



RASMCC - PANVEL  
 Sharda Terrace, Plot No. 55,  
 Sector 11, CBD Belapur,  
 Navi Mumbai 400 614

HL TO BE PARKED

HLST / MPST / BM / FS / along with Mob No. :

|                     |                     |                     |                     |
|---------------------|---------------------|---------------------|---------------------|
| SEARCH - 1          | DATE                | SEARCH - 1          | DATE                |
| SEARCH - 2          | SEARCH - 1          | SEARCH - 2          | SEARCH - 1          |
| VALUATION - 1       | VALUATION - 2       | VALUATION - 1       | VALUATION - 2       |
| OFFICE VERIFICATION | OFFICE VERIFICATION | OFFICE VERIFICATION | OFFICE VERIFICATION |
| SITE INSPECTION     | SITE INSPECTION     | SITE INSPECTION     | SITE INSPECTION     |

Name of RACPC Co-ordinator along with Mob No. :

Contact Person : Vishant  
 Mobile No. 9507000058  
 RBO - ZONE - Branch : (Code No)

Name of Developer / Vendor : Kaandhem

Property Location : Sarpada  
 Property Cost : 1.76 cr.

|                               |                          |
|-------------------------------|--------------------------|
| Realty                        | Home Top up              |
| Hsg. Loan                     | Maxgain                  |
| Loan Type :                   | SBI LIFE :               |
| Interest Rate :               | EMI :                    |
| Loan Amount : <u>65 lakhs</u> | Tenure : <u>19 years</u> |

Contract (Resi.) : Mobile : 9869429117

Co-Applicant Name : Pramik Vasudeo MNL (80240392393)

Applicant Name : Vinaya Pramik MNL (8690274384)

LOS Reference No. :  
 PAL/Take Over/NEW/Resale/Top up

CIF NO. :  
 Tie up no. (if applicable)

Saving A/C No. :  
 Branch FILE No. :

Please Tick

75 20446

Monday, October 23, 2023

10:59 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22531 दिनांक: 23/10/2023

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन3-20446-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विनया प्रणिक मुल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

11:18 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु. 15753707.2/-

मोबदला रु. 17600725/-

भरलेले मुद्रांक शुल्क : रु. 1056100/-

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु. 1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023213103854 दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009867502202324R दिनांक: 23/10/2023

बँकेचे नाव व पत्ता: IDBI

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

रजम क्रमांक : 20446/2023

नोंदणी :

Regn:63m

## गावाचे नाव : सानपाडा

| प्रकार  | क्रमांक  |
|---|--|
| करारनामा  | 17600725   |
| व(भाडेपट्ट्याच्या वास्तुपट्टाकार<br>की पट्टेदार ते नमूद करावे)                          | 15753707.2   |
| पोटहिस्सा व घरक्रमांक(अमल्ल्याम)  | 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: फ्लॉट नंबर 2104,21 वा मजला,कामधेनू बोग,प्लॉट नंबर 20,21,सेक्टर 8,सानपाडा,नवी मुंबई,क्षेत्रफळ 91.096 चौ मी कार्पेट + 9.705 एकूण अंमिलेगी एरिया चौ मी +1 कवर्ड पार्किंग स्पेस नं 07,पट्टिया पोडियम फ्लोअर,आणि 1स्टॅक पार्किंग स्पेस नं 15 व 15 ए.ग्राउंड फ्लोअर(इतर माहिती दस्तान नमूद केल्या प्रमाणे).(( Plot Number : 20/21 ; SECTOR NUMBER : 8 ; )) |
| जा जुडी देण्यात असेल तेव्हा.  | 1) 91.096 चौ.मीटर  |
| न देणा-या/लिहून ठेवणा-या<br>क्या दिवाणी न्यायालयाच्या<br>आदेश अमल्ल्याम,प्रतिवादिचे नाव | 1): नाव:-मे कामधेनू लाईफस्पेसीस तर्फे भागीदार मुर्दिगर अनंतराम मवलोक यांचे कु मु वैशाली गुरव -- वय:-52; पत्ता:-<br>प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 1603 / 04 /05 / 06, 16 वा मजला, केसर मॉकीटियर,प्लॉट नं 5,सेक्टर<br>19,सानपाडा ,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AASF0883F  |
| घेणा-या पधकाराचे व किंवा<br>हकुमनामा किंवा आदेश<br>नाव व पत्ता                          | 2): नाव:-मे कामधेनू लाईफस्पेसीस तर्फे भागीदार दिनेश रामरतन खंडेलवाल यांचे कु मु वैशाली गुरव -- वय:-52; पत्ता:-<br>प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 1603 / 04 /05 / 06, 16 वा मजला, केसर मॉकीटियर,प्लॉट नं 5,सेक्टर<br>19,सानपाडा ,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AASF0883F   |
| दिल्याचा दिनांक   | 1): नाव:-विनया प्रणिक मुल -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ -1/1- 4,पार्क ब्यू मी एच<br>एम,सेक्टर 7,सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AHPPM9186R  |
| नाचा दिनांक   | 2): नाव:-प्रणिक वासुदेव मुल -- वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ -1/1- 4,पार्क ब्यू मी एच<br>एम,सेक्टर 7,सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAWPM5057F  |
| पत्र  | 23/10/2023   |
| मुद्रांक शुल्क  | 23/10/2023   |
| नोंदणी शुल्क  | 20446/2023   |
|   | 1056100  |
|   | 30000  |

  
सह दुय्यम निबंधक वर्ग - 2  
ठाणे क्र. 3

धनलेला तपशील:-

वेवडलेला अनुच्छेद :-

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



## सूची क्र.2

संपादन क्र. 20446/2023

सं. क्र. 20446/2023

न. 63m

Regn 63m

## गावाचे नाव : सानपाडा

| प्रकार  | करारनामा   |
|---|--|
|   | 17600725   |
| भाडेपट्टीबाबतचा वावतितपट्टीकारणे पट्टीदार ते नमूद करावे)        | 15753707.2   |
| हिस्सा व घग्गमांक(असल्यास)                                      | 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: फ्लॉट नंबर 2104,21 वा मजला,कामधेनु वींग,प्लॉट नंबर 20,21,सेक्टर 8,सानपाडा,नवी मुंबई,क्षेत्रफळ 91.096 चौ मी कापॅट + 9.705 एकूण अंमिलेगी एरिया चौ मी +1 कवर्ड पार्किंग स्पेस नं 07,पट्टीला पोडियम फ्लोअर,आणि 1स्टक पार्किंग स्पेस नं 15 व 15 ए,ग्राउंड फ्लोअर(इतर माहिती दस्तान नमूद केल्या प्रमाणे).(( Plot Number : 20/21 ; SECTOR NUMBER : 8 ; )) |
| वृद्धी देण्यात असेल तेव्हा.                                     | 1) 91.096 चौ.मीटर  |
| पणा-वालिहून ठेवणा-या दिवाणी न्यायालयाचा असल्यास,प्रतिवादिचे नाव | 1): नाव:-मे कामधेनु लार्डफस्पेसीस तर्फे भागीदार सुगिंदर अनंतगम मवलोक यांचे कु मु वैशाली गुरव -- वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 1603 / 04 / 05 / 06, 16 वा मजला, केसर मॉलीटियर,प्लॉट नं 5,सेक्टर 19,सानपाडा ,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AASFK0883F  |
| या पधकागचे व किंवा मनामा किंवा आदेश व पत्ता                     | 2): नाव:-मे कामधेनु लार्डफस्पेसीस तर्फे भागीदार दिनेश रामरतन खंडेलवाल यांचे कु मु वैशाली गुरव -- वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं 1603 / 04 / 05 / 06, 16 वा मजला, केसर मॉलीटियर,प्लॉट नं 5,सेक्टर 19,सानपाडा ,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AASFK0883F   |
| गा दिनांक   | 1): नाव:-विनया प्रणिक मुल -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ -1/1- 4,पार्क व्ह्यू मी एच एम,सेक्टर 7,सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AHPPM9186R   |
| दनांक   | 2): नाव:-प्रणिक वासुदेव मुल -- वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ -1/1- 4,पार्क व्ह्यू मी एच एम,सेक्टर 7,सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAWPM5057F   |
| शुल्क   | 23/10/2023   |
| शुल्क   | 23/10/2023   |
|   | 20446/2023   |
|   | 1056100  |
|   | 30000  |

  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३

नपथीत:-

अनुच्छेद :-

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

| मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )                                 |   |                             |                |                  |                |
|---|---|-----------------------------|----------------|------------------|----------------|
| Valuation ID  | 20231023383   | 23 October 2023 09:29:03 AM |                |                  |                |
| मूल्यांकनाचे वर्ष   | 2023  | टनन                         |                |                  |                |
| जिल्हा  | ठाणे  |                             |                |                  |                |
| मूल्य विभाग   | तालुका ठाणे   |                             |                |                  |                |
| उप मूल्य विभाग  | 25 210-सानपाडा नोड सेक्टर क्रं 8  |                             |                |                  |                |
| क्षेत्राचे नांव   | Navi Mumbai Municipal Corporation   | सर्व्हे नंबर /न भू क्रमांक  |                |                  |                |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.                                 |   |                             |                |                  |                |
| खुली जमीन   | निवासी सदनिका   | कार्यालय                    | दुकाने         | औद्योगिक         | मोजमापनाचे एकक |
| 48 481  | 123200  | 138400                      | 154000         | 138400           | चौ मीटर        |
| बांधीव क्षेत्राची माहिती  |   |                             |                |                  |                |
| बांधकाम क्षेत्र (Built Up)-   | 109.91 चौ मीटर  | मिळकतीचा वापर-              | निवासी सदनिका  | मिळकतीचा प्रकार- | बांधीव         |
| बांधकामाचे वर्गीकरण-  | 1-आर सी सी  | मिळकतीचे वय -               | 0 TO 2वर्षे    | बांधकामाचा दर-   | Rs.26620/-     |
| उद्दवाहन सुविधा -   | आहं   | मजला -                      | 21st and Above |                  |                |
| Sale Type - First Sale  |   |                             |                |                  |                |
| Sale-Resale of built up Property constructed after circular dt.02/01/2018 |   |                             |                |                  |                |
| मजला निहाय घट/वाढ   | = 110 / 100 Apply to Rate= Rs.135520/-  |                             |                |                  |                |
| धसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर                                | =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * धसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )  |                             |                |                  |                |
|   | = ( ( (135520-48400) * (100 / 100 ) ) + 48400 )   |                             |                |                  |                |
|   | = Rs.135520/-   |                             |                |                  |                |
| A) मुख्य मिळकतीचे मूल्य   | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  |                             |                |                  |                |
|   | = 135520 * 109.91   |                             |                |                  |                |
|   | = Rs.14895003.2/-   |                             |                |                  |                |
| E) बंदिस्त वाहन तळाचे क्षेत्र   | 27.88 चौ. मीटर  |                             |                |                  |                |
| बंदिस्त वाहन तळाचे मूल्य  | = 27.88 * (123200 * 25/100 )  |                             |                |                  |                |
|   | = Rs.858704/-   |                             |                |                  |                |
| Applicable Rules  | 3, 9, 18, 19, 15  |                             |                |                  |                |
| एकत्रित अंतिम मूल्य   | <p>मूळ मिळकतीचे मूल्य (तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी स्वयंपूर्णित)</p> <p>A + B + C + D + E + F + G + H + I + J</p> <p>14895003.2 + 0 + 0 + 0 + 858704 + 0 + 0 + 0 + 0 + 0</p> <p>Rs.15753707/-</p> <p>= ₹ एक करोड़ सत्तावन्न लाख त्रेपन्न हजार सात शे सात/-</p> |                             |                |                  |                |

KAMDHENU LIFESPACES

Partner Partner

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Navi Mumbai, District Thane on this 33<sup>rd</sup> day of Oct, 2023

BETWEEN

M/S KAMDHENU LIFESPACES (PAN AASFK0883F) a Partnership Firm incorporated under Indian Partnership Act, 1932 having its Office at its Office No. 1603/04/05/06, Kesar Solitaire, Plot No. 5, Sector 19, Sanpada, Navi Mumbai 400 705 through its Partners Shri (1) SHRI. SURINDER ANANTRAM SABHLOK (2) SHRI. KANTILAL SANTOKDAS VAISHNAV (3) SHRI. DINESH RAMRATAN KHANDELWAL (the "PROMOTER") (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its partners, their survivors, heirs, executors, nominee, administrators and assigns of such last survivor) party of FIRST PART;

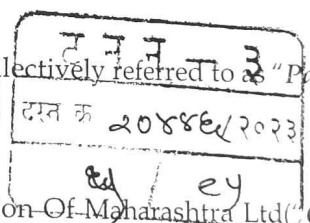
AND

- 1) MRS. VINAYA PRANIK MUL, (PAN No. AHPPM9186R), individual aged 51 Years
  - 2) MR. PRANIK VASUDEO MUL, (PAN No. AAWPM5057F), individual aged 56 Years
- both Indian inhabitant residing at, F-1/1-4, PARK VIEW C.H.S., SECTOR 7, SANPADA, NAVI MUMBAI 400 705. (the "ALLOTTEES") (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) of the Party of the

The "Promoter" and "Allottees" hereinafter collectively referred to as "Parties"

WHEREAS:

A. The City & Industrial Development Corporation Of Maharashtra Ltd ("CIDCO"), a company incorporated under the Companies Act, 1956 (1 to 1956) and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of the Maharashtra Regional & Town Planning Act 1966(Maharashtra Act No XXXVII of 1966) (the 'Act') for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act.



KAMDHENU LIFESPACES

Partner Partner

Handwritten signatures of the parties.

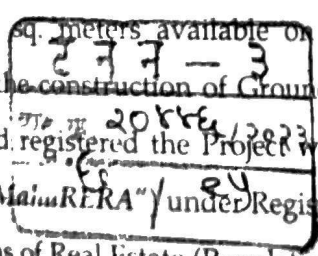
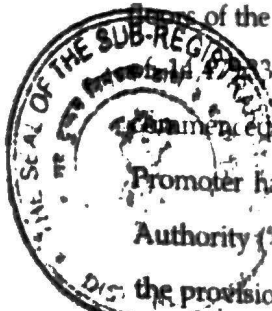
B. The State Government of Maharashtra has acquired Plot within the delineated area of Navi Mumbai and vested the same in the CIDCO by order duly made in that behalf as per the provisions of section 113 of the said act.

C. Vide Allotment Letter dated 30<sup>th</sup> March, 2021, M/s. CIDCO Ltd., agreed to allot Promoter Leasehold Land bearing Plot No. 20 + 21 admeasuring 3,000.26 Sq. Meters (the "Plot") situated at Sector 08, Sanpada, Navi Mumbai on terms mentioned therein. The said Plot is more particularly described in the **FIRST SCHEDULE** hereunder. A copy of Layout Plan of the said Plot is annexed hereto as **Annexure A**.

D. Vide 'Agreement to Lease' dated 16<sup>th</sup> September, 2021 M/s. CIDCO Ltd., granted license to Promoter to enter upon said Plot for constructing Residential cum Commercial Building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Thane under registered Serial No. TNN-3-15387-2021 on 20<sup>th</sup> September, 2021.

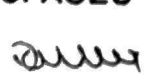
E. The Promoter proposed to develop a 'Residential Cum Commercial' Building of Ground + 36 Upper Floors on the said Plot by utilizing potential 14,479.344 Sq. Meters of FSI (the "Project"). The said Project is more particularly described in the **SECOND SCHEDULE** hereunder. In addition, the Promoter will be providing amenities in the said Project which are more particularly described in **THIRD SCHEDULE** hereunder. The said Project together with all amenities will constitute the whole project named as "KAMDHENU VOGUE".

F. Vide its letter dated 23<sup>rd</sup> March, 2022 bearing reference no. NMMC / TPO / BP / Case No. 2021CNMMC18482 / 869 / 2022 (the 'Commencement Certificate'), the Promoter got plans sanctioned and obtained commencement certificate from Navi Mumbai Municipal Corporation ("NMMC") for constructing Ground + 13 upper floors of the said Project by utilizing FSI of 4,209.90 sq. meters from its potential FSI of 4,209.90 sq. meters available on the said Plot. Accordingly, the Promoter commenced the construction of Ground + 13 upper floors of the said Project. The Promoter had registered the Project with the Maharashtra Real Estate Regulatory Authority ("Maharashtra RERA") under Registration No. P51700035135 in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016 (the "RERA")



**KAMDHENU LIFESPACES**

  
Partner

  
Partner





and Maharashtra Real Estate Projects, Registration on Website) Rules, 2017 herewith as **Annexure C**

G. Vide 'Deed of Mortgage' granted credit facility to Units of the Project and recorded therein. The said Thane under registered

H. Now, the Promoter has dated 10th August, 20 ("Amended CC") for sq. meters from its sanctioned by NMMC Promoter has updated a registration no. P51700 **Annexure B**.

I. Further by obtaining Authority the Promoter Project by utilizing the Thereby the said Promoter undertakes portal for registration above said balance six

J. The Promoter has appointed **Associated engineer** of the buildings in the

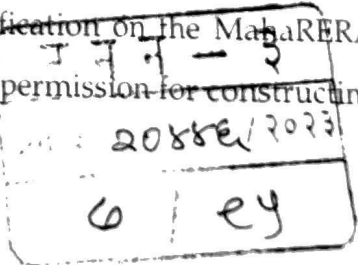
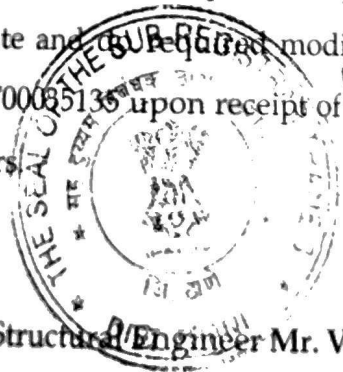
**KAM NULI**

and 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. A Copy of Certificate issued by MahaRERA is annexed herewith as Annexure C

G. Vide 'Deed of Mortgage' dated 26<sup>th</sup> September, 2022 Adity Birla Finance Limited has granted credit facility to the Promoter by creating first charge on said Plot, unsold Units of the Project and other Plots mentioned therein on terms and conditions recorded therein. The said Deed of Mortgage is duly registered with Sub-Registrar of Thane under registered serial no. TNN3-17059-2022.

H. Now, the Promoter has obtained from NMMC amended commencement certificate dated 10th August, 2023 bearing reference no. NMMC/0001/2023/AutoDCR, ("Amended CC") for constructing the Ground + 30 floors by utilizing FSI of 11,588.11 sq. meters from its potential FSI of 14,479.344 sq. meters for which plans are sanctioned by NMMC on 10th August, 2023. Upon receipt said Amended CC the Promoter has updated and done required modification on the MahaRERA portal for registration no. P51700035135. A copy of said Amended CC is annexed hereto as Annexure B.

I. Further by obtaining required permission, NOC, approvals from competent Authority the Promoter has proposed to construct balance six (6) floors of the said Project by utilizing the balance FSI of 2891.234 Sq. Meters of from the potential FSI. Thereby the said Project will be of Ground plus Thirty-six (36) upper floors. The Promoter undertakes to update and do required modification on the MahaRERA portal for registration no. P51700035135 upon receipt of permission for constructing above said balance six (6) Floors.



J. The Promoter has appointed a Structural Engineer Mr. Vikas V. Gokhale (M/S. ASC Associated engineer LLP for the preparation of the structural design and drawings of the buildings in the Project.

**KAMDHENU LIFESPACES**

*[Signature]* *[Signature]*

Partner Partner

*[Signature]* *[Signature]*



Agarwal for said Title Certificate is

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ed MahaRERA porta

allottee, the Allottee

/themselves familia

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*[Handwritten signature]*

O. The Allottees have applied to the Promoters for allotment of Flat No.2104 admeasuring about 91.096 sq. meters of RERA carpet area (the "Flat") on Twenty First Floor of the said Project. The said Flat is more particularly described in FOURTH SCHEDULE hereunder. The said Flat is marked separately in the floor plan is appended hereto as Annexure E. Further, Allottees have requested the Promoter for Reservation of One Covered And One Stack parking space in the said Project.

P. The Allottees have offered to pay to the Promoter a sum of Rs. 1,76,00,725/- (Rupees One Crore Seventy Six Lakhs Seven Hundred Twenty Five Only) as consideration for transferring the said Flat along with reservation of One Covered And One Stack parking space in name of Allottees (the "Consideration") which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these presents the Allottees have paid to the Promoter a sum of Rs. 1,11,00,725/- (Rupees One Crore Eleven Lakhs Seven Hundred Twenty Five Only) being the part consideration out of said Consideration (The "Part Consideration") for Promoter agreeing to sell the said Flat along with reservation of One Covered and One Stack parking space to the Allottees and the Promoters do hereby admit and acknowledge receipt of said Part Consideration. The Allottees have agreed to pay to the Promoter the balance consideration of Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) (the "Balance Consideration") to avail the benefits of discounted booking price.

Q. The Parties have accordingly decided to record their agreement in writing for transfer of said Flat upon the terms and conditions hereinafter appearing.

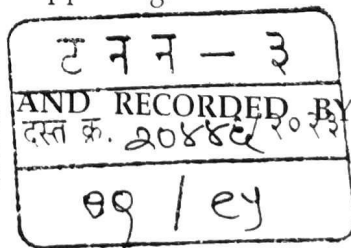
NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER

1. PROJECT:

1.1. The Promoter shall under normal conditions develop the said Project in accordance with the plans, designs, specifications as is finally approved by the competent Authority with only such variations as may be required to utilize the total FSI, load additional premium FSI and as approved and sanctioned by the competent Authority or the Government.

KAMDHENU LIFESPACES

*[Handwritten signatures]*



1.2 If required by competent Authority or Government, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition/alteration to the existing floors due to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottees, if such additions/alterations are adversely affecting the said Flat allotted to the Allottees.

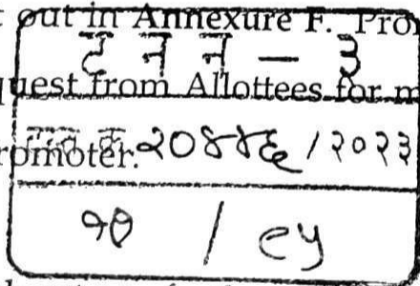
1.3. The Promoter has represented under this agreement that it has proposed to develop the said Plot by utilizing the total potential FSI of 14,479.344 Sq. Meters as and when sanctioned by competent Authority and amended from time to time.

1.4. The Promoter has represented and Allottees have agreed that proposed amenities in the Project will be made available for use only after completion of the said Project. The Allottee has seen and satisfied themselves with the entire plan for future development and have given their consent to the consumption of entire FSI and changes in the existing and additional plans as per full utilisation of available FSI.

## 2. DESCRIPTION OF FLAT:


2.1. The Allottees hereby agree to purchase from Promoter and Promoter hereby agree to sell to Allottees Flat No.2104 having RERA carpet area admeasuring of 91.096 Sq. Meters RERA carpet area (the "Flat") on Twenty First Floor of the Project. Further, the said Flat is more particularly described in Fourth Schedule hereunder.

2.2. The fixtures, fittings and amenities to be provided by Promoter in the said Flat are those that are set out in Annexure F. Promoter shall not be obliged to accept or accede to any request from Allottees for making any changes in the amenities to be provided by Promoter.



2.3. In addition and without any further monetary consideration, the Allottee is entitled to a Deck Area of 6.840 Sq. Meters, Dry Area of 2.865 Sq. Meters, being the ancillary area, all collectively admeasuring 9.705 Sq. Meters (the "Additional Area"). The said Additional Area is marked separately in the Floor Plan appended as 'Annexure

E.  
**KAMDHENU LIFESPACES**

  
Partner

  
Partner







1.2 Allottees shall present this Agreement with paid Stamp Duty and Registration Fees at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

**22. NOTICE:**

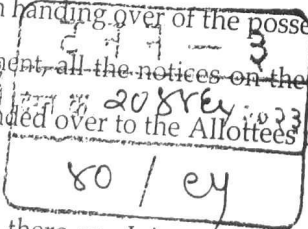
22.1 All notices to be served on the Allottees and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees and the Promoter, by Registered Post A.D/ speed post/courier. at his/her address specified below: -

**ADDRESS OF ALLOTTEES**

**MRS. VINAYA PRANIK MUL &  
MR. PRANIK VASUDEO MUL,**  
F-1/1-4, Park View C.H.S.,  
Sector 7, Sanpada,  
Navi Mumbai 400 705.  
Email: [pranikmul@gmail.com](mailto:pranikmul@gmail.com)

**ADDRESS OF PROMOTER**

**M/S. KAMDHENU LIFESPACES,**  
Office No.1603, 1604, 1605 & 1606,  
Kesar Solitaire, Plot No 5,  
Sector 19, Sanpada,  
Navi Mumbai 400 705.



22.2 That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottees whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

**KAMDHENU LIFESPACES**

*[Signature]*  
Partner

*[Signature]*  
Partner

*[Signature]* *[Signature]*

**23. ALLOTTEES UNDER**

23.1 The Allottees Promoters to under constr other financi understandin their own exp

23.2 It is clearly u contained her shall equally of the said Fla Flat for all int

**24. WAIVER NOT A**

24.1 The Promoter as set out in th payments as delayed payr discretion by be a preceder case of other

24.2 Failure on th time the prov or of the right

24.3 Any delay to of this Agre Promoter sh breach or no by the Allot Promoter. KAME

31. GOVERNMENT  
that the rights and obligations  
shall be construed and enforced in accordance with the laws of India for the  
being in force

32. ENTIRE AGREEMENT:  
This Agreement, along with its schedules, constitutes the entire Agreement between  
the Parties with respect to the subject matter hereof and supersedes any and  
understandings, any other agreements, allotment letter, correspondence,  
arrangements whether written or oral, if any, between the Parties in regard to the  
Flat, as the case may be.

33. JURISDICTION:  
All disputes concerning this agreement shall be subject to the jurisdiction of courts  
Navi Mumbai & Mumbai.

34. RIGHT TO AMEND:  
This Agreement may only be amended through written consent of the Parties.

**FIRST SCHEDULE**  
(the "Plot")



All that piece and parcel of leasehold land bearing Plot Nos. 20 + 21 together  
admeasuring 3000.26 Sq. Mtrs., situated at Sector 08, Sanpada, Navi Mumbai  
together bounded as under:

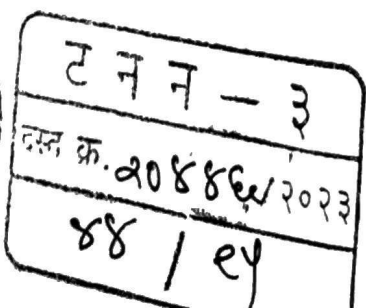
- On or towards North by : Plot NO. 22+23
- On or towards South by : 15.00 MTR WIDE ROAD
- On or towards East by : Plot NO. 19 PU
- On or towards West by : PROP 15.00 M WIDE  
(Existing 11.00 M WIDE ROAD)

**KAMDHENU LIFESPACES**

  
Partner

  
Partner



A proposed  
described in  
comprising of

- Swimming
- Gymnasium
- Banquet Hall
- Landscaping
- Children's
- Indoor Games
- Seating Area
- Grand Entrance

Residential U  
Meters of RE  
of 2.865 Sq. M  
of 100.801 S  
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**KAMDHENU**  
  
Partner

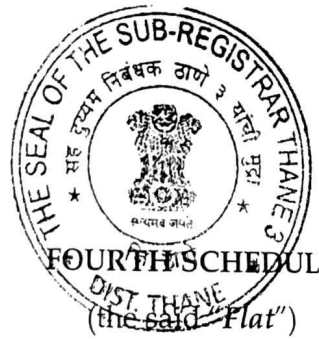
**SECOND SCHEDULE**  
(the "Project")

A proposed structure of Ground + 36 Upper Floors to be constructed on said Plot described in First Schedule hereinabove by utilizing 14,479.344 Sq. Meters of FSI comprising of 120 Nos. & 12 Nos. of Commercial Units.

**THIRD SCHEDULE**  
(the "Common Amenities")

**LIST OF AMENITIES**

- Swimming Pool with Deck
- Gymnasium
- Banquet Hall
- Landscape Garden
- Children Play Area
- Indoor Games
- Seating Area
- Grand Entrance Lobby



|                      |
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| ट न न - ३            |
| दस्ता क्र 2086e/2023 |
| ४५ / १५              |

D) Residential Unit bearing Flat No. 2104 on Twenty First Floor admeasuring 91.096 Sq. Meters of RERA Carpet Area along with Deck Area of 6.840 Sq. Meters and Dry Area of 2.865 Sq. Meters, being the Ancillary Areas, all together having Gross Usable Area of 100.801 Sq. Meters in the Project known as "KAMDHENU VOGUE" being constructed on the said Plot more particularly described hereinabove.

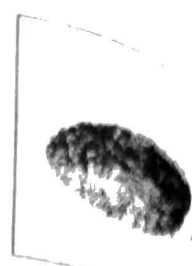
**KAMDHENU LIFESPACES**

Partner

Partner

SIGNED BY THE WITHIN NAMED

*Vinaya*

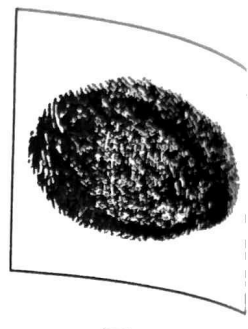


Sign

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MRS. VINAYA PRANIK MUL



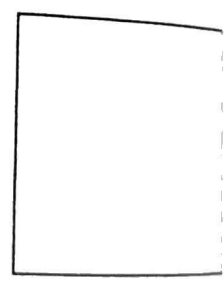
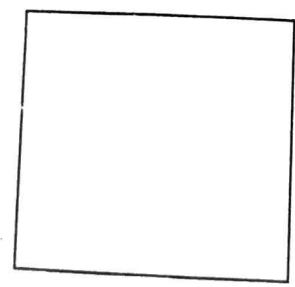
Sign

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MR. PRANIK VASUDEO MUL

IN THE PRESENCE OF

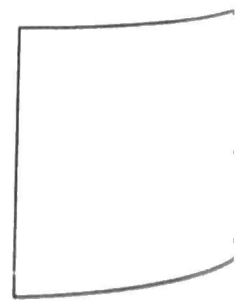
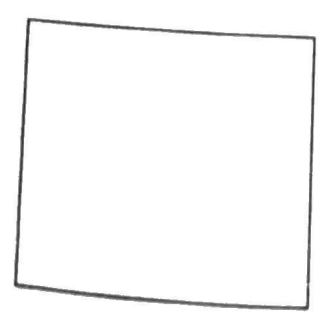
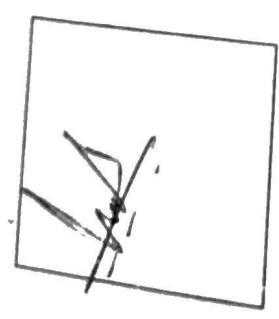


Sign

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1) Manoj Dure



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2) Rajiv Singh

Received with thanks from  
VASUDEO MUL, for  
1.11.00.725/- (Rupees One  
Lakh One Thousand One  
Hundred and Twenty Five  
Part Consideration as per  
2104. on Twenty First  
constructed on all that  
SCHEDULE.

| Date           | C  |
|----------------|----|
| 21/08/2023     | 05 |
| 04/09/2023     | 10 |
| 04/09/2023     | 05 |
| 12/09/2023     | 98 |
| 13/09/2023     |    |
| 16/09/2023     |    |
| (Rupees One Cr |    |

Date: \_\_\_\_\_

Place: Sanpada, Navi M

KAMDHENU LIP

*[Signature]*  
Partner



"Annexure-A"

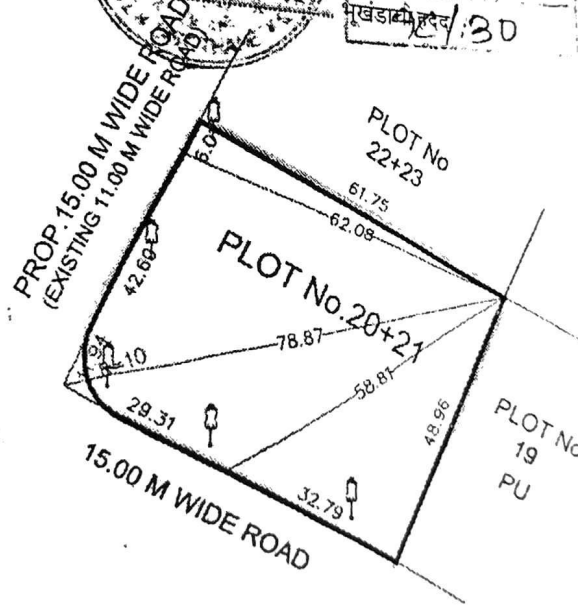
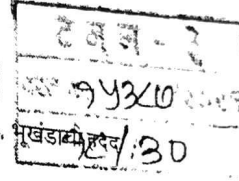
# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

भूमी व भूमापन विभाग -सिडको भवन



माजमापासह सानपाडा नॉड मधील संक्टर क्र.०८ भूखंड क्र.२०+२१ यांचा सिमांकन नकाशा सहाय्यक पणन अधिकारी यांचेकडील पत्र क्र. सिडको/मार्केटिंग/२०२१/ए-२१/१८/३१५५ दि. २१/०६/२०२१ च्या नुसार सिमांकनाचा नकाशा तयार केला. भूखंडाचे क्षेत्रफळ ३३६०.३० चौ. मी.

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समत सिमांकन नकाशा  
वा. बरिच नियोजनकार (२०२१)  
पत्र क्र. सिडको/नियोजन(पु)/२०२१/ए-१५५६  
दिनांक:- २३/१२/२०२०

अधिकारी (भूमापन) रजिस्ट्रार

Assistant Marketing Officer

अधिकारी (भूमापन) २६-०६-२०२१

प्रमाण :- १:१०००

KAMDHENU LIFESPACES

Partner

Partner

भूमापक

प्रमुख भूमापक





"Annexure- B"  
**Navi Mumbai Municipal Corporation**  
**APPENDIX 'D-1'**  
**SANCTION OF BUILDING PERMISSION AND COMMENCEMENT**  
**CERTIFICATE**

Building Name : A (BUILDING)

Name of P/Work : A-1 (BUILDING)

Building Use : Mixed Use

Floor Name:

GROUND PARKING FLOOR, FIRST PARKING FLOOR, SECOND PARKING FLOOR, THIRD PARKING FLOOR, FOURTH PARKING FLOOR, FIFTH PARKING FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, SIXTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, ELEVENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, TERRACE FLOOR

Architect: Krishna Gosavi (Lic:CA/94/17690 ) Architect

Owner: Lifespaces (Owner)

OFFICE NO. 1603/04/05/06, KESAR SOLITARE, PLOT NO. 05,  
SECTOR-09, SANPADA NAVI MUMBAI-400 705

In reference to your application No. **NMMC/UD/BP/NO. 20211CNMMC18482/869/2022/1** (V.P.No.NMMCB/0001/2023/AutoDCR),  
dated July, 2023 for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra  
Urban and Town Planning Act, **Maharashtra Regional and Town Planning Act, 1966** to carry out development work / Building on  
Plot No-20 & 21, Sector No-08, Village:Sanpada, the Commencement Certificate/Building Permit is granted under Section  
of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until  
Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date  
of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations  
Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the  
applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the  
of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from  
the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building  
and documents to that if at shall be submitted along with the application form of occupancy.
10. List Certificate  
11. Also the certificate/letter for plantation of

"Annexure-c"



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**

[See rule 6(a)]

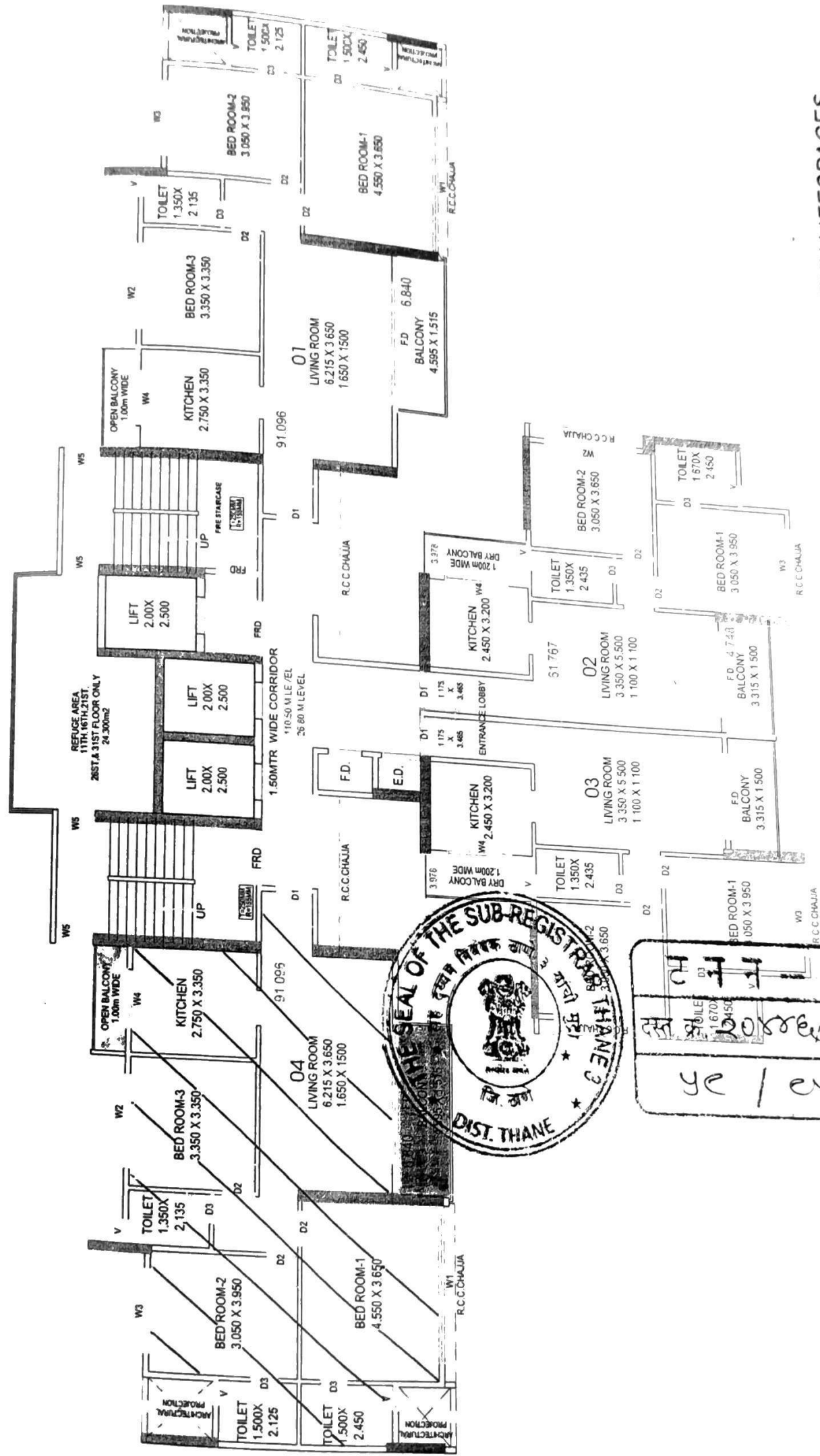
This registration is granted under section 5 of the Act to the following project under project registration number  
**PS1700035135**  
**Project: Kamdhenu Vogue**, Plot Bearing / CTS / Survey / Final Plot No.: **20 plus 21** at **Navi Mumbai (M Corp.)**,  
**Thane, Thane, 400705;**

1. **M/S Kamdhenu Lifespaces** having its registered office / principal place of business at **Thane, Thane, 400703.**

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 (l) of sub-section (2) of section 4 read with Rule 5;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 10/05/2022 and ending with 31/03/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
  - That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
2022-11-26:00



Handwritten notes and stamps: '20/08/2022', '1670', '3.050 X 3.950', and '3.315 X 1.500'.

KAMDHENU LIFESPACES

Partner

Partner

PROJECT  
KAMDHENU LIFESPACES  
COMMERCIAL CUM RESIDENTIAL BUILDING  
ON PLOT No.20&21, SECTOR -3,  
SANPADA, NAVI MUMBAI

SIGNATURE OF PURCHASER

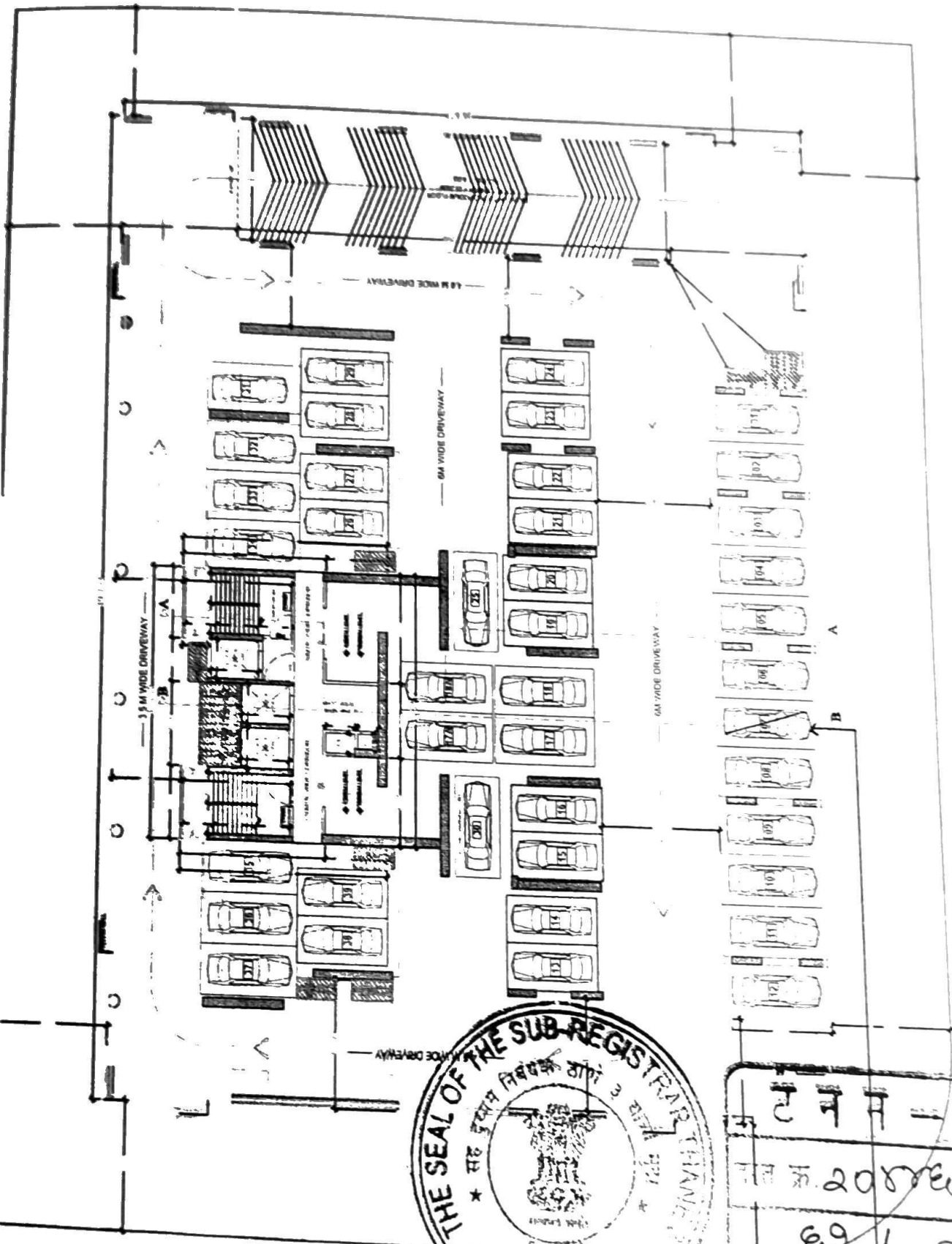
SIGNATURE OF VENDOR

NORTH

TYPICAL FLOOR PLAN  
(8th To 29th)

|              |      |
|--------------|------|
| OFFICE NO.   | 01   |
| FLOOR NO.    |      |
| PARKING NO.  |      |
| FOR FLAT NO. | 2104 |

Handwritten signatures and initials at the bottom of the page.



FIRST FLOOR PLAN  
SCALE 1:100



|                    |
|--------------------|
| ट न स - ३          |
| त न क्र. २०४४/२०२३ |
| ६९ / ६५            |

**KAMDHENU LIFESPACES**

  
 Partner

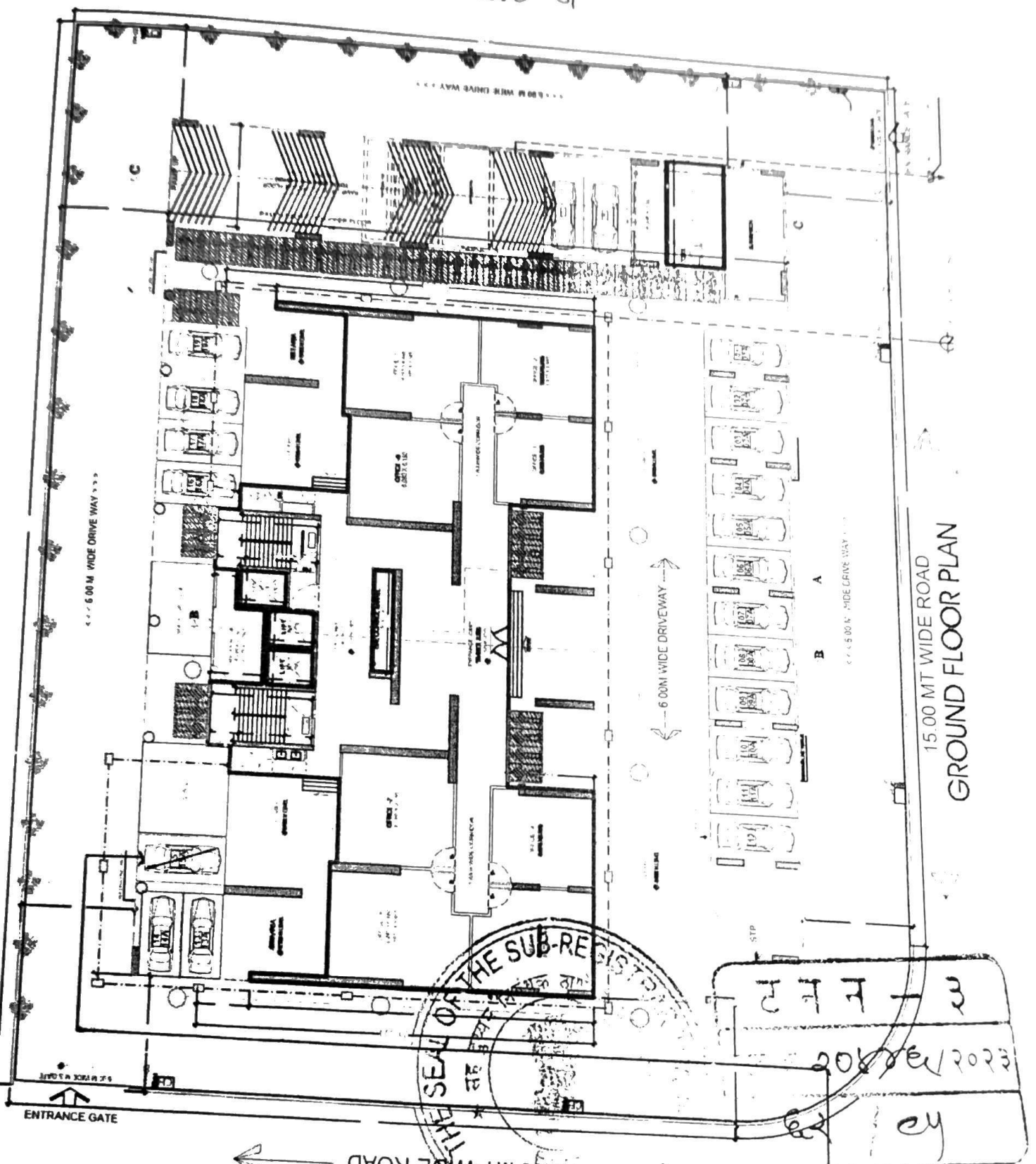
  
 Partner

[One (1) Covered Car Park  
No. 7 on 1 Floor]





"Annexure - G"



15.00 MT WIDE ROAD  
GROUND FLOOR PLAN

KAMDHENU LIFESPACES

*[Signature]*  
Partner

*[Signature]*  
Partner

One (1) Stack Car Park  
No. 15 & 15 A Ground Floor

*[Signature]* *[Signature]*