

Thakkar Nikhil Nikhil M. Thakkar
CONSULTANCY ☎:9821223119
DOCUMENTATION WORK
F. No.2, Office 3, Gr.Flr.,Kiran Co-op. Hsg., Near TJSB
Bank,Opp. Waman Hari Pethe, B-Cabin, Naupada,
Thane (W) - 400 602 Maharashtra, India
Email:nikhilthakkar262@gmail.com

Stamp Duty, Registration, Leave & License Agreement (Online)

Receipt (पावती)

73/7232

Friday, October 06, 2023

3:37 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10851

दिनांक: 06/10/2023

गावाचे नाव: वडवली

दस्तऐवजाचा अनुक्रमांक: टनन1-7232-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: विलसन प्रेरपोल फर्नांडीस

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1600.00

पृष्ठांची संख्या: 80

एकूण:

₹. 31600.00

Sub Registrar Thane 1

सह. दुय्यम निबंधक वर्ग-२

ठाणे-१

वाजार मूल्य: ₹.4182537/-

मोबदला ₹.5553000/-

भरलेले मुद्रांक शुल्क : ₹. 388710/-

1) देयकाचा प्रकार: DHC रकम: ₹.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023068401443 दिनांक: 06/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009074811202324E दिनांक: 06/10/2023

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : दु.वि.ठाणे 1

दस्न क्रमांक : 7232/2023

06/10/2023

नोंदणी

Regn:63m

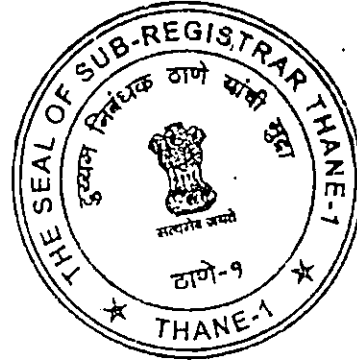
गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करगनामा
(2) मोवदना	5553000
(3) बाजारभाव(भाडेपट्ट्याच्या वावनितापट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4182537
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पानिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: मदनिका नं.404, माळा नं: 4 था मजला विन्डिंग नं.वी, इमारतीचे नाव: मुकुं मफायर फेम 2, रोड : वडवली ठाणे, इतर माहिती: मळें नं.10/3प,3वी,7/17 क्षेत्र 38.92 चौ.मी.कार्पेट((Survey Number : 10/3प,3वी,7/17 ;))
(5) क्षेत्रफळ	1) 38.92 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्नग्वज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.राजाराम कंस्ट्रक्शन चे भागिदार रमेश मारुती भेंकरे यांचे कु म् म्हणून निखिल ठक्कर वय:-43; पत्ता:- प्लॉट नं: -, माळा नं: पहिला मजला , इमारतीचे नाव: सुमित एन्क्लेव , ब्लॉक नं: संत ज्ञानेश्वर मार्ग , रोड नं: पांचपाखाडी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AABFR6650E
(8) दस्नग्वज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-विलसन पेरपील फर्नांडीस वय:-40; पत्ता:-प्लॉट नं: वी-802 , माळा नं: -, इमारतीचे नाव: श्रीगज गोदावरी विन्डिंग , ब्लॉक नं: चिंचोळी वंदर रोड , रोड नं: मालाड वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAPPF4679K 2): नाव:-श्रीमीयाना विलसन फर्नांडीस वय:-40; पत्ता:-प्लॉट नं: वी-802, माळा नं: -, इमारतीचे नाव: श्रीगज गोदावरी विन्डिंग , ब्लॉक नं: चिंचोळी वंदर रोड , रोड नं: मालाड वेस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AGTPR6595G
(9) दस्नग्वज करून दिल्याचा दिनांक	06/10/2023
(10) दस्न नोंदणी केल्याचा दिनांक	06/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7232/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	388710
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२,
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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	WILSON PERPAUL FERNANDES	eChallan	69103332023100611410	MH009074811202324E	388710.00	SD	0004766296202324	06/10/2023
2		DHC		1023068401443	1600	RF	1023068401443D	06/10/2023
3	WILSON PERPAUL FERNANDES	eChallan		MH009074811202324E	30000	RF	0004766296202324	06/10/2023

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधाव)					
Valuation ID	202310061176	06/October 2023, 11:13:28 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	13/48-1 ब/4) रस्त्यापासून दूर असलेला भाग व वरील "1 अ 4" मध्ये दर्शविलेल्या सर्व नंबर व्यतिरीक्त वडवेलीचे उर्वरित सिटीएस रावे नंबर सिटी सर्व नंबर (गावठाण)				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर न भू क्रमांक :	सर्व्हे नंबर: 10		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
19900	97700	109100	121900	109100	मांजमापनाचे एकक चौ. मीटर
बांधाव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	मिळकतीचा प्रकार-	बांधकामाचा दर-
	42.81 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा प्रकार-	बांधकामाचा दर-
		मिळकतीचा वापर-	निवासी सदनिका		
		मिळकतीचे वय -	0 TO 2 वर्षे		
		मजला -	1st To 4th Floor		
Sole Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 100 Apply to Rate- Rs.97700/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) - ((97700-19900) * (100 100)) - 19900) = Rs.97700/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 97700 * 42.81 = Rs.4182537 -				
Applicable Rules	- 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य खुली जाळणी. - वरील/गच्चीचे मूल्य - वदिल्ले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य वदिल्ले जाळणी स्वयंचलित वाहनतळ A + B - C - D - E - F - G - H + I + J = 4182537 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4182537/- = ₹ एक्केचाळीस लाख व्हाणेशी हजार पाच शे सदतीस /-				

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CHALLAN	
MTR Form Number-6	६०



GRN	MH009074811202324E	BARCODE	Date		06/10/2023-10:10:26	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)	AAPPF4679R			
Office Name	THN1_HQR SLB REGISTRA THANE URBAN 1		Full Name	WILSON PERPAUL FERNANDES			
Location	THANE		Flat/Block No.	FLAT NO 404 4TH FLOOR BUILDING NO B			
Year	2023-2024 One Time		Premises/Building	PHASE 2 SLKUR SAPPHIKE			
Account Head Details		Amount In Rs.	Road/Street	VADAVALI			
0030046401	Stamp Duty	388710.00	Area/Locality	THANE			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4 0 0 6 1 5			
			Remarks (If Any)	PAN2=AABFR6650E~SecordPartyName=MS RAJARAM			
			CONSTRUCTION~				
Total		4,18,710.00	Amount In Words	Four Lakli Eighteen Thousand Seven Hundred Ten Rupees Only			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332023100E11410 2831937504		
Cheque/DD No.			Bank Date	RBI Date	06/10/2023-13:11:29 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. : 9820000000

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE OF RESIDENTIAL APARTMENT

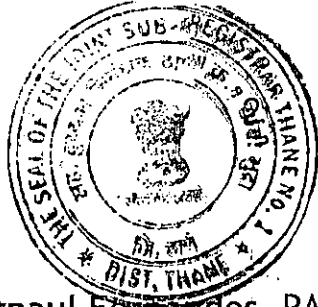
THIS AGREEMENT FOR SALE OF RESIDENTIAL APARTMENT is made and entered into at Thane, on this 6th day of Oct. in the Christian Year Two Thousand and Twenty (2023)
three

BETWEEN

M/s. RAJARAM CONSTRUCTION, PAN AABFR 6650E, A Regd. Partnership Firm, doing business as Builders and Developers, having its office at : First Floor, Sumeet Enclave, Sant Dnyaneshwar Marg, Near Janaseva Sahakari Bank, Panchpakhadi, Thane (W) - 400 602, Through its Authorised Partner : SHRI RAMESH MARUTI BHEKARE, hereinafter referred to as "PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include the partners or partner for the time being constituting the said firm M/s. RAJARAM CONSTRUCTION, their or his survivors or survivor and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.

AND

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(1) Mr. Wilson Perpaol Fernandes, PAN.AAPPF4679K, Age 40 years,

(2) Mrs. Graciana Wilson Fernandes, PAN AGTPR6595G, Age 40 years,

Indian Inhabitants, having address at: B-802, Dheeraj Godavari Building, Chincholi Bunder Road, Malad West, Mumbai 400 064. Hereinafter referred to as the "ALLOTTEE" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

In this Agreement unless context otherwise implies :

- The use of the present tense includes the future tense;
- The masculine gender includes the feminine and neutral genders;
- The singular includes the plural and plural includes singular.
- "person" includes Company/LLP/Partnership as well as an individual;
- "writing" includes printing, typing as well as e-communication and "signature" includes e-signature, digital signature and thumb impression of a person unable to sign, provided that his name is written below such impression.

WHEREAS -

- Previously one Smt. Rakhamabai Hendar Raut and others (for short "Said Previous Owners") were the Owners, seized and possessed of and/or otherwise well and sufficiently entitled to the then Agriculture Land adm. 2930 Sq. Mtrs., bearing Survey No.10/3A of Village Vadavali, Talathi Saja Ovale, Thane, Taluka and District Thane (hereinafter referred to as the "Said First Land");
- By and under Regd. Agreement for Development dated 7th December, 2006 read with Regd. Deed of Conveyance dated 21st August, 2009, the Said Previous Owners had sold, conveyed, transferred and assigned the Said First Land to and in favour of

Handwritten signature: Fernandes
Handwritten signature: Fernandes

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M/s. Rajaram Construction i.e. the Promoter herein (for short "Said First Owners"). Since then, the Promoter herein Owners, seized and possessed of the Said First Land;

AND WHEREAS -

- i) One Mrs. Sonal Mahesh Patil (for short "Said Second Owners") is an Owner of previously an Agricultural Land totally adm. 3320 Sq. Mtrs., bearing Survey Nos.7/17 and 10/3B of Village Vadavali, Talathi Saja Ovale, Thane, Taluka and District Thane (hereinafter referred to as the "Said Second Land");
- ii) By and under Regd. Agreement for Development and Sale read with authenticated Power of Attorney both dated 26th February, 2013 (for short "Said Principal Agreement"), the Said Second Owners with confirmation from her other family members, as detailed therein has granted the Development Rights and has agreed to sale the Said Second Land to and in favour of the Promoter herein including Promoters nominees or assignees and in part performance thereof, has placed the Promoter herein in exclusive physical possession of the Said Second Land;
- iii) The Said Principal Agreement with the Said Second Owner, is still valid and subsisting and thereunder, the Promoter herein is seized and possessed of and/or otherwise well and sufficiently entitled to the Said Second Land as lawful Developers thereof;

AND WHEREAS the Said First Land and the Said Second Land are one contiguous plot of land and are more particularly described in the FIRST SCHEDULE written hereunder (hereinafter jointly referred to as "Said Project Land"). The 7/12 extracts showing the nature of the title of the respective Owners of the Said Project Land are annexed hereto and collectively marked as "ANNEXURE 'A'";

AND WHEREAS thus the Promoter is seized and possessed of the Said Project Land and are entitled to Develop the same by constructing

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thereon a Housing Project to be known as "SUKUR SAPPHIRE" by getting the plans and specifications therefor duly sanctioned by the Competent Authority/ies and to sell the Apartments in the said buildings to be constructed by the Promoter on the Said Project Land on what is commonly known as "Co-ownership basis" and to enter into Agreement/s with such Allottee(s) and to receive the sale consideration in respect thereof;

AND WHEREAS the authenticated copy of Legal Title Report dated 19th May, 2022, issued by Advocate for the Promoter Shri Damodar A. Patil of Thane, in respect of the Said Project Land is annexed hereto and marked as "ANNEXURE `B`";

AND WHEREAS the Promoter has appointed M/s. J.D. & Associates ("Said Architect") – the Architect duly registered with the council of Architects and has entered into an Agreement with Said Architect as per the Agreement prescribed by the council of the Architects;

AND WHEREAS the Promoters has appointed M/s. ASC Associated Consultants, as Structural Engineers for preparation of the structural designs and drawings of the buildings to be constructed on the Said Project Land;

AND WHEREAS the Promoter accepts the professional supervision of the said Architect and of the Said Structural Engineer till the completion of the Project;

AND WHEREAS the Promoter for the time being have prepared layout and construction plans by utilizing therein PART of the Development potential of the Said Project Land and have applied through Said Architect the layout and construction plans for sanction to Thane Municipal Corporation (Said TMC) being the Local Authority for Thane Municipal Corporation Area and the Said TMC by and under, its revised sanction of Development and permission/commencement

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certificate, bearing V. P. No.S06/0180/13/TMC/TDD/4047/22 dated 06/05/2022, had approved the layout and the plans for Development of the Said Project Land as under -

AND WHEREAS accordingly, the Promoter (Development) has completed construction of -

- i) Building (A) with stilt plus 1st to 12th Floors;
- ii) Building © with Stilt plus 19th Floors;

as "Phase ONE" of the Project known as "Sukur Sapphire" and TMC By and under its Occupation Certificate No of Building A TMC/TDD/3478/20 Date 08/10/2020, Occupation Certificate No of Building C S06/0180/13 TMC/TDD/OCC/0986/21 Date 07/12/2021 has permitted to occupy the said Buildings (for short "Said Completed Phase ONE of the Project).

AND WHEREAS the Promoter (Development) now has prepared plans for further construction of another Building now to be known as Building 'B' on the Said Project Land and Thane Municipal Corporation being under its sanction and commencement certificate bearing V. P. No.S06/0180/13/ TMC/TDD/4047/22 dated 6th MAY, 2022, has permitted to construction of Building 'B' as under -


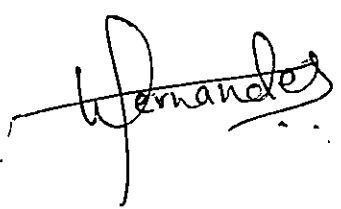
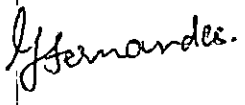
**A) AS PER SANCTIONED PLANS - PHASE TWO
(Under Construction)**

Sr. No.	Building	Floors
1.	B	Stilt to 20 th Floors

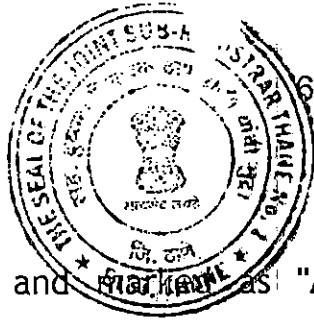
(for short "Said Phase TWO")

AND WHEREAS the Promoter has registered the Phase Two, as above, under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Regulations made thereunder (the Regulations) with the Real Estate Regulations Authority under Registration No.P51700045743. Copy of the Certificate of Registration is annexed hereto and marked as "ANNEXURE 'C'";

The authenticated copy of the plans of the Layout and building plans for Building 'B' under Phase TWO as approved by the TMC have been

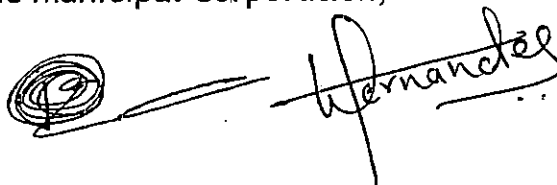
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annexed hereto and as as "ANNEXURE 'D'" ("Said Sanctioned Plans");	



(C) **PROPOSED DEVELOPMENT BY AMALGAMATION OF ADJOINING LAND** - The Promoters further by and under Regd. Deed of Conveyance dated 28th August, 2019, have acquired from the Owners of adjoining Land Smt. Champabai Ganesh Shinge and others, portion quantified at adm. 568.75 Sq. Mtrs., of Agricultural Land forming part of New Survey No.10, Hissa No.6 situated at Village Vadavali, Thane, (for short "Said Adjoining Land"). However, pending title clearance and obtaining of required permissions, no objections and orders the Said Adjoining Land has not been included while getting the present layout and construction plan sanctioned. The Promoters intend to get the title of the Said Adjoining Land cleared and to obtain requisite permissions, no objections and orders for amalgamation of the Said Adjoining Land with the Said Project Land and to carry out the composite Development of both the lands. (The such proposed Development is hereinafter referred to as the "Said Phase Three").

AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections for and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate/s or Occupancy Certificate/s of the respective Buildings;

AND WHEREAS while sanctioning the said plans for construction of Said Phase Two, the Thane Municipal Corporation and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while constructing the Said Buildings on the Said Project Land and upon due observance and performance of which only the completion or occupancy certificates in respect of the Said Buildings in the Said Phase One shall be granted by the Thane Municipal Corporation;

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AND WHEREAS the Promoters have accordingly commenced the construction of the Said Building 'B' under Phase Two in accordance with the Said Sanctioned Plans;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Said Project Land and the plans, designs and specifications prepared by the Promoter's Said Architects and of such other documents as are specified under the RERA Act and the Rules and Regulations made thereunder;

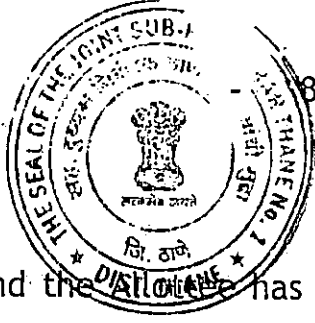
AND WHEREAS being satisfied with such inspection the Allottee has applied to the Promoter and the Promoter, after deliberations, has agreed to allot to the Allottee an Residential Apartment adm. 38.92 Sq. Mtrs., of RERA Carpet area bearing Apartment No.404 on 4th Floor of the Building 'B' ("Said Building") being constructed on the Said Project Land;

Note - As per Development Control Regulations of Thane Municipal Corporation, for two tenement adm. between 35-50 Sq. Mtrs. RERA Carpet one parking is provided in sanctioned plan. The tenement under sale hereunder being adm. less than 50 Sq. Mtrs., Carpet, the Allottee if so desired may negotiate and finalize separately with the Promoter for acquiring the exclusive Car parking in the complex.

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell to the Allottee and the Allottee hereby agrees to purchase from the Promoter the Said Apartment as detailed hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.2,00,000/- (Rupees Two Lakh only) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as 'part payment' (the payment and receipt whereof the Promoter doth hereby admits and

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acknowledges) and the Allottee has agreed to pay to the Promoter the balance amount of the sale consideration in the manner hereinafter appearing;

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

AND WHEREAS, under section (13) of the Said RERA Act, the Promoter are required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register such Agreement under the Registration Act, 1908;

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

1. THE PROMOTER TO CONSTRUCT THE SAID BUILDING IN PHASE-TWO -
 - 1.1 The Promoter shall construct, interalia, the Building 'B' under Phase TWO on the Said Project Land in accordance with the plans, designs and specifications as approved by the Thane Municipal Corporation, provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alterations or additions required by any Government/Municipal authorities or due to change in law.
 - 1.2 The nature, extent and description of the LIMITED COMMON AREAS and the facilities to be provided in the Said Phase TWO including amenities like one or more lifts, earmarked sanctioned parking, earmarked open spaces are more particularly described in "ANNEXURE 'F'" annexed hereto.

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2. THE PROMOTER TO SALE AND THE ALLOTTEE TO PURCHASE THE PROMOTER THE RESIDENTIAL APARTMENT:

2.1 The Promoter agrees to allot to the Allottee and the Allottee hereby agrees to purchase from the Promoter the Residential Apartment adm. 38.92 Sq. Mtrs., of RERA area bearing Apartment No. 404 on 4th floor of the Building 'B' in the Housing Complex to be known as "SUKUR SAPPHIRE" and being constructed in Phase TWO on the Said Project Land (hereinafter referred to as the "Said Apartment") for total consideration of Rs.55,53,000/- (Rupees Fifty Five Lakh Fifty Three Thousand only).

2.2 The aforesaid total consideration under is **INCLUSIVE OF** -

---- Cost of the Said Apartment.

2.3 The aforesaid total consideration under is **EXCLUSIVE OF** -

---- Proportionate infrastructure Development expenses, charges, premium, cess, etc.

---- Deposits and expenses towards obtaining of water and electricity and other utility services.

---- Stamp Duty payable on this Agreement.

---- Share money and entrance fee of the Society.

---- Formation and registration of the Society.

---- Legal expenses till execution hereof.

---- Such other payables - if any, which may be introduced in future by the Competent Authority/ies.

2.4 The Said RERA Carpet Area adm. 38.92 Sq. Mtrs., equivalent to 419 Sq. Ft., is net usable area including the internal walls but excluding the outer walls of the Said Apartment.

The authenticated copy of the FLOOR PLAN and specifications of the Said Apartment as sanctioned and approved by the local authority are annexed hereto and marked as "ANNEXURE 'G'".

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२.५	SPECIFICATIONS AND ADVENTITIES



SPECIFICATIONS AND ADVENTITIES to be provided by the Promoter in the Said Apartment including the flooring and sanitary fittings are set out in "ANNEXURE 'H'" annexed hereto.

3. PAYMENT SCHEUDLE -

The Allottee shall pay the said consideration to the Promoters as per following time plans -

3.1 Rs.2,00,000/- (Rupees Two Lakh only)

Paid on or before execution of this Agreement as advance payment or application fee (the payment and receipt whereof Promoter doth hereby admits and acknowledges and releases and discharges the Allottee from the payment thereof forever).

3.2 Rs.53,53,000/- (Rupees Fifty Three Lakh Fifty Three Thousand Only)

Payable against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate of the Phase/ Building or Wing in which the Said Apartment is located.

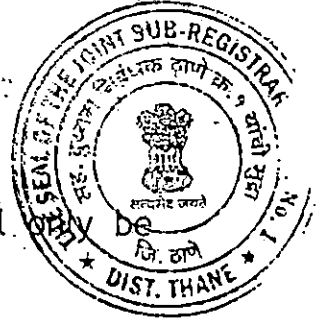
Rs.55,53,000/- (Rupees Fifty Five Lakh Fifty Three Thousand Only)

4. PRICE ESCALATION -

Save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time or otherwise the Total Price is escalation-free. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with

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the demand letter being issued to the Allottee, which shall be applicable on subsequent payments.



5 FURTHER AMOUNTS PAYABLE BY THE ALLOTTEE -

5.1 The Allottee further shall pay at the time of taking possession of the Said Apartment, an amount of Rs.28,320/- (Rupees Twenty Eight Thousand Three Hundred Twenty only) including GST towards **ASCERTAINED EXPENSES** for 12 (Twelve) months towards maintenance concerning the Said Apartment and Said Complex.

5.2 **Stamp Duty payable on this Agreement** - The Purchaser shall bear and pay the expenses towards stamp duty payable on this Agreement as well as registration expenses.

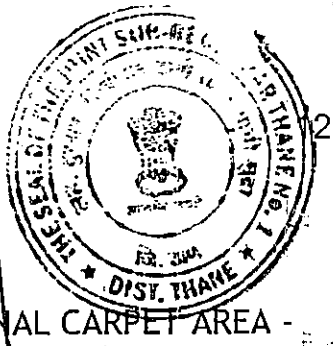
5.3 **Payment of other charges - if levied in future** -

The Allottee further shall pay separately any other taxes and cess which may henceforth be levied by competent authorities, in connection with the construction of and carrying out the Development of the Said Project Land up to the date of handing over the possession of the Said Apartment.

5.4 The Allottee authorizes the Promoter to adjust/appropriate all payments made by him under any head(s) of dues against lawful outstanding - if any, in his name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any other manner.

5.5 **Advance Maintenance charges** - The Allottee further shall pay at the time of taking possession of the Said Apartment, the advance maintenance charges as may be decided by the Promoter at its sole discretion towards ascertained expenses for 12 (Twelve) months towards maintenance concerning the Said Apartment and Said Building.

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6.	THE FINAL CARPET AREA -



After the construction of the Building is completed and the occupancy certificate is granted by the competent authority, the Promoter shall confirm the final carpet area that has been allotted to the Allottee by furnishing details of the changes - if any, in the carpet area, subject to a variation cap of THREE PERCENT. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any REDUCTION in the carpet area beyond the defined limit of THREE PERCENT, then Promoter shall REFUND THE EXCESS MONEY paid by Allottee within forty-five days with annual interest at the rate specified in the Said RERA Regulations from the date when such an excess amount was paid by the Allottee. If there is any INCREASE in the carpet area beyond the defined limit of THREE PERCENT, the Promoter shall demand ADDITIONAL AMOUNT from the Allottee. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause (2) of this Agreement.

7. PROMOTER TO OBTAIN OCCUPANCY CERTIFICATE -

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions - if any, which may have been imposed by the Thane Municipal Corporation at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

8. TIME IS AN ESSENCE -

Time is an essence for the Promoter as well as for the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Said Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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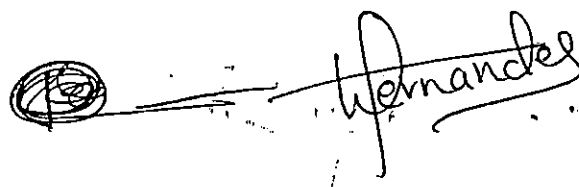
Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause (3) hereinabove.

9. RIGHTS OF PROMOTER OVER DEVELOPEMNT POTENTIAL OF SAID PROJECT LAND -

As per provisions of Unified Development Control and Promotion Regulations of Maharashtra State (UDCPR), as applicable for Thane Municipal Corporation, total Development potential on the Said Project Land is 6250 Sq. Mtrs. As per present sanctioned plans, the Promoter has utilized the Development potential adm. 10,946 Sq. Mtrs., comprising therein permissible basic FSI of the Said Project Land, premium FSI as well as permissible Transferable Development Rights (TDR). As per proposed Development, the Promoter proposes to consume the balance Development potential by utilizing therein balance permissible basic FSI, premium FSI, TDR as well as incentive FSI, etc., as per UDCPR and/or further modifications therein. Thus, the Promoter has disclosed the total Development potential as proposed above to be utilized by the Promoter on the Said Project Land and the Allottee has agreed to purchase the Said Apartment based on the said proposed Development by consuming therein the entire Development potential. It is specifically agreed by the Allottee that such balance Development potential based on the said UDCPR and amendments thereto from time to time shall always belongs to the Promoter.

10. IF THE PROJECT IS DELAYED -

If the Promoter fails to abide by the time schedule for completing the project and handing over the Said Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Said Rules, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the



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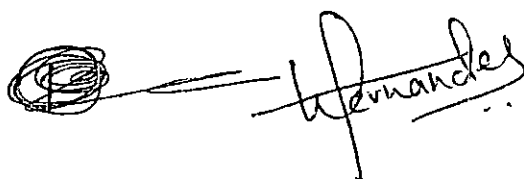
Promoter, interest as specified in the Rule, on all the delayed payments which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter. Payment of interest by the Promoter to the Allottee or by the Allottee to the Promoter, as the case may be in aforesaid circumstances shall be at the State Bank of India highest marginal cost of lending rate (SBI-MCLR) for the time being PLUS two percent.

11. IF ALLOTTEE COMMITS DEFAULT IN FURTHER PAYMENTS -

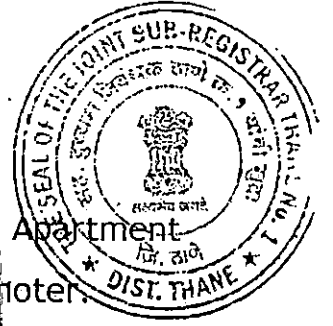
Without prejudice to the rights of Promoter to charge interest in terms of stipulations hereinabove, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing default of payment of balance amount, the Promoter shall at its own option, unilaterally may terminate this Agreement:

Provided that, Promoter shall give notice of **fifteen days** in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address - if provided by the Allottee, of his intention to terminate this Agreement for non-receipt of balance amount due hereunder. If the Allottee fails to pay said balance amount within the period as stipulated in such notice then at the end of such notice period, this Agreement shall and deemed to have come to an end without requiring any formal cancellation thereof in writing.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of liquidated damages of 10% of the consideration for sale of Said Apartment and/or of any other amount which may be payable to Promoter) within a period of thirty days of the


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termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

12. DELIVERY OF POSSESSION -

12.1 The Promoter shall endeavor to deliver possession of the Apartment to the Allottee on or before 30 June day of 2024, subject to the Allottee complying with all the terms, conditions, covenants including the payment of the purchase price and all other sums payable by the Allottee to the Promoter. If the Promoter otherwise, fails or neglects to give possession of the Apartment to the Allottee, save and except on account of reasons BEYOND HIS CONTROL AND OF HIS AGENTS by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as mentioned hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

PROVIDED HOWEVER THAT the Promoter shall not be bound to or liable for the delivery of the possession of the Said Apartment to the Allottee on the aforesaid stipulated date in the event of happening or occurrence of any one or all or any combination of the **FORCE MAJEURE EVENTS**.

“Force Majeure Event” shall mean any event or circumstance or combination of events or circumstances set out below that materially affects the Developers in the performance of its obligations in accordance with the terms of this Agreement, but only if and to the extent that such events and circumstances pertain to the Real Estate Project/Whole Project as applicable, or have a direct effect on the execution of the Real Estate Project/Whole Project and are not occasioned by any default or breach on the part of the Developers and include but not limited to the following:

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- a) War, civil commotion or act of God;
- b) Any legitimate delay in obtaining the Occupation Certificate from Thane Municipal Corporation.
- c) Any notice, order, rule, notification of the Government and/or other public or competent authority including TMC.
- d) Change in Applicable Laws, Rules and Regulations.
- e) Acts of expropriation, compulsory acquisition or takeover by any government agency of the Project or any part thereof or of a Party's rights in relation to the Project.
- f) Any stay order/injunction order or any other judicial pronouncement by Competent Judicial Authority;
- g) Earthquake, flood, inundation and landslide.
- h) Storm, tempest, hurricane, cyclone, lightning, thunder or other extreme atmospheric disturbances.
- i) Fire caused by reasons not attributable to Developers.
- j) Acts of terrorism.
- k) Riots, weapon conflict or military actions, ionising radiation, contamination by radioactivity from nuclear fuel, any nuclear waste, radioactive toxic explosion, volcanic eruptions.
- l) Early determination of this Agreement for reasons of national emergency or national security.
- m) Acts beyond the reasonable control of the Developers.
- n) Any other circumstances that may be deemed reasonable by the Authority.
- o) Such other events, occurrences, happenings as may be considered to be beyond the control of the Promoter or force majeure; and PROVIDED THAT where the circumstances as mentioned hereinabove take place or occur or happen, during the subsistence of such event and circumstances the date of delivery as aforesaid shall be or shall always be deemed to have extended till such event or event or circumstance or circumstances cease to exist and the Promoter can freely, fearlessly and without any hindrance or disturbance of whatsoever nature carry out further construction or commence or resume construction of the said phase or building or the project as the case may be.

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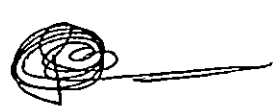
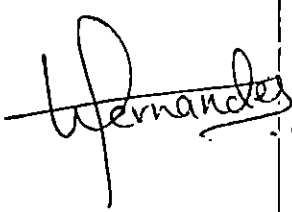
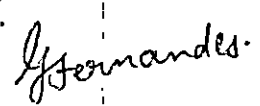
12.2 Procedure for taking possession - The Promoter, within Seven days of obtaining of the occupancy certificate from the Thane Municipal Corporation and subject to the full and final payment having made by the Allottee as per the agreement, shall offer in writing the possession of the Said Apartment to the Allottee in terms of this Agreement to be taken within 1 (one) month from the date of issue of such notice and accordingly within this period, the Promoter shall give possession of the Said Apartment to the Allottee.

12.3 The Allottee shall, subject to payment of such full and final payment of every nature take possession of the Apartment within 30 days of the receipt of the written notice from the Promoter to the Allottee intimating that the said Apartment is ready for use and occupancy:

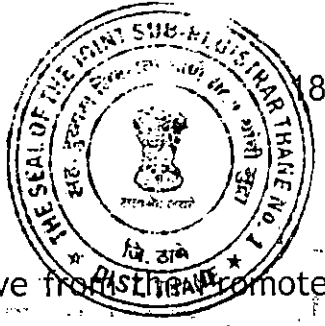
12.4 Failure of Allottee to take Possession of Said Apartment: Upon receiving a written intimation from the Promoter as per above, the Allottee shall take possession of the Said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Apartment to the Allottee. In case the Allottee fails to take possession within the stipulated time, such Allottee shall continue to be liable to pay maintenance charges, property tax and any other outgoings as applicable from the date of such intimation.

13. WARRANTY PERIOD BY PROMOTER -

If within a period of five years from the date of Promoter obtaining by the Occupancy Certificate, the Allottee brings to the notice of the Promoter any **STRUCTURAL DEFECT** in the Apartment or the building in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be

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entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Said Act.


However, it is specifically agreed by the Allottee that if during the warranty period, as an effect of Allottee is guilty of having carried out any internal work including but not limited to replacing of tiles or flooring causing damage to the water proofing; removing of internal walls; removing or addition of internal construction or due to any other reason howsoever, resulting any leakage on lower floors and/or any damage to the R.C.C. and/or in common areas and/or to the fixtures and amenities provided in the phase is caused, the legal and financial consequences thereof shall be on the Allottee alone. The Allottee hereby unconditionally agrees and undertakes to reimburse fully such expenses without any demure, which may cause to the Promoter or to the society and to keep the Promoter fully indemnified in respect thereof.

14. USER OF THE APARTMENT -

The Allottee shall use the Apartment and any part thereof or permit the same to be used only strictly for the user it is sold. He shall use the parking space if allotted only for purpose of keeping or parking his/her own vehicle - AND FOR NO OTHER PURPOSE WHATSOEVER.

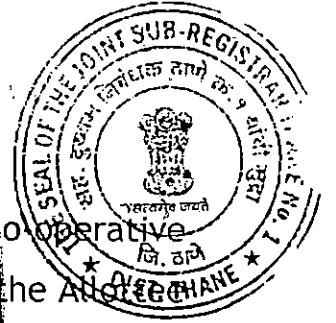
15. REGISTRATION OF THE SOCIETY -

The Allottee along with other Allottee(s) of Apartments in the building shall join in forming and registering the Society under the provisions of Maharashtra Co-operative Societies Act, 1960 and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society and for becoming a member, including the bye laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register such Society of Allottees. No objection shall be taken by the Allottee, changes or modifications - if any are made in the

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draft bye-laws, as may be required by the Registrar of Co-operative Societies. It is understood and agreed by the Allottee that if the Allottee and/or any other Allottee in the Building delays or disputes in signing and executing such declarations, forms and other papers in time, then and in that case, the Promoter shall not be held liable or responsible for resultant delay in formation of Society and execution of the Conveyance in favour of such Society.


16. CONVEYANCE -

16.1 The Promoter shall, within prescribed time limit, cause to be conveyed to and in favour of the such Society all the rights, title and the interest of the Promoter and of the Owners in the Said Apartment.

16.2 The Promoter shall, within similar prescribed time limit, cause to be conveyed to and in favour of such Co-operative Housing Society, all the right, title and the interest of the Promoter and of the Owners in the Said Project Land the Development thereon.

17. ADVANCE DEPOSIT FOR MAINTENANCE EXPENSES -

Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the amount that may be estimated by the Promoter for 12 months towards the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Project Land and building/s thereon. Until the Society is formed and the conveyance is executed as aforesaid, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Allottee further agrees that

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till the Allottee's share is determined the Allottee shall pay to the Promoter provisional monthly contribution as provided hereinabove towards Allottees ascertain expenses in such outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest.

18. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER -

The Promoter hereby represents and warrants to the Allottee as follows:

- 18.1 The Promoter has clear and marketable title with respect to the Said Project Land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- 18.2 The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain further requisite approvals - if any, from time to time to complete the development of the project;
- 18.3 There are no encumbrances upon the Said Project Land or the Project except those disclosed in the title report;
- 18.4 There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- 18.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits if there by any, to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with

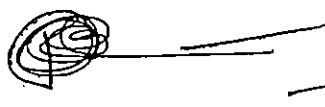
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all applicable laws in relation to the Project, project land Building/wing and common areas;

- 18.6 The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- 18.7 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the Project and the Said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- 18.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Apartment to the Allottee in the manner contemplated in this Agreement;
- 18.9 At the time of execution of the conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Housing Society of the Allottees;
- 18.10 The Promoter has duly paid and shall continue to pay till handing over of the Project to the body of the Apartment Purchasers and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- 18.11 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Said Project Land) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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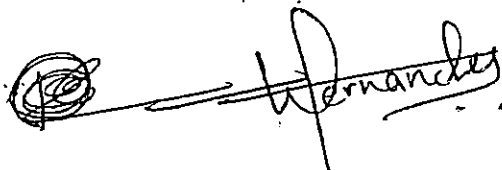


DO AND NOT TO DO BY THE ALLOTTEE -

The Allottee/s for himself/themselves with intention to bring all persons into whosoever hands the Apartment may come hereby covenants with the Promoter as follows -

(A) ALLOTTEE SHALL -

- A(1) Maintain the Apartment at the Allottee's own cost in good and tenantable conditions from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- A(2) Carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- A(3) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- A(4) Bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

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- A(5) Shall observe and perform all the ²⁴ rules and regulations ⁵⁰ which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- A(6) Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- A(7) Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Housing Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- A(8) Maintain the aesthetics of the Real Estate Project and to ensure the quiet and peaceful enjoyment by all the Allottees and occupants therein and for the common benefit of all, and to preserve and maintain the safety, security and value of the Said Apartment, the Real Estate Project and the Said Project Land.
- A(9) Use the Said Apartment or any part thereof or permit the same to be used only for personal residential purpose and the Parking Space only for purpose of parking vehicle/s.
- (B) ALLOTTEE SHALL NOT -

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२६ B(1)	Store in the Apartment



any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

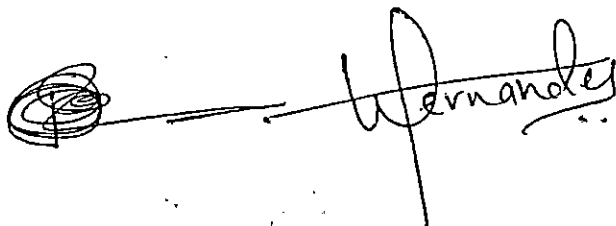
- B(2) Demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Said Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- B(3) Do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- B(4) Throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

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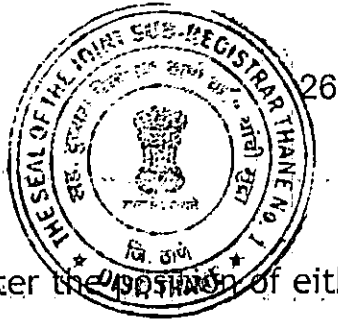


- B(5) Shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- B(6) Raise any objection to the Promoter completing the construction of the Real Estate Project in accordance with applicable law and this Agreement, without any interference or objection, whether prior to or subsequent to the Allottee taking possession of the Said Apartment.
- B(7) Object to the Promoter laying through or under or over the Said Project Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers/real estate projects which are to be developed and constructed on any portion of the Said Project Land.
- B(8) Make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent.
- B(9) Cover or construct anything on the open spaces, Scheme Open Space, garden, recreation area and/or parking spaces.
- B(10) Make any alteration in the elevation and outside colour scheme of paint and glass of the Real Estate Project and not cover/enclose the planters and service slabs or any of the projections from the Said Apartment, within the Said Apartment, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the Said Apartment, nor do/cause to be done any hammering for whatsoever use on the external/dead walls of the Real Estate Project or do any act to affect the FSI/development potential of the Said Project Land.
- B(11) Affix air conditioner/s at any other place other than at the location earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Real Estate Project or any part thereof in any manner whatsoever;



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B(12) Shift or alter the ~~POSITION~~ of either the kitchen or the toilets which would affect the drainage system of the said Real Estate Project/or any part thereof in any manner whatsoever

B(13) Display at any place in the said Premises or the said Real Estate Project or any part thereof any bills, posters advertisement, name boards, neon signboards or illuminated signboards. The Allottee shall not stick or affix pamphlets, posters or any paper on the walls of the said Real Estate Project or any part thereof or common areas therein or in any other place or on the window, doors and corridors of the said Real Estate Project or any part thereof or anywhere else whatsoever on the Said Project Land or any structures thereon;

B(14) Do or permit to be done any renovation/repair within the Said Apartment. In the event of the Allottee carrying out any renovation/repair within the Said Apartment then in such event the Promoter shall not be responsible for rectification of any defects noticed within the Said Apartment or of any damage caused to the Said Apartment or the Real Estate Project on account of such renovation/repair.

B(15) Change the user of the Said Apartment without the prior written permission of the Promoter/New Society and concerned statutory authority/ies;

B(16) Do himself or through any other person anything which may or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and/or the installations for providing facilities in the Real Estate Project including any electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, etc. or any common areas, facilities and amenities. If the Allottee or members of the Allottee family or any servant or guest of the Allottee commits default of this sub-clause then the Allottee shall immediately take remedial action and shall also become liable to pay such sum as may be levied by the Promoter/the New Society/ Apex Body, as the case may be, on each such occasion.

20. VESTING OF RIGHTS -

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Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment in law, of the Apartments and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society and until the project land is transferred to the Society/Apex Body as hereinbefore mentioned.

21. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

22. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, FIRSTLY, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and SECONDLY, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or to appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be

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returned to the Allottee without any interest or compensation whatsoever.

23. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Apartment.

24. APPOINTMENT OF NOMINEE


The Allottee hereby nominates as nominee as under -

Name of the Nominee - _____
 Age of Nominee - _____ years
 Relation with Allottee - _____
 Address of Nominee - _____

(hereinafter referred to as the "Said Nominee")

as his nominee in respect of the said Premises. On the death of Allottee, the Said Nominee shall assume all the obligations of the Allottee under this Agreement or otherwise, and shall be liable and responsible to perform the same. If the Said Nominee fails to perform the obligations under this Agreement and/or fails to comply with the terms and conditions of this Agreement (including but not limited to making payments of all amounts/taxes as stated hereunder and/or as intimated separately). Such failure shall be construed as violation by the Allottee of terms and conditions of this Agreement.

The Allottee shall at any time hereafter be entitled to substitute the name of the Said Nominee for the purposes herein mentioned. The Promoter shall only recognize the Said Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him in all matters

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pertaining to the Said Apartment. The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions, etc. of and/or by the Said Nominee.

The Promoter shall, at its discretion be entitled to insist on Probate/Succession Certificate/Letter of Administration and/or such other documents as the Promoter may deem fit, from the Said Nominee. The Said Nominee would be required to give an indemnity bond indemnifying the Promoter as may be necessary and required by the Promoter.

25. RIGHT TO AMEND

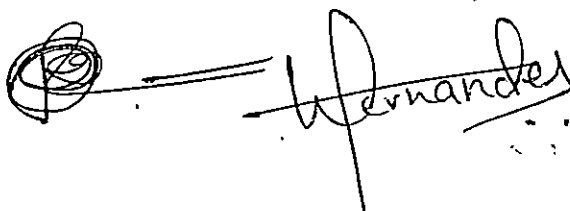
This Agreement may be amended only through written consent of the Parties.

26. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Said Apartment, in case of a transfer, as the said obligations go along with the Said Apartment for all intents and purposes.

27. SEVERABILITY

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



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METHOD OF PROPORTIONATE SHARE
WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Said Apartment to the total carpet area of all such Apartments in the Project.

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

30. PLACE OF EXECUTION - The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter' Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution this Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane.

31. PLACE OF REGISTRATION -

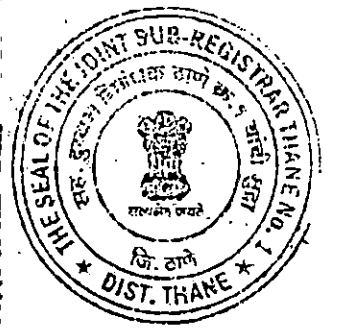
The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

32. ADDRESS FOR SERVICE OF NOTICE/S -

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly

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served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:


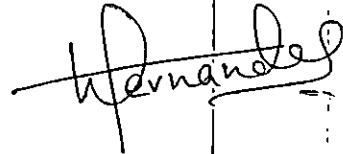

- Name of Allottee - Mr. Wilson Perpaul Fernandes
Mrs. Graciana Wilson Fernandes
- (Allottee's Address) - B-802, Dheeraj Godavari Building,
Chincholi Bunder Road, Malad West,
Mumbai 400 064
- Notified Email ID - wilsonfern10@gmail.com
- M/s. Promoter name - M/s. Rajaram Construction,
(Promoter Address) - First Floor, Sumeet Enclave, Sant
Dnyaneshwar Marg, Near JanSeva Sahakari
Bank, Panchpakhadi,
Thane (W) - 400 602.
- Notified Email ID - vrconstruction21@yahoo.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

33. JOINT ALLOTTEES - In case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

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

35. GOVERNING LAW - That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in

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accordance with the laws of India for the time being in force and the Thane Courts will have the jurisdiction for this Agreement.

36. **EFFECT OF LAWS** - This Agreement shall always be subject to the provisions of The Real Estate (Regulations and Development) Act, 2016 (RERA) and Rules & Regulations made thereunder.

FIRST SCHEDULE ABOVE REFERRED TO :

(SAID PROJECT LAND)

ALL THOSE PIECES OR PARCELS OF NON-AGRICULTURAL LAND hereditaments and premises situate, lying and being at Mauje Vadavali, Talathi Saja Ovale, Thane, Taluka and District Thane, Registration District Thane and Sub-District of Thane and within the limits of the Thane Municipal Corporation and according to revenue records, bearing following descriptions:

Sr. No.	Survey No.	Area H - R - P
---------	------------	-------------------

FIRST PROPERTY

1.	10/3A	0 - 29 - 2
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SECOND PROPERTY

1.	7/17	} 0 - 12 - 1
2.	10/3B	

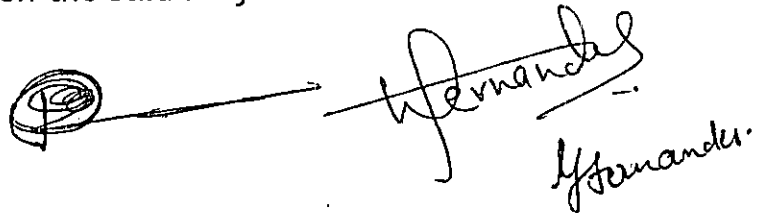
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i.e. 6250 Sq. Mtrs.

SECOND SCHEDULE ABOVE REFERRED TO:

(SAID APARTMENT)

Apartment adm. 38.92 Sq. Mtrs. Carpet area bearing Apartment No.404 on 4th Floor of the Building 'B' in Phase TWO in Housing Complex known as "SUKUR SAPPHIRE" in on the Said Project Land.



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN
HEREINABOVE.

SIGNED AND DELIVERED by the
withinnamed "PROMOTER"

M/S. RAJARAM CONSTRUCTION,
Through its Authorised Partner -
SHRI RAMESH MARUTI BHEKARE,

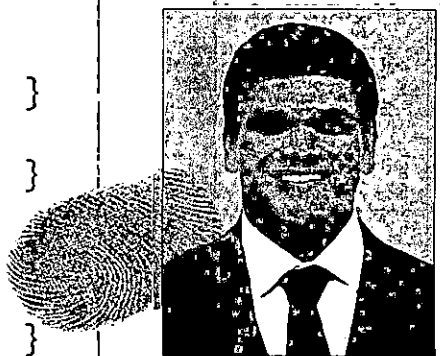


in the presence of

- 1. Mshigvan
- 2. F. Rodrigues

SIGNED AND DELIVERED by the
Within named "ALLOTTEE/S"

1) Mr. Wilson Perpaul Fernandes



2) Mrs. Graciana Wilson Fernandes

in the presence of

- 1. Mshigvan
- 2. F. Rodrigues

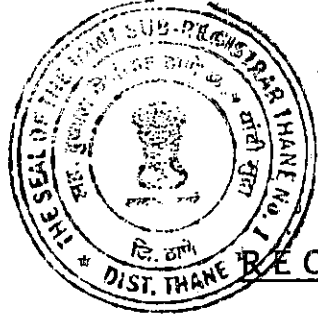


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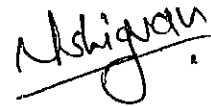

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RECEIPT

RECEIVED of and from the within named ALLOTTEE/s the sum
Of Rs.2,00,000/- (Rupees Two Lakh only) being the Part
Consideration paid by him/her/them to us as per these presents, by
heque/s as under-

Sr.No.	Bank Name	Cheque No	Date	Amount Rs.
1.	SBI	849261	14/09/2023	2,00,000/-

WITNESSES :-

1. 
2. 

WE SAY RECEIVED Rs.2,00,000/-
(Subject to realization of cheque)

For M/s. Rajaram Construction



Authorised Partner
(PROMOTERS)

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Authenticated copies of 7/12 extracts showing nature of the title of the respective Owners of the Said Project Land.	ANNEXURE - A
Title Report issued by Advocate Damodar Patil.	ANNEXURE - B
Authenticated copy of Registration Certificate of the Project granted by the Real Estate Regulatory Authority.	ANNEXURE - C
Authenticated copies of the plans of the Layout and Building Plans as approved by the concerned Local Authority.	ANNEXURE - D
Authenticated copies of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project.	ANNEXURE - E
Nature, extent and description of common areas and facilities to be provided in Phase ONE.	ANNEXURE - F
Authenticated copies of the Floor Plan and specifications of the Apartment as sanctioned and approved by the local authority - Floor Plan.	ANNEXURE - G
The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said building and the Apartment.	ANNEXURE - H

1. The Government of Karnataka has decided to...
 2. The Government of Karnataka has decided to...
 3. The Government of Karnataka has decided to...



Dated Copy

ಶಿಬಿರ ಕಾರ್ಯಕ್ರಮದ ವಿವರಗಳನ್ನು ಕೆಳಕಂಡಂತಿರಿಸಲಾಗಿದೆ.

ಕ್ರ. ಸಂ.	ನಾಮ	ವಿಭಾಗ	ವಯಸ್ಸು	ಶಿಬಿರದ ವಿವರ				ತಾ. ಸಂ.	ಜಿಲ್ಲಾ ಸಂ.	ರಾಜ್ಯ ಸಂ.	ದಿನಾಂಕ	ಸಂಖ್ಯೆ
				ದಿನ	ಸಮಯ	ಸ್ಥಳ	ವಿಧಿ					
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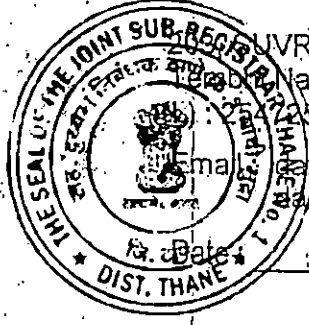
B.A., B.COM., D.C.L., LL.B.

ADVOCATE

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Ref.: DAP/2022/R

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SHIVRAT APT., Bhavani Chowk,
Taluka, Thane (W) - 400 601.
502 (M) : 9820603923.

Email: damodar_patil@yahoo.com
damodar_patil@hotmail.com

Annexure 'A'

TITLE REPORT

Project Land :- Non-Agricultural land situated at Revenue Village Vadavali, Thane, Taluka and District. Thane, Registration District and Registration Sub-District of Thane and within the limits of Thane Municipal Corporation and according to Revenue Records, bearing following description :-

SR. No.	Name of the Owners	Survey No.	Area Sq. Mtrs.,
1.	M/s. Rajaram Construction through its partner Shri Ramesh Bhekare	10/3/A	2930
2.	Mrs. Sonal Mahesh Patil Promoter (Land)	7/17	1310
3.	Mrs. Sonal Mahesh Patil Promoter (Land)		
			<u>6250</u>
	M/s. Rajaram Construction - Promoter (Development) & Promoter (Land).		

THIS IS TO CONFIRM THAT I have investigated the title of the Said aforesaid Land owners to their respective lands and on the basis of Public Advertisement, search taken with the office of the Sub-Registrar of Assurances, Thane; perusal of Revenue Records and declarations made and clarifications given by the Developers/Promoters, I have observed as under :-

- 1) RE. - LAND BEARING SURVEY NO. 10/3/A
- i) Previously one Smt. Rakhmabai Hender Raut and others ("Said Previous Owners") were the Owners in respect of their ancestral Agricultural Land adm. 2930 Sq. Mtrs., bearing Survey No. 10/3/A of Revenue Village Vadavali, Thane, Taluka and District Thane ("Said First Land").
- ii) By and under Regd. Agreement for Development dated 8th December, 2006, read with Regd. Deed of Conveyance dated 21st August, 2009, the Said Previous Owners sold, conveyed, transferred and assigned the Said First Land to and in favour of the M/s. Rajaram Construction with Shri Ramesh Maruti Bhekare as its Partner.

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- iii) One Jayanti Gangadas Patel, had filed a Civil Suit bearing Special Civil Suit No.774/2006, in Thane Court against said Smt. Rakhamabai Hender Raut and others - claiming therein rights in the Said First Land under alleged earlier Agreement dated 12th August, 1998 and had further Regd. a Notice of Lis-pendence on 6th October, 2016. Ultimately, by and under COMPROMISE recorded and consent Decree passed by the Hon'ble 2nd Jt. Civil Judge (S.D.), Thane, on 16th January, 2020, read with further Regd. Deed of Cancellation dated 21st October, 2020, the said alleged Agreement dated 12th August, 1998 - stood cancelled. As a consequence, the said notice of Lis-pendence Regd. by said Jayanti Gangadas Patel - has become infructuous.
- iv) On the strength of said alleged Agreement dated 12th August, 1998 - since cancelled as aforesaid, Jayanti Gangadas Patel as Power of Attorney holder for said Rakhamabai Hender Raut and others had surrendered a portion adm. 115.063 Sq. Mtrs., out of Survey No.10/3A, the same being under public road under Development Plan to Thane Municipal Corporation. However, on actual site Survey by Thane Municipal Corporation, an area adm 176.04 Sq. Mtrs., was found under Public Road. Accordingly M/s. Rajaram Construction - the Promoters while obtaining sanction for layout and construction plans has surrendered the said area and. 176.04 Sq. Mtrs., to Thane Municipal Corporation.
- v) The Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976 (since Repealed) - (ULC Act) had declared under section 8(4) of the Said Act, portion adm. 844 Sq. Mtrs., out of the Said First Land as "Surplus Land". By and under its further order under section (20) of the Said Act, the Competent Authority, had permitted the Development of the said Surplus Land subject to the terms and conditions thereof. However, by and under its order dated 28th January, 2020, the Competent Authority under said ULC Act, has permitted to development of the said Surplus Land with conditions to restrict the area of residential premise therein to 80 Sq. Mtrs.

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DAMODAR A. PATIL

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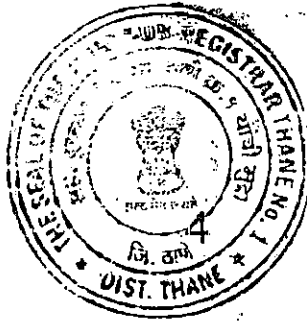


2) RE. - LAND BEARING SURVEY NO.7/7 AND SURVEY NO.10/3/B

- i) Previously, family headed by Kashinath Gopal Shinge, was the Owner of adjoining Agricultural land totally adm. 3320 Sq. Mtrs., bearing Survey No.7/17 and Survey No.10/3/B ("Said Second Land"). In due course, said Shinge family partitioned by mets and bounds their family lands by and between two families headed by Kashinath Gopal Shinge and Ramchandra Gopal Shinge, respectively. As per said partition, the Said Second Land came in ownership of family headed by Ramchandra Gopal Shinge. However, in absence of written family partition, the Said Second Land continued to remain in Revenue Records in name of Shri Khashinath Gopal Shinge, as head of the family. Under the circumstances, at the instance of Ramchandra Gopal Shinge family, said Kashinath Gopal Shinge, by and under Regd. Gift Deed dated 17th January, 2008, gifted the Said Second Land to and in favour of daughter of Ramchandra Gopal Shinge - Miss Sushma now Mrs. Sonal Mahesh Patil. The said Gift was subsequently confirmed by Regd. Confirmation/Supplementary Agreement dated 26th February, 2013, by said Ramchandra and other family members. Thus, said Sushma now Mrs. Sonal Mahesh Patil is the sole Owner in respect of the Said Second Land.
- ii) Said Sonal with confirmation from her family headed by Said Ramchandra, by and under Regd. Agreement for Development and Sale dated 26th February, 2013, granted the Development Rights in the Said Second Land to and in favour of M/s. Rajaram Construction. Thus, now said M/s. Rajaram Construction, are the lawful Developers of the Said Second Land.
- iii) The Competent Authority under ULC Act, by and under its order under Section 8(4) of the said ULC Act, had declared the entire land bearing Survey No.7/17 adm. 1310 Sq. Mtrs., and portion adm. 228 Sq. Mtrs. out of Survey No.10/3/B as 'Surplus Land'. By and under further orders under Section 10(5) of the ULC Act, the said Surplus Land was purported

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to be vested in the State Government. However, admittedly no physical possession of the said Surplus Land was ever taken over by the State Government. Therefore, based on the judgment by Bombay High Court, in Voltas Ltd. and Anr. V/s. Additional Collector and Competent Authority, Thane and Ors., 2008(5) ALL MR 537) the Competent Authority under the ULC Act, declared the said earlier Government order under Section 10(5) as cancelled. As a result, the Said Second Land has not been acquired by the Government as 'Surplus Land' under ULC Act - since Repealed.

3. Previously, one M/s. Home Health Centers Pvt. Ltd., had filed a suit in Thane Court, bearing Special Civil Suit No.820/2007, against one Anand Shantilal Luncad (Dhandekar) and others claiming therein the rights allegedly acquired under unregistered Memorandum of Understanding (MOU) thereunder vaguely mentioning as "several lands in Village Vadavali, Thane". However, none of the then Owners of Survey No.10/3/A as well as of Survey No.7/17 or of Survey No.10/3/B was made party to the said Suit. The said M/s. Home Health Centers Pvt. Ltd., on 10th January, 2008, Regd. a Notice of Lis-pendence with Registering Authority. Further, the Hon'ble 2nd Jt. Civil Judge (S.D.), Thane, by and under his reasoned Judgment and Decree dated 30th December, 2014, DISMISSED ON MERITS the said suit. In the premises, the notice of Lis-pendence dated 10th January, 2008, Regd. by said Om Health Centers Pvt. Ltd., has become infructuous.

4. By and under its SANAD dated 5th October, 2020, issued under Section 42/A(1) of Maharashtra Land Revenue Code, 1966, the District Collector of Thane, has granted permission for Non-Agricultural user of said Project Land being the Said First Land and the Said Second Land subject to the terms and conditions contained therein.

5. As on date, there are no pending suits in any court of law, against the Promoter (Land) and/or against the Promoter (Development) in respect of the Said Project Land.

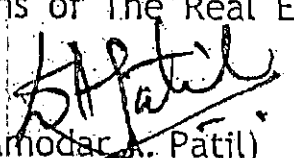
(Signature)

DAMODAR A. PATIL

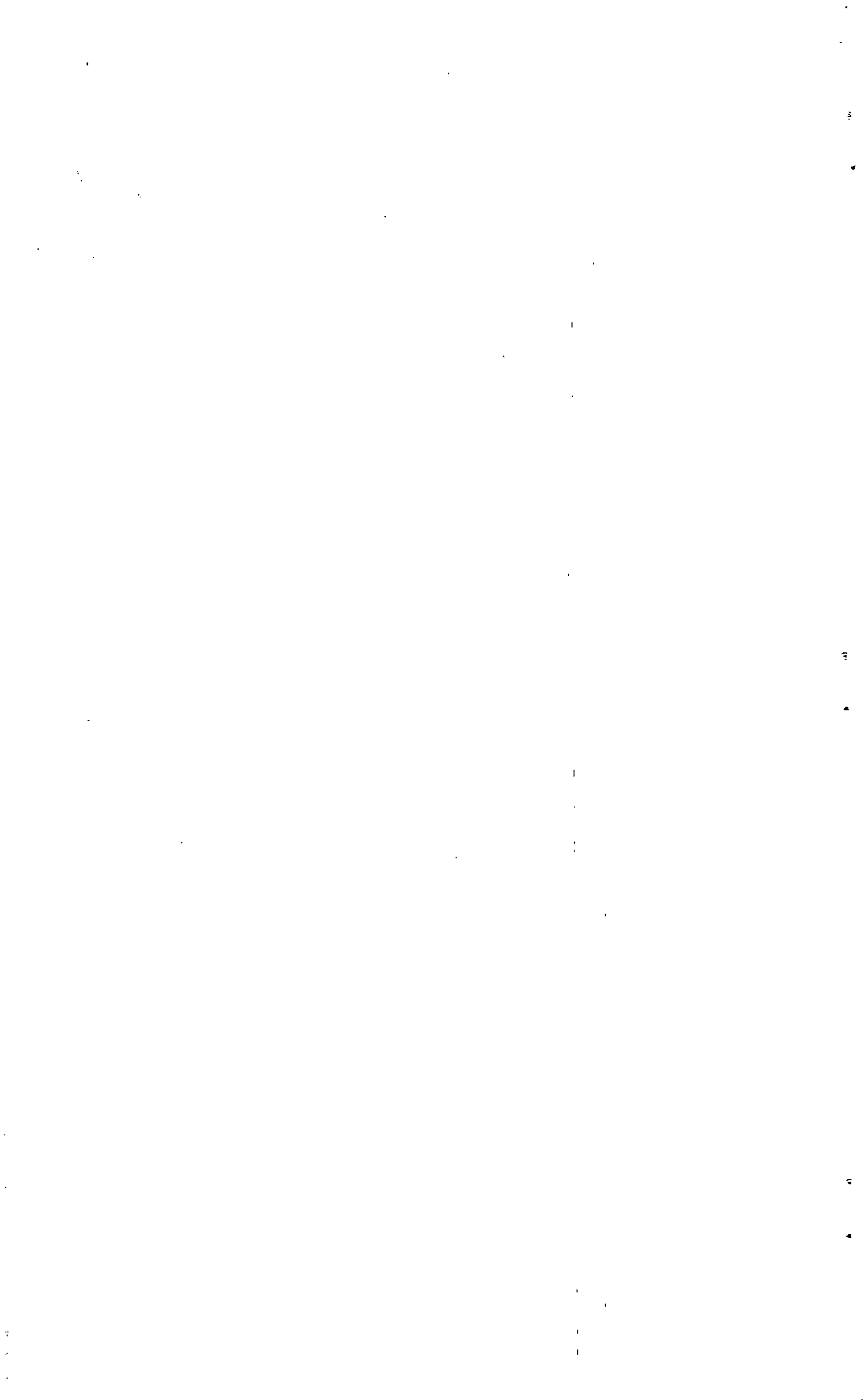
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6. The Said Project Land is of 'Class one holding' i.e. of 'free-hold' tenure without any restrictive covenant running therewith.
7. There are no impediments attached to the Said Project Land.
9. There are no tenant/occupiers on the Said Project Land.
8. There are no existing illegal encroachments on the Said Project Land.
9. The Owners and/or Promoters have not created any mortgage or lien or any other like encumbrances on the Said Project Land.
10. Thus
a) The title of M/s. Rajaram Construction to the Said First Land is clear, marketable and free from encumbrances and reasonable doubts.
b) The title of Mrs. Sonal Mahesh Patil to the Said Second Land is clear, marketable and free from encumbrances and reasonable doubts.
c) The Promoters M/s. Rajaram Construction have valid and subsisting rights of Development of the Said Project Land and to sale the Apartments therein to prospective buyers under the provisions of The Real Estate (Regulations and Development) Act, 2016.


(Damodar A. Patil)
Advocate
Regn. No. MAH-3-1981

To
M/s. Rajaram Construction,
First Floor, Sumeet Enclave,
Final Plot No.340,
Sant Dyaneshwar Marg,
Panchpakhadi,
Thane (W) - 400 602.



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DAMODAR A. PATIL

B.A., B.COM., D.C.L., LL.B.
ADVOCATE

203, SUVRAT APT., Bhavani Chowk,
Tembhi Naka, Thane (W) - 400 601.
(M) : 9820603923.

Email: damodar_patil@yahoo.com

Ref.: DAP/2022/24

Date: 19 MAY 2022

To
Maha RERA,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051.

Legal Title Report

Sub :- Title Clearance Certificate with respect to Land totally adm 6250 Sq. Mtrs., bearing Revenue Survey No.10/3/A, Surve No.7/17 and Survey No.10/3/B situated at Revenue Villag Vadavali, Thane ("Said Project Land").

1. I have investigated the title of the Said Project Land on request from M/s. Rajaram Construction - the Developer of the Said Project Land, as under -

A) Description of the Said Project Land -

- | | | |
|-----------------------|---|----------------------|
| i) Survey No.10/3/A | - | adm. 2930 Sq. Mtrs., |
| ii) Survey No.7 /17 | - | adm. 1310 Sq. Mtrs., |
| iii) Survey No.10/3/B | - | adm. 2010 Sq. Mtrs., |

Total area adm. 6250 Sq. Mtrs.,

of Revenue Village Vadavali, Thane, Taluka and District Thane, Registratio District and Registration Sub-District of Thane and within the limits of Than Municipal Corporation.

B) In the process, I have perused copies of the following documents -
RE. - Land bearing Survey No.10/3/A.

- 7/12 extract, Mutation and 8A extract in respect of the Surve No.10/3/A.
- Regd. Agreement dated 8th December, 2006, read with Deed c Conveyance dated 21st August, 2009.
- Consent Decree dated 16th January, 2020, in Civil Su No.774/2006 read with Deed of Cancellation dated 21 October, 2020.

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- iv) Order under Section 8(4) of ULC Act read with further Order under Section (20) of the said Act.
- v) Order dated 28th January, 2020, by Competent Authority under ULC Act.

RE. - Land bearing Survey No.7/17 & Survey No.10/3/B

- Latest 7/12 extracts, Mutations and 8A (Khate Utara) in respect of Survey No.7/17 and Survey No.10/3/B.
- Regd. Gift Deed dated 17th January, 2008.
- Regd. Confirmation/Supplementary Agreement dated 26th February, 2013.
- Regd. Agreement for Development dated 26th February, 2017.
- Order under Section 8(4) of ULC Act.
- Copy of Complaint in SCS No.820/2007 by M/s. Home Health Centre Pvt. Ltd., with notice of Lis-pendence.
- Copy of Judgement and Decree dated 30th December, 2014, in SCS No.820/2007;

RE. - Land bearing Survey Nos.10/3/A, 7/17 & 10/3/B

- Sanad dated 5th October, 2020, by District Collector Thane, permitting Non-Agricultural user of the Said Project Land.
 - Search Report dated 14th October, 2020 and 5th May, 2022, taken with the Office of the Sub-Registrar of Assurances, Thane, for 32 years in respect of Said Project Land.
- C) 7/12 extracts issued by Revenue Authority as under -
- 7/12 extract dated 1st February, 2021 - Re. - Survey No.10/3/A; with Mutation Entry Nos.419, 495, 496, 505, 584, 685, 693, 915, 1354, 1682, 1830, 1963 and 2109.
 - 7/12 extract dated 24th February, 2021 - Re. - Survey No.7/17;
 - 7/12 extract dated 1st February, 2021 - Re. - Survey No.10/3/B;
- For (ii) & (iii) above - Mutation Entry Nos.378, 549, 583, 656, 686, 920, 935, 1124, 1682, 1830, 2109, 2118.
- D) Search Reports for 30 years from 1991 to 2021, taken with the Office of the Sub-Registrar of Assurances, Thane with Thane Office.

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DAMODAR A. PATIL

CONT. SHEET

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2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the Said Project Land, I am of the opinion that the title of the Owners to their respective lands is clear, marketable and without any encumbrances.

A) Owners of the Said Project Land -

Sr. No.	Name of the Land Owner	Survey No.	Area Sq. Mtrs.,
1.	M/s. Rajaram Construction through its partner Shri Ramesh Bhekare	10/3/A	2930
2.	Mrs. Sonal Mahesh Patil Promoter (Land)	7/17	1310
3.	Mrs. Sonal Mahesh Patil Promoter (Land)		
			<u>6250</u>

B) Qualifying Comments - if any --- NIL.

3. The Report reflecting the flow of the Title of the respective Owners of the Said Project Land is enclosed herewith as "Annexure 'A'" forming part of this Legal Title Report.

Thane, dated 19th May, 2022.

(Damodar A. Patil)
Advocate
Regn. No. MAH-3-1981

Encl. - Annexure 'A' as above.

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DAMODAR A. PATIL

B.A., B.COM., D.C.L., LL.B.

ADVOCATE

203, SUVRAT APT., Bhavani Chowk,
Tembhl Naka, Thane (W). - 400 601.
(M): 9820603923.

Email: damodar_patil@yahoo.com

Ref.: DAP/2022/24

Date: 19 MAY 2022

Format A

(RERA Circular No.28/2021)

Flow of the Title of the Project Land -

1. 7/12 extracts of respective lands, as on date of application for registration as under -
2. Land Owner - M/s. Rajaram Construction;
7/12 extract dated 1st February, 2021 of Survey No.10/3/A;
Mutation Entry Nos.419, 495, 496, 505, 584, 685, 693, 915, 1354,
1682, 1830, 1963 and 2109 for Survey No.10/3/A.
3. Land Owner - Smt. Sonal Mahendra Patil;
7/12 extracts dated 24th February, 2021 of Survey No.7/17 and
Survey No.10/3/B;
with Mutation Entry Nos.378, 549, 583, 656, 686, 920, 935, 1124,
1682, 1830, 2109 and 2118
4. Search Report for 30 years from 1991 to 2021, taken with the
Office of the Sub-Registrar of Assurances, Thane;
5. Court litigations on the Said Project Land - No Court Litigations.

Thane, dated 19th May, 2022.

(Damodar A. Patil)

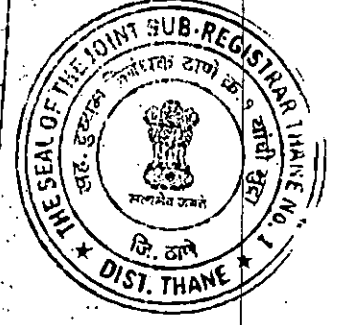
Advocate

Regn. No.MAH-3-1981



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : 51700045743

Project: **SUKUR SAPPHIRE PHASE II, Plot Bearing / CTS / Survey / Final Plot No.: S.NO. 10/3/A, S.NO. 7/17, NO.10/3/B at Thane (M Corp.), Thane, Thane, 400610;**

1. Rajaram Construction having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400602.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated-receivable of the project is less than the estimated-cost of completion of the project.
 - The Registration shall be valid for a period commencing from 09/06/2022 and ending with 30/06/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 09-06-2022 15:02:51

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

dated: 09/06/2022
office: Mumbai



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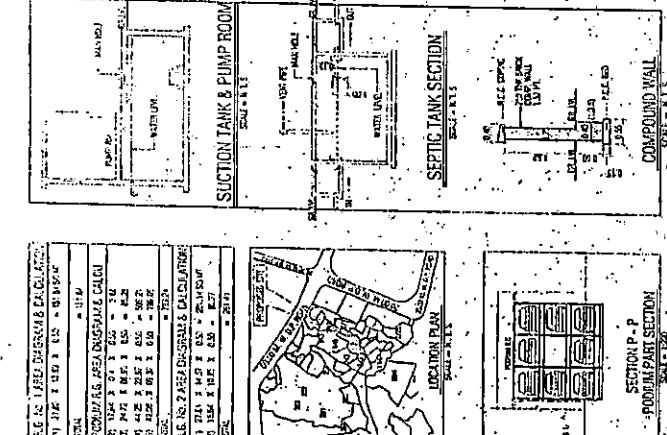
PROFORMA - 6 SHEET NO. 85
STAMP OF APPROVAL OF PLANS
The City of Thane
Joshi Deshawake
ASHOK P. JOSHI
ADDITIONAL CHIEF ENGINEER
MUNICIPAL CORPORATION, THANE

PROFORMA - 1: AREA STATEMENT

SH. S. E. N. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SL. NO.	AREA	REMARKS
1
...
100

CERTIFICATE OF AREA
JOSHI DESHAWAKE
Signature: Ashok P. Joshi
Name & Sign. of Owner/P.O. A.
Bhash M. Bhikare (P. A.)



ROOF AREA CALCULATION

NO.	AREA	REMARKS
1
2
...

WALL AREA CALCULATION

NO.	AREA	REMARKS
1
2
...

REINFORCEMENT CALCULATION

NO.	AREA	REMARKS
1
2
...

TREE STATEMENT

NO.	AREA	REMARKS
1
2
...

PROFORMA - 3: PLOT AREA STATEMENT

NO.	AREA	REMARKS
1
2
...

NOTES

- 1) PLANNING OF PLOT AS PER CITY CODE...
- 2) ALL DIMENSIONS TO BE IN METERS...
- 3) ALL WALLS AND FENCES TO BE 15 CM THICK...
- 4) ALL OPENINGS TO BE PROVIDED WITH PROPER DOORS...
- 5) ALL ROOFS TO BE PROVIDED WITH PROPER DRAINAGE...
- 6) ALL FOUNDATIONS TO BE PROVIDED WITH PROPER REINFORCEMENT...
- 7) ALL UTILITIES TO BE PROVIDED AS PER CITY CODE...
- 8) ALL SERVICES TO BE PROVIDED AS PER CITY CODE...
- 9) ALL SERVICES TO BE PROVIDED AS PER CITY CODE...
- 10) ALL SERVICES TO BE PROVIDED AS PER CITY CODE...

COMPARISON OF SURFACE & SUBSURFACE

NO.	AREA	REMARKS
1
2
...

EXISTING AREA SUMMARY

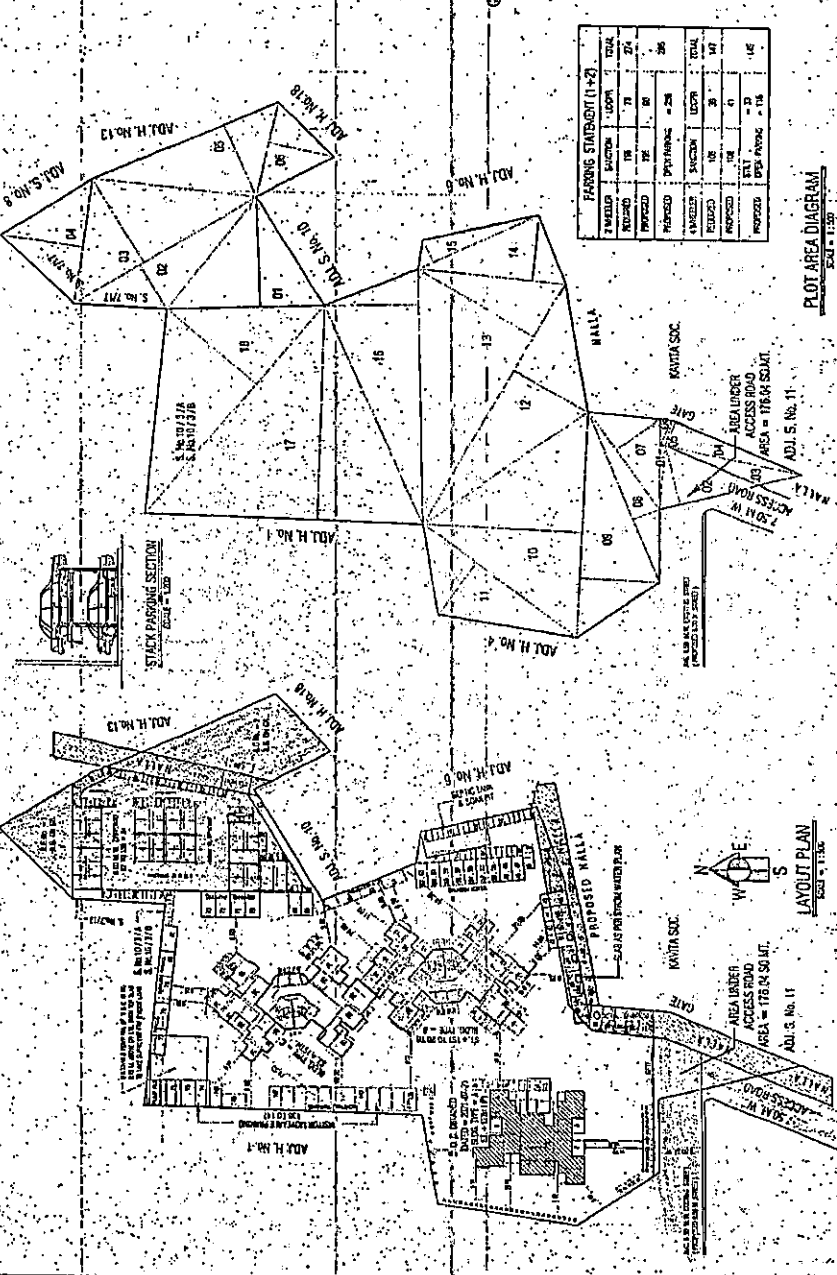
NO.	AREA	REMARKS
1
2
...

PARKING STATEMENT FOR 4 WHEELER

NO.	AREA	REMARKS
1
2
...

AS PER UNDER PARKING STATEMENT

NO.	AREA	REMARKS
1
2
...



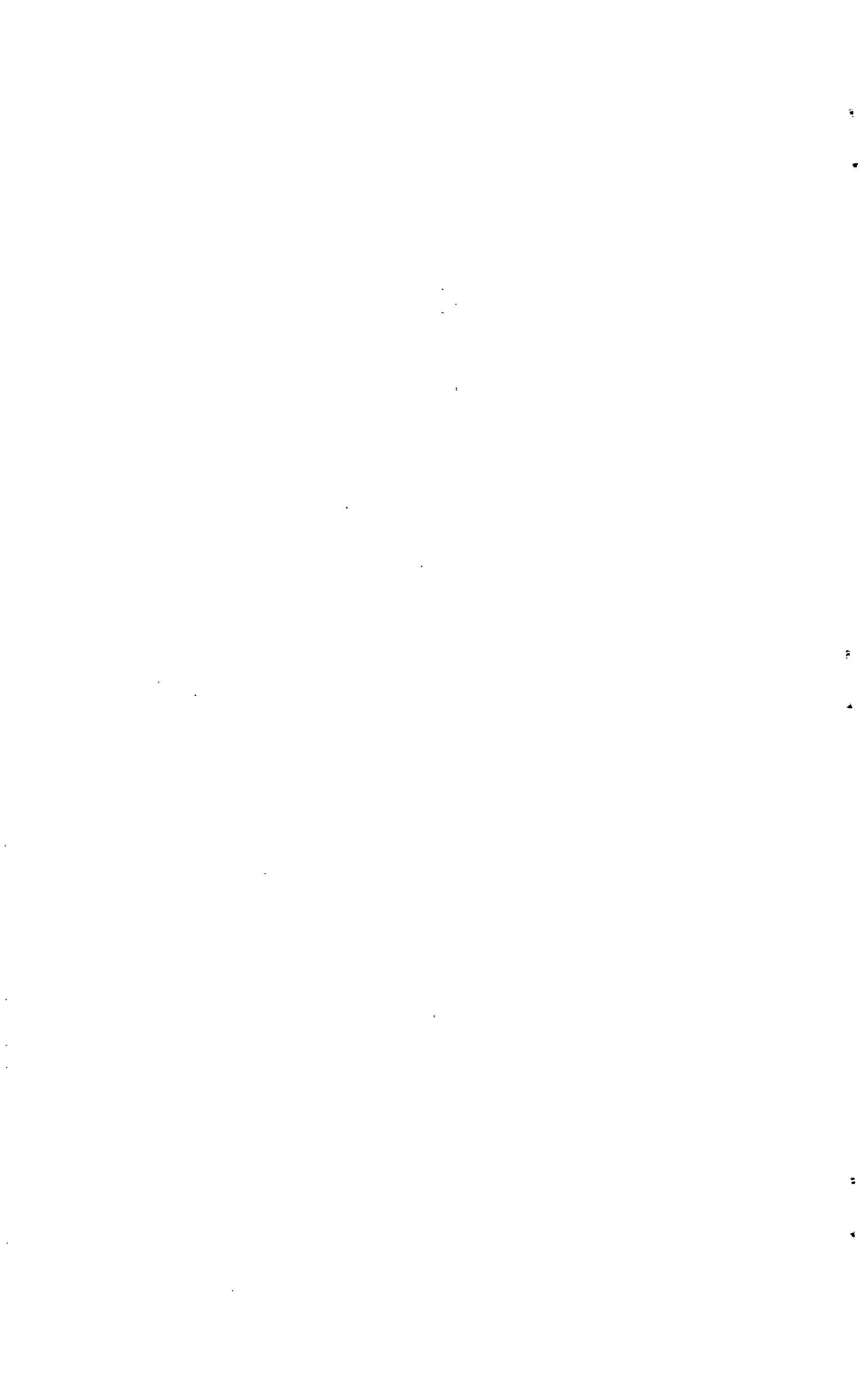
Joshi Deshawake
Signature: Ashok P. Joshi

List of Common Areas & Amenities

S. No.	Particulars	BLDG -B (all areas in Sq. mtr.)
1	Plot Area of Sukur Sapphire - A,B & C	6250.00
2	Ground R.G. area - For entire Plot	443.25
3	Podium R.G. area - For entire Plot	793.24
4	Paved open space of entire plot. All around Bldg. A,B,C	3735.00
1	Building B Plinth/Ground Coverage Area	339.82
2	Common Amenities Area - Building B	90.71
3	Society office & common area - Building B	32.28
4	Sanitary block on ground floor - Building B	3.37
5	Staircase, Passage, Entrance lobby - Building B	1496.00
6	Terrace Area - Building B	321.72
7	Refuge Area on floors - Building B	9th - 45.98, 12th - 36, 17th - 36
8	Meter room - Building B	11.27

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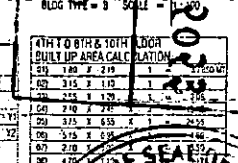
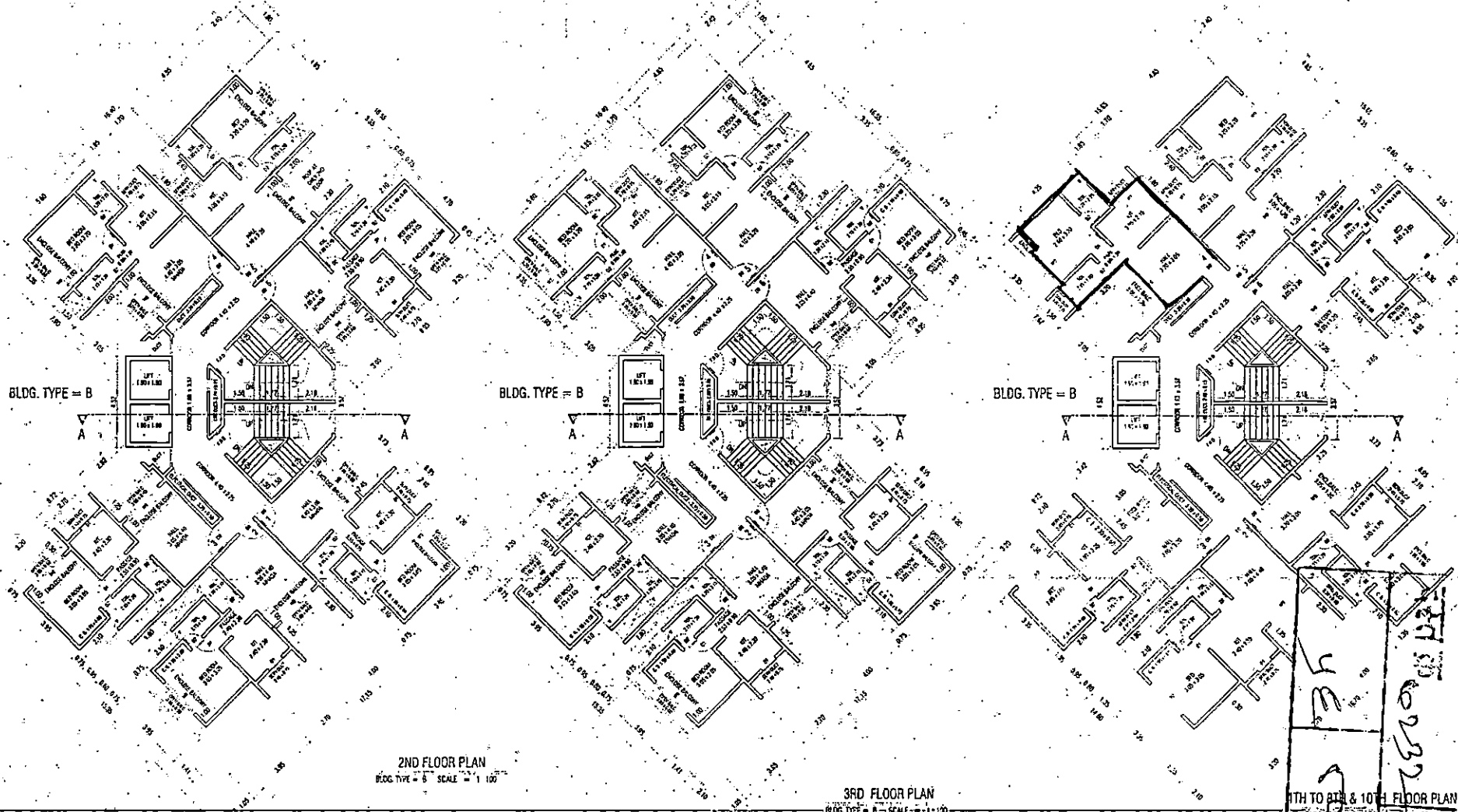
CONTENTS OF SHEET
2ND TO 8TH & 10TH FL. PLAN, 2ND TO 8TH & 10TH FLOOR AREA DIAGRAM
& CALCULATION STAIRCASE AREA CALC., BALCONY AREA CALC., CLIP
BOARD AREA CALC., ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved subject to compliance
Prescribed in Form No. V.P. 504(180)13
TODAY'S DATE 2022-10-03

Deputy Engineer (DD) Executive Engineer (UD)1
The Municipal Corporation
The City of Thane

સાચવણ
આથી અરજદારના પાસાના અંગેની સહી
કેવળ સુધારા સુધારા હેતુ સુધારા હેતુ
સુધારા હેતુ સુધારા હેતુ સુધારા હેતુ
સુધારા હેતુ સુધારા હેતુ સુધારા હેતુ
સુધારા હેતુ સુધારા હેતુ સુધારા હેતુ



CERTIFICATE OF AREA

CERTIFICATE IN THIS FORM OF REFERENCE WAS SURVEYED BY ME ON
THE CORNER POINTS SIDES & C/C OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE &
THE AREA SO MEASURED IS GIVE TABULAR WITH THE AREA STATED IN DOCUMENTS/DEEDS/HP

DESCRIPTION OF PROPOSAL & PROPERTY

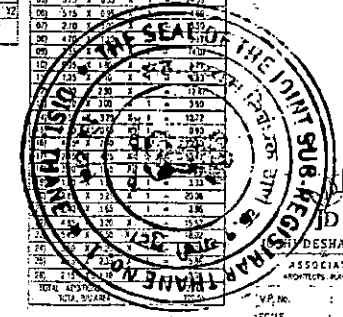
PROP. LOCAL LEVEL UP ON THE PLOT BEING S. No. 10, H. No. 3/A & E.
S. No. 7, & 17 of VILLAGE - VADAU, THANE (W)
FOR 100% CONSTRUCTION.

NAME & SIGN OF OWNER/P.O.A.

121/21, BASTI, SAK, DONDIVSI ROAD, PANCHAYAT, THANE - 400 023
NAME: (Signature)

POLYLINE AREA (2ND FLOOR BUILT UP AREA CALC.) POLYLINE AREA: 365.41 SQ.MT. X DICT AREA CALCULATION OCT. POINT (90°) 341 SQ.MT. X OCT. AREA (11) 47.30 SQ.MT. X SCALE OUT PUT AREA: 417.71 SQ.MT. X TOTAL BUILT UP AREA: 325.76 SQ.MT. X		POLYLINE AREA (3RD FLOOR BUILT UP AREA CALC.) POLYLINE AREA: 175.16 SQ.MT. X DICT AREA CALCULATION OCT. POINT (90°) 175.16 SQ.MT. X OCT. AREA (11) 31.31 SQ.MT. X TOTAL BUILT UP AREA: 175.16 SQ.MT. X		POLYLINE AREA (4TH TO 10TH FLOOR BUILT UP AREA CALC.) POLYLINE AREA: 196.65 SQ.MT. X DICT AREA CALCULATION OCT. POINT (90°) 196.65 SQ.MT. X OCT. AREA (11) 31.31 SQ.MT. X TOTAL BUILT UP AREA: 196.65 SQ.MT. X	
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4TH TO 10TH FL. STAIR-CASE AREA CALC. 717 2.85 X 1.95 X 2 = 1.09 SQ.MT. 725 2.25 X 2.25 X 2 = 10.00 725 2.25 X 1.27 X 0.63 X 2 = 3.68 825 1.50 X 0.16 X 0.53 X 2 = 0.29 825 1.50 X 0.50 X 1 = 0.75 875 0.86 X 0.25 X 0.25 X 2 = 0.21 875 0.86 X 0.25 X 0.25 X 2 = 0.21 875 0.25 X 1.25 X 0.12 X 2 = 0.38 875 0.25 X 1.25 X 0.12 X 2 = 0.38 STAIRCASE AREA LESS VOID = 1.26 X 1.26 X 3.2 = 1.31 STAIR CASE AREA = 70.13		4TH TO 8TH & 10TH FLOOR BALCONY AREA CALCULATION 81 1.25 X 1.25 X 3 = 4.69 SQ.MT. 82 1.50 X 1.50 X 3 = 6.75 83 1.50 X 1.50 X 3 = 6.75 84 1.50 X 1.50 X 3 = 6.75 4TH TO 10TH FL. CLIP BOARD AREA CALC. 101 1.50 X 0.50 X 4 = 3.00 102 1.50 X 0.50 X 4 = 3.00 TOTAL = 30.00	
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SIGNATURE

V.P. No: 2022-0273
SCALE: 1:100
DATE: 13-10-2022



Certificate No. 4947

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

Amended PERMISSION, SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Building Type-B :- Silt + 1st to 20th Floor

6232	2023
46	70



V. P. No. 508/020/23

EMC/TDD/4047/22

Date: 06/05/2022

To, Shri/Smt. मे. जोशी देशावर अंब असो. (Architect)Shri. मे. राजाराम कन्स्ट्रक्शन तर्फे (Owners)
श्री. रमेश मारुती भेकरे (कुलमुखत्यारपत्रधारक)

With reference to your application No. 369 dated 22/08/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. वरीलाप्रमाणे in village वडवली Sector No. ६ Situated at Road/Street अस्तित्वातील रस्ता S. No./C.S.T.No./F.P.No. ७/१७, १०/३३३३३३

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) सुधारीत परवानगी/सी.सी. प्रमाणपत्र क्र. ठमपा/शिविव/३७३२/२३, दि.०१/११/२०२१ रोजीच्या प्रमाणपत्रामधील संबंधित अटी आणि शर्त बंधनकारक राहतील.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

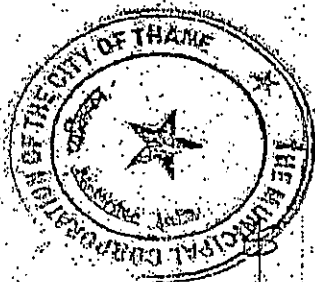
सावधान

Office No.

Office Stamp

Date

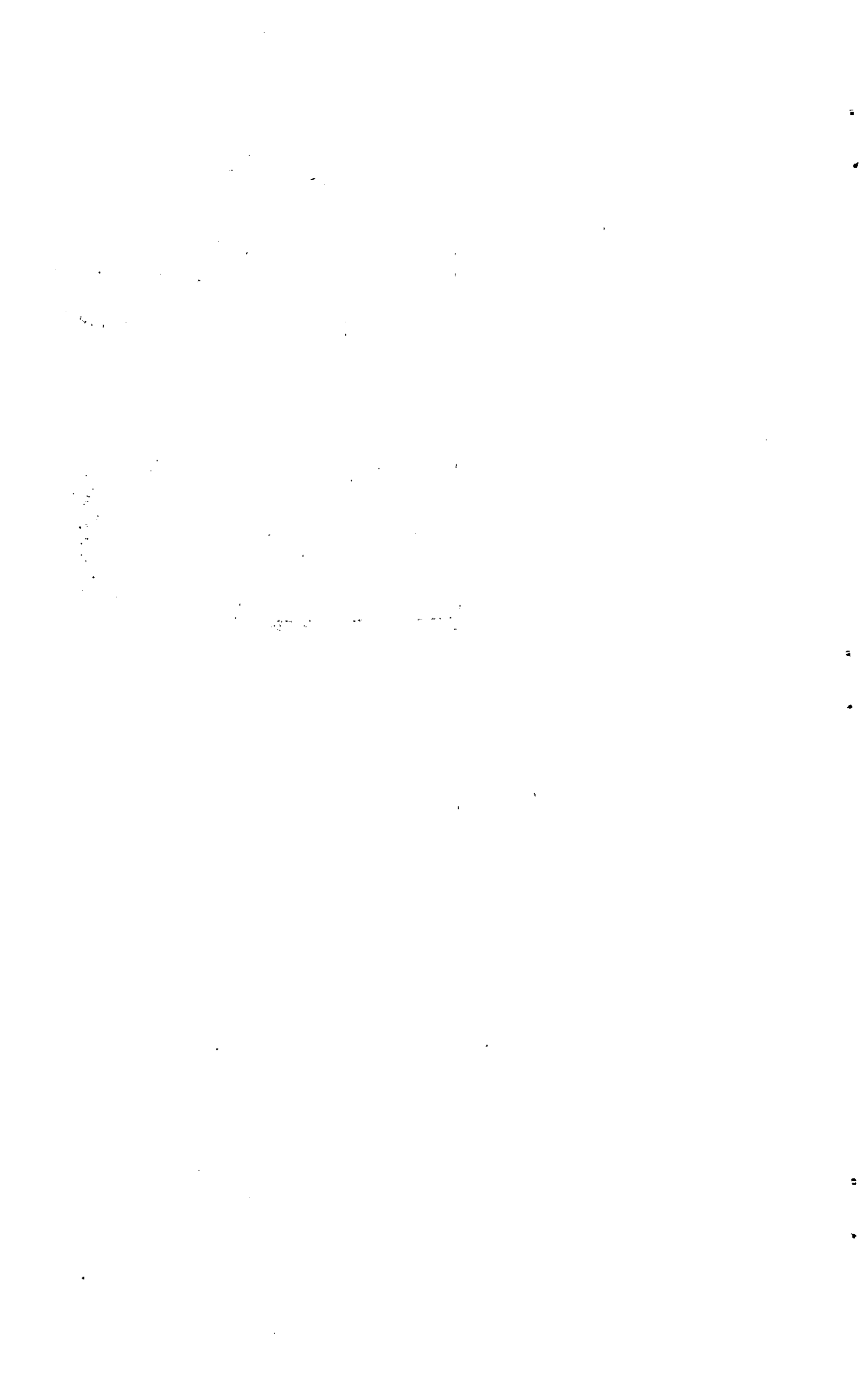
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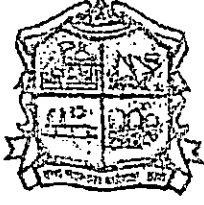


Yours faithfully,

[Signature]
कार्यवाही अधिकारी
Municipal Corporation of
the city of, Thane.

एवम निकाशाद्वारे द्यावयाचे न करणे कसेच
न Office Stamp
Date
Issued
५०००/-





Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00038
Proposal Code : TMCB-22-ENTRY-88811

Building Proposal Number - 152781
Date : 17/05/2023

Building Name : B(Residential)	Floor :	GROUND / STILT FLOOR - 0F(94.85 Sq mt),FIRST FLOOR - 1F(180.79 Sq mt);SECOND FLOOR - 2F(45.72 Sq mt),THIRD FLOOR - 3F(187.30 Sq mt),FOURTH FLOOR - 4F(224.79 Sq mt),FIFTH FLOOR - 5F(224.79 Sq mt),SIXTH FLOOR - 6F(224.79 Sq mt),SEVENTH FLOOR - 7F(224.79 Sq mt),EIGHTH FLOOR - 8F(224.79 Sq mt),NINETH FLOOR - 9F(186.80 Sq mt),TENTH FLOOR - 10F(224.79 Sq mt),ELEVENTH FLOOR - 11F(374.89 Sq mt),TWELFTH FLOOR - 12F(338.89 Sq mt), THIRTEENTH FLOOR - 13F(374.89 Sq mt),FOURTEENTH FLOOR - 14F(374.89 Sq mt),FIFTEENTH FLOOR - 15F(374.89 Sq mt),SIXTEENTH FLOOR - 16F(374.89 Sq mt),SEVENTEENTH FLOOR - 17F(338.89 Sq mt),EIGHTEENTH FLOOR - 18F(374.89 Sq mt),NINETEENTH FLOOR - 19F(374.89 Sq mt),TWENTIETH FLOOR - 20F(374.89 Sq mt)
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To,
i) Ms Rajaram Construction Through Mr Ramesh Maruti Bhekare, Ms Rajaram Construction Through Mr Ramesh Maruti Bhekare,
S.NO. 7/17, 10/3A AND 10/3B VILLAGE VADAWALI THANE.
ii) Rakesh Deshaware (Architect)

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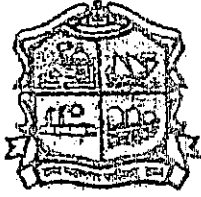
Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No. 10/3B (GROUND / STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINETH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR) Plot No -0.00,0, Final Plot No -0, City Survey No./Survey No./Khasara No./ Gut No. S.NO. 10/3B,S.NO. 7/17,S.NO.10/3A ; Village Name/Mouja VADAWALI, Sector No. - completed under the supervision of Architect, License No CA/87/11149 as per approved plan vide Permission No. TMC/TDD/4047/22 Date 06/05/2022 may be occupied on the following conditions -

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

Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide Permission No:TMC/TDD/4047/22 Date 06/05/2022

Signature valid
Digitally signed by SAKSHI PANDHARINATH USIZE
Date: 2023.05.17 11:45 PDT
Reason: Approved Certificate
Location: Thane Municipal Corporation



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00038
Proposal Code : TMCB-22-ENTRY-88811

Building Proposal Number - 152781
Date : 17/05/2023



Yours faithfully,
Assistant Director Town Planning.

Scan QR code for verification of authenticity.

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ANNEXURE 1

AMENITIES

6232 2023



FLOORING

Premium quality vitrified tiles of brand name viz. CENGRES/REDSTONE/VARMORA/KAJARIA/SOMANY/NITCO/RAK in all rooms and passages.

WALL FINISH

Gypsum finished internal walls with Acrylic Distemper Paint in entire flat.
Sand faced plaster with Texture/Acrylic paint for external walls.

WINDOWS /DOORS

Coloured/ Anodized Powder Coating aluminum French windows in living room and bed rooms with glass shutters in granite frame.
Quality laminated flush door with decorative Fittings and Night latch/safely chain etc.

KITCHEN

Granite top kitchen platform with brand name viz. NIRALI/DIMOND make stainless steel sink.
Granite top service platform in kitchen.
Premium quality ceramic tiles of brand name viz. CENGRES/REDSTONE/VARMORA/KAJARIA/SOMANY/NITCO/RAK dado above 3 ft. kitchen & service platform.

TOILETS

Solar water heater/ geyser connection in toilets.
Premium quality ceramic Dado tiles up to 6' 6" from finished floor level of brand name viz. CLNGERS/REDSTONE/ VARMORA/KAJARIA/SOMANY/NITCO/RAK in toilets.
Concealed plumbing of brand name viz. JAGUAR/CERA/PLUMBER
Best quality sanitary ware of brand name viz. CERA/HINDWARE/ PARRYWARE/VERMORA

ELECTRICAL

Single Phase Power Supply for entire flat
Concealed copper wiring in entire flat.
Sufficient electrical points with brand name viz. ANCHOR/SIMENS/G.M./L & T fittings and circuit breaker.

COMMON

Earthquake resistance RCC frames structure.
Podium Garden with playground equipment.
Decorative entrance lobby.
High speed elevator of brand name viz. THYSSENKRUPP/SCHINDLER/JOHNSON/OTIS/KONE.
Generator back-up for lift, water pump and common area lighting.
Automatic level controller for water pumps.





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Sub Registrar Thane 1
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१) चालान क्रमांक: eChallan क्रमांक: ₹.100/-
 २) देयता क्रमांक: By Cash क्रमांक: ₹.280/-
 ३) देयता क्रमांक: ₹.500/-
 ४) देयता क्रमांक: ₹.1/-
 ५) देयता क्रमांक: ₹.1/-
 ६) देयता क्रमांक: ₹.1/-
 ७) देयता क्रमांक: ₹.1/-
 ८) देयता क्रमांक: ₹.1/-
 ९) देयता क्रमांक: ₹.1/-
 १०) देयता क्रमांक: ₹.1/-

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₹. 380.00
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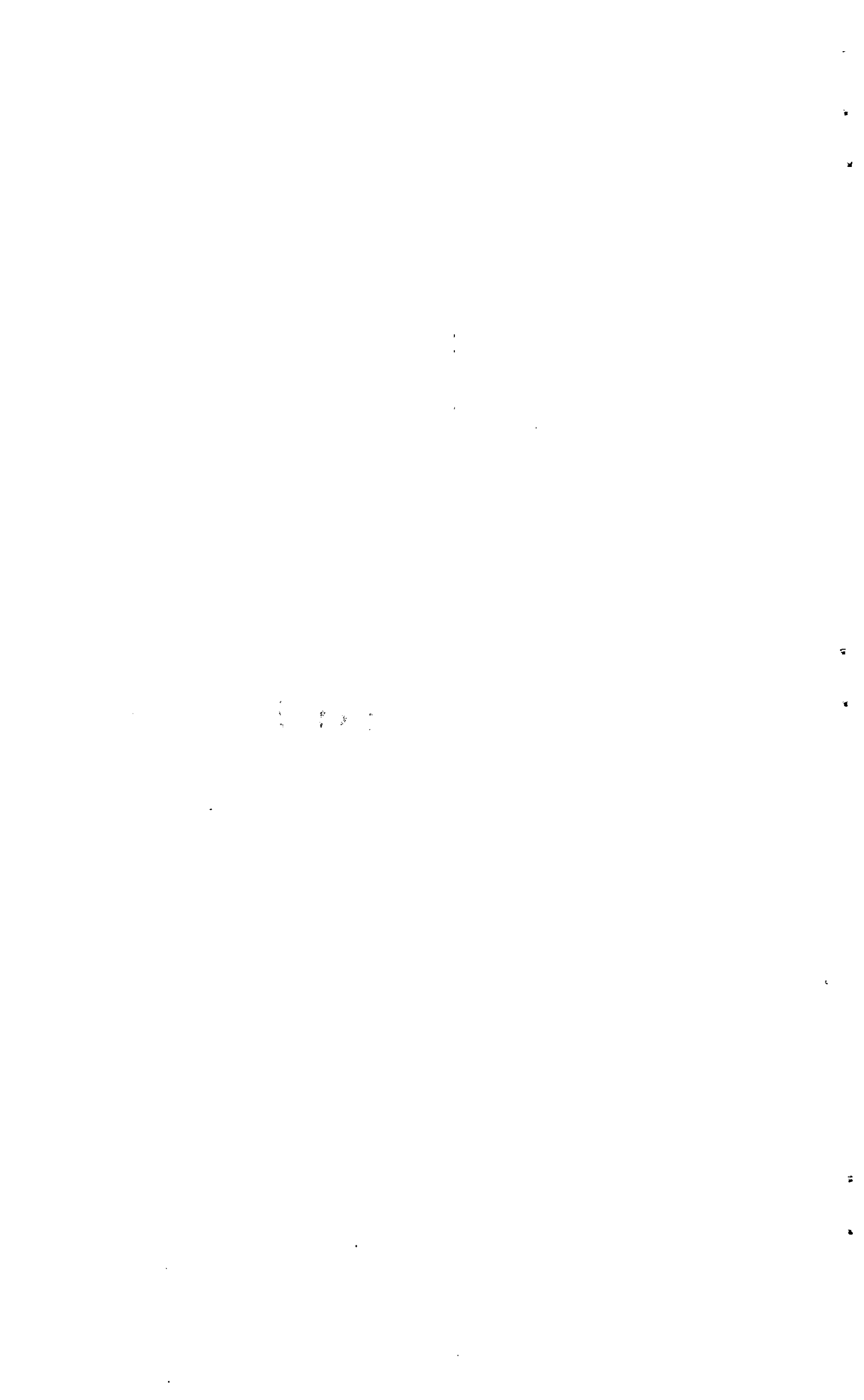
Original/Duplicate
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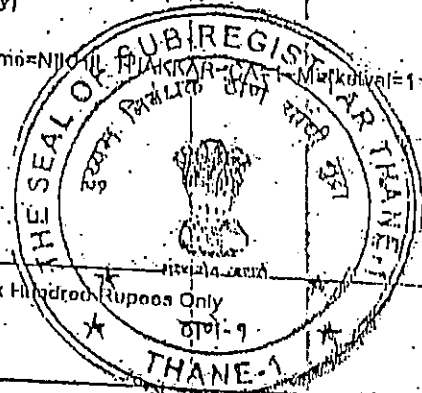
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भाषणी क्र.: ८८९३ दिनांक: ०४/०५/२०१८



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MH001182595201019E		BARCODE		Date: 04/05/2018 01:59:34	
Department: Inspector General Of Registration				Payment Details	
Stamp Duty		TAX ID (If Any)		9 198	
Registration Fee		PAN No. (If Applicable)		AADFV3709N	
Full Name: THANI_HQR SUB REGISTRAR THANE URBAN 1		Full Name		VEDANT CONSTRUCTION	
Location: THANE		Flat/Block No.		OFFICE 1ST FLOOR SUMEET ENCLAVE	
Year: 2018-2019 Ond Timo		Promises/Building		"	
Account Head Details		Road/Street		PANCHPAKHADI	
Amount in Rs.		Area/Locality		THANE	
500.00		Town/City/District			
100.00		PIN		4 0 0 6 0 2	
Remarks (If Any)		Second Party Name = N/A		Mark Value = 1	
Stamp Duty		Amount in Words		Six Hundred Rupees Only	
Registration Fee		Total		600.00	
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.	
Cheque/DD No.		Bank Date		RBI Date	
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. / Date		Not Verified with Scroll	



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

दस्तावेज को केवल उपरोक्त कार्यालय में ही पंजीयित किया जा सकता है। अनपंजीयित दस्तावेजों के लिए यह चालान वैध नहीं है।

Mobile No. 8021000000

दस्तावेज क्र. 6232/2023	
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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1)

VEDANT CONSTRUCTION, PAN : AADFY3789N, and 2)

RAJARAM CONSTRUCTION, PAN : AABFR6650E, through its

Partners / Proprietor MR. RAMESH MARUTI BHEKARE, age 62

years, PAN : AAQPB4088H, having Office address at

SUMEET ENCLAVE PANCHPAKHADI THANE WEST, DIST. THANE

GREETINGS:

NOW KNOW YE BY these presents that we the said 1) VEDANT

CONSTRUCTION, and 2) RAJARAM CONSTRUCTION through its

Partners / Proprietor MR. RAMESH MARUTI BHEKARE, do hereby

jointly and severally nominate constitute and appoint MR. NIKHIL

MURLIDHAR THAKKAR, age 37 years, PAN : ABUPT8815EL,

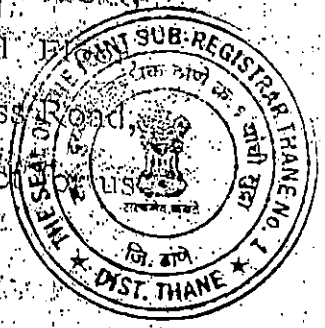
Indian Inhabitants, having address at Flat No. 1009, Ground Floor,

Kalpataru Tower CHS Ltd., Near Sakharam Complex, Koper Cross Road,

Dombivali (W) - 421202, to be our true and lawful attorney to act

and to do the following acts and deeds Jointly or Severally.

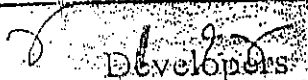
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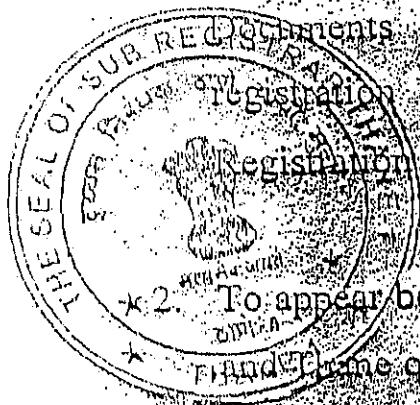
1. To appear before any Registrar, Sub-Registrar of Assurances or such other authorities at Thane, District and Thane or any Sub-Registrar of Maharashtra State before such authorities who holds such authority or jurisdiction within the jurisdiction and to lodge and/or present document / documents for registration and to admit the execution of all the documents i.e. Agreements for Sale, Rectification Deed, Confirmation Deed, Cancellation Deed etc. executed jointly by all of us or by anyone of us in our personal capacity or as a Partners /

[Handwritten Signature]

[Handwritten Signature]

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दस्तावेज क्र. 60232/2023	
	

Developers / Builders / Promoters of a firm or as a Director / Executive Director of any private or public limited company and/or as Trustee of any Trust or Administrator and Executor of Estate or any persons and to sign or execute the receipt therefore in our names or on our behalf as aforesaid and deliver the above said Document / Registrations and to do all things necessary for the purpose of registration of the above said Documents under the Indian Registration Act.



2. To appear before the Sub-Registrar of Assurances of Thane, District Thane or any other Sub-Registrar of Maharashtra State in respect of any Documents here to before executed by us or to be executed by us and for us and on our behalf to admit execution of such above said Documents executed by us.

3. And Specially to do all lawful acts necessary for the aforesaid mentioned purpose and we jointly and severally do hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by us and we jointly and severally undertake to ratify and confirm all whatsoever that our said attorney shall lawfully do and cause to be done by us by virtue of the Power of Attorney given.



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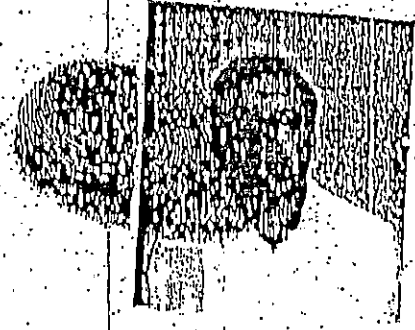
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IN WITNESS WHEREOF we have hereunto set our respective hands
on, this 4th day of May, 2018.

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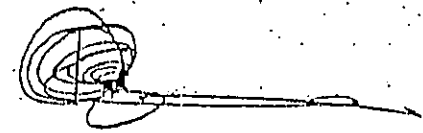
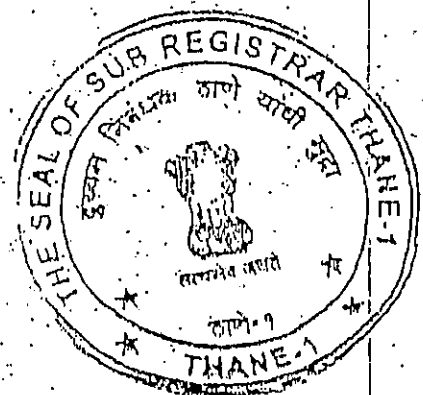
SIGNED AND DELIVERED
by the withinnamed
1) VEDANT CONSTRUCTION
2) RAJARAM CONSTRUCTION
through its Partners / Proprietor



MR. RAMESH MARUTI BHEKARE

In the presence of

- 1)
- 2)



We, Accept the same
Specimen signature of power of attorney holder.



MR. NIKHIL MURLIDHAR THAKKAR

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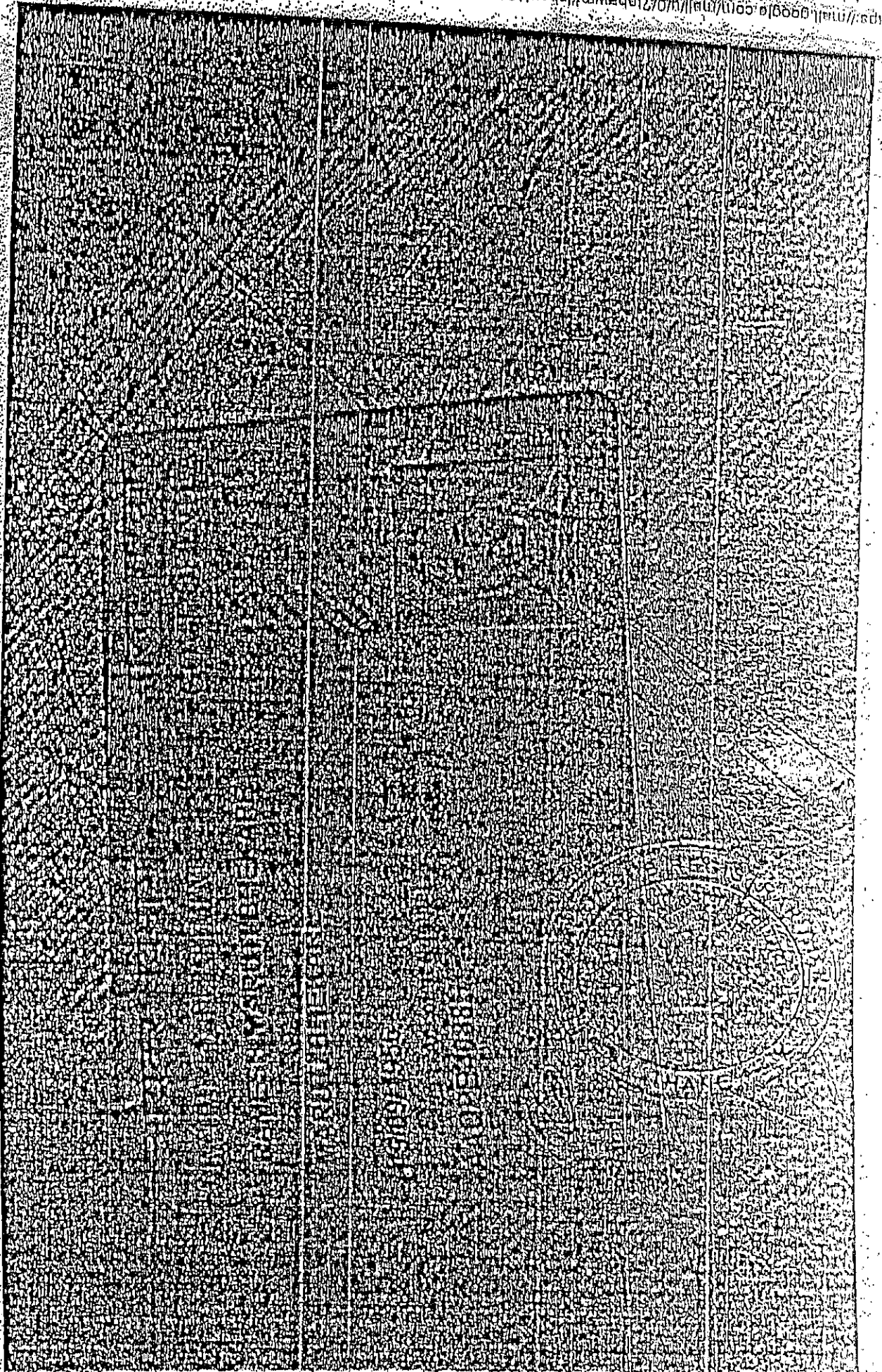
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दस्त क्र 6232/2023

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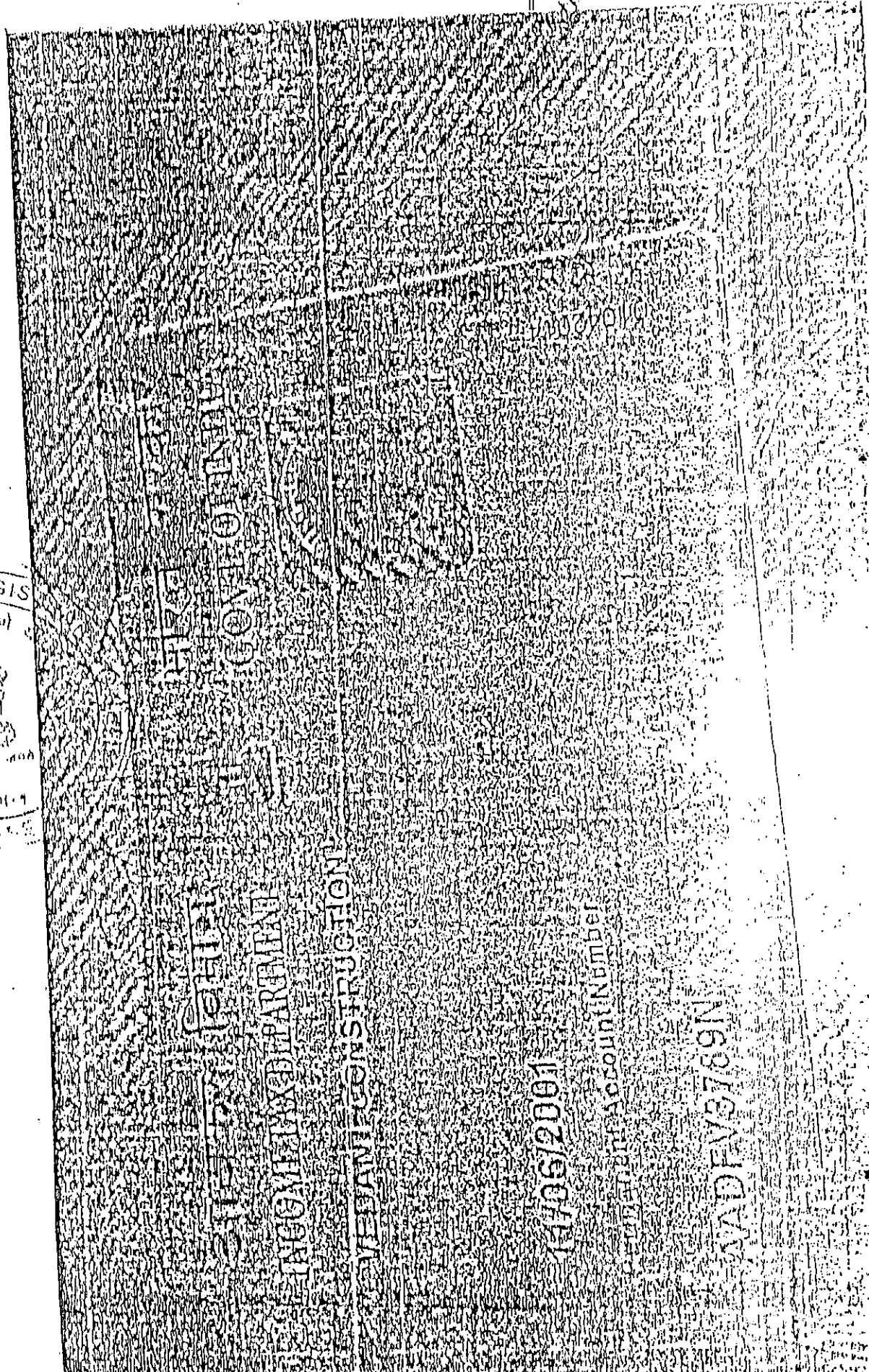
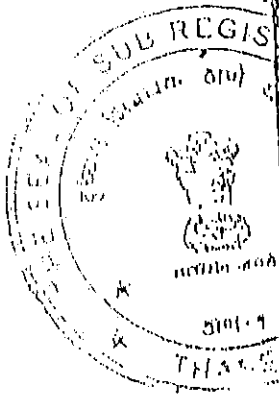


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Account Number

AND FV3789N

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10/11/1980
6080/2096
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

NIKHIL MURLIDHAR THAKKAR
MURLIDHAR MATHURADAS THAKKAR

10/T1/1980
Assessment Account Number
ABUPT8815H

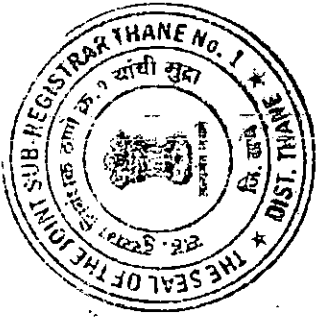
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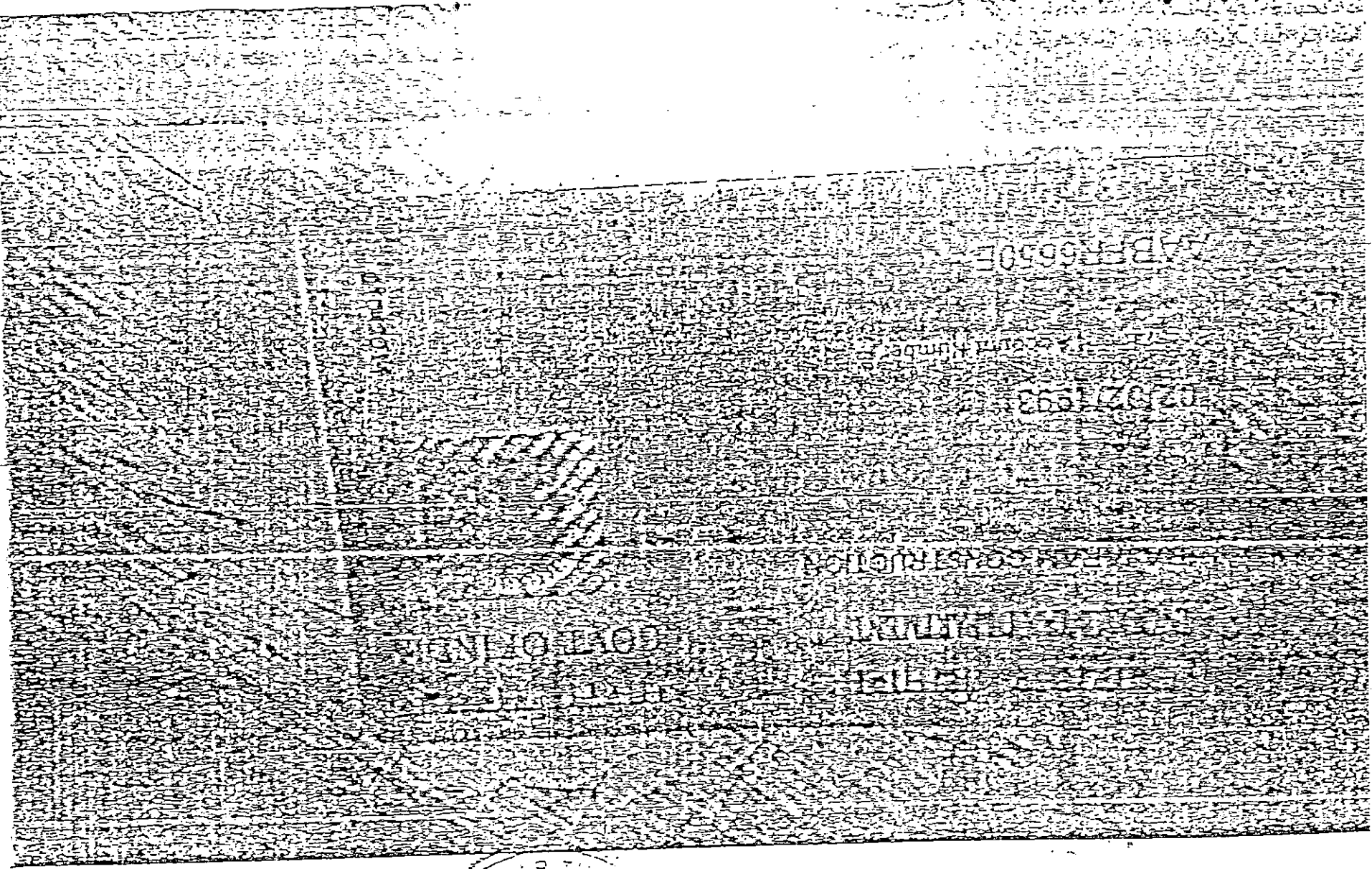
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			2023





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 Director, P.O.
 Village/Town/City: Uthmanagar
 Uthmanagar, State: Maharashtra
 District: Thane, P.O.
 Uthmanagar, State: Maharashtra

Address: House/Flat/Apt.
 SAMATA NAGAR-1
 Sneh/Road/Lane: KURLA CAMP
 Landmark: OPP BLOCK NO. 100
 Area: Locality/Section
 ULHASNAGAR-4
 Village/Town/City: Uthmanagar

421004
 Director, P.O.
 Village/Town/City: Uthmanagar
 Uthmanagar, State: Maharashtra
 District: Thane, P.O.
 Uthmanagar, State: Maharashtra

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Yashwantrao Chavan Pratishthan
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कॉम्प्लायन्स फॉर्म नं. १

[Signature]

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स्थान : ठाणे

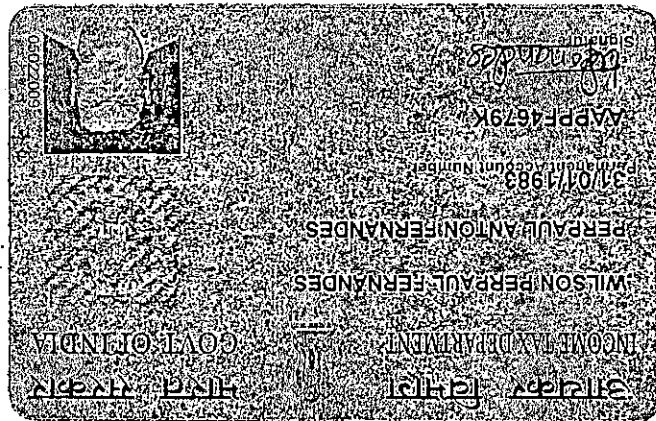
मी. धर्म राजेंद्र यांनी यादी नं. २७ मध्ये २०१२ मध्ये २७ नव्याचे दिनांक
आठव्या आठव्या, तीसरी आठव्या मध्ये २००७ चे काम ८२ नव्याचे दिनांक
उपरोक्त यादी करणारा मी पूर्णतः सक्षम आहे. सध्या सध्या विकासाचे
दरवाजाचे ठरले आहे. सध्या कॉम्प्लायन्स फॉर्म नं. २७ नव्याचे
मध्यम झाले आहे. किंवा अन्य कोणत्याही कारणामुळे कॉम्प्लायन्स फॉर्म
कलेले आहे. किंवा कॉम्प्लायन्स फॉर्म दिवून देणारे व्यक्तीची कोणत्याही
दिव्या आहे. सध्या कॉम्प्लायन्स फॉर्म दिवून देणारे यादी कॉम्प्लायन्स फॉर्म
मी. सध्या दस्त नोंदणीस सादर केला आहे / निघादीत काम करणेबाबत
दिनांक १५/१०/२०२३ या दिनांक दिवल्या कॉम्प्लायन्स फॉर्म नव्याचे दिनांक
आहे. श्री/श्रीमती/श्री २०२३ १२/२३ या दिनांक
०२/१२/२०२३ मी दिवल्या दस्त नोंदणीसाठी सादर करणारा असा
द्वारे घोषित करतो की, वृत्तम निषेधक, ठाणे - १ या दिनांक दिवल्या
मी. श्री/श्रीमती/श्री २०२३ १२/२३

कॉम्प्लायन्स फॉर्म नं. १



२३	२३
२३	२३
२३	२३

Fernandes





ट न न १	
दस्त क्र.	०२३२-२०२३
०५	८०
आधार	



भारतीय विशिष्ट भौतिक पहचान
 भारत सरकार
 Unique Identification Authority of India
 Government of India

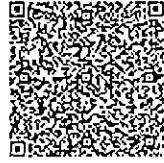
नादविण्याचा क्रमांक / Enrollment No 1218/61237/02659

To,
 विलसन पेरपोल फर्नांडीस
 Wilson Perpaul Fernandes
 B/802, Dheeraj Godavari CHSL
 Chincholi Bunder Road
 Link Road, Next To Toyota Showroom
 Malad (West)
 Malad West Dely Mumbai
 Maharashtra 400064
 8097258033

Ref: 9 / 26H / 16011 / 17955 / P



SH188220386FT



आपला आधार क्रमांक / Your Aadhaar No. :

5098 6269 6982

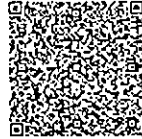
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India



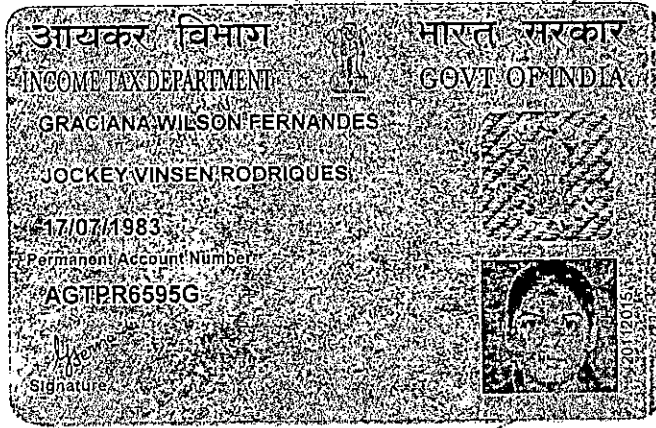
विलसन पेरपोल फर्नांडीस
 Wilson Perpaul Fernandes
 जन्म वर्ष / Year of Birth : 1983
 पुरुष / Male



5098 6269 6982

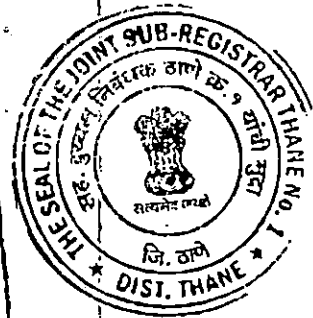
आधार - सामान्य माणसाचा अधिकार

Wilson Fernandes

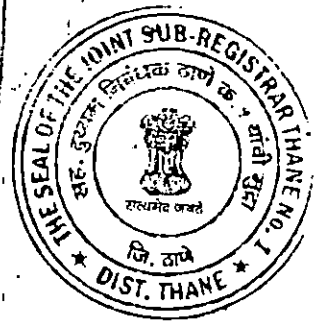


G. Fernandes

ट न न १	
दस्त क्र	२०२३
०६	२०



ट न न १	
दस्त क्र. 6232	2023
००६	८०



भारत सरकार
GOVERNMENT OF INDIA



ग्रेसीयाना विलसन फरनांडीस
Graciana Wilson Fernandes
जन्म तारीख/ DOB: 17/07/1983
महिला / FEMALE



8269 8926 3339

माझे आधार, माझी ओळख

Graciana



माहितीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
W/O विलसन फरनांडीस,
802-बी विंग धीरज
गोदावरी सीएचएस,
चिंचोली बंदर रोड, धीरज
गंगा बिल्डिंग शेजारी,
चिंचोली बंदर रोड, मुंबई,
महाराष्ट्र - 400064

Address
W/O Wilson Fernandes, 802-B
wing Dheeraj Godavari CHS,
Chincholi Bunder road, Next to
Dheeraj Ganga bldg, Chincholi
Bunder road, Mumbai, Mumbai,
Maharashtra - 400064



1800 300 1947

helpline@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1967
Bangalore-560 001

1947 1800 180 1947
 help@udal.gov.in www.udal.gov.in
 P.O. Box No. 1947, Bengaluru-560 001

Address: Nav Vikas Seva Soc. Dr. Maskarens Wadi, L. M. Road, Near Laxmi Narayan Mandir, Navagaon, Dahisar West, Mumbai, Maharashtra, 400068



भारत सरकार
 UNION GOVERNMENT OF INDIA

2 नव 9

2023



J. Rodrigues

आधार - सामान्य प्रशासन अधिकार

4648 6414 6173

भारत सरकार
 GOVERNMENT OF INDIA

भारत निवास संख्या
 Jockey Vinsen Rodricks
 जन्म वर्ष / Year of Birth : 1959
 पुरुष / Male

भारत सरकार
 INCOME TAX DEPARTMENT
 GOVT. OF INDIA

JOCKEY VINSEN RODRICKS
 VINSEN, DIYOG RODRICKS
 09/03/1959
 Permanent Account Number
 AGIPR6593A

J. Rodrigues
 Signature

73/7232

शुक्रवार, 06 ऑक्टोबर 2023 3:37 म.नं.

दस्त गोषवारा भाग-1

टनन1

दस्त क्रमांक: 7232/2023

06/10

दस्त क्रमांक: टनन1 /7232/2023

वाजार मूल्य: रु. 41,82,537/-

मोवदला: रु. 55,53,000/-

भरलेले मूद्रांक शुल्क: रु.3,88,710/-

दु. नि. गट्ट. दु. नि. टनन1 यांचे कार्यालयान

पावती:10851

पावती दिनांक: 06/10/2023

अ. क्र. 7232 वर दि.06-10-2023

मादरीकरणानाचे नाव: विलसन पेरपोल फर्नांडीस

गंजी 3:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृथांची संख्या: 80



दस्त हजर करणाऱ्याची गर्ही:

एकूण: 31600.00

Sub Registrar Thane 1

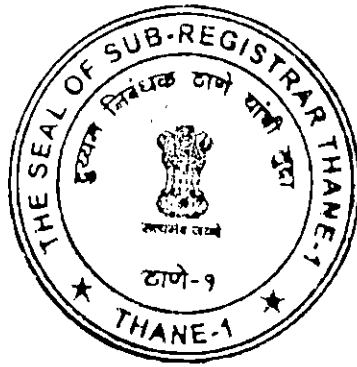
Sub Registrar Thane 1

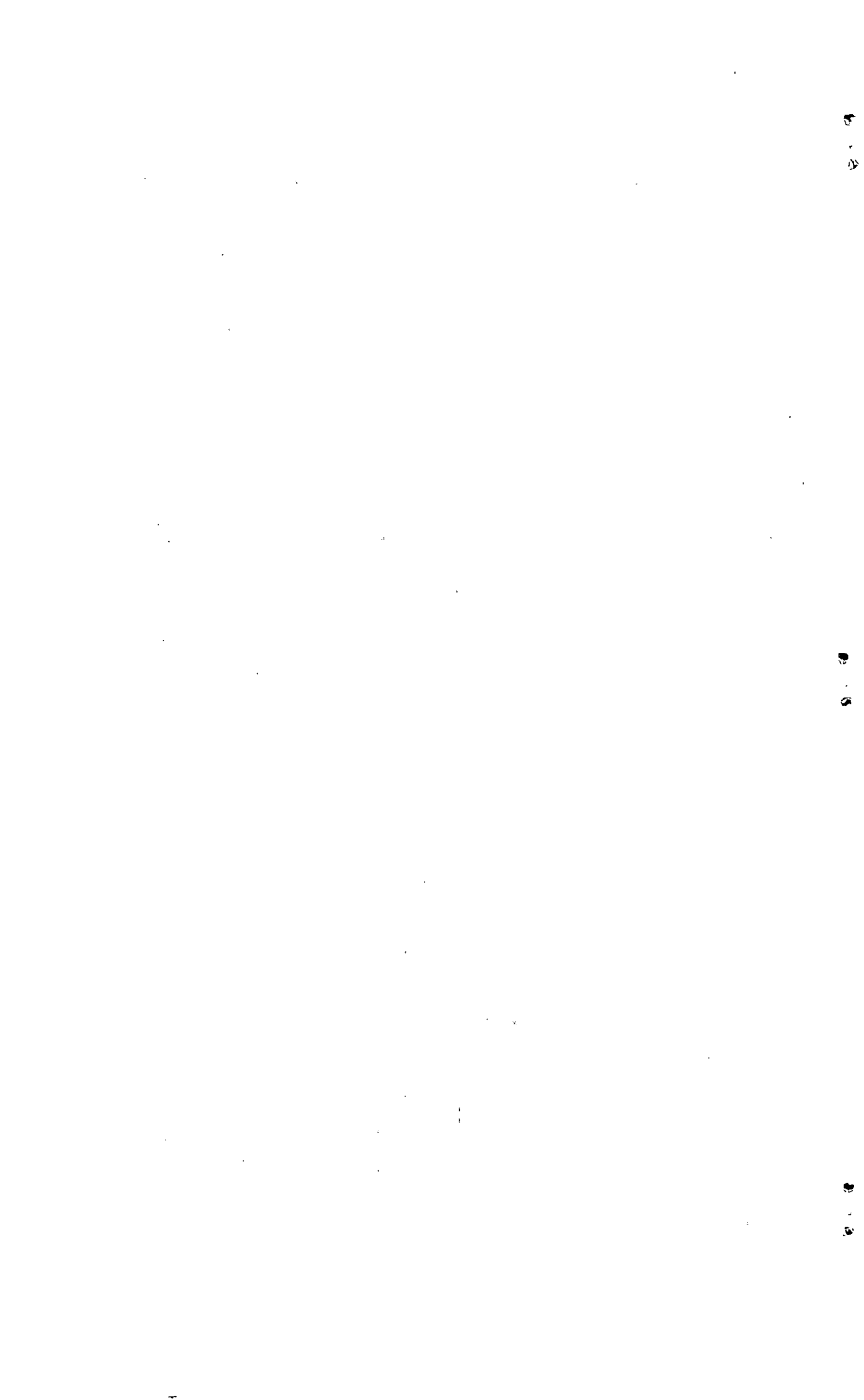
दस्ताचा प्रकार: करारनामा

मूद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समुद्र त किंवा कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 06 / 10 / 2023 03 : 32 : 45 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 06 / 10 / 2023 03 : 33 : 31 PM ची वेळ: (फी)







06/10/2023 3 36:41 PM

दम्न गांधीवाग भाग-2

दम्नन1

२०/२०

दम्न क्रमांक:7232/2023

दम्न क्रमांक :दम्नन1/7232/2023

दम्नाचा प्रकार :-करगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	द्वयाचित्र	दुया प्रमाणित
1	नाव:म.राजागम कॅम्पूकथन चे भागिदार रमेश मारुती भेकरे यांचे कु म् म्हणून निश्चित उद्धार पत्ता:प्लॉट नं: -, माळा नं: पहिल्या मजल्या, इमारतीचे नाव: सुमित पन्कजेव, प्लॉक नं: संत ज्ञानेश्वर मार्ग, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AABFR6650E	विहित देणार वय :-43 स्वाक्षरी:-			
2	नाव:विलसन पॅरपोल फर्नांडीस पत्ता:प्लॉट नं: बी-802, माळा नं: -, इमारतीचे नाव: धीरज गोदावरी विल्डिंग, प्लॉक नं: चिंचोळी बंदर रोड, रोड नं: मालाड वेस्ट मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAPPF4679K	विहित देणार वय :-40 स्वाक्षरी:-			
3	नाव:असीयाना विलसन फर्नांडीस पत्ता:प्लॉट नं: बी-802, माळा नं: -, इमारतीचे नाव: धीरज गोदावरी विल्डिंग, प्लॉक नं: चिंचोळी बंदर रोड, रोड नं: मालाड वेस्ट मुंबई, महाराष्ट्र, मुंबई पॅन नंबर:AGTPR6595G	विहित देणार वय :-40 स्वाक्षरी:-			

वरील दम्नग्वेज करून देणार नशाकधीत करगनामा चा दम्न ग्वेज करून दिल्याचे कबूल करतान.
शिक्रा क्र.3 ची वेळ:06 / 10 / 2023 03 : 35 : 38 PM

ओळख:-
खालील इमम असे निवेदीत करतान वी ते दम्नग्वेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वाक्षरी	द्वयाचित्र	दुया प्रमाणित
1	नाव:निकेश शिगवन - वय:23 पत्ता:किरण विल्डिंग दादा पाटील बाडी रोड ठाणे पिन कोड:400602				
2	नाव:जांकी विलसन गॅंटीकम - वय:64 पत्ता:दहिसर मु पिन कोड:400068				

शिक्रा क्र.4 ची वेळ:06 / 10 / 2023 03 : 36 : 37 PM

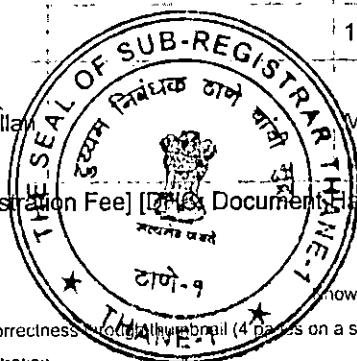
पुस्तक क्रमांक 9
दस्त क्रमांक ०२३२ २०२३ बर नोंदला
असून त्यास एकूण २० पाने आहेत.

Sub-Registrar Home 1

सह.दुयम निबंधक वर्ग-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Date
1	WILSON PERPAUL FERNANDES	eChallan	69103332023100611410	MH009074811202324E	388710.00 SD	06/10/2023
2	WILSON PERPAUL FERNANDES	DHC	1023068401443	MH009074811202324E	1600 RF	06/10/2023
3	WILSON PERPAUL FERNANDES	eChallan	69103332023100611410	MH009074811202324E	30000 RF	06/10/2023



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

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7232 /2023