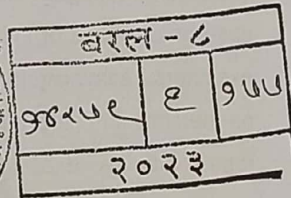


AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 17th day of OCTOBER, 2023
BETWEEN **ARKADE DEVELOPERS LIMITED** (formerly known as "Arkade
Developers Private Limited"), a company incorporated under the provisions of
the Companies Act, 1956 and having its registered office at 2nd Floor, Arkade
House, Near Children's Academy School, A.S. Marg, Ashok Nagar, Kandivali
(East), Mumbai 400101, hereinafter referred to as the "**Promoter**" (which
expression shall unless it be repugnant to the context or meaning thereof be
deemed to mean and include its successors and permitted assigns) of the
FIRST PART;

AND




Mr. Manan Gupta and Ms. Madhulika ~~RESIDENTS~~, Indian Inhabitant/s, having
his/ her /their address at **B-304, Jankiniwas, Near Tapowan, Off. Rani Sati**
Marg, Malad East, Mumbai- 400097.

OR


_____ a partnership firm, registered under the Indian
Partnership Act, 1932 having its principal place of business present residing at
_____ represented by its
authorised Partner Mr./Ms. _____ authorised
vide Letter of Authority dated _____

OR

_____ (H.U.F) represented by its Karta Mr.
_____, son of _____, for
self and as the Karta of the Hindu Joint Family having its place of
business/residence at _____


○ Madhulika
Allottee/s initial

1


○ _____
Promoter's initial



ब्रल - ८		
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OR

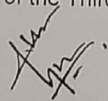
_____ a Company registered under the Indian Companies Act 1913 / Companies Act 1956 / Companies Act 2013 having its _____ registered _____ office _____ at _____ represented through its authorised signatory, Mr./Ms. _____, vide Board resolution dated _____,


hereinafter referred to as the "Allottee/s or Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include, in case of individual or individuals his/her/their respective heirs, legal representatives, executors, administrators, successors and permitted assigns and in case of a partnership firm, the partners from time to time of the firm, and the heirs, legal representatives, executors and administrators of the last surviving Partner, their successors and permitted assigns and in case of an HUF, the Karta and manager and coparceners from time to time, the survivors or survivor of them and the heirs, legal representatives, executors and administrators of the last survivor of them, their successors and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the **SECOND PART**.

The Promoter and the Allottee/s or Purchaser/s are hereinafter collectively referred to as "the Parties" and individually as "Party".

WHEREAS:

- A. By and under Deed of Conveyance dated 29th October, 2021 and registered with the Sub - Registrar of Assurances at 3 under Serial No. BRL-3-10348-2021, made and executed by and between Mr. Jayant Himatlal Joshi (therein referred to as "the Vendor") of the First part, M/s. H.K. Pujara Builders (therein referred to as "the Confirming Party") of the Second Part and the Promoter herein (therein referred to as "Purchaser") of the Third Part, the Vendor therein with confirmation of the Confirming


_____ 2
Allottee/s initial



Promoter's initial

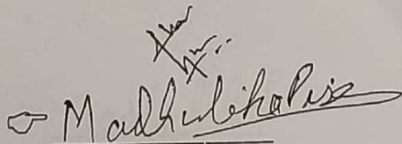


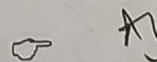
बरेल - 6		
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those pieces or parcels of land or ground situate, lying and being at the East Side of the B.B & C.I. Railways Line at Village Pahadi Goregaon (East), Taluka Borivali, in the Registration District and Sub-District Mumbai City and Mumbai Suburban, containing by admeasurement 3,440 square yards or thereabouts equivalent to 2,876 sq. metres or thereabouts (2,724.5 sq. metres as per the Property Register Cards) bearing City Survey Nos. 465, 465/1, 465/2, 465/3, 465/4, 465/5 and 465/6 [corresponding to Survey No.121 (Part), Survey No.122, Hissa No.2 (Part), Survey No. 123 (Part)] (therein referred to as "the said Land") (herein referred to as "First Plot") alongwith the structures standing thereon (now demolished) as more particularly described in the Schedule thereunder written, for the consideration and in the manner stated therein.

B. By and under Deed of Conveyance dated 29th October, 2021 and registered with the Sub -- Registrar of Assurances at 3 under Serial No. BRL-3-10349-2021, made and executed by and between Mr. Pradeep Himatlal Joshi and Mr. Jayant Himatlal Joshi (therein referred to as "the Vendors") of the First part, M/s. H.K. Pujara Builders (therein referred to as "the Confirming Party") of the Second Part and the Promoter herein (therein referred to as "Purchaser") of the Third Part, the Vendor therein with confirmation of the Confirming Party therein, sold, transferred and conveyed to the Promoter herein, all those pieces and parcels of land or ground situate, lying and being at Village Pahadi Goregaon (East), Taluka Borivali, in the Registration District and Sub-District Mumbai City and Mumbai Suburban containing by admeasurement 3727 sq. yards or thereabouts equivalent to 3116.25 sq. metres or thereabouts (3208.4 sq. metres as per the Property Register Card equivalent to 3837.21 sq. yards) bearing City Survey No.166 [corresponding to Survey No.122 (Part)] (therein referred to as "the said Land") (herein referred to as "Second Plot") alongwith the structures standing thereon (now demolished) as more particularly described in the Schedule thereunder written, for the consideration and in the manner stated therein

C. By virtue of Order dated 2nd March 2022 passed by District Superintendent of Land Records, Mumbai Suburban District and Mojni


Allottee/s initial

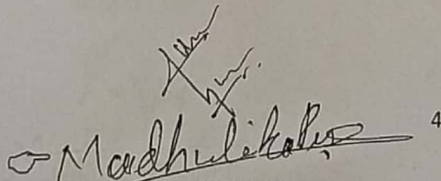

Promoter's initial



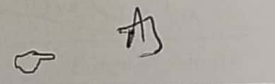
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No. 1459/2022 dated 4 th May 2022		

Property Cards in respect of City Survey Nos. 465/1, 465/2, 465/3, 465/4, 465/5 and 465/6 of First Plot and City Survey No. 466 of Second Plot stand cancelled and areas thereof are amalgamated in City Survey No. 465. Accordingly, the effect thereof is recorded on the Property Register Card of City Survey No. 465 vide Mutation Entry No. 900 dated 21st May 2022. Thus the First Plot and Second Plot stand amalgamated and are now identified by City Survey No. 465 of Village- Pahadi Goregaon (East) admeasuring in aggregate 5932.90 sq. metres. which is more particularly described in the **First Schedule** hereunder written and is hereinafter referred to as "**the said Property**" and is shown on the plan annexed hereto and marked as **ANNEXURE- "A"**.

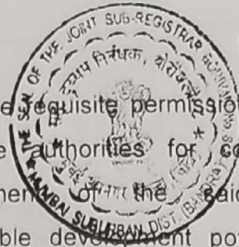
- D. Thus the Promoter become the Owner of the said Property and as such absolutely seized and possessed of and well and sufficiently entitled to the said Property. The Promoter has got his name as Owner duly mutated/transferred on the Property Card. A copy of Property Card issued by the Office of City Survey in respect of the Property is annexed hereto and marked as **ANNEXURE- "B"**.
- E. Ms. Smita Sawant, Advocate has investigated the title of the said Property and accordingly issued a Title Reports dated 18th January, 2022. A copy of the said Title Reports dated 18th January, 2022 is annexed hereto and marked as **ANNEXURE- "C"**.
- F. The Promoter is proposing to construct a composite Residential-cum-Commercial New Building comprising of 3 Wings out of which Wings 'A' and 'B' shall comprise of residential flats and Wing 'C' shall comprise of commercial units in accordance with the approvals obtained / to be obtained from the concerned authorities from time to time. Out of which Wings 'A' & 'B' shall comprise of Common Ground/Stilt + 1st to 3rd Common Podium + 4th Common Podium as Eco Deck Floor + 5th to 22nd Upper Residential Floors. Wing C shall comprise of Ground + 1st to 3rd Floor as Commercial Floors for Shops/ Showroom, offices or commercial uses or such other uses as may be permitted by MCGM.


4

Allottee/s initial



Promoter's initial

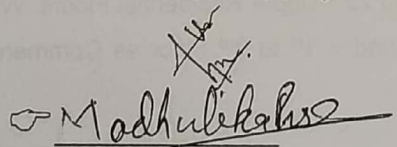


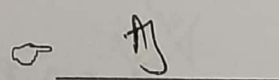
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G. The Promoter has obtained the requisite permissions, sanctions and approvals from the requisite authorities for commencement of construction and development of the said Property by utilizing/consuming the available development potential in respect thereof as per the provisions of Development Control and Promotional Regulations, 2034 (DCPR).

H. The Allottee/s acknowledges and confirms that the Promoter proposes to construct a Residential-cum-Commercial New Building on the said Property in accordance with the approvals and permissions obtained/ to be obtained from time to time and as disclosed in the Approved Layout. The proposed/approved layout plan being Approved Layout ("**Approved Layout**"), together with a draft proforma specifying the total FSI proposed to be utilized on the said Property ("**Proposed Potential**") annexed to this Agreement as **ANNEXURE- "D"**, tentatively indicates the proposed New Building to be built on the said Property, and also, the tentative locations where common areas, facilities and amenities, and other open and built-upon spaces are proposed to be situated. The Promoter reserve/s its rights and are and shall be entitled to amend, modify the Approved Layout, as may be required by the Promoter from time to time or due to planning constraints as may be deemed fit and proper by the Promoter or based on expectation of increased FSI / development potential which may be available in future on modification of DCPR 2034 and/or on issuance of any new circulars/notifications issued thereunder, which are applicable to the development of the said Property inter alia in consonance with DCPR 2034. Any amendments to the Approved Layout in accordance with the approvals and permissions and what is stated herein will result in changes to the Approved Layout.

I. The development and construction of New Building to be known as "**ARCADE ASPIRE**" is proposed as a "Real Estate Project" by the Promoter ("**Real Estate Project/New Building**") and the Promoter has registered the Real Estate Project with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real


Allottee/s initial


Promoter's initial

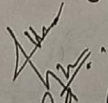



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Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. **P51800034603** (as modified from time to time) for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **ANNEXURE- "E"** hereto.

J. The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

- (i) The Real Estate Project is known as "**Arkade Aspire**";
- (ii) Municipal Corporation of the Greater Mumbai (hereinafter referred to as the "**MCGM**") has sanctioned plans in respect of proposed building of the Real Estate Project and issued Intimation of Disapproval (I.O.D.) bearing Ref. No. P-8984/2021/(465 And Other) /P/SWard/PAHADIGOREGAONE/IOD/1/New dated 18th December 2021 alongwith amended Plans from time to time, a copy of which is hereto annexed and marked as **ANNEXURE- "F"**.
- (iii) By and under the Commencement Certificate ("**CC**") bearing Ref. No. P-8984/2021/(465 And Other)/P/S Ward / PAHADI GOREGAON- E/CC/1/New dated 3rd February, 2022 the MCGM has granted its approval for commencing the construction of the proposed building. Accordingly, the Promoter has demolished the then structures standing thereon and has undertaken construction of new Building on the said Property. A copy of the Commencement Certificate dated 3rd February, 2022 as duly reendorsed from time to time is hereto annexed and marked as **ANNEXURE- "G"**.
- (iv) The proposed building shall comprise of 3 Wings viz. 'A', 'B' and 'C'. Out of which Wings 'A' & 'B' shall comprise of Common Ground/Stilt + 1st to 3rd Common Podium + 4th Common Podium as Eco Deck Floor + 5th to 22nd Upper Residential Floors. Wing C shall comprise of Ground + 1st to 3rd Floor as Commercial


Madhukrishna 6
Allottee/s initial

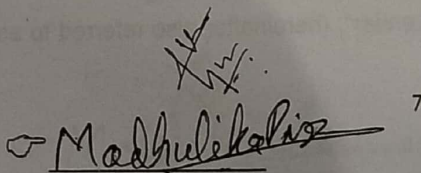

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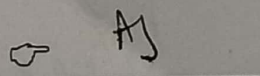


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Floors for Shops/ Showrooms/offices for such other uses as may be permitted by MCGM.

- (v) The Real Estate Project shall comprise such number of car parking slot/s as may be permissible in law and approved by the concerned authorities.
- (vi) The premises comprised in the Wings 'A' & 'B' of the Real Estate Project shall comprise of residential flats only and in Wing 'C' shall comprise of commercial units.
- (vii) A total FSI of 17179.63 square meters has been sanctioned for consumption in the construction and development of the Real Estate Project which will be fully consumed and any further FSI by whatever name called that may be generated from time to time ("Total FSI") in the construction and re-development of the Real Estate Project or the layout of the said Property.
- (viii) The common areas, facilities and amenities that may be **exclusively** usable by the allottees of flats in residential Wings 'A' and 'B' of the Real Estate Project, are listed in the **ANNEXURE- "H"** hereunder written and are hereinafter referred to as "**Residential Wings Amenities**".
- (ix) The common areas, facilities and amenities that may be **exclusively** usable by the allottees of commercial units in commercial Wing 'C' of the Real Estate Project, are listed in the **ANNEXURE- "I"** hereunder written and are hereinafter referred to as "**Commercial Wing Amenities**".
- (x) The Residential Wings Amenities and Commercial Wing Amenities shall be completed upon construction of the Real Estate Project and obtainment of the occupation certificate thereof. Further, the Promoter reserve/s its right to substitute, upgrade, modify, delete, relocate or enhance any or all the Residential Wings Amenities and Commercial Wing Amenities.


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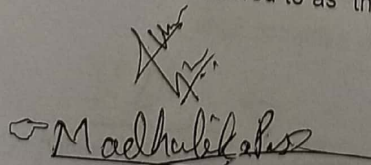

Promoter's initial



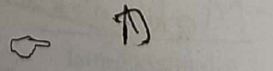
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(xi) २ The details of		

formation of the Society, and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified herein.

- K. The Promoter has procured certain approvals from the concerned government authorities for development of the Real Estate Project, as has been disclosed under the Act on <https://maharera.mahaonline.gov.in> (hereinafter referred to as "the MahaRERA website") and shall obtain the balance approvals from the concerned authorities from time to time so as to carry out construction and obtain the Occupation Certificate in respect thereof.
- L. The MCGM vide CHE/16432/DPWS/P&R dated 25th August, 2015 has permitted the change of user in respect of the said Property from Industrial (I-3) Zone to Residential Zone (R-2).
- M. The Promoter shall be required to hand over to MCGM free of cost in lieu of TDR 5% amenity space of total plot area of the said Property, as per policy.
- N. The Promoter has appointed Mr. Hiren M. Tanna as Structural Consultant, for the preparation of structural design and drawings and specifications of the New Building.
- O. The Promoter has appointed Mr. Mrugesh S. Panchal of Kalakruti Architects & Planners as a Licensed Surveyor/Architect and Design Architect registered with the Council of Architects for supervision of construction and development of the said Real Estate Project.
- P. By and under Indenture of Mortgage cum Charge dated 23rd December, 2022 and registered with the office of Sub – Registrar of Assurances at Borivali-5 under Serial No. BRL-5-18538-2022 on 23rd December, 2022 made and executed by and between the Promoter herein, therein referred to as "Security Provider" and Bajaj Housing Finance Limited, therein referred to as "the Lender", (hereinafter also referred to as "the


Allottee/s initial

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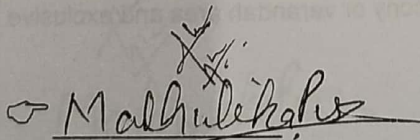

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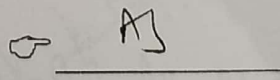
Lender"), the Promoter has availed loan/financial facility/assistance from the Lender by mortgaging the said Property, the unsold units in the said Real Estate Project and receivables from the sold and unsold units of said Real Estate Project. Therefore, the transaction hereby contemplated is subject to the terms of the no objection (NOC) issued by the Lender. The Allottee/s has executed this Agreement after understanding the aforesaid in all respects.

- Q. The Promoter is desirous of selling and transferring the premises in the New Building as per the approvals and sanctions under the relevant laws. The Promoter, for that purposes, shall enter into separate Agreements for Sale in respect thereof with the prospective allottees/purchasers;
- R. The Allottee/s is/are desirous of purchasing a Residential Flat / Commercial Unit in the Real Estate Project as more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as "**the said Premises**") has / have approached the Promoter and requested to allot to him/her/them the said Premises.
- S. The Allottee/s confirms to have examined:
- (i) A copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Legal Advisors and Planning and Architectural consultants.
 - (ii) All documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
 - (iii) The Allottee/s has agreed and consented to the development of the Real Estate Project (as defined herein).
 - (iv) The Approved Layout.
- T. The Promoter has given inspection to the Allottee/s of all the documents of title relating to the said Real Estate Project, and the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the RERA and the Rules and Regulations framed thereunder, including but not limited to the following:



Allottee/s initial

9



Promoter's initial

2. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement, and

3. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

xiii. where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

xiv. Any reference to "writing" excludes text messaging via mobile phone or communication over any other form of social media.

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

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO
(Description of "the said Property")**

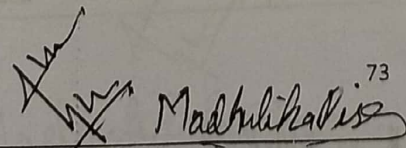
All those pieces or parcel of land or ground situate, lying and being at the East Side of the B.B & C.I. Railways Line at Village Pahadi Goregaon (East), Taluka Borivali, in the Registration Sub District and District Mumbai City and Mumbai Suburban, containing by admeasurement 7167 square yards or thereabouts equivalent to 5,992.25 sq. metres or thereabouts (5,932.9 sq. metres as per the Property Register Cards) bearing City Survey No. 465 (earlier identified by bearing City Survey No. 465, 465/1, 465/2, 465/3, 465/4, 465/5, 465/6 and 466) which land is bounded as under:

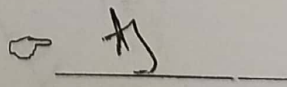
On the NORTH : DP Road

On the SOUTH : I.B. Patel Road

On the EAST : Land bearing CTS no. 464

On the WEST : Land bearing CTS nos. 467 and 468 (partly).


Allottee/s initial

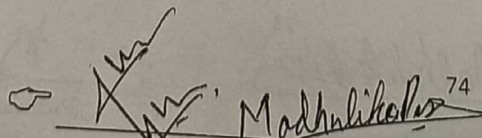

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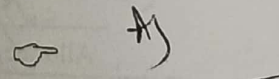


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THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Meaning of the Terms and Expressions)

Sr.No.	Terms and Expressions	Meaning
1.	The said Premises	Residential Flat No. <u>1903</u> admeasuring about metres equivalent to approximately <u>537 Sq. Feet</u> per RERA Act on the <u>19th Floor</u> of <u>A Wing</u> of said "Arkade Aspire".
2.	The said Parking Slot/s	<u>1 (One)</u> Car parking slot/s bearing no. <u>3</u> and <u>1 (One)</u> parking slot/s bearing no. <u>5</u> on the <u>3rd Podium Level</u>
3.	The Sale Consideration	<u>Rs.1,51,33,764/- (Rupees One Crore Fifty One Three Thousand Seven Hundred Sixty Four On</u>
4.	Name of the Account for payment of Sale Consideration	Account Name- Arkade Developers Ltd. A Master Escrow A/c Bank Name-HDFC Bank A/C No- 57500001177058 IFSC CODE- HDFC0000667 Branch- Kandivali East
5.	The details of Account for payment of Other Charges	Account Name - Arkade Developers Ltd. Bank Name-Union Bank of India A/C NO- 319701010011158 IFSC CODE- UBIN0531979 Branch- Vile Parle East
6.	On or before Possession Date	31 st December 2025
7.	Name, address and email of the Allottee/s for the purposes of this Agreement	Mr. Manan Gupta and Ms. Madhulika Pise. Add- B-304, Jankiniwas, Near Tapowan, Off. Ra Malad East, Mumbai- 400097.. Email- mananfreepanz@gmail.com
8.	Permanent Account Number	The Promoter's PAN: - <u>AAACA3578Q</u> Allottee/s : Mr. Manan Gupta PAN: AHHPG0365 Ms. Madhulika Pise PAN: AKGPP9946E
9.	Name, address and email of the Nominee for the purposes of this Agreement	Mr. Ankur Gupta. Add- 501, Ramniwas, Near Tapowan, Off. Ra Malad- East, Mumbai- 400097 Email- caankurgupta1@gmail.com Ms. Mayurika Pise. Add- Unit 1512/N, 1322 S. Prairie Avenue, Ch 60605 United States. Email- mayurikapise@gmail.com


Allottee/s initial


Promoter's initial

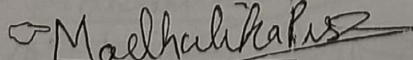
THE THIRD SCHEDULE ABOVE REFERRED TO
(Schedule of payment of Installments of the Sale Consideration by the
Allottee/s to the Promoter)

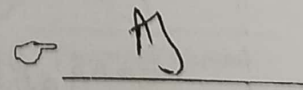


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Sr.No.	Particulars	%	Flat Cost
1	On Booking	10.00	15,13,376/-
2	Upon Agreement Execution	10.00	15,13,376/-
3	TDS (To be Paid Online)	1.00	1,51,338/-
4	Upon Completion of 1st Slab/1st Podium	24.00	36,32,103/-
5	Upon Completion of 3rd Slab/ 3rd Podium	5.00	7,56,688/-
6	Upon Completion of 5th Slab	2.50	3,78,344/-
7	Upon Completion of 7th Slab	2.50	3,78,344/-
8	Upon Completion of 9th Slab	2.50	3,78,344/-
9	Upon Completion of 11th Slab	2.00	3,02,675/-
10	Upon Completion of 13th Slab	2.00	3,02,675/-
11	Upon Completion of 15th Slab	2.00	3,02,675/-
12	Upon Completion of 18th Slab	2.00	3,02,675/-
13	Upon Completion of Top Slab	2.00	3,02,675/-
14	On completion of Brickwork of the said flat	4.50	6,81,019/-
15	On Completion of Flooring of the said flat	4.50	6,81,019/-
16	On Completion of Staircase & lobby upto said floor	4.50	6,81,019/-
17	On completion of Lift & water Pumps	4.50	6,81,019/-
18	On completion of Ground Floor lobby & pavers	4.50	6,81,019/-
19	On Receipt of OC	10.00	15,13,381/-
	Total	100%	1,51,33,764/-

75


Allottee/s initial


Promoter's initial



वरल - ८		
१५०६	१५११	१५१५
२०२३		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-8984/2021/465 And Other/P/S Ward/PAHADI GOREGAON-E/FCC/1/New

COMMENCEMENT CERTIFICATE

To
Arkade Developers Pvt. Ltd,
Arkade House, opp. Bhoomi arcade, Next to
Children's Academy, A.S. Marg, Ashok Nagar,
Kandivali East, Mumbai 400101

Sir, With reference to your application No. **P-8984/2021/465 And Other/P/S Ward/PAHADI GOREGAON-E/FCC/1/New** Dated. **08 Oct 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **08 Oct 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **465, 466** C.T.S No. **465, 466** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-E** situated at **I B PATEL ROAD** Road / Street in **P/S Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Shri. A. P. Dhiwar (EE-WS 2) P ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



बंरल - ८		
१४८०६	१२८१०८	
२०२३		

Annexure
C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-8984/2021/(465 And Other)/P/S Ward/PAHADI GOREGAON-E/CC/1/New

COMMENCEMENT CERTIFICATE

To
Arkade Developers Pvt. Ltd.
Arkade House, opp. Bhoomi arcade, Next to
Children's Academy, A S Marg, Ashok Nagar,
Kandivali East, Mumbai 400101

Sir,

With reference to your application No. P-8984/2021/(465 And Other)/P/S Ward/PAHADI GOREGAON-E/CC/1/New Dated, 08 Oct 2021 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 302 (Submission of Layout cases) dated 08 Oct 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 465, 466 C.T.S. No. 465, 466 Division / Village / Town Planning Scheme No. PAHADI GOREGAON-E situated at I B PATEL ROAD Road / Street in P/S Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Shri. A. P. Dhiwar (EE-WS 2) P ward Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Annexure - E



बोरिवली - 6		
9820E	999	904
२०२३		

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 :
P51800034603

Project: **Arkade Aspire**, Plot Bearing / CTS / Survey / Final Plot No. : **CTS No.466 And 465, 465-1 to 6 at Borivali, Borivali, Mumbai Suburban, 400063.**

1. **Arkade Developers Private Limited** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400101.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the 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;
 - o 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.
 - o The Registration shall be valid for a period commencing from **11/04/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - o 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: 11-04-2022 13:07:02

Dated: 11/04/2022
Place: Mumbai

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 14279/2023

नोंदणी :

Regn.63m

17/10/2023

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15133764
(3) बाजारभाव (भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	10006548.06
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: 1903, ए विंग, माळा नं: 19 या मजला, इमारतीचे नाव: आर्केड अॅम्पायर, ब्लॉक नं: गोरेगांव (पूर्व), मुंबई 400 063, रोड: आय व्ही. पटेल रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 49.89 चौ.मी. म्हणजे क्षेत्रफळ 537 चौ.फुट रेरा कारपेट, 1 कार पार्किंग स्पेस नं. 3 आणि 1 टू व्हीलर पार्किंग स्पेस नं. 5 ऑन पोडीअम लेवल 3 महित. ((C.T.S. Number : 465, 465/1, 465/2, 465/3, 465/4, 465/5, 465/6 and 466 ;))
(5) क्षेत्रफळ	1) 54.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- आर्केड डेव्हलपर्स लि. चे मंचालक अर्पित जैन यांच्या तर्फे कबुलीजवाबा करिता मुख्याग्र हरकिशन भावसार वय:-69; पत्ता:-प्लॉट नं:-, माळा नं: 2 रा मजला, इमारतीचे नाव: आर्केड हाऊस, ब्लॉक नं: कादिवली पूर्व, रोड नं: ए.एस.मार्ग, अशोक नगर, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:- AAACA3578Q
(8) दस्तऐवज करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनत गुमा वय:-45; पत्ता:-प्लॉट नं: वी-404, माळा नं:-, इमारतीचे नाव: जानकीनिवास, ब्लॉक नं: मालाड पूर्व, रोड नं: तपोवन जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:- AHHPG0365J 2): नाव:-मधुलिका पिसे वय:-45; पत्ता:-प्लॉट नं: वी-404, माळा नं:-, इमारतीचे नाव: जानकीनिवास, ब्लॉक नं: मालाड पूर्व, रोड नं: तपोवन जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:- AKGPP9946E
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14279/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	908100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्तासोबत सूची क्र. II
खरी प्रत

सह दुय्यम निबंधक बोरीवली क्र. ८
मुंबई उपनगर जिल्हा