

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai, on this _____ day of _____
2023.

BETWEEN

M/s. ARIHANT ABODE LIMITED (CIN: U70102MH2009PLC197090) a Company registered under the Companies Act, 1956, Permanent Account No. **AAICA0612R** having its registered office at Arihant Aura, 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai - 400 705, through its Authorized Signatory **Mrs. Sangeeta A. Chhajjer** hereinafter referred to as "THE PROMOTER"(which expression shall unless it be repugnant to the context or meaning thereof mean and include its directors, legal representatives, successors/ successor in title and/or its assigns) of **ONE PART**;

AND

Mr. Ranjeet Kumar Singh & Mrs. Bharti Singh, having Permanent Account No. **BFPPS0402H & FMUPS1457J**, adult Indian Inhabitant, residing at **Neem Tand, Near Neori Vikas Vidyalaya, Ranchi, Chuttu, Ranchi, Jharkhand - 835217.**, hereinafter referred to as "**THE PURCHASER/ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS-

1. The Promoter herein is the absolute owner and possessor or otherwise well and sufficiently entitled to all that piece and parcel of the Properties/Lands mentioned herein below situated lying and being at Village Palaspe, Taluka Panvel, District Raigad.

DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land bearing situated lying and being at Village Palaspe, Taluka Panvel, District - Raigad, within the limits of Grampanchayat Palaspe, Panchayat Samiti Panvel, Zilla Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel, as detailed hereunder :-

Survey No.	Hissa No.	Area Sq. Mtrs.	Assessment
7			
14	5	150.00	2=63
14	6	1390.00	3=60
15	7	5940.00	12=63
15	1	4250.00	5=94
16	3	530.00	0=59
18	-	4930.00	10=94
18	1A	5080.00	10=00
18	1B	2500.00	5=19
23	3	2660.00	6=25
23	4	2880.00	7=06
24	1A	3030.00	7=51
6	149/1(Old S. No. 6/3, 7/3+4A Pt. Plot No. 1)	2099.00	43=94
6	149/2(Old S. No. 6/3, 7/3+4A Pt. Plot No. 2)	2215.00	46=36
6	149/3(Old S. No. 6/3, 7/3+4A Pt. Plot No. 3)	1747.00	36=56
6	149/4(Old S. No. 6/3, 7/3+4A Pt. Plot No. 4)	2206.00	46=10
6	149/5(Old S. No. 6/3, 7/3+4A Pt. Plot No. 5)	1978.00	41=39
15	150/1(Old S. No. 15/5, 17/3 Plot No. 1)	374.00	6=55
15	150/2(Old S. No. 15/5, 17/3 Plot No. 2)	374.00	6=55
15	150/3(Old S. No. 15/5, 17/3 Plot No. 3)	370.00	6=48
15	150/4(Old S. No. 15/5, 17/3 Plot No. 4)	314.00	5=50
15	150/5(Old S. No. 15/5, 17/3 Plot No. 5)	550.00	9=63
15	150/6(Old S. No. 15/5, 17/3 Plot No. 6)	640.00	11=20
15	150/7(Old S. No. 15/5, 17/3 Plot No. 7)	767.00	13=43
15	153/1(Old S. No. 15/2 Plot No. 1)	4743.00	99=28
15	153/2(Old S. No. 15/2 Plot No. 2)	2438.00	51=03
15	153/3(Old S. No. 15/2 Plot No. 3)	4947.00	104=60
15	153/4(Old S. No. 15/2 Plot No. 4)	3395.00	71=05
15	153/5(Old S. No. 15/2 Plot No. 5)	2989.00	62=57
15	153/6(Old S. No. 15/2 Plot No. 6)	1216.00	25=46
Total		66702	-----

The Brief History of the above said land is as follows:

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land A" admeasuring 7330 Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas Shri Mehul Jayant Parekh and Shrimati Bina Mehul Parekh through their Power of Attorney holder Shri Ajoy Prabhodh Bhuta conveyed the Property/Land A, in favour of (i) Shri. Damji Mekan Nissar; (ii) Smt. Panchiben Damji Nissar; (iii) Shri. Devsi Hansraj Patel; (iv) Shri. Mohanlal Devsi Patel; (v) Shri. Bipin Tulshidas Bhavani; (vi) Shri. Pankaj Lalji Bhavani; (vii) Shri. Manilal Walji Patel; (viii) Shri. Premji Nanji Patel; (ix) Shri. Purshottam Parpya Thakkar; (x) Shri. Chandrakant Ramji Thakkar; (xi) Shri. Dinesh Parpya Thakkar by way of Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no.11115/2007 dated 16/11/2007 and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3043.
- II. Whereas as the Said Land A was sold, transferred and conveyed by the said (i) Shri. Damji Mekan Nissar; (ii) Smt. Panchiben Damji Nissar; (iii) Shri. Devsi Hansraj Patel; (iv) Shri. Mohanlal Devsi Patel; (v) Shri. Bipin Tulshidas Bhavani; (vi) Shri. Pankaj Lalji Bhavani; (vii) Shri. Manilal Walji Patel; (viii) Shri. Premji Nanji Patel; (ix) Shri. Purshottam Parpya Thakkar; (x) Shri. Chandrakant Ramji Thakkar; (xi) Shri. Dinesh Parpya Thakkar by and way of Sale Deed vide document no. PVL3 - 03438 - 2010 dated 06/04/2010 to Shri Ashok B. Chhajjer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3175.
- III. Whereas as the Said Land A was sold, transferred and conveyed by the Shri Ashok B. Chhajjer, by and way of Sale Deed vide document no. PVL3 - 2650 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajjer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3405.

B) In respect of Property Bearing Survey No. 15, Hissa No. 1, admeasuring 0-42-5 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land B" admeasuring 4250 Sq. Mtrs. with the status of Non-Agricultural.

- I. As per the Revenue Records and Mutatin on Entry No. 1240 dated 22/10/1965 under section 32 G of Tenancy Act, rate for the Said Property/ Land was fixed i.e. Rs. 1000/- and the same was paid by 1) Pramilabai Dhirajmal Gandhi, 2)

assurance, Panvel vide no. Panvel 3-8928/10 dated 08/09/2010 by i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre.

- VI. That by an order vide no. TENANCY/KAT-2/TOKAN NO.3016/2010, dated 06/01/2011 the Collector Raigad has consented his permission for the sale of the said land.
- VII. Whereas as the Said Land C was sold, transferred and conveyed by i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre, by and way of Sale Deed vide document no. PVL 3 - 00876 - 2011 dated 24/01/2011 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3232.

D) In respect of Property Bearing Survey No. 16, Hissa No. 0, admeasuring 0-49-3 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land D" admeasuring 4930 Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas by virtue of revenue mutation no. 3065 dated 04-02-2008 duly confirmed by Circle Officer Ovale on 20-02-2008, the then owners of the plots Shri Ashok L. Wahabi on 20-12-2007 sold the said plots to Shri Moiz Saifuddin Rajkotwala.
- II. Whereas Shri Moiz Saifuddin Rajkotwala by way of Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no. 03683 - 2010 dated 13/04/2010 sold, transferred and conveyed the said land in favour of Shri Ashok B. Chhajer.
- III. Whereas as the Said Land D was sold, transferred and conveyed by the Shri Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL 3 - 2648 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3404.

E) In respect of Property Bearing Survey No. 18, Hissa No. 1A, admeasuring 0-50-8 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land E" admeasuring 5080 Sq. Mtrs. with the status of Non-Agricultural.

was paid from the account of Arihant Abode Limited on behalf of the Vendor who being the Director of Arihant Abode Limited.

- III. Whereas as the Said Land F was sold, transferred and conveyed by the Shri Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL3 - 2646 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3401.

G) In respect of Property Bearing Survey No. 23, Hissa No. 3, admeasuring 0-26-6 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land G" admeasuring 2660 Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas Dhau Katekar died leaving behind his legal heir (i) Laxmibai Dhau Katekar -Wife and (ii) Parvati Dhau Katekar - Daughter and their was mutated in the revenue records as evidenced by the Mutation entry no. 2239.
- II. Whereas name of Hrishchandra Dhau Katekar son of Dhau Katekar was mutated in the revenue records as per Heir ship Certificate as evidenced by the Mutation entry no. 2601.
- III. Whereas Agreement to Sale executed and registered between (i) Parvati Dhau Katekar and (ii) Hrishchandra Dhau Katekar and M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-4572/10 dated 05/05/2010.
- IV. Whereas Power of Attorney executed and registered in favour of M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-4573/10 dated 05/05/2010. by i) Parvati Dhau Katekar and (ii) Hrishchandra Dhau Katekar.
- V. That by an order vide no. TENANCY/KAT-2/TOKAN NO.2375/2010, dated 06/01/2011 the Collector Raigad has consented his permission for the sale of the said land.
- VI. Whereas as the Said Land G was sold, transferred and conveyed by i) Parvati Dhau Katekar and (ii) Hrishchandra Dhau Katekar, by and way of Sale Deed vide document no. PVL3 - 00877 - 2011 dated 24/01/2011 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3231.

the Vendor herein and that the consideration for the same was paid from the account of Arihant Abode Limited on behalf of the Vendor who being the Director of Arihant Abode Limited.

- III. Whereas the said land was converted to Non Agricultural use by the order of Collector - Raigad District vide his order no. Mah. Govt./L.N.A.1(B)/S.R.50/2012 dated 30/01/2013.
- IV. Whereas as the Said Land I was sold, transferred and conveyed by the Shri Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL3 - 2649 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3402.

J) In respect of Property Bearing following Survey No's :

Survey No.	Plot No.	Area in Sq. Mtrs	Assessment Rs=Ps.
149 6/3 7/3 +4A (Old)	1	2099.00	43=94
149 6/3 7/3 +4A (Old)	2	2215.00	46=36
149 6/3 7/3 +4A (Old)	3	1747.00	36=56
149 6/3 7/3 +4A (Old)	4	2206.00	46=17
149 6/3 7/3 +4A (Old)	Road Plot	1978.00	41=39
		Total Area =10245 Sq. Mtrs.	

The above property hereinafter referred to as the **"Property 1"** admeasuring **10245 Sq. Mtrs.** with the status of Non-Agricultural use.

Survey No.	Hissa No.	Plot No.	Area in Sq. Yards (Var)	Assessment Rs=Ps.
15	2	1	4743.00	99=28
15	2	2	2438.00	51=03
15	2	3	4947.00	104=60
15	2	4	3395.00	71=05
15	2	5	2989.00	62=57
15	2	6 (Road)	1216.00	25=46
			Total Area = 19728 Sq. Mtrs.	

The above property hereinafter referred to as the "Property 2" admeasuring 10*28 Sq Mtrs. with the status of Non-Agricultural use.

Survey No.	Hissa No.	Area H - R	Assessment Rs=Ps.
7	5	0-01-5	2=63
Total Area = 150 Sq. Mtrs.			

The above property hereinafter referred to as the "Property 3" admeasuring 150 Sq Mtrs. with the status of Non-Agricultural use.

Whereas for the sake of brevity the Property 1, Property 2 and Property 3, is hereinafter together referred to as the "Said Property/Land J" admeasuring 30123 Sq. Mtrs.

- I By the Deed of Conveyance dated 25/06/2007 vide no. 5133/2007 duly registered with the registrar of sub-assurance Panvel - I, (i) Shri Hemant Kuntlal Muthiyan as partner for Land and Farm Development Corporation, himself and as Legal heirs/successor of Late Shri Kuntlal Chandmal Muthiyan and H.U.F. Karta for Shri Kuntlal Chandmal Muthiyan and Power of Attorney Holder for Shri Arvind Prabhakar Samarth residing at Mumbai; (ii) Smt. Lata Kuntlal Muthiyan as Legal heirs/successor for Late Shri Kuntlal Chandmal Muthiyan residing at Mumbai; (iii) Shri Ajit Ramniklal Doshi for himself and Shri Ajit Ramniklal Doshi H.U.F. Karta and as Trustee for Shri Ashok Doshi Family Trust and Power of Attorney Holder for Shri Apurva Ajay Doshi and Shri Mahendra Ramniklal Doshi; (iv) Shri Rakesh Dalchand Choudhary for himself and Power of Attorney Holder for Shri Mukesh Dalchand Choudhary and (v) Shri Vikram Dhirajlal Sanghvi for himself and Power of Attorney Holder for a) Shri Kirit Ratilal Ghandhi b) Shri Praveen Ratilal Ghandhi c) Smt. Nirupama Gorang Sanghvi d) Shri Mrugnik Dhirajlal Sanghvi all residing at Mumbai conveyed the said survey No. 15/2 property absolutely to M/s Millennium Land Developers Pvt. Ltd. Through its authorized director on behalf of the company Shri Nizarali Kasambhai Jiwani Residing at 303, Kalpataru Garden, Boat Club, Pune.
- II Whereas as the Said Land J was sold, transferred and conveyed by the said M/s Millennium Land Developers Pvt. Ltd. Through its authorized director on behalf of the company Shri Nizarali Kasambhai Jiwani, by and way of Sale Deed vide document no. PVL3 - 06946 - 2010 Limited through

K) In respect of Property Bearing following Survey No's :

Survey No.	Hissa No.	Plot No.	Area	Assessment Rs=Ps.
150 (15/5 + 17/3 Old S.No.)	1	1	374 Sq. M.	6=55
	2	2	374 Sq. M.	6=55
	3	3	370 Sq. M.	4=48
	4	4	314 Sq. M.	5=50
	5	5	550 Sq. M.	9=63
	6	6	640 Sq. M.	11=20
	7	7 (Road)	767 Sq. M.	13=43
			----- Total = 3389 Sq. Mtrs.	

Whereas the above property for the sake of brevity hereinafter referred to as the "Said Property/Land K" admeasuring 3389 Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas by virtue of revenue mutation no. 3064 dated 04-02-2008 duly confirmed by Circle Officer Ovale on 20-02-2008, the then owners of the plots Shri Ashok L. Wahabi on 20-12-2007 sold the said plots to the Shri Moiz Saifuddin Rajkotwala at and for a consideration of Rs.16,94,500/-. Since then the said Plots are owned absolutely and possessed by the Shri Moiz Saifuddin Rajkotwala.
- II. Whereas as the Said Land K was sold, transferred and conveyed by the said Shri Moiz Saifuddin Rajkotwala, by and way of Sale Deed vide document no. PVL3 - 03682 - 2010 dated 13/04/2010 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3179.

Whereas the above properties A to K for the sake of brevity hereinafter referred to as the "Said Property/Land/Plot" admeasuring 66702 square meters with the status of Non-Agricultural use.

- 2) **WHEREAS**, Promoter herein received a water supply assurance from Superintending Engineer MJP, New Panvel vide letter no. MJP/JVM/TASHA-3/719/YEAR2012 dated 19-09-2012.
- 3) **AND THEREAFTER**, Power supply given by Asst. MSEDCL vide

- 15) **AND WHEREAS**, the Promoter has appointed an Architect registered with the Council of Architects and the service provider may be changed at the discretion of The Promoter without the consent of the Purchasers.
- 16) **AND WHEREAS**, the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and The Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- 17) **AND WHEREAS**, the Purchaser is desirous to purchase an Apartment Flat bearing **1007** on the **07th Floor**, in the building called **ILIANA** (hereinafter referred to as "**the said Building**"), to be constructed in the Phase of the said project by the promoter, totally admeasuring about **53.46 sq. mtr.** carpet area. The "carpet area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said unit for exclusive use of the Purchaser or verandah area and exclusive open terrace area projection as weather sheds, flowerbeds, architecture projections appurtenant to the said unit or exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment, cupboards, RCC column and RCC internal wall if any. In addition to the above Carpet area, **the 2.59 sq. mtr.** area attached to the rooms of the said unit in the form of enclosed balcony and which is within the said unit and forms the covered area shall be apart of the flat totaling to total covered usable area of **56.06 sq. mtr.**
- 18) **AND WHEREAS**, the purchaser demanded from the Promoter and the Promoter has given to the purchaser inspection of all the documents of title relating to the said Project and the plans, designs and specifications prepared by the Architect and all such other documents as are specified under The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder, hereinafter referred to as "**the said Act**" and has satisfied himself/herself about the title of the Promoter to the said plot and its right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of the Promoter to the said plot and declares that he/she shall not be entitled to raise any objection or requisition regarding the same or any matter relating to the title or otherwise whatsoever.
- 19) **AND WHEREAS**, the Promoter has registered the Project under the applicable provisions of the Act with the Real Estate Regulatory Authority at Mumbai. The RERA

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

The Promoter shall construct the said building of the said project on the said land/property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time including variations or modifications, alteration or addition as required by any Government authorities or due to change in law.

The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser on basis of carpet area Flat No. **1007** of the type **2 BHK** of carpet area measuring **56.06 sq. mtr.** (which along with the balcony area is measured as **2.59 sq. mtr.** of covered usable area) on **07th Floor** in the building **HIANA** (Apartment Flat unit) of the said project, as shown in the Floor plan hereto annexed and marked as **Annexures F** for the consideration of **Rs.7320375/- (Rupees Seventy Three Lakh Twenty Thousand Three Hundred Seventy Five Only)** which includes Rs. 100 per square meters being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Layout/plan of the project. The payments shall be due on average basis of work being carried out in relation to the project and in relation to a particular flat's stage of construction.

The Project shall provide to the purchaser **Nil** covered parking spaces of 1:1.55. Since the said project is situated at a location of the parking shall be done in the form of provision of well covered car and auto space. The purchaser is aware that the said parking provision is provided as in the manner of 1:1 ratio for each and every flat unit in the project and he is satisfied and undertakes not to raise any objection to the said provision.

The Purchaser has paid to the Promoter in pursuance of this agreement a sum of **Rs.95,000/- (Rupees Ninety Five Thousand Two Hundred Forty Only)** as advance payment which shall be set off against the purchase price and the balance amount of **Rs. 72,51,375/- (Rupees Seventy Two Lakh Twenty Five Thousand One Hundred Thirty Five Only)** is to be known & treated as annexed in **Schedule L**.

The said advance payment shall also include taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Services tax, Central Excise, Entertainment Tax, etc.) and Local Tax.

contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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

1. The Promoter shall construct the said building of the said project on the said lands/property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time including variations or modifications, alteration or addition as required by any Government authorities or due to change in law.
2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser on basis of carpet area Flat No. **1007** of the type **2 BHK** of carpet area admeasuring **56.06 sq. mtr.** (which along with the balcony area is measured as **2.59 sq. mtr.** of covered usable area) on **07th Floor** in the building **ILIANA** (Apartment/Flat/unit), of the said project, as shown in the Floor plan hereto annexed and marked as **Annexures F** for the consideration of **Rs.7320375/- (Rupees Seventy Three Lakh Twenty Thousand Three Hundred Seventy Five Only)** which includes Rs. 100 per square meters being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Layout Annexed herewith. The payments shall be due on average basis of work being carried out in relation to the entire building and not in relation to a particular flat's stage of construction.
3. The Promoter hereby agrees to allot the purchaser **Nil** covered parking spaces of 11.15 Sq. meter in the layout. In the case of allotment the allocation of the parking shall be done at the time of possession with identified location and space. The purchaser is aware that the Car Parking Will not be provided as in the manner of 1:1 ratio for each and every flats / units in the building and in the project and undertakes not to rise any objection in that regard in future.
4. The Purchaser has paid on or before execution of this agreement a sum of **Rs.95240/- (Rupees Ninety Five Thousand Two Hundred Forty Only)** as advance payment or application fee and hereby agrees to pay to that Promoter and the balance amount of **Rs.7225135/- (Rupees Seventy Two Lakh Twenty Five Thousand One Hundred Thirty Five Only)** in the following manner:-
5. The Total Price/consideration

200

such notice so served shall be considered sufficient discharge by "THE PROMOTER"
For this purpose the name and address of the Purchaser are set out below:

Name: Mr. Ranjeet Kumar Singh
Mrs. Bharti Singh
Address: Neem Tand, Near Neori Vikas Vidyalaya,
Ranchi, Chuttu, Ranchi, Jharkhand - 835217.
Email id: rk804.rs@gmail.com

12. The said project consist of recreation open space if any; is a common part of the bigger layout consisting of other phases proposed to be developed by promoter in and shall be handed over on completion of all phases to the Apex body or Federation of Society. The Purchaser shall be restricted only up to the use of common space till the completion of the total project's all phases. The drive ways and internal roads passing through the said project to other phases shall not be obstructed and be allowed for all purpose including construction activities and construction vehicles and machineries.
13. 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 Apartment to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
14. The Promoters herein shall complete the construction of the said unit in all respects on or before 30th December 2026 provided that the Purchaser shall have made payments of the installments towards the purchase price of the said unit and other charges mentioned in this agreement without delay at times stipulated for payments thereof. The Promoter may not complete some of the common amenities to be provided to all purchasers. All such remaining amenities, if any, shall be completed while completion of the entire project. The Purchaser/s shall not raise any dispute or litigation, complaint etc. regarding the common amenities or any common areas etc. Even after occupying the flat constructional activities, undertaken by the Promoter on the said property land shall remain in force or work in progress shall be continued, in respect of the said building and therefore the Purchaser hereby agrees and accepts that if he/she they have to face certain difficulties viz Material obstacles, Noise, Dusting etc they shall not object and/or create any impediment to the construction and developmental activities. The purchasers shall co operate with the Promoter/ Developer and he/she they shall not raise any objections/obstacle to the work in progress.
15. If the Promoter fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid possession date then the Promoter shall be liable on demand.

body or until the said project lands is transferred to the Apex body/ federation as hereinabove mentioned.

SCHEDULE OF THE PROPERTY

The **2 BHK Flat No. ILIANA-1007** in the project "**Arihant Aspire Phase I**" and admeasuring **56.06 sq. mtr.** Carpet area situated on portion of land identified as said lands situated lying and being at at Village Palaspe, Taluka Panvel, District - Raigad, within the limits of Grampanchayat Palaspe, Panchayat Samiti Panvel, ZillaParishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel.

YOGITA BHANDARKAR

(B. ARCH.)

MO. NO. 9167150054

FORM 1
ARCHITECT'S CERTIFICATE
For the Period ended 30TH SEPTEMBER, 2023

Date: 10/10/2023

To,
M/s. Arihant Abode Ltd.
Arihant Aura, 25th floor, B Block,
13/1, TTC Indl. Area, MIDC,
Turbhe, Navi Mumbai-400705

**Subject: Certificate of Percentage of Completion of Construction Work of
Development of Arihant Aspire Phase I having MahaRERA no. - P52000014107
Being developed by M/s. Arihant Abode Ltd.**

Sir,

I Miss. Yogita Bhandarkar have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Arihant Aspire Phase I having MahaRERA no.- P52000014107 being developed by M/s. Arihant Abode Ltd.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



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 :
P52000014107

Project: ARIHANT ASPIRE PHASE Plot Bearing / CTS / Survey / Final Plot No.: 7/5,14/6-7,15/1,15/2-6,15/3,16,18/1A-B,23/3-4,24/1A,149/1-5,150/1-7 at Palaspe, Panvel, Raigarh, 410221.

1. **Arihant Abode Limited** having its registered office / principal place of business at *Tehsil: Thane, District: Thane.*
Pin: 400705.
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 **07/11/2017** and ending with **30/06/2026** 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)
Date:18-06-2020 09:50:58

Dated: 18/05/2020

Place: Mumbai

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- (A) Location : Survey Numbers 7/5,14/6,14/7,15/2(1),15/2(2),15/2(3), 15/2(4), 15/2(5), 15/2(6),15/1, 15/3, 16, 18/1A, 18/1(B), 23/3, 23/4, 24/1A, 149/1 to 5 (Old S. No 6/3 &7/3+4A), 150/1 to 7 (Old S. No 17/3 + 15/5), Village-Palaspé, Taluka-Panvel, District-Raigad.
- (B) Land use (predominant) : As per Sanctioned Interim Development Plan of NAINA, the subject land falls under Major part in Predominantly Residential (N-1) Zone & minor part in Urban Village (N-4) zone.
- (C) Details of the proposal with BUA:

Area Statement			
S.No.	Particulars	Area in Sq.mt.	
1.	Area of the proposal approved by MMRDA (as per L.C)		66751.62
2.	Area of Land as per 7/12 extracts and NA order		66702.00
3.	Area of the Land as mentioned in N.A. TILR		66790.00
4.	Area of the Land as per Triangulation of TILR		70454.98
5.	Area of the Land as per Physical survey		67632.36
6.	Area considered (least of above)		66702.00
7.	Deductions For		
a.	Area under widening of NH 17 (as per N.A. order and TILR)		2800.00
b.	Any Reservation		NIL
	Total (a+b)		2800.00
8.	Gross Area of plot (6-7)		63902.00
9.	Required Amenity space, 15% of 8		9585.30
9a.	Proposed Amenity Space		9585.78
10.	Net Area Of Plot (8-9a)		54316.22
		Sale Plot	Rental Plot
11.	Area of proposal (in proportion 75:25)	40737.16	13579.05
12.	Permissible FSI on 10	3	1
13.	Permissible Built up Area (10x12)	162948.66	54316.22
14.	Permissible Commercial Area 15% of (13)	24442.30	8147.43
15.	Proposed Commercial Built Up Area	1708.512	1641.973
16.	Amenity spaces required (in proportion 75 : 25)	7188.975	2396.325
17.	Amenity spaces provided	7189.197	2396.584
18.	Recreation Ground space required(8% of 11)	3258.97	1086.324
19.	Recreation Ground space provided		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHARTI SINGH

ARUN KUMAR SINGH

10/10/1989

Permanent Account Number

FMUPS1457J

Bharti Singh

Signature



Bharti Singh

COMMON RETAIL LOAN APPL

(Separate form to be obtained fr



SHARIT SINGH | Gender M F T
 Mr. Mrs. Ms. Dr. Other | Date of Birth 10/10/1989 Age 34 yrs 00 month
 Status Married Unmarried Other Name of Spouse RANJEET KY SINGH
 Dependents 1 No of Children 02 Name of Father ARUN KUMAR SINGH
 Maiden Name KALAWATI DEVI
 Indian Residential Status Resident NRI/PIO If NRI, Country of Res. |
 HINDU Category Minority SC ST OBC Gen. If Minority: |
 Birth GAYA Photo Identification (ID): Type PAN CARD
 Identification (ID) Number FMUPS1457J Photo ID valid upto |
 License No. | Driving License Valid Upto |
 No. | Passport Valid Upto |

Bharti Singh

GIR No. FMUPS1457J Aadhar No. 657636705133 Educational Qualification BA
 Address: Staying at the present address for the past 03 Years and Months Type of Residence Owned Rented Alloted by Employer Other
 Flat Apartment No. or Name FLAT NOD201 SHIKARA ESTATE PHASE 2
 Name & No. and Area/Location CHIDALE AT NERE NEW PANVEL
 NANI MUMBAI District RAIGARH Pin Code 410206
 MAHARASHTRA Country INDIA
 Mobile (Primary) 8210798921 Mobile (Secondary) |

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 Flat Apartment No. or Name VILL. CHUTTU
 Name & No. and Area/Location NEEM TAND NEORI VIKASH NI DYALAYA
 RANCHI District RANCHI Pin Code 835217
 JHARKHAND Country INDIA
 Telephone (Landline 2) |

Business Address:
 Org/Employer, Dept. & Floor |
 Name & No. and Area/Location |
 District | Pin Code |
 Country |
 Mobile (Primary) | Mobile (Secondary) |
 Payment Mode Check-off NACH Auto recovery from SB Account SI (Standing Instruction) Others
 Relationship with the Bank New Less than 1 year 1-3 years More than 3 years
 (Names and address of two referees who are not related to you):

Bank of India
 make enquiries
 the referees if it

Name: Sandeep L KUTE
 Address: FUTURE VISION
 204 FLAT NO-402
 KAMOTHE SEC-21
 Email:

Name: Saurabh Nimbalkar
 Address: Union Bank of India
 Neshit Road, Mazgaon



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
107, N. B. ROAD, PUNE - 411 004 (INDIA)

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Palasppe/BP-00006/ACC/2022/0163

Dated : 23 Feb 2022

AMENDED COMMENCEMENT CERTIFICATE

The Amended Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

(A) Location Survey Number : 7/5, 14/6, 14/7,
15/2(1to6), 15/1&3, 16, 18/1A, 18/1B, 23/3&4, 24/1A, 149/1 to 5, 15/1 TO
7 at Village : Palasppe, Tahsil : Panvel, District : Raigad

(B) Land use (predominant): Urban villages

(C) Proposed Use :

Name: RAJA BRAGU WAGHMARE
Designation: Associate Planner
Organization: CIDCO LTD
Certificate: 1234567

Residential

(D) Total Net Built-up Area	163.92 sq.m
a) Sale Component	0
b) EWS Component	0
c) Commercial / Convenient Shops	0

(E) Details of the Buildings are as follows:

Total No. of buildings : 1	5
No. of units proposed	0
a) Residential – Sale Component	0
Residential – EWS Component	0
b) Commercial	0

Note : This revised development permission is issued to applicant M/s Arihant Abode Ltd. through Director Shri. Ashok B. Chhajer. Details mentioned in (D) & (E) above are system generated and incorrect and same shall be referred from condition no.86 page no.14.

COMMON RETAIL LOAN APPL
 (Separate Form to be obtained fr



Mr. Mrs. Ms. Dr. Other Gender M F T
 Status Married Unmarried Other Name of Spouse **BIHARTI SINGHI**
 Date of Birth **24/01/1977** Age **46** yrs **09** month
 No of Children Name of Father **AWADHESH N SINGH**
 Maiden Name **LATE SUNAINA DEVI**
 INDIAN Residential Status Resident NRI/PIO If NRI, Country of Res. **INDIA**
 HINDU Category Minority SC ST OBC Gen. If Minority:
 Birth **KODERMA** Photo Identification (ID): Type **PIAN** Please add here
 Identification (ID) Number **BCPPS0402H** Photo ID valid upto
 Driving License Valid Upto
 Passport Valid Upto
 SIR No. **BCPPS0402H** Aadhar No. **661077775956** Educational Qualification **MBA**
 ID address
 Address: Staying at the present address for the past _____ Years and _____ Months Type of Residence Owned Rented Allocated by Employer Other
 Apartment No. or Name **FLAT NO D 201 SHIKARA ESTATE PHASE**
 & No. and Area/Location **2 CHIPALE AT-NERE NEW PANDVEL**
NAVI MUMBAI District **RAIGARH** Pin Code **410206**
MAHARASHTRA Country **INDIA**
 Landline) _____ Mobile (Primary) **8460231780** Mobile (Secondary) **8210037470**
8K804.ys@gmail.com
 Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 Apartment No. or Name **VILL. CHUTTU**
 & No. and Area/Location **NEEM TAND NEARI VIKAS VIDYALAYA**
RANCHI District **RANCHI** Pin Code **835217**
JHARKHAND Country **INDIA**
 Landline 1) _____ Telephone (Landline 2) _____
 Employer, Dept. & Floor **UNION BANK OF INDIA MAZGAON BRANCH**
 No. and Area/Location **PREM SAGAR NEHSBIT ROAD**
MAZGAON District **MUMBAI** Pin Code **400010**
MUMBAI Country **INDIA**
MAHARASHTRA Mobile (Primary) _____ Mobile (Secondary) **9372131830**
UBIN0531839@UNIONBANKOFINDIA.BANK
 Check-off NACH Auto recovery from SB Account SI (Standing Instruction) Others
 New Less than 1 year 1-3 years More than 3 years
 Names and address of two referees who are not related to you):

Name: **Sandeep L. Kulkarni**
 Address: **Fuhon wick**
204 Post No. 302
Kamath sec-21
 Email:

Name: **Saurabh Nambalkar**
 Address: **Union Bank of India**
Nehbit Road Mazgaon

FLOOR NO.	PLAT NO.	AREA	PROVISION	PLAT NO.	AREA	PROVISION
1	14.20	4.480		14.20	4.480	
2	14.20	4.480		14.20	4.480	
3	14.20	4.480		14.20	4.480	
4	14.20	4.480		14.20	4.480	
5	14.20	4.480		14.20	4.480	
6	14.20	4.480		14.20	4.480	
7	14.20	4.480		14.20	4.480	
8	14.20	4.480		14.20	4.480	
9	14.20	4.480		14.20	4.480	
10	14.20	4.480		14.20	4.480	
11	14.20	4.480		14.20	4.480	
12	14.20	4.480		14.20	4.480	
13	14.20	4.480		14.20	4.480	
14	14.20	4.480		14.20	4.480	
15	14.20	4.480		14.20	4.480	
16	14.20	4.480		14.20	4.480	
17	14.20	4.480		14.20	4.480	
18	14.20	4.480		14.20	4.480	
19	14.20	4.480		14.20	4.480	
20	14.20	4.480		14.20	4.480	
21	14.20	4.480		14.20	4.480	
22	14.20	4.480		14.20	4.480	
23	14.20	4.480		14.20	4.480	
24	14.20	4.480		14.20	4.480	
25	14.20	4.480		14.20	4.480	
26	14.20	4.480		14.20	4.480	
27	14.20	4.480		14.20	4.480	
28	14.20	4.480		14.20	4.480	
29	14.20	4.480		14.20	4.480	
30	14.20	4.480		14.20	4.480	
31	14.20	4.480		14.20	4.480	
32	14.20	4.480		14.20	4.480	
33	14.20	4.480		14.20	4.480	
34	14.20	4.480		14.20	4.480	
35	14.20	4.480		14.20	4.480	
36	14.20	4.480		14.20	4.480	
37	14.20	4.480		14.20	4.480	
38	14.20	4.480		14.20	4.480	
39	14.20	4.480		14.20	4.480	
40	14.20	4.480		14.20	4.480	
41	14.20	4.480		14.20	4.480	
42	14.20	4.480		14.20	4.480	
43	14.20	4.480		14.20	4.480	
44	14.20	4.480		14.20	4.480	
45	14.20	4.480		14.20	4.480	
46	14.20	4.480		14.20	4.480	
47	14.20	4.480		14.20	4.480	
48	14.20	4.480		14.20	4.480	
49	14.20	4.480		14.20	4.480	
50	14.20	4.480		14.20	4.480	
51	14.20	4.480		14.20	4.480	
52	14.20	4.480		14.20	4.480	
53	14.20	4.480		14.20	4.480	
54	14.20	4.480		14.20	4.480	
55	14.20	4.480		14.20	4.480	
56	14.20	4.480		14.20	4.480	
57	14.20	4.480		14.20	4.480	
58	14.20	4.480		14.20	4.480	
59	14.20	4.480		14.20	4.480	
60	14.20	4.480		14.20	4.480	
61	14.20	4.480		14.20	4.480	
62	14.20	4.480		14.20	4.480	
63	14.20	4.480		14.20	4.480	
64	14.20	4.480		14.20	4.480	
65	14.20	4.480		14.20	4.480	
66	14.20	4.480		14.20	4.480	
67	14.20	4.480		14.20	4.480	
68	14.20	4.480		14.20	4.480	
69	14.20	4.480		14.20	4.480	
70	14.20	4.480		14.20	4.480	
71	14.20	4.480		14.20	4.480	
72	14.20	4.480		14.20	4.480	
73	14.20	4.480		14.20	4.480	
74	14.20	4.480		14.20	4.480	
75	14.20	4.480		14.20	4.480	
76	14.20	4.480		14.20	4.480	
77	14.20	4.480		14.20	4.480	
78	14.20	4.480		14.20	4.480	
79	14.20	4.480		14.20	4.480	
80	14.20	4.480		14.20	4.480	
81	14.20	4.480		14.20	4.480	
82	14.20	4.480		14.20	4.480	
83	14.20	4.480		14.20	4.480	
84	14.20	4.480		14.20	4.480	
85	14.20	4.480		14.20	4.480	
86	14.20	4.480		14.20	4.480	
87	14.20	4.480		14.20	4.480	
88	14.20	4.480		14.20	4.480	
89	14.20	4.480		14.20	4.480	
90	14.20	4.480		14.20	4.480	
91	14.20	4.480		14.20	4.480	
92	14.20	4.480		14.20	4.480	
93	14.20	4.480		14.20	4.480	
94	14.20	4.480		14.20	4.480	
95	14.20	4.480		14.20	4.480	
96	14.20	4.480		14.20	4.480	
97	14.20	4.480		14.20	4.480	
98	14.20	4.480		14.20	4.480	
99	14.20	4.480		14.20	4.480	
100	14.20	4.480		14.20	4.480	



RE PLAN EAST TOWN IDP OF NAINA

PROFORMA I
AREA STATEMENT

1. Area of the proposal approved by MHADA (sq. meter)	56751.62
2. Area of land as per 1/12 order and N.A. order	60700.00
3. Area of the land as mentioned in N.A. Title	60700.00
4. Area of the land as per Survey of India	70414.88
5. Area of the land as per Physical survey	67612.36
6. Area considered (least of above)	60700.00
7. Deductions for:	
(a) Area under widening of NH 37 as per N.A. order and (S.R.)	3800.00
(b) Any Reservation	000.00
[Total deduction]	3800.00
8. Gross Area of plot (6-7)	56900.00
9. Reserved Amenity space 15% of 8	8535.00
10. Proposed Amenity space	9085.76
11. Net Area of Plot (8-9)	54164.24
12. Area of proposal (in proportion 75:25)	40723.18
13. Permissible FSI (on 11)	1
14. Permissible Building Area (PBA)	54164.24
15. Permissible Commercial Area (10% of PBA)	5416.42
16. Proposed Commercial Built Up Area	3249.85
17. Amenity spaces required (in proportion 75: 25)	7288.97
18. Amenity spaces provided	7288.97
19. Recreation Ground space required (8% of 11)	4333.14
20. Recreation Ground space provided	4333.14
21. Proposed Built Up Area	40723.18
22. Balance Built Up Area	13740.06
23. FSI Consumed	1.23
24. FSI Balance	0.77
25. No. Of Units proposed	3083
Commercial	49
Residential	3034
26. No. of units proposed to be granted	3034
27. Balcony Area Statement	NA
28. Parking Statement	NA

PROFORMA II
CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 01.09.2017 and the dimensions of sites etc. of said plotted or plan are as measured on site and the area as shown on the plan with the same is as per the records of the Survey of India, Taluk Palaspur, District Raigad.

Signature of Owner: **ASHOK B. CHHAJER**
Signature of Architect: _____

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RENTAL HOUSING SCHEME ON LAND BEARING S NO 7/5 14/8, 14/7, 15/1, 15/2(1), 15/2(2), 15/2(3), 15/2(4), 15/2(5), 15/2(6), 15/3, 16, 16/1A, 16/1B, 23/3, 23/4, 24/1A, 14/8/1, 14/8/2, 14/9/3, 14/8/4, 14/8/5, 15/0/1, 15/0/2, 15/0/3, 15/0/4, 15/0/5, 15/0/6, 15/0/7, AT VILLAGE PALASPUR, TALUKA - PANVEL, DIST. RAIGAD.

OWNER NAME & SIGN

For **ARIHANT ABODE LTD**
ASHOK B. CHHAJER DIRECTOR

ARCHITECT NAME & SIGN

ARCH Piyush Tak CA2827828001

CONCEPT DESIGN CELL
Architects & Planners
OFFICE NO. 101, P. NO. 10, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100

GROUND FLOOR AREA CALCULATION (S. NO. 7/5)

S. NO.	AREA	PROVISION	PLAT NO.	AREA	PROVISION
1	112.73	4.480	14.20	4.480	
2	90.83	4.480	14.20	4.480	
3	319.18	4.480	14.20	4.480	
4	281.40	4.480	14.20	4.480	
5	3.88	4.480	14.20	4.480	
6	98.01	4.480	14.20	4.480	
7	54.68	4.480	14.20	4.480	
8	170.47	4.480	14.20	4.480	
9	25.27	4.480	14.20	4.480	
10	43.88	4.480	14.20	4.480	
11	54.68	4.480	14.20	4.480	
12	44.87	4.480	14.20	4.480	
13	64.98	4.480	14.20	4.480	
14	23.21	4.480	14.20	4.480	
15	182.12	4.480	14.20	4.480	



1	Area of the proposed approved by MARRHA (as per L.R.)	86703.00	
2	Area of Land as per T.I. extracts and NA order	86703.00	
3	Area of the land as mentioned in N.A. TIR	70494.98	
4	Area of the land as per Survey of T.R.A	67631.16	
5	Area of the land as per Physical survey	66703.00	
6	Area considered (Sum of above)		3803.00
7	(Reduction) for		
8	Area under widening of NH 17 (as per N.A. order and D.A.)		798
9	(a) Net Reservation		3803.00
	(Total proposed)		87970.00
10	Gross Area of plot (A-7)		9485.30
11	Approved Amenity space 15% of 8		9485.30
12	Approved Amenity space		14138.12
13	Net Area of Plot (A-9)	SALE PLOT 1	RENTAL PLOT 1
		43737.16	12579.05
14	Area of proposal (in proportion 75:25)	1	1
15	Permissible FSI on 1)	152948.46	34336.17
16	Permissible Building Area (20/1)	24441.90	8147.43
17	Permissible Commercial Area (50% of 16)	12220.95	3843.97
18	Proposed Commercial Built Up Area	7188.97	2306.12
19	Amenity spaces required (in proportion 75:25)	7188.97	2306.12
20	Amenity spaces provided	1258.97	3206.12
21	Reservation (ground space required) 8% of 13)	7352.10	1172.00
22	Reservation Ground space provided	68714.26	28308.76
23	Proposed Built Up Area	87324.10	33071.44
24	Balance Built Up Area	1.730	0.52
25	FSI Consumed	1.730	0.48
26	FSI Balance	3082	792
27	NO. of Units proposed	49	44
	Commercial	3394	248
	Residential		3009
28	No. of trees proposed to be planted		768
29	Balcony Area Statement		16A
30	Parking Statement		16A


PROFORMA B

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 21.08.2017 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in document of Ownership T.P. Scheme. Registrar Land Records Department City Survey records.


Signature of Owner
ASHOK B. CHHAJER

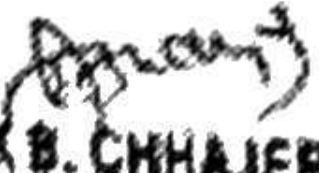


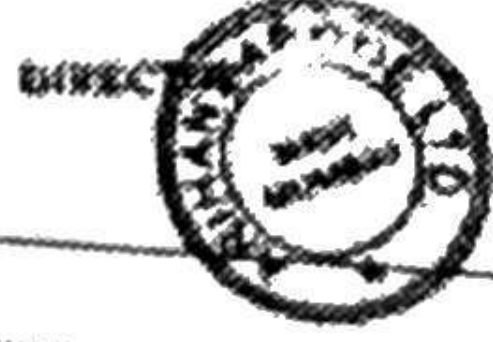

Signature of Architect

DESCRIPTION OF PROPOSAL & PROPERTY


PROPOSED RENTAL HOUSING SCHEME ON LAND BEARING S.NO. 7/5, 14/6, 14/7, 15/1, 15/2(1), 15/2(2), 15/2(3), 15/2(4), 15/2(5), 15/2(6), 15/3, 18, 18/1A, 18/1B, 23/3, 23/4, 24/1A, 149/1, 149/2, 149/3, 149/4, 149/5, 150/1, 150/2, 150/3, 150/4, 150/5, 150/6, 150/7, AT VILLAGE PALASPE, TALUKA - PANVEL, DIST. RAIGAD.

OWNER NAME & SIGN


For **ARIHANT ABODE LTD.**
ASHOK B. CHHAJER
M/S ARIHANT ABODE LTD.



ARCHITECT NAME & SIGN


ARCH. PIYUSH TAK
CA28272/2001

SPK NO		DATE	12/08/2017
SPK BY		SCALE	1:500

CONCEPT DESIGN CELL
ARCHITECTS & ASSOCIATES

OFF: G-18, 1ST FL., NEIGHBOURHOOD SHOPPING COMPLEX,
SEC. 4 NEPLA, NAVI MUMBAI 400708 PH: 9820291011



दुय्यम निर्बंधक: सह दु.नि.पनवेल 3

दस्ताक्रमांक व वर्ष: 8927/2010

Wednesday, September 08, 2010

5:04:23 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पळस्ये

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,700,000.00
बा.मा. रु. 875,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सर्वे नं 15, हिस्सा नं 3, क्षेत्र 5.3 आर ,पळस्ये ता पनवेल जि रायगड
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अशोक कानु चोरघे - -; घर/प्लॉट नं: कुडावे ; गल्ली/रस्ता: -; ईमारतीचे नं: -; पेढ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(2) दुर्गाबाई कानु चोरघे उर्फ दुर्गाबाई रामदास टोंबरे - -; घर/प्लॉट नं: -; ईमारतीचे नाव: -; ईमारत नं: -; पेढ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे/ अरिंहंत अबॉड लि तर्फे संचालक अशोक बी छाजेड - -; घर/प्लॉट नं: -; पोलिस, प्लॉट नं 74, से 17, वाशी नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नं: -; पेढ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAICA 0808
- (7) दिनांक करून दिल्याचा 08/09/2010
- (8) नोंदणीचा 08/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8927 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 162000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 27000.00
- (12) शेर

shaw
निर्बंधक, पनवेल-
(वर्ग-२)

मोगे प
8 प
THE F
344813
DO No 14344



Wednesday, September 08, 2010

5:02:19 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9187

गावाचे नाव पळस्हे

दिनांक 08/09/2010

दस्तऐवजाचा अनुक्रमांक पवल3 - 08927 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे/ अरिहंत अबॉड लि तर्फे संचालक अशोक बी छाजेड - -

नोंदणी फी	:-	27000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)	:-	700.00
एकूण रु.		27700.00

आपणास हा दस्त अंदाजे 5:16PM ह्या वेळेस मिळेल

Handwritten signature
दुर्यम निंबधक
सह दु.नि.पनवेल 3

बाजार मुल्य: 875000 रु. मोबदला: 2700000रु.

भरलेले मुद्रांक शुल्क: 162000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे,

बँकेचे नाव व पत्ता: दि फेडरल बँक लि ;

डीडी/घनाकर्ष क्रमांक: 344619; रक्कम: 27000 रु परत मिळाले 2010

Handwritten signature
पत्रकाराची सहा
मुझे दस्त परत दिला

विविध: