL/ Wardoli/BP-00236/ACC/2021/ 0072 dated 13.01.2021
  6. Amended Final layout approval for plot no RZ-4 issued by this office vide CC no CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Amended Final Layout/2021/98, dated 6/4/2021.
  7. Pre scrutiny Application received through NIAMS for ACC of wing C-3 and wing F4 from Architect on 16.05.2021
  8. NA Measurement map issued by Land Record Office bearing no 411/04.04.2018 dated 16.4.2018 for ITP LAYOUT as per ITP LAYOUT permission dated 13.02.2018

Document certified by RAJA BHAGUJI  
WAGHMARE <assoplnr2.ra@cidcoindia.com>.

Name : RAJA BHAGUJI WAGHMARE  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 1234A4A

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

BP-00236/ACC/2022/ Page 1 of 15



**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**

**Dated : 01 Feb 2022**

**Certificate No. :** CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153

9. Measurement map issued by DYSLR Office vide letter no 2183 dated 11.6.19 for plot no. RZ-8
10. Letter of Superintending Engineer, Superintending Engineer, M.S.E.D.Co Ltd, Pen Circle, Pen No. SE/PC/Tech/ 00989 dated 29.02.2016, regarding assurance for giving power supply.
11. Letter of Addl. Chief Engineer (II), CIDCO vide no. CIDCO/ACE(ii)/2017, dated 18.04.2017, regarding assurance for giving water supply
12. NOC issued for Height clearance of building from AAI, vide No. NAVI/WEST/ B/ 041217/ 208760, dated 23/05/2017
13. Environment Clearance granted by environment department IA/MH/MIS/64748/2017; F.No. 21-258/2017/IA-III dated 13.10.2017 and revised EC dated 24/6/2020.
14. Provisional Fire NOC for building no 3 wing C3 and Building no 4 wing F2 issued by CFO, CIDCO dated 18.10.2021.
15. Submission of manual drawings of RZ-8 received to this office on 2/11/2021 and Layout submission 07/12/2021
16. Applicant's request letter for grant of extension of 6 months for balance ownership for 18 m Access Road for ITP, received to this office on 4.10.2021

Sir/ Madam

With reference to your application No.CIDCO/NAINA/Panvel/wardoli/ITP/BP-236/Amendedperm/585/SAP/162/Amm2, dated 21 Jan 2022 for grant of Amended Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on Survey No.40/1 and Others at Village-Wardoli, Tahsil - Panvel City/ District - Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153 dated 01 Feb 2022, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.



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CITY & INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA LIMITED  
GOVERNMENT OF MAHARASHTRA (S. N. D. E. F. M. No. 1)

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/015

Dated : 07 Feb 2022

### AMENDED COMMENCEMENT CERTIFICATE

The Amended Commencement Certificate for the above project is hereby granted under Sec. 49 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XVII of 1966) subject to the following conditions:

**(A) Location**

Survey Number, Survey No 47/1 and Others at Village, Wardoli,  
Tahsil Panvel, District: Raigad

**(B) Land use (predominant):**

Predominantly Residential

**(C) Proposed Use :**

Residential

<b>(D) Total Net Built-up Area</b>	21221.98 sq.m
a) Sale Component	0
b) EWS Component	0
c) Commercial / Convenient Shops	0

**(E) Details of the Buildings are as follows:**

Total No. of buildings : 2

No. of units proposed	410
a) Residential – Sale Component	0
Residential – EWS Component	0
b) Commercial	0

Note : In above mention table, (D) Total Net Built-up Area 21221.98 Sq. M. shall be read as 205813.585 Sq. M which is including Existing area of 184384.103 sq.m and proposed area under amendment as 21429.482 Sq. M." and "In above mention table, (E) Details of the Buildings, Total number of buildings:2 shall be read as 16 (Existing Buildings- 14 + Amended buildings -2 ) and total No. of units 410 shall be read as 3669 (residential – sale component-3304 + Social Housing units-365). For further details please refer Proforma-I , Built-up Area Summary table and social housing units Tables mentioned in approved drawings.

Document certified by RAJA BHAGUJI  
WAGHMARE <assoplnr2.ra@cidcoindia.com>

Name : RAJA BHAGUJI WAGHMARE  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 1234A4A



CITY & INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA LIMITED  
(GOVERNMENT OF MAHARASHTRA'S UNDERTAKING)

# NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

**Certificate No. :** CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153

**Dated :** 01 Feb 2022

F) This Amended Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153, dated 01 Feb 2022.

G) This Amended Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

### GENERAL CONDITIONS :

1. This Amended Commencement Certificate is liable to be revoked by the Corporation 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 conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the Amended Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966.

2. The applicant shall :-

- a) Inform to the Corporation immediately after starting the development work in the land under reference.
- b) Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain the occupancy certificate from the Corporation.
- e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.

Document certified by RAJA BHAGUJI  
WAGHMARE <assoplnr2.ra@cidcoindia.com>  
Name : RAJA BHAGUJI WAGHMARE  
Designation : Associate Planner  
Organization : CIDCO LTD  
Certificate : 1234A4A





CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED GOVERNMENT OF MAHARASHTRA'S UNDERTAKING

### NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Dated : 01 Feb 2022

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153

f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.

g) Always exhibit a certified copy of the approved plan on site.

h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94,UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply

i. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details:-

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- d) FSI permitted.
- e) Number of Residential flats/Commercial Units with their areas.
- f) Address where copies of detailed approved plans shall be available for inspection.

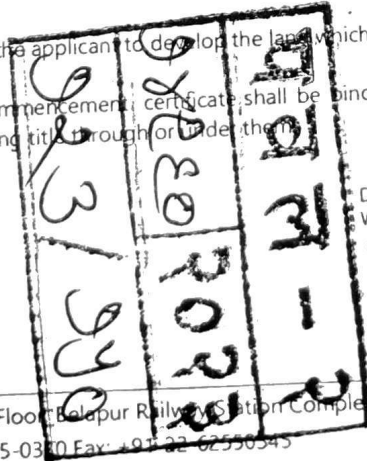
ii. A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

3. The amount of 0/-in (rupees), deposited via NAINA/6462/2021 Dated : 21/01/2022 with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Amended Commencement certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under them.



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Organization : CIDCO LTD  
Certificate : 1234A4A



भारत सरकार

Government of India



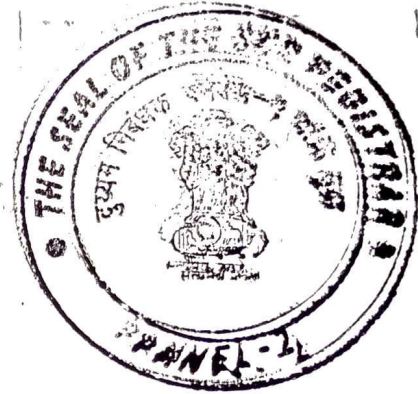
फिरदौस जहाँ खन  
Firdos Jahan Khan  
जन्म तिथि / DOB : 20/06/1984  
महिला / Female



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मेरा आधार, मेरी पहचान

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*Firdos Jahan*



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

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SARFARAZNAWAZ R A KHAN

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