

86/1517

पावती

Original/Duplicate

Thursday, February 11, 2021

नोंदणी क्र.: 39म

12:10 PM

Regn.: 39M

पावती क्र.: 1790 दिनांक: 11/02/2021

गावाचे नाव: वारदोली

दस्तऐवजाचा अनुक्रमांक: पवल1-1517-2021

दस्तऐवजाचा प्रकार: करारनामा

रु.दर करणाऱ्याचे नाव: सिद्दिका अब्दुलतिफ काशी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 129

रु. 30000.00

रु. 2580.00

एकूण:

रु. 32580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:28 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

बाजार मुल्य: रु.2413000/-

मोबदला रु.5488000/-

भरलेले मुद्रांक शुल्क : रु. 164700/-

सह दुय्यम निबंधक, पनवेल-१

- 1) देयकाचा प्रकार: DHC रकम: रु.580/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 3012202023194 दिनांक: 11/02/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 3012202023047 दिनांक: 11/02/2021
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009412283202021E दिनांक: 11/02/2021
बँकेचे नाव व पत्ता:

दस्त परत मिळवला

पक्षकाराची सही
मूळ दस्त परत दिला

लिपिक,
म निबंधक, पनवेल-१





11/02/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 1517/2021

नोंदणी :

Regn:63m

गावाचे नाव : वारदोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5488000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2413000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: माहिती: विभाग - 4, दर - 32200/- सदनिका क्रं. 2302,23 वा मजला,तुलीप - बी - 3,मौजे - वारदोली,तालुका -पनवेल,जिल्हा - रायगड,पनवेल- 410206,सदनिकेचे क्षेत्रफळ 48.87 चौ.मी. रेरा कारपेट व बाल्कनी क्षेत्रफळ 7.43 चौ.मी.,शासन अधिनियम चे अनुषंगाने विशेष नगर वसाहत प्रकल्प तसेच महाराष्ट्र शासन अधिसूचना क्रमांक टीपीएस - 1818/1349 प्र. क्र. 229 /18 /20/(4)/ नवि -13 दि. 20/11/2018 नुसार एकात्मिकृत नगर वसाहत प्रकल्प असा करण्यात आला आहे,त्या करीता असलेली 50 टक्के मुद्रांक शुल्का ची सवलत सदर दस्तावर घेण्यात आलेली आहे. दस्तात मरलेले मु. शु अनुच्छेद 25 ब नुसार आहे. ((Survey Number : 115/5 (Pt), 115/6(Pt), 115/7(Pt), 117/13, 117/14, 117/15, 117/16, 117/17, 117/18 (Pt), 117/19 (Pt), 117/32, 118, 119/2, 119/3, 119/5(Pt), 119/6(Pt), 119/7(Pt), 119/8(Pt), 119/9(Pt), 119/10(Pt), 119/11, 119/13, 119/15(Pt), 119/17, 119/18(Pt), 119/19, 119/20, 119/21(Pt), 119/22(Pt), 128/1(Pt), 128/2(Pt), 128/3(Pt), 128/4, 128/5, 128/6 (Pt), 128/7(Pt), 128/8(Pt), 128/9, 128/12(Pt), 145/2(Pt). ;))
(5) क्षेत्रफळ	1) 61.93 चौ.मीटर
(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:-वाघवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि.चे अधिकृत स्वाक्षरीकार मनोहर छात्रिया तर्फे कदुली जवाब करीता कु. मु. म्हणून विनायक जाधव वय:-38; पत्ता:-प्लॉट नं: 302, माळा नं: 3, इमारतीचे नाव: प्लॅटिना, ब्लॉक नं: बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AAACW5097J 2) नाव:-मे. व्हॅल्युएबल प्राॅपर्टीज प्रा.लि.च्या तर्फे अखत्यारी म्हणून वाघवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि.चे अधिकृत स्वाक्षरीकार मनोहर छात्रिया तर्फे कदुली जवाब करीता कु. मु. म्हणून विनायक जाधव वय:-38; पत्ता:-प्लॉट नं: ऑफिस नं. 158, माळा नं: -, इमारतीचे नाव: दाणी कॉर्पोरेट पार्क , ब्लॉक नं: कलीना, रोड नं: सी एस टी रोड सांताक्रूझ पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AACCV4657K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-सिद्धिका अब्दुलतिफ काझी वय:-48; पत्ता:-प्लॉट नं: सी / 702, माळा नं:-, इमारतीचे नाव: मेडो पार्क - 1 सी एच एस लिमिटेड , ब्लॉक नं: 24 कराट मल्टीप्लेक्सच्या समोर, जोगेश्वरी वॅस्ट, मुंबई,, रोड नं: अक्सा मसजिद रोड, ऑफ एस.बी रोड,, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:-ADDPD9416F 2) नाव:-अब्दुलतिफ अब्दुलशक्र काझी वय:-58; पत्ता:-प्लॉट नं: सी / 702, माळा नं:-, इमारतीचे नाव: मेडो पार्क - 1 सी एच एस लिमिटेड , ब्लॉक नं: 24 कराट मल्टीप्लेक्सच्या समोर, जोगेश्वरी वॅस्ट, मुंबई,, रोड नं: अक्सा मसजिद रोड, ऑफ एस.बी रोड,, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:-AAIPK3742P
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	11/02/2021
(11) अनुक्रमांक,खंड व पृष्ठ	1517/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	164700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

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.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Panvel on this 30th day of December, 2020

BETWEEN

WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED, a private limited company deemed existing under the provisions of the Companies Act, 2013, having its registered office at 301, Platina, C-59, Bandra Kurla Complex, Bandra (E), Mumbai 400098, hereinafter referred as the "Promoter No.1" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the FIRST PART

AND

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

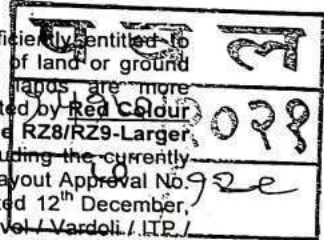
AND

Mrs. Siddiqua Abdullatif Kazi & Mr. Abdullatif Abdulshakur Kazi, having his/her/its/their address at C/702, Meadow Park-I CHSL, Aqsa Masjid Road, Off S.V. Road, Opp. 24 Karat Multiplex, Jogeshwari (West), Mumbai-400102, Maharashtra, hereinafter referred to as "the Allottee/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the THIRD PART

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

WHEREAS:-

- A. The Promoter is seized and possessed of and/or otherwise well and sufficiently entitled to undertake the construction and development of all those pieces and parcels of land or ground collectively admeasuring approximately 89,230.15 square metres, which lands are more particularly described in the First Schedule hereunder written and are delineated by red colour boundary lines on the plan annexed and marked as "Annexure 1" hereto ("the RZ8/RZ9-Larger Land"). The construction and development of the RZ8/RZ9-Larger Land including the currently allotted/ascribed FSI/TDR thereon is duly sanctioned and approved vide the Layout Approval No. CIDCO / NAINA / Panvel / Vardoli / STP / BP-236 / Layout / 2017 / 988 dated 12th December, 2017 read with revised Layout Approval vide Order No. CIDCO / NAINA / Panvel / Vardoli / ITR / BP / Layout / 2018 / 1380 dated 13th March, 2018 ("Sanctioned Layout Approval") issued by the Planning Authority, NAINA-SPA of CIDCO. The plan at Annexure "1" is the sanctioned Site plan of RZ8/RZ9-Larger Land. The Sanctioned Layout Approval has been accorded under the Integrated Township Project Policy promulgated by the Govt. of Maharashtra on 26th December, 2016 ("ITP Policy"), as applicable with respect to the RZ8/RZ9-Larger Land and various other lands in the larger Integrated Township Project being undertaken by the Promoter ("ITP"). Presently, the Larger Land is comprised of two sub-plots, which sub-plots shall be subsequently amalgamated/sub-divided/reconstituted. The details pertaining to the current and ongoing and future proposed development of the Larger Land, are mentioned at Recital R below.
- B. The RZ8/RZ9-Larger Land comprises of certain lands owned by Promoter No.1 and certain lands that form part of Joint Development Agreement as stated hereinafter. Promoter No.1 has represented that Promoter No.1 shall over a period of time, add and/or amalgamate RZ8/RZ9-Larger Land some other lands. After such addition/amalgamation, the area of the larger land is estimated to be around 1,08,517.10 square meters, which shall be referred as "Revised RZ8-Larger Lands"/"Larger Land", and the same is identified on the copy of the plan annexed as Annexure "1A" hereto. The area of the Larger Land may undergo change on account of addition in lands as aforesaid modification in prevalent norms, Development Control Regulations, Township Regulations etc. The Sanctioned layout is as on date which is transitory and shall be revised for development as proposed by the Promoters as stated hereafter.
- C. The Government of Maharashtra approved the Special Township Projects in the year 2006 for the development of residential and mixed use townships. By a Notification dated 10th March 2006 bearing No.TPS.1205/MMR DCR/ CR-48/06/UD-12 issued by the Urban Development Department of the Government of Maharashtra, the Regional Plan for the Mumbai Metropolitan Region was modified to include development control rules for Special Township Projects. The Government of Maharashtra issued Notification No.TPS-1208/1570/CR-161(B)/09/UD-12 dated 28th August, 2009 with respect to the concept of Mega City Project (the aforementioned regulations are collectively hereinafter referred to as "Township/Megacity Regulations").



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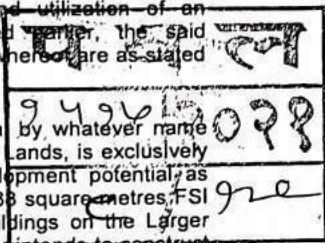
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- D. The Revenue and Forests Department of the Government of Maharashtra vide Order bearing No.TANC-2007/PRAKA 161/L9 dated 9th August, 2007 granted permission to Promoter No.2 to purchase and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein. The aforesaid permission have been revised on 2nd May, 2008, wherein in addition to the user of Special Township Project, Promoter No.2 was entitled to use such lands for Special Economic Zone, Energy City, Information & Technology Park, Telecom City and Entertainment City on the terms and conditions as stated in the revised permission pursuant to:-
- Order bearing No. TANC-2007/PRAKA 161/L9 dated 9th August, 2007.
 - Order bearing No. TANC-2007/PRAKA 161/L9 dated 2nd May, 2008.
 - Order bearing No. TANC-2007/PRAKA 161/L9 dated 27th August, 2008.
 - Order bearing No. TANC-2007/PRAKA 161/L9 dated 6th November, 2012.
- E. The Revenue and Forests Department of the Government of Maharashtra granted permission to Promoter No.1 to purchase and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein, and the details of the permissions are as follows:-
- Order bearing No. TANC-2008/PRAKA 358/L9 dated 9th May, 2008.
 - Order bearing No. TANC-2008/PRAKA 358/L9 dated 26th June, 2009.
 - Order bearing No. TANC-2008/PRAKA 358/L9 dated 30th July, 2009.
 - Order bearing No. TANC-05/2013/PRAKA 263/J1 dated 2nd September, 2013.
 - Order bearing No. TANC-05/2013/PRAKA 263/J1 dated 31st December, 2013.
- F. Promoter No.2 has acquired various lands in Panvel Taluka, including in reliance on the above permissions.
- G. Promoter No.1 had acquired various lands in Panvel Taluka and is desirous of developing the same as a mega city/township/special township project and other projects.
- H. The Promoter agreed to jointly develop part and parcel of various lands admeasuring 350 Acres or thereabouts situated at Villages Vardoli, Bherle and Bhingarwadi in the Panvel Uran Sub Region in Taluka Panvel.
- I. By and under a registered Joint Development Agreement dated 18th February, 2014 (hereinafter referred to as the "said JDA") executed between Promoter No.1 and Promoter No.2, the Promoter No.2 has granted development rights to Promoter No.1 to develop various pieces and parcels of land in Panvel admeasuring approximately 350 Acres or thereabouts, including *inter-alia* part of the Larger Land, on the terms and conditions mentioned therein. The JDA is valid binding and subsisting. The JDA has been examined in detail by the Allottee and the Allottee is aware of the terms and conditions thereof.
- J. Presently the lands admeasuring approximately 141.90 Acres (hereinafter referred to as the "ITP Lands") which are more particularly described in the **Second Schedule** has been sanctioned by the Government of Maharashtra as a Special Township Project vide Notification No.TPS.171A/454CR-70/15/UD-12 dated 2nd December, 2015 and thereafter as the present Integrated Township Project ("the Present ITP"). The Promoter has informed the Allottee that over a time period of several years, further lands and grounds would be included, substituted, deleted, modified from the Present ITP to form/constitute "the ITP" and/or the lands comprised in the term "ITP Lands" and "the ITP" is to be read, understood and construed accordingly. The RZ8/RZ9-Larger Land forms part of the ITP Lands.
- The Promoter shall be undertaking and is proposing to undertake, various diverse mixed-use developments, projects and/or schemes (of which the ITP forms a part) including one or many Integrated Township Project/s or other real estate projects of diverse nature, on the present ITP Lands and/or the lands which may be added in ITP in future involving a multitude of users including residential, non-residential, commercial, villas, bungalows, plotted developments, educational users, health facilities, industrial parks, information and technology Parks, retail developments and various other permissible users and amenities and infrastructure and reservations and social housing and EWS/LIG housing etc. over a substantial period of time spanning several decades, to be known as 'Wadhwa Wise City'. These developments would be undertaken by Promoter No.1 and/or its affiliates and/or any other developers, development managers, joint venture partners, assignees, contractors, appointees, agents etc. from time to time. The scale and nature and quality of these activities and timelines, agents etc. from time to time shall be market driven and shall be as per applicable rules and regulations and as may be decided by Promoter No.1 from time to time. The Allottee is aware that applicable rules and regulations, including those related to FSI, land uses, permissibility of activities, environmental norms and several other aspects, will undergo changes and modifications from time to time.
- L. The details pertaining to the title/rights/entitlement of the Promoter to the RZ8/RZ9-Larger Land are mentioned in the Title Certificate dated 29th November, 2018 issued by Law Point, advocates & Solicitors, a copy whereof is annexed and marked as Annexure "2" hereto ("Title Certificate"). The details of all encumbrances and litigation proceedings with respect to the Larger Land are clarified in the said Title Certificate.

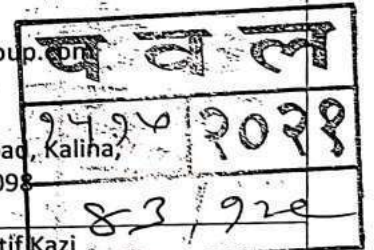
- M. By and under Indenture of Mortgage dated 18th June, 2015 registered with the Office of the Sub-Registrar of Assurances at Panvel-4 under Serial No.PVL-4-7742-2015, Promoter No.1 mortgaged inter alia the Larger Land in favour of GDA Trusteeship Limited on the terms and conditions set out therein and subject to the proviso for redemption contained therein.
- N. By a Deed of Mortgage dated 27th September, 2017 registered with the Office of the Sub-Registrar of Assurances at Panvel-2 under Serial No.PVL-2-11142 of 2017, Promoter No.1 mortgaged inter alia the Larger Land in favour of PNB Housing Finance Limited on the terms and conditions set out therein and subject to the proviso for redemption contained therein.
- O. The Promoter is entitled to design, get approvals, develop land, sell plots, construct buildings on the Larger Land and to sell the apartments, advertise, promotions and collect monies etc. in the manner it may deem fit and proper and in accordance with law, including, in accordance with what is mentioned in this Agreement.
- P. The Promoter is undertaking the development of the Larger Land in a phase-wise manner as mentioned at Recital R below.
- Q. The Promoter have represented to the Allottee/s that as per the terms and conditions of the said JDA, Promoter No.1 shall be responsible for construction, design, approvals, sale, marketing of the flats/units to be constructed in the Real Estate Project (defined below) and for all other aspects/issues, Promoter No.2 shall be responsible.
- R. The principal and material aspects of the development of the Larger Land as disclosed by the Promoter to the Allottee are briefly stated below:-

- (i) As mentioned above, the RZ8/RZ9-Larger Land i.e. the Whole Project, forms a part of the ITP. The Larger Land shall be developed in a phase-wise manner over time.
- (ii) The ITP has a global/floating FSI that is available in the entirety of the ITP and the FSI utilizable on any land parcel/s may be ascribed and allotted by the Promoter (out of the total global FSI) at its discretion in the manner the Promoter may deem fit and proper and in accordance with law. The inherent nature and fundamental characteristic of the ITP is the right and entitlement of the Promoter to amend, modify, change, substitute, rescind and alter in any manner, the FSI ascription, allocation and distribution in the ITP and over the ITP Lands, from time to time in the manner it may deem fit and proper.
- (iii) The Allottee/s is aware that over time, various factors including the modifications in the area of ITP and the ITP Lands would result in a modification in FSI (including global FSI) for the ITP. The distribution/re-distribution or complete overhaul of FSI ascription, allocation and distribution (including on a plot/sector-wise basis) is at the discretion of the Promoter.
- (iv) The Larger Land shall be developed in a phase-wise manner.
- (v) The Allottee is aware that under the current approvals, 12 buildings are sanctioned for development on the Larger Land by way of consumption and utilization of an allotted/ascribed 1,60,976.62 square metres FSI. As disclosed ~~herein~~, the said approvals will be modified to construct more buildings, the details whereof are as stated hereinafter.
- (vi) The Allottee is aware that the balance FSI/development potential ~~by whatever name called~~ available at present or in future with respect to the ITP/ITP Lands, is exclusively vested with the Promoter alone. Out of this balance FSI/development potential, as aforesaid, the Promoter intends to utilize approximately 1,64,023.38 square metres FSI by way of construction and development of 11 further/future buildings on the Larger Land over a period of time. The Allottee is aware that the Promoter ~~intends to construct~~ at least 23 buildings on the Larger Land, by utilizing aggregate FSI upto 4,50,000 sq. meters. Therefore, the allotment of FSI in and on the Larger Land may undergo changes, modifications and substitutions in future.
- (vii) As part of the FSI/development potential available in the ITP as aforesaid, the Allottee is aware that Premium FSI i.e. FSI available on payment of premium ~~to the competent authorities~~, is also available for utilization from time to time and the same may be utilized at the discretion of the Promoter.
- (viii) The sanctioned Layout permits the development of the RZ8/RZ9 Larger Land in the manner mentioned therein. The Sanctioned Layout of ITP is issued under the provisions of the ITP Policy of the Govt. of Maharashtra. The Promoter has disclosed that certain layout and amenities shown in the Sanctioned Layout of ITP are tentative and may be changed as per applicable law, ITP Regulations, Standardised DCR, 2016, 2000 Rules/Regulations, SPA-NAINA DCR and other Rules and Regulations, which shall be framed and/or may be modified from time to time. The sanctioned layout of ITP as on date, which shall be amended, modified, substituted and replaced from time to time. The Promoter has disclosed the facilities and amenities that will be provided with respect to the Larger Land are depicted on the plan at Annexure "1A" hereto. The Promoter has further disclosed that any further facilities/amenities may be provided in the Larger Land as the Promoter may deem fit and proper at its sole option and discretion and without being obliged to do so. It is further clarified that insofar as the plan at Annexure "1" deals with any other lands in the Present ITP Lands i.e. apart from the Larger Land, such lands are not the subject matter of this Agreement and as mentioned above, the



THE FOURTH SCHEDULE ABOVE REFERRED TO

Sr.No.	Particulars	Details
1	Real Estate Project	Wise City, South Block Phase I, Plot RZ8 Building 2 Wing B3, having plinth area 601.18 sq.mts.
2	Number of upper floors	27 (Twenty Seven Floors Only)
3	Flat Number	2302
4	Floor Number	23
5	RERA Carpet Area	48.87 sq.mts.
6	RERA Carpet Area of appurtenant areas	Deck area: NIL sq.mts. Balcony area: 7.43 sq.mts. Veranda/utility area: NIL sq.mts. Cupboard area: NIL sq.mts.
7	Consideration	Rs.54,88,000/- (Rupees Fifty Four Lakhs Eighty Eight Thousand Only) out of which Rs.2,71,656/- is paid on or before execution hereof
8	Car Parking	0 (zero) number of car parking space
9	PAN No. of Promoter	Promoter1 - AAACW5097J Promoter2 - AACCV4657K
10	PAN No. of Allottee	Allottee 1:ADDPD9416F Allottee 2:AAIPK3742P
11	Details of Promoter	Wadhwa Construction and Infrastructure Pvt. Ltd. 301, Platina, C-59, Bandra Kurla Complex, Bandra (E), Mumbai 400098 Mail ID: wisecity@thewadhwagroup.com Valuable Properties Pvt. Ltd. 158, Dani Corporate Park, CST Road, Kalina, Santacruz (East), Mumbai - 400 098
12	Details of Allottee	Allottee 1: Mrs. Siddiqua Abdullatif Kazi Allottee 2: Mr. Abdullatif Abdulshakur Kazi Address: C/702, Meadow Park-I CHSL, Aqsa Masjid Road, Off S.V. Road, Opp. 24 Karat Multiplex, Jogeshwari (West), Mumbai-400102, Maharashtra Email id : assessment.kazi@gmail.com
13	Possession date	30th June 2023
14	Project Completion Date	31st December 2025



Handwritten initials or marks.

Annexure - 4



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 :
P52000016594

**Project: Wise City, South Block Phase I, Plot RZ8 Building 2 Wing B3 Plot Bearing / CTS / Survey / Final Plot No. :
Survey No. 119/22 at Wardoll, Panvel, Raigarh, 410206;**

- 1. Wadhwa Construction And Infrastructure Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400098.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 23/05/2018 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 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.

94942078	
gc / 9re	

Signature valid
Digitally Signed by
Dr. Vasant Prasad
(Secretary, MahaRERA)
Date: 23/05/2018 4:20:19 PM

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



Dated: 23/05/2018

Place: Mumbai

Handwritten mark

Certificate No: CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957

Dated : 23 Oct 2023

OCCUPANCY CERTIFICATE

To,
Wadhwa Construction and Infrastructure Private Limited
301, Platina, C-59, G-Block, Mumbai

Sub : Grant of Part Occupancy Certificate (OC) for building on land bearing survey No. :
Survey No 40/1 and Others of Village : Wardoli , Taluka : Panvel , Dist. : Raigad.

Ref : 1.Your application No CIDCO/NAINA/Panvel/vardoli/ITP/BP-236/Amended perm/585/SAP/162/Amm4
dated 01 Aug 2022

2. File No CIDCO/NAINA/Panvel/vardoli/ITP/BP-236/Amended perm/585/SAP/162/Amm4

3. Joint Site Inspection dated 04 Sep 2023

4. CC Granted vide letter No. CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2023/0366dated
26-05-2023.

CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2022/0237 dated 07-09-2022.

CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2022/0153 dated 01-02-2022

CC No.CIDCO/NAINA/Panvel/Wardoli/BP00236/ACC/2021/0072 dated 13-01-2021

CC No.CIDCO/NAINA/Panvel/Wardoli/ITP/BP-236/Amended perm/2019/585/SAP/162 dated 20-05-2019

CC No.CIDCO/NAINA/Panvel/Wardoli/ITP/BP236/CC/2018/1649 dated 11-05-2018

5. Plinth Completion Certificate No. CIDCO/NAINA/Panvel/Wardoli/Panvel/Vardoli dtd. 05.02.2020 for
Building No.A1, A4, B3, C1, C2, D1, D2, D3 & F4.

6. 7/12 extract of lands in RZ-08 dated 14.02.2022

7. Architect building completion certificate dated 13.09.2023

8. Structural Engineer building completion certificate and structural stability certificate, Seismic Stability
Certificate dated 14.07.2023

9. Compliance of the conditions mentioned in the commencement certificate submitted by Architect
dtd.13.09.2023

SMZ
3/11/23
Andhri RACP
Brijesh A
309 RS

Signature Not Verified

Digitally signed by ABHIJEET DAMESH PAWAR
Date: 23 Oct 2023 18:06:58
Organization :NAINA Integrated Approval Management System
Designation :Associate Planner