

721  
Tuesday, October 06, 2020  
5:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7130 दिनांक: 06.10.2020

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवत5-6721-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्री. अमोल देवराम डेरे.

नोंदणी फी	रु. 21000.00
दस्त हाताळणी फी	रु. 1400.00
पृष्ठांची संख्या: 70	

एकूण: रु. 22400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:51 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 5

बाजार मूल्य: रु. 682955/-

मोबदला रु. 2100000/-

भरलेले मुदांक शुल्क : रु. 63000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 21000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005157472202021E दिनांक: 06/10/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0510202004009 दिनांक: 06/10/2020

बँकेचे नाव व पत्ता:

पलकाराची स्वाक्षरी

मुख्य दस्तावेज परत मिळाला.

सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 6721/2020

नोंदणी :

Regn 63m



06/10/2020

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2100000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	682955
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन : , इतर माहिती: सदनिका क्र. 404, चौथा मजला, "माऊली" भागात, पिन कोड: 410209, सेक्टर नं. आर/3, नोंड पुष्पक (वडघर), ता. पनवेल, जि. रायगड, क्षेत्र 155 चौ.फूट कार्यालय क्रमांक: 129, ( Plot Number : 129 ; SECTOR NUMBER : आर/3 ; )
(5) क्षेत्रफळ	1) 155.00 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. प्रेरणा डेव्हलपर्स तर्फे पार्टनर- श्री. मुकेश उत्तम गायकवाड . वय:-33; पत्ता:-प्लॉट नं. 64, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शॉप नं. 1, त्रिमुर्ती हेरिटेज, सेक्टर नं. 20, प्लॉट नं. 64, कामोठे, ता. पनवेल, जि. रायगड, ., . पिन कोड:-410209 पॅन नं:-AAVFP9684L 2): नाव:-मे. प्रेरणा डेव्हलपर्स तर्फे पार्टनर- कु. प्रेरणा एकनाथ गलांड . वय:-22; पत्ता:-प्लॉट नं. 64, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शॉप नं. 1, त्रिमुर्ती हेरिटेज, सेक्टर नं. 20, प्लॉट नं. 64, कामोठे, ता. पनवेल, जि. रायगड, ., . पिन कोड:-410209 पॅन नं:-AAVFP9684L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अमोल देवराम डेरे . वय:-30; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., न्यू कन्स्पेट कॉम्प्लेक्स को.ऑप. हौ. सांसायटी, रुम नं. ई-002, सेक्टर नं. 7, प्लॉट नं. 25-बी, कामोठे, ता. पनवेल, जि. रायगड, ., . पिन कोड:-410209 पॅन नं:-AQFPD3844G 2): नाव:-मिस. शितल अर्जुन झिंजाड उर्फ मिसेस. शितल अमोल डेरे . वय:-27; पत्ता:-प्लॉट नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: न्यू कन्स्पेट कॉम्प्लेक्स को.ऑप. हौ. सांसायटी, रुम नं. ई-002, सेक्टर नं. 7, प्लॉट नं. 25-बी, कामोठे, ता. पनवेल, जि. रायगड, ., . पिन कोड:-410209 पॅन नं:-AQFPD3844G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	06/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	6721/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	63000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-५)

## Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMOL DEORAM DERE AND OTHER ONE	eChallan	69103332020100513376	MH005157472202021E	63000.00	SD	0002323166202021	06/10/2021
2	AMOL DEORAM DERE AND OTHER ONE	eChallan		MH005157472202021E	21000	RF	0002323166202021	06/10/2021
3		DHC		0510202004009	1400	RF	0510202004009C	06/10/2021

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

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )

Valuation ID	202010067662		16 October 2020, 11:17 AM IST		
मूल्यांकनाचे वर्ष	2020				
जिल्हा	रायगड				
तालुक्याचे नांव	पनवेल				
गावाचे नांव	वडघर				
क्षेत्राचे नांव	Rural		सर्व्हे नंबर न भू क्रमांक		
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.	सुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
4180					मोजमापनाचे एकक चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
मिळकतीचे क्षेत्र -	17.29ची मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर वाधकामाचा दर -	Rs 4180
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02.01.2018					
<b>घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर</b>					
= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट वाढ					
= (39500 * (100 - 100)) * 1					
= Rs 39500 -					
<b>मजला निहाय घट वाढ</b>					
= 100% of 39500 = Rs 39500 -					
<b>A) मुख्य मिळकतीचे मूल्य</b>					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 39500 * 17.29					
= Rs 682955 -					
Applicable Rules	3,18,19				
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गळ्यांचे मूल्य + वरील गळ्यांचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेल्लेनाईन मजला क्षेत्र मूल्य + बंदिस्त बाळकणी					
= A + B + C + D + E + F + G + H + I					
= 682955 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs 682955/-					

Home Page

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६६२९ / २०२०  
९ / ५००





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



GRN MH005157472202021E    BARCODE [Barcode]    Date 05/10/2020-14:08:57    Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Stamp Duty Type of Payment Registration Fee		TAX ID / TAN (If Any)	
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	AQFPD3844G
Location RAIGAD		Full Name	AMOL DEORAM DERE AND OTHER ONE
Year 2020-2021 One Time		Flat/Block No.	FLAT NO. 404, 4TH FLOOR, MAULI
Account Head Details		Premises/Building	APARTMENT, PLOT NO. 129, SECTOR NO. R/3,
0030046401 Stamp Duty	63000.00	Road/Street	NODE PUSHPAK (VADGHAR),
0030063301 Registration Fee	21000.00	Area/Locality	TAL PANVEL, DIST. RAIGAD
		Town/City/District	
		PIN	4 1 0 2 0 0
		Remarks (If Any)	
		PAN2=AAVFP9684L~SecondPartyName=Messers	PRERNA
		DEVELOPERS-CA=2100000	
		Amount In	Eighty Four Thousand Rupees Only
Total 84,000.00		Words	84000

**पदल - ५**  
**२०२०**  
**५ / ००**

Payment Details IDBI BANK		FOR USE IN RECEIPT BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332100050376 263352739
Cheque/DD No.		Bank Date	RBI Date 05/10/2020
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. . Date	Not Verified



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्य निबंधक कार्यालय नोंदणी करवाच्या दस्तासाठी लागू आहे. नोंदणी न करवाच्या दस्तासाठी सदर चलन लागू नाही.

*Prerna*

*Adar*  
*Shubert*



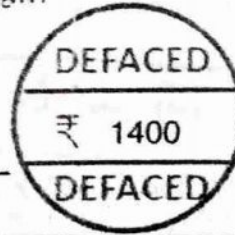
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0510202004009

Receipt Date 06/10/2020

Received from AMOL DEORAM DERE AND OTHER ONE, Mobile number 8689848222, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No: 6721 dated 06/10/2020 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



### Payment Details

Bank Name IBKL

Payment Date 05/10/2020

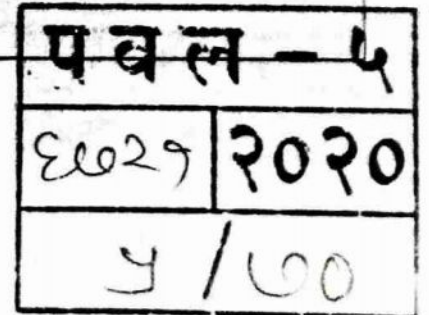
Bank CIN 10004152020100503667

REF No. 2635835200

Deface No 0510202004009D

Deface Date 06/10/2020

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



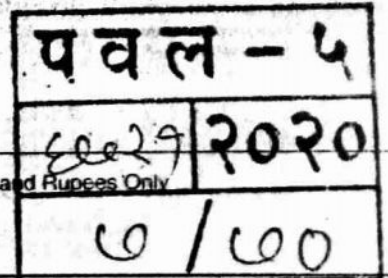


**CHALLAN**  
**MTR Form Number-6**



GRN	MH005157472202021E	BARCODE		Date	05/10/2020-14:08:57	Form ID	25 2
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		PNL1_PANVEL NO 1 SUB REGISTRAR		Payer Details		TAX ID / TAN (If Any)	
Location		RAIGAD		PAN No.(If Applicable)		AQFPD3844G	
Year		2020-2021 One Time		Full Name		AMOL DEORAM DERE AND OTHER ONE	
Account Head Details		Amount In Rs.		Premises/Building		FLAT NO. 404. 4TH FLOOR. MA...	
0030046401 Stamp Duty		63000.00		Road/Street		APARTMENT. PLOT NO. 129. SECTOR NO. RA...	
0000063301 Registration Fee		21000.00		Area/Locality		NODE PUSHPAK (VADGHAR)	
				Town/City/District		TAL. PANVEL. DIST. RAIGAD	
				PIN		4 1 0 2 0 8	
				Remarks (If Any)		PAN2=AAVFP9684L - SecondPartyName=Messers PRERIMA DEVELOPERS-CA=2100000	
				Amount In		Eighty Four Thousand Rupees Only	
Total		84,000.00		Words		८० / १००	



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332020100503876			
Cheque/DD No.		Bank Date	RBI Date	05/10/2020-14:08:57			
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		100 , 06/10/2020			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
००२ चकन कवड दस्यम नितदाक कार्यालयात नोंदणी करावयाच्या दस्तऐवादी लागू आहे. नोंदणी न करावयाच्या दस्तऐवादी लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-6721	0002323166202021	06/10/2020-17:33:15	IGR548	
2	(IS)-529-6721	0002323166202021	06/10/2020-17:33:15	IGR548	
Total Defacement Amount					84,000

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६०२९	२०२०
२/००	



## AGREEMENT FOR SALE

The AGREEMENT FOR SALE Made at Panvel, on this 06 day of  
OCTOBER 2020,

**BETWEEN**

**M/S PRERNA DEVELOPERS**, a registered partnership firm registered as partnership Act 1932, through its Partner **MR. MUKESH UTTAM GAIKWAD** Age 33 Year, (PAN CARD NO - ALBPG4455H) AND **KUMARI PRERNA EKNATH GALANDE** ( PAN CARD No- CAWPG0992F ) having address at shop no 1 Trimurti Heritage Sector-20 Plot no 64 Kamothe Tal. Panvel Dist- Raigad -410209 hereinafter referred to as "THE PROMOTER" of the

**ONE PART**

AND

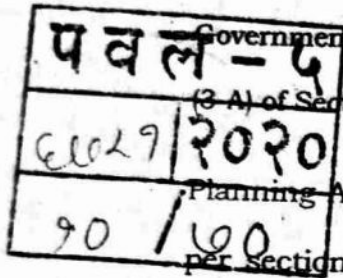
*[Handwritten signature]*  
*[Handwritten name]*

*[Handwritten initials]*  
*[Handwritten text]*

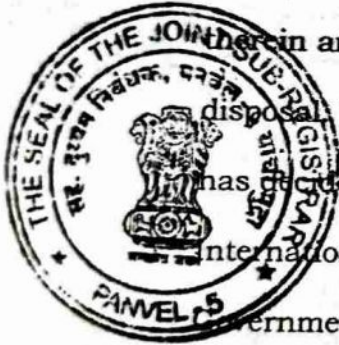


Mr. AMOL DEORAM DERE, Age- 30 years, (PAN CARD NO. AQFPD3844G)  
AND Before marriage Mrs. SHEETAL ARJUN ZINJAD after marriage Mrs.  
SHEETAL AMOL DERE, AGE -27Years (PAN CARD NO. ACIPZ8675L) both,  
Indian Inhabitant, having address at NEW CONCEPT COMPLEX CHS, ROOM NO.  
E002, SEC- 7, PLOT NO. 25 B, KAMOTHE Tal. Panvel Dist- Raigad - 410209  
Hereinafter referred to as "the Flat Purchaser" which expression shall where the  
Context so admits, be deemed to include its successors and assigns of the  
OTHER PART;

The corporation is the New Town Development Authority for the area  
designated as the site for the new town of Navi Mumbai as declared by

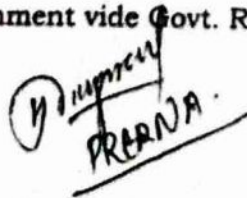


Government of Maharashtra in exercise of power under sub section (1) and  
(3 A) of Section 113 of the Maharashtra Regional and Town  
Planning Act of Maharashtra Act of 1966). The State Government as  
per section 113 (A) of the MRTP act 1956 acquired lands described



and vested such lands in the corporation for development and  
disposal. The corporation as part of the development of Navi Mumbai  
has decided to establish an international Airport namely Navi Mumbai  
International Airport with the approval of the state and central  
Government. Except for the lands already in possession of the  
corporation the remaining private lands required for the project were  
notified for acquisition before 01/01/2014 under the erstwhile Land  
Acquisition Act 1894 by the state Transparency in Land Acquisition  
Rehabilitation and Resettlement Act 2013 came into force with effect  
from date 01/01/2014 replacing the LA Act 1984, awards under  
section 11 of the LA Act 1894 have been declared for certain lands as  
determination for compensation for such lands shall be in conformity  
with the LARR Act of 2013.

Pursuant to Section 108 (1) and 108 (2) Of LARR Act of 2013 the State  
Government vide Govt. Resolution Urban Development Department CID

  
PRERNA

  
Adee  
  
Sheetal

1812/CR-274/UD-10 dated 1/03/2014 (Hereinafter referred to as GR dated 01/03/2014) has in lieu of monetary compensation provided for higher and better compensation in form of development plots to the land owners whose lands are to be acquired for the Project accordingly the corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in form of development plot in lieu of monetary compensation. There are some structures erected on the land already

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२०२०  
११/१०

acquired and in possession of the corporation. There structures are also required to be shifted sue to the project. The state Govt. vide resolution of Urban Development Department No CID 1812/CR-274/UD-10 dated 28<sup>th</sup> May 2014 (Hereinafter referred to as GR dated 28/05/2014) has taken the decision to grant plots and other benefits to the concerned structures Owners for their resettlement as a Special Case. In accordance with the Government Resolution Revenue and Forest Department No. RPA-2014/CR-52/R-3 dated 25/06/2014 (Hereinafter referred to as GR dated 25/06/2014). The District Rehabilitation officer has been authorized to determine the eligibility of the land structures owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with approval of plots are to be allotted by the Corporation as applicable provisions of G. R. dated 01/03/2014 G.R. dated 28/05/2014 NO. CID-1812/CR-274/UD-10 and as per circular issued by the corporation bearing no. CIDCO/Vya.Sa/Aa Vi. Ta./2014 dated 19/09/2014 and as determined by District Rehabilitation Officer of Raigad with the approval of the collector of the Raigad or as per the award declared by the Deputy Collector (Land Acquisition) as the case may be.



The landowners 1) SADASHIV JANA NAIK, 2) ANANT JANA NAIK, 3) VIJAY JANA NAIK are having un- authorized structures on the land possessed in the corporation at Village KOLEHI Tal. Panvel which were required to be shifted due to development of the project. The collector Raigad vide his order dated 28.05.2014 determined eligible the landowners for

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grant of a plot of 210 Sq. Mtrs. for resettlement and other benefits as per Govt. Resolution dated 28.05.2014 hereinabove mentioned. The relevant details of the structures of the landowners mentioned in order of the collector Raigad, eligibility determined etc., is reproduced as under:-

**RELEVANT DETAILS OF THE STRUCTURES (S)**

Award No	Name of structures Owners	Building No. as per Survey	Structures No. as per Survey	Use of Structures	Area Admissible for determining eligibility	Area of the plot to the allotted jointly
KOL-ICIG-68	.SADASHIV JANA NAIK, ANANT JANA NAIK, VIJAY JANA NAIK	68	KL-259 KL-260	Residential	68.09	210

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As per directions of the state Government vide G.R. dated 28/05/2014 referred to hereinabove and as per the order passed by the collector Raigad the corporation has allotted to the land owners vide its allotment letter No. 9015/dated 05/08/2015 for the purpose of constructing a building on and conditions hereinafter contained.



**DESCRIPTION OF LAND ALLOTTED**

Plot/Node	Plot No.	Sector No.	Area in Sq. mtrs.	Admissible FSI
PUSHPAK VADGHAR	129	R/3	210	1.5

The landowners before the execution of the Lease deed paid to the corporation on dated 01/08/2018 a sum of Rs.60/- ( Rupees Sixty Only) being Lease rent the period of 60 (Sixty) years at the rate of Rs. 1/- per annum as per the letters from the Urban Development Department bearing Department No. CID-1812/CR-274/UD-10 dated 18/8/2014 and No. CID-1812/CR-274/UD-10 dated 6<sup>th</sup> October 2015.

Thereafter the City and Industrial Development Corporation of Maharashtra Limited a company incorporated under the Companies Act 1956 executed

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And registered a registered Lease Deed No PVL4-9536-2018 on dated.03/08/2018 in favour of landowners(landowners) 1) SADASHIV JANA NAIK, 2)ANANT JANA NAIK, 3)VIJAY JANA NAIK duly registered at Sub-registrar office No Panvel 4(Class 2). On dated 29/03/2019 the landowners 1)SADASHIV JANA NAIK, 2)ANANT JANA NAIK, 3)VIJAY JANA NAIK made and executed a Development Agreement which is duly registered in the Sub Registered office Panvel No. 3 at Serial No. PVL3-547-19 Dt. 29/03/2019 and Power of Attorney which is duly registered in the Sub Registered office Panvel No.4 at Serial No. PVL 4-12352/2019 Dt. 23/01/2019 along with all legal heirs Landowners 1) SADASHIV JANA

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NAIK, 2) ANANT JANA NAIK, 3)VIJAY JANA NAIK have granted development rights in respect of the said property in favour of M/S PRERNA DEVELOPERS a registered partnership firm through its Partner M/S MUKESH UTTAM GAIKWAD AND KUMARI PRERNA EKNATH GALANDE. On the basis of Development rights assigned to developer M/S PRERNA DEVELOPERS a registered partnership firm through its Partner M/S MUKESH UTTAM GAIKWAD AND KUMARI PRERNA EKNATH GALANDE.



Made an application before CIDCO and acquired sanction vide order No CIDCO/BP-16275/TPO( NM & K ) /2019/4003 , and bearing assessment order No. 2019/3845 .The promoter through its Advocate had carried out the search and completed the same on date 05/04/2019 . The Advocate for the promoters have also made the computerized search, and did not found any across entry or transaction from the available data. However, went through whatever data was available for search documents provided for my perusal and the Advocate for the promoters did not come across any entry or transaction with respect of the said land.

By and under development rights long with sale rights and Power of Attorney mentioned hereinabove executed by the owners in respect of the property in favour of M/S PRERNA DEVELOPERS has absolute rights to construct the building upon & sell the units/Flats/garages/open Spaces/

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rights to any person of their own choice as per their wish upon the consideration.

WHEREAS by an Development Agreement dated 29/03/2019 executed between "the Original Owner "and the Promoter of the Other Part (hereinafter referred to as "the Development Agreement") the Original Owners has appointed the Promoter as his agent to develop the piece or parcel of Lease hold land lying and being at **PLOT NO. 129, SECTOR R/3, PUSHPAK VADGHAR NODE, TALUKA PANVEL, DISTRICT RAIGAD, IN THE REGISTRATION SUB-DISTRICT OF PANVEL ADMEASURING 210 SQ. MTS.** or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Plot/Land") and to construct thereon building/s in accordance with the terms and conditions

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contained in the Development Agreement;  
**AND WHEREAS** as a result of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as "the Ceiling Act") which came into force in



the State of Maharashtra on the 17<sup>th</sup> February 1976 Vendor/Lessor/Original Owner/Promoter were not entitled to hold any vacant land in excess of the ceiling except as otherwise provided in the Ceiling Act;

**AND WHEREAS** the Vendor/Lessor/Original Owner/Promoter having been shown to be the owner of the said land in the Government and revenue records, the Vendor/Lessor/Original Owner/Promoter submitted to the Government of Maharashtra (hereinafter referred to as "the Government") in the name of the Vendor/Lessor/Original Owner and/or Promoter an application under section 20 of the Ceiling Act for exempting the said land from the provisions of the Ceiling Act.

**AND WHEREAS** by an Order the Government exempted, subject to the conditions stated in the Said Order, the said land from the provisions of the Ceiling Act.

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**AND WHEREAS** as per the said Order and as a result of the Development Agreement the Promoter is entitled and enjoined upon to construct buildings on the said land in accordance with the said Order.

**AND WHEREAS** the Vendor/Lessor/Original Owner/Promoter having been shown to be the owner of the said land in the Government and Revenue records, the Vendor/Lessor/Original Owner/Promoter submitted to the Government of Maharashtra (hereinafter referred to as "the Government) in the name of the Vendor/Lessor/Original Owner/Promoter an application under section 21 of the Ceiling Act and the guidelines framed by the Government in respect of section 21 of the Ceiling Act for the purpose of developing the said land as stated in the application in accordance with the provisions of the Ceiling Act.

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**AND WHEREAS** as per the Development Agreement the Promoters are entitled and enjoined upon to construct buildings on the said land in accordance with the said Order.



**AND WHEREAS** the Vendor/Lessor/Original Owner/Promoter, being in possession of the said vacant land and constructing/has constructed instead new multi-storied buildings thereon.

**AND WHEREAS** the Promoter has proposed to construct on the said land. Here specify number of building ONE , new multi-storied building/s of ground floor at stilt level and Here specify number of floors FOUR or more upper floors (hereinafter referred to as "the said building/s") as specifically as mentioned in the approved plan.

**AND WHEREAS** the promoter has entered into as standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the promoter accepts of professional supervision of the Architect and the structural Engineer till the completion of the building/s.

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**AND WHEREAS** by virtue of the Development Agreement the Promoter alone has the sole and exclusive right to sell the flats in the said building/s to be constructed by the Promoter on the said land and to enter into agreement/s with the purchaser/s of the flats and to receive the sale price in respect thereof;

**AND WHEREAS** the Flat Purchaser demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said land, the said Order, the Development Agreement and the plans, designs and specifications prepared by the Promoter's Architects Messrs P. K. Mistry and of such other documents as are specified under the Maharashtra Ownership Flats Regulation of the

Promotion of Construction, Sale, Management and Transfer Act, 1963 (hereinafter referred to as "the said Act") and the rules made therein under.

**AND WHEREAS** the copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, copies of Property card or extract of Village

Forms VI or VII and XII or another relevant revenue record showing the nature of the title of the Promoter to the said land on which the flats are

constructed or are to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Flat Purchaser

approved by the concerned local authority have been annexed hereto and marked Annexure 'A', 'B' and 'C' respectively.

**AND WHEREAS** the Promoter has got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said building/s.

**AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said land and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by the concerned local authority.

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**AND WHEREAS** the Promoter has accordingly commenced construction of the said building/s in accordance with the said plans. **AND WHEREAS** the flat Purchaser applied to the Seller for allotment to the flat purchaser **FLAT NO.404 ON 4th FLOOR ADMEASURING 155 SQ. FEET CARPET, BUILDING KNOWS AS "MAULI APARTMENT", SITUATED AT PLOT NO.129, SECTOR R/3, PUSHPAK (VADGHAR) NODE, TALUKA PANVEL, DISTRICT RAIGAD.**

**AND WHEREAS** prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No.XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976, the Flat Purchaser has made a declaration to the effect firstly, that

neither the Flat Purchaser nor the members of the family (family as defined under the Urban Land ( C & R ) Act, of 1976 of Flat Purchaser own a tenement, house or building within the limits of CIDCO (Name of town) which flat applied for is located.)

**AND WHEREAS** relying upon the said application, declaration, and agreement, the Promoter agreed to sell the Flat Purchaser a flat at the price and on the terms and conditions hereinafter appearing.

**AND WHEREAS** prior to the execution of these presents the Flat Purchaser has paid to the Promoter sum of **Rs.21,00,000/- (Rupees Twenty One Lakh only )** being part payment of the sale price of the flat agreed to be sold by the Promoter to the Flat Purchaser as advance payment or deposit (the payment and receipt whereof the Promoter both hereby admit and acknowledge) which shall in no event exceed fifteen percent of the sale price of the flat agreed to be sold to the Flat Purchaser, and the Flat Purchaser has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

**AND WEHREAS** under section 4 of the said Act the Promoter is required to execute a written agreement for sale of said flat to the flat purchaser being in fact these presents and also to register said agreement under the

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

1. The Promoter shall construct the said building/s consisting of ground and G + 4 upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be

made in them or any of them:

Provided that the Promoter shall have to obtain prior consent in writing to the flat purchaser in respect of such variations or modifications which may adversely affect the flat of the purchaser.

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The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Flat Purchaser one flat No.404 of Type CRK of carpet area admeasuring 155 sq. Feet (which is inclusive of balconies) on 4<sup>th</sup> floor as shown in the Floor plan thereof heretofore annexed and marked Annexure D/covered/open Garage No.- in the Building (hereinafter referred to as "the Flat") for the price of Rs. **Rs.21,00,000/- (Rupees Twenty One Lakh only )** including all **Rs.21,00,000/-** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature extent and description of the common/limited common areas and facilities/ limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The Flat Purchaser hereby agrees to pay Balance amount **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** shall be paid by arranging loan which will be paid within 45 days to the promoter as per schedule manner:

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**PRERNA**

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**Adel**

**PAYMENT SCHEDULE**

As Initial Booking Deposit/Earnest Money Deposit on or before issuing this Reservation/Allotment Letter	5%
Amount require to be paid at the time of On Completion of Plinth	20%
Amount require to be paid at the time of on Completion of 1 <sup>st</sup> Slab	10%
Amount require to be paid at the time of on Completion of 2 <sup>nd</sup> Slab	10%
Amount require to be paid at the time of on Completion of 3 <sup>rd</sup> Slab	10%
Amount require to be paid at the time of on Completion of 4 <sup>th</sup> Slab	10%

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Amount require to be paid at the time of on Completion of 5 <sup>th</sup> Slab	10%
Amount require to be paid at the time of starting bricks work	5%
Amount require to be paid at the time of starting Plaster work	5%
Amount require to be paid at the time of starting Flooring work	5%
Amount require to be paid at the time of Starting Plumbing & Electric Fitting work	5%
Amount require to be paid before Taking Physical Possession	5%
<b>TOTAL</b>	<b>100</b>



3. 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 concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Flat Purchaser, obtain from the concerned local authority occupation

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and/or completion certificates in respect of the Flat.

4. The Promoter hereby declares that the Floor Space Index available in respect of the said land is 1.5 only and that no part of the said floor space index has been utilised by the Promoter elsewhere for any purpose whatsoever. In case the said floor space index has been utilised by the Promoter elsewhere, then the Promoter shall furnish to the Flat Purchaser all the detailed particulars in respect of such utilisation of said floor space index by him. In case while developing the said land the Promoter has utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Promoter to the Flat Purchaser.

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case the Promoter is acting as an agent of the Vendor/Lessor/Original Owner of the said land, then, the Promoter hereby agrees that he shall, before handing over possession of the Flat to the Flat Purchaser and in any event before execution of a conveyance/assignment of lease of the said land in favour of a corporate body to be formed by the purchasers of flats/shops/garages in the building to be constructed on the said land hereinafter referred to as "the Society"/"the Limited Company") and true disclosure of the nature of his title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land and shall, as far as practicable, ensure that the said land is free from all encumbrances and that the Vendor/Lessor/Original Owner/the Promoter has/have absolute, clear and marketable title to the said land so as to enable him to convey to the said Society/Limited Company such absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said land by the Promoter in favour of the said Society/Limited Company.



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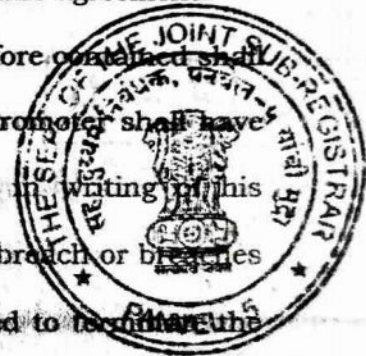
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6. The Flat Purchaser agrees to pay to the Promoter interest at nine Percent per annum on all the amounts which become due and payable by the Flat Purchaser to the Promoter under the terms of this agreement from the date of the said amount is payable by the purchaser to the Promoter.

7. On the Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at his own option to terminate this agreement:

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**Provided Always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Flat Purchaser fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Flat Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice:**



**Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Flat Purchaser the instalments of sale price of the Flat which may till then have been paid by the Flat Purchaser to the Promoter but the Promoter shall not be liable to pay the Flat Purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoter, the Promoter, shall be at liberty to dispose of and sell the Flat to such person and at such price as the Promoter may in his absolute discretion think fit.**

8. The fixtures, fitting and amenities to be provided by the Promoter in the said building and the Flat are those that are set out in Annexure 'E' annexed hereto.

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9. The Promoter shall give possession of the Flat to the Flat Purchaser on or before 30<sup>th</sup> day of April 2021. If the Promoter fails to neglects to give possession of the Flat to the Flat Purchaser on account of reasons beyond his control and of his agents as per the provisions of section 8 of the Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Flat Purchaser the amounts already received by him in respect of the Flat with simple interest at nine percent per annum from the date the Promoter received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that

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dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. The entire amount and interest thereon is refunded by the Promoter to the Flat Purchaser they shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the



are situated or were to be situated:

Provided that the Promoter shall be entitled to reasonable extension of time giving delivery of Flat on the aforesaid date, if the completion of building which the Flat is to be situated is delayed on account of -

- (i) non-availability of steel, cement, other building material, water or electric supply;
- (ii) war, civil commotion or act of God;
- (iii) any notice, order, rule, notification of the Government and/or other public or competent authority.

10. The Flat Purchaser shall take possession of the Flat within 30 days of the Promoter giving written notice to the Flat Purchaser intimating that the said Flats are ready for use and occupation:

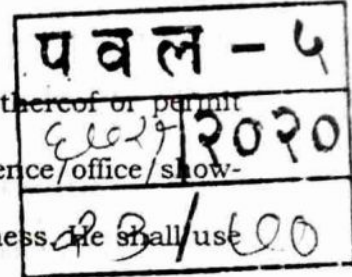
Provided that if within a period of three years from the date of handing over the Flat to the Flat Purchaser, the Flat Purchaser brings to the notice of the Promoter any defect in the Flat or the building in which the Flat is situated

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or the material used therein or any unauthorised change in the construction of the said building, then, wherever possible such defects or unauthorised changes shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Flat Purchaser shall be entitled to receive from the Promoter reasonable compensation for such defect or change.

11. The Flat Purchaser shall use the Flat or any part thereof or permit the same to be used only for the purpose of residence/office/show-room/shop/go down for carrying on any industry or business. He shall use the garage or parking space only for the purpose of for keeping or parking the Flat Purchaser's own vehicle.



12. The Flat Purchaser along with other purchasers of flats in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Flat Purchaser may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within 30 to 45 days of the same being forwarded by the Promoter to the Flat Purchaser, so as to enable Promoter to register the organisation of the Flat Purchaser under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, Sale, Management and Transfer) Rule, 1964. No objection shall be taken by the Flat Purchaser if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



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13. Unless it is otherwise agreed to by and between the parties here to the Promoter shall, within 6 months of registration of Society or Limited Company, as aforesaid cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the aliquot part of the said land together with the buildings by obtaining/or executing the necessary conveyance/assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in the favour of such Society or Limited Company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this Agreement.

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14. Commencing a week after notice in writing is given by the Promoter to the Flat Purchaser that the Flat is ready for use and occupation, the Flat Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other the concern local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/Limited Company is formed and the said land and building/s transferred to it, the Flat Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Flat Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined the Flat Purchaser shall pay to the Promoter Provisional monthly contributions of Rs.      per month towards the outgoings. The amounts so paid by the Flat Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease is executed in favour of the society or a



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limited company as aforesaid. Subject to the provisions of section 6 of the said Act, on such conveyance/assignment of lease being executed the aforesaid deposits (less deduction provided for this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.

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15. The Flat Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts:

(i) Rs. \_\_\_\_\_ for legal charges.

(ii) Rs. \_\_\_\_\_ for share money, application, entrance fee of

the Society or Limited Company.

(iii) Rs. \_\_\_\_\_ for formation and registration of the Society or

Limited Company.

(iv) Rs. \_\_\_\_\_ for proportionate share of taxes and other charges.

Total Rs. \_\_\_\_\_



16. The Promoter shall utilise the sum of Rs. \_\_\_\_\_ paid by the Flat Purchaser to the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with the formation of the said Society, or as the case may be, Limited Company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Agreement and the conveyance or assignment of lease.

17. At the time of registration the Flat Purchaser shall pay to the

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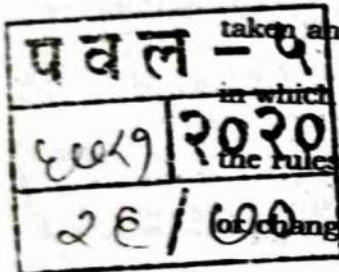
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Promoter the Flat Purchasers' share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or lease or any document or instrument of transfer in respect of the said land and the Building to be executed in favour of the Society or Limited Company.

18. The Flat Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, both hereby covenant with the Promoter as follows:

(a) To maintain the flat at Flat Purchasers' own cost any good tenable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.



(a) Not to store in the Flat 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 Flat is situated or storage of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for the consequences of the Breach.

(c) To carry at his own cost all internal repairs to the said Flat and maintain the flat in the same conditions, state and order in which it was

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delivered by the promoter to the Flat Purchaser and shall not do or suffering to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations any bye-laws of the concerned local authority or other public authority. And in the event of the Flat Purchaser committing any act in contravention of the above provision, the Flat Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

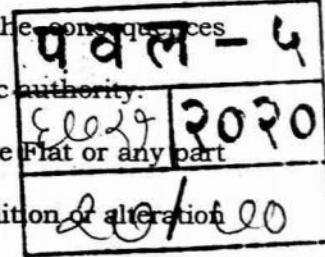
(d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and 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 Flat is situated and shall not chisel or in any manner damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

(e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat is situated.

(g) Pay to the Promoter within 30 days of demand by the Promoter, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service Connection to the building in which the Flat is situated.

(h) To bear and pay increase in local taxes, water charges, insurance and



*Handwritten signature*  
REKHA

*Handwritten signature*  
A. Desai  
Sheetal

such other laws, 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 Flat by the Flat Purchaser viz., user for any purposes other than for residential purpose.

(i) The Flat Purchaser shall not let, sub-let, transfer or assign part with Flat Purchaser interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Flat Purchaser to the Promoter under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchase has intimated in writing to the Promoter.

(j) The Flat Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company 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 flats therein and for the observance and performance of the Building

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Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of Flat 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.



(k) Till a conveyance of building in which Flat is situated is executed the Flat Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

19. The Promoter shall maintain a separate account in respect of sums

*H. Pragna*  
PRAGNA.

*Shankar*

Received by the Promoter from the Flat Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out-goings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Plot or the said Plot and Building or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces, recreation spaces, etc., will remain the property of the Promoter until the said Building is transferred to the Society/Limited Company as mentioned.

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21. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

22. The Flat Purchaser and/or the 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.

23. All notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser, by Registered Post A.D./Under Certificate of posting at his/her

*Prerna*  
PRERNA

*Ad*  
Sheetal

Address specified below:

Viz

NAME- Mr. AMOL DEORAM DERE

NAME - Before marriage Mrs. SHEETAL ARJUN ZINJAD after marriage

Mrs. SHEETAL AMOL DERE

Address: NEW CONCEPT COMPLEX CHS, ROOM NO. E002 , SEC-7, PLOT NO. 25B, KAMOTHE TALUKA - PANVEL DISTRICT - RAIGAD -410206

24. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the

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exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Flat Purchaser till the permission in writing is obtained from the concerned local authority and the Promoter or the Society, or as the case may be, the Limited Company.



This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the Rules made there under/said Act and the rules made there under.

Note: Testimonial clause to be finalised in individual cases having to the constitution of parties to the Agreement.

First Schedule Above Referred to

(Description of the freehold/leasehold land)

Second Schedule Above Referred to

(Here set out the nature, extent and description of common areas and facilities/limited common areas and facilities)

#### **AMENITIES FOR THE FLAT**

- > Vitrified type flooring in all rooms
- > Granite kitchen platform with S.S. Sink and designer glazed tiles up to slab level above kitchen platform

Prerna

Adarsh

- Powder coated sliding window with granite frame
- Main door & bedroom wooden doors with decorative laminate
- Concealed plumbing with geyser point
- Polycab paint on concealed copper wiring with telephone and TV point in living room
- Distemper paint on internal walls and 100% acrylic paint on external walls
- Reputed make lift

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**ANNEXURE-A**

Name OF the Advocate: **MR. AMIT ARUN BHUJBAL**

Address: Shop no 148 , First Floor , Nagar Palika complex ,

District- Raigad-410206

Date:



**CERTIFICATE**

This is to certify that we have investigated the title to the aforesaid property which is more particularly described below in the Schedule hereunder written and have pursued title deeds and certify that in our opinion the title of **M/S PRERNA DEVELOPERS** the Vendor/Lessor/Original Owner/Promoter is clear, marketable and free from encumbrances, charges and/or claims.

***The Schedule above Referred PLOT***

All that piece and parcel of land bearing Place/ Node Plot Mo 129 sector No R/3 Area admeasuring 210 Sq. mtrs. Situated at Village PUSHPAK VadgharNavi Mumbai TalukaPanvel District Raigad within the local limits of Panvel Municipal Corporation, within the revenue jurisdiction of Sub-Registrar Panvel Land bounded as under:-

*Amit Arun Bhujbal*  
Amit Arun Bhujbal

*Amit*  
Amit

On or towards East :-Plot No.128  
On or towards South :-Plot no. 112  
On or towards West :-Plot no. 130  
On or towards North :-9.0 meter wide Road  
# hereinafter called and referred as the "said land".

Panvel

Dated 6<sup>th</sup> day of OCTOBER, 2020

**ANNEXURE - B**

(Copies of Property Card or extract of Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the said land)

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**ANNEXURE - C**

(Copy of the plans and specifications of the Flat as approved by the concerned local authority)



**ANNEXURE - D**

(Description of the Flat)

No. 404, 4<sup>th</sup> floor carpet ADMEASURING 155 sq. feet, Building known as "MAULI APARMENT" situated on Plot No.129, Sector R/3, Pushpak Node, Karanjade, Taluka Panvel, District Raigad -410206

**ANNEXURE - E**

(Specification's and amenities for the Flat)

Note: Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the agreement.

SIGNED AND DELIVERED BY )

WITHIN NAMED PROMOTERS )

*Prerna*  
PRERNA.

*Adarsh*  
Shubh

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M/S PRERNA DEVELOPERS  
THROUGHTITS PARTNER

1. MR. MUKESH UTTAM GAIKWAD

AND



*Mukesh Uttam Gaikwad*



2. KUMARI PRERNA EKNATH GATANDE

In the presence of

- २०२०/५३*
- ३०००००००*

*Prerna*



SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER/S  
Mr. AMOL DEORAM DERE

And

*Amol Dere*



Before marriage Mrs. SHEETAL ARJUN ZINJAD

After marriage

Mrs. SHEETAL AMOL DERE

In the presence of:

- २०२०/५३*
- ३०००००००*

*Sheetal*





**PAYMENT RECEIPT**

RECEIVED FROM THE WITHIN NAMED PURCHASER/S AN AGGREGATE  
SUM OF RS.1,00,000/- (RUPEES ONE LAKHS ONLY ) AS PER THE  
DETAILS GIVEN BELOW BEING THE PART CONSIDERATION PAID BY  
THEM TO PROMOTER: -

CHEQUE NO.	DATED	DRAWN ON	AMOUNT	IN FAVOUR OF
100001	06/04/2019	Abhyudaya Co.Op Bank Ltd	1,00,000/-	M/s. PRERNA DEVELOPERS
		New Panvel - Branch		
<b>Total</b>			<b>1,00,000/</b>	

WE SAY RECEIVED

*H. S. Prerna*  
*PRERNA*

**M/S PRERNA DEVELOPERS**

(Promoter)

Witness:

1. *Prerna*
2. *Bamble*

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**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number P52000021117

Project: MAULI APARTMENT, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 129, URP NO 10, Sanjivade, Panvel, Raigarh, 410206;

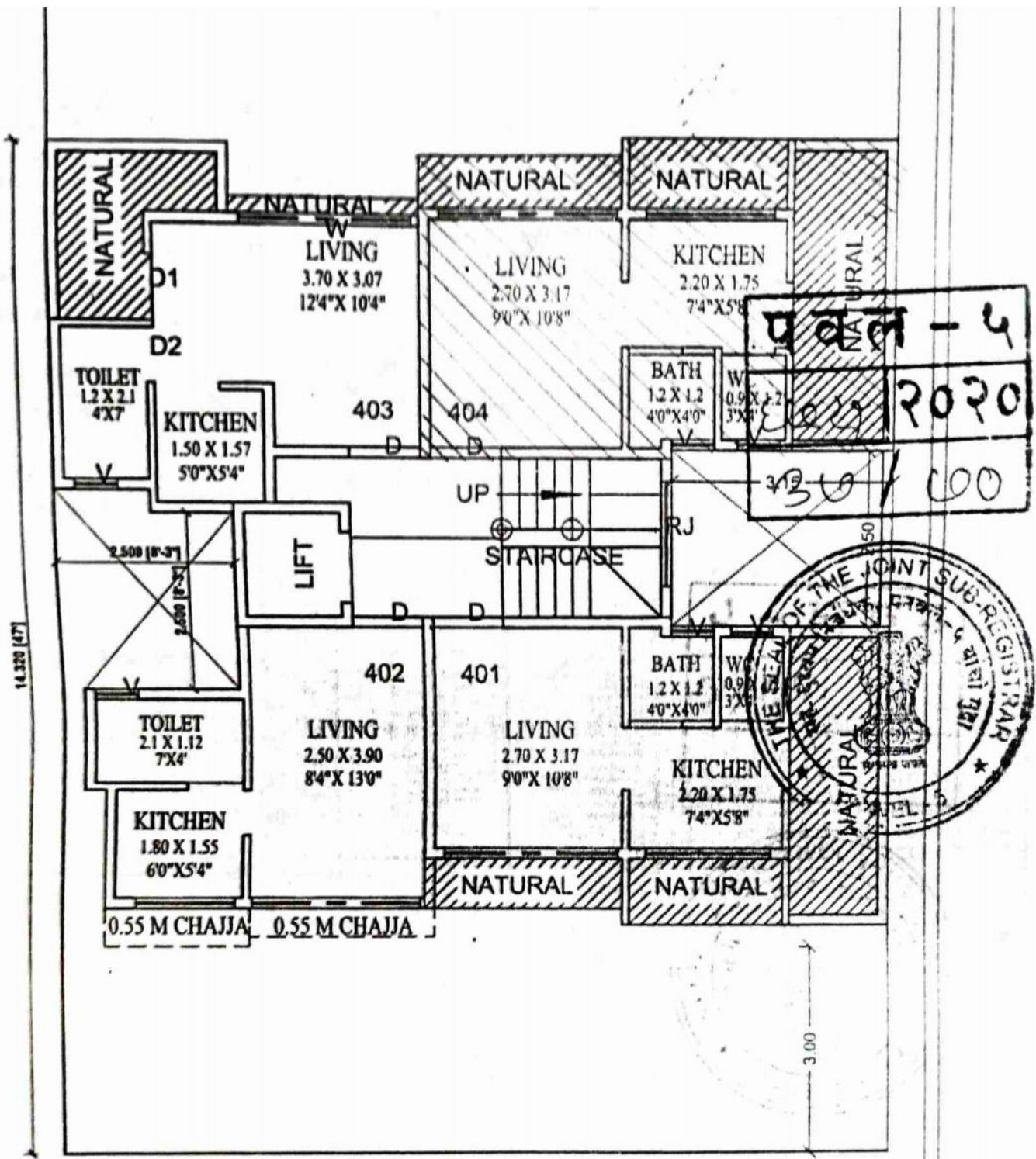


1. **Prerna Developers** having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, Pin: 410209.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter 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 (f) 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 31/05/2019 and ending with 30/04/2021 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. Vasantrao Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 5/31/2019 3:14:49 PM

Dated: 31/05/2019  
Place: Mumbai

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



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**FOURTH FLOOR PLAN**

DEVELOPERS	PROJECT	ARCHITECT	SCALE	NTS
	PROPOSED RESIDENTIAL BUILDING ON PLOT NO.-129, SEC.-R3, PUSHPAK, NAVI MUMBAI.	M/s. CREATIVE DESIGN ARCH 307, BAVA TOWER, SECTOR-17, VASHI, NAVI MUMBAI. TEL. 9821271127, 022-67914754	DRN.BY	SURESH
			DATE	14/ 8/2018
			SHEET NO.	1 / 1

*Signature*  
 ARNA

*Signature*  
 Suresh