

## गावाचे नाव : म्हारळ (खुर्द)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2889768
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1243175.01
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : सदनिका नं: फ्लॅट नं. 1402, माळा नं: 14 वा मजला, इमारतीचे नाव: विल्डींग नं. 1, विंग नं. ए2, पोद्दार रिविएँरा फेज-1, ब्लॉक नं: म्हारळ खुर्द, रोड : कल्याण ठाणे 421103, इतर माहिती: एकूण क्षेत्रफळ 343 चौ फुट रेरा कार्पेट ( ( C.T.S. Number : - ; Survey Number : 9 HISSA NO 1/B AND 2, SURVEY NO 11 HISSA NO 1 AND SURVEY NO 10 HISSA NO 2 ; ) )
(5) क्षेत्रफळ	1) 343 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पोद्दार ह्रीसिंग अँड डेव्हलपमेंट लिमिटेड (पुर्वीचे नाव पोद्दार डेव्हलपर्स लिमिटेड) तर्फे ऑथोराईज्ड सिग्रेटरी सचिन शांताराम झाडाणे वय:-36; पत्ता:-प्लॉट नं: ऑफिस नं. 3-5, माळा नं:-, इमारतीचे नाव: नीरू सिल्क मिल्स, ब्लॉक नं: मयुरादास मिल कंपाउंड, 126 एन एम जोशी मार्ग, रोड नं: लोअर परेल पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACM0180C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजीव के.चौरासिया वय:-31; पत्ता:-प्लॉट नं: रूम नं 7, माळा नं:-, इमारतीचे नाव: गिरधारी चाळ, ब्लॉक नं: बॅरक नं 138/बी, सायबेला स्कूलच्या जवळ, रोड नं: उल्हासनगर 1, ठाणे, महाराष्ट्र, THANE. पिन कोड:-421001 पॅन नं:-AJYPC6153F 2): नाव:-रिना कुमारी वय:-28; पत्ता:-प्लॉट नं: रूम नं 7, माळा नं:-, इमारतीचे नाव: गिरधारी चाळ, ब्लॉक नं: बॅरक नं 138/बी, सायबेला स्कूलच्या जवळ, रोड नं: उल्हासनगर 1, ठाणे, महाराष्ट्र, THANE. पिन कोड:-421001 पॅन नं:-FAYPR3974P
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	3879/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	115600
(13) बाजारभावप्रमाणे नोंदणी शुल्क	28900
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



(सही) जी.बी.सातदिवे

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (Agreement) is made and entered into at Kalyan on this

23 day of Feb 2021.

BETWEEN

PODDAR HOUSING AND DEVELOPMENT LIMITED (FORMERLY KNOWN AS  
PODDAR DEVELOPERS LIMITED), incorporated and registered under Indian

Companies Act, 1956, having its registered office at # 3-5, Neeru Silk Mills Mathuradas Mills Compound, 126, N.M. Joshi Marg, Lower Parel (W), Mumbai- 400 013, through its Authorized Signatory Mr./Mrs./Ms. Sachin Zadane hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors-in-interests and permitted assigns therein) of the FIRST PART.


AND

Mr/Mrs/Ms/M/S. Rajiv K Chaurasiya, age 31, Occupation: \_\_\_\_\_  
Mr/Mrs/Ms/M/S., Reena Kumari age 28, Occupation: \_\_\_\_\_, residing at Room No.7 Giridhari Chol Barek No.138/B Near Sadhubela School Ulhasnagar 1 Thane 421001 hereinafter referred to as "THE PURCHASER/S" (Which expressions shall unless it be repugnant to the context or meaning thereof be deemed to include his/her heirs, executors, administrators and permitted assigns) of the SECOND PART.

WHEREAS

a) The Promoters hereunder have acquired under a Deed of Conveyance dated 17<sup>th</sup> December 2016 Bearing Registration No. KLN/2-7604 of 2016 & Deed of Rectification dated 7<sup>th</sup> February 2018 Bearing Registration No. KLN/2-1429 of 2018 immovable property being "All that pieces and parcels of Land bearing Survey No. 11 Hissa No. 2, Survey No. 9 Hissa No. 3, Survey No. 9 Hissa No. 2, Survey No. 9 Hissa No. 1/B, Survey No. 11 Hissa No. 1 & Survey No. 10 having total area about 7 Hectares 01.2 Ares situate, lying and being at village Mharal, Taluka Kalyan, District Thane" and more particularly described in the **FIRST SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as "THE LARGER PROPERTY". Larger Property as shown in red colour on the plan annexed and marked as ANNEXURE "1"

b) The Promoter is undertaking the development of the Larger Property ("the Whole Project") in a phase-wise manner as mentioned at Recital (p) below.

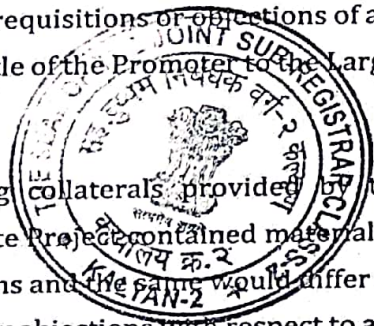
PROMOTERS	PURCHASER/S
	Rajiv Chaurasiya Reena Kumari

to the Real Estate Project and/or Whole Project as are specified under the RERA including the following:

क.ल.न.२  
22nd November 2019  
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- (i) Copy of the Certificate of Title dated 22nd November 2019 issued by Masers DSK Legal, Advocates & Solicitors Advocates & Solicitors of the Promoter, as annexed as Annexure "3" hereto;
- (ii) Specifications, fixtures, fittings, facilities and amenities of the Flat to be purchased by the Purchaser in the Real Estate Project is more particularly described in the **THIRD SCHEDULE** hereunder written. The Purchaser, who has/have accepted the same and has/have, agreed that he/she/they shall not raise any requisition or objection to the title of the Promoters to the said property and/or the Project.

u) The Purchaser(s) has/ have prior to the execution of this Agreement have understood the terms and conditions and/or rules and regulations of the Pradhan Mantri Awas Yojana and The Purchaser(s) has/ have prior to the execution of this Agreement has/have visited and inspected the site of construction of the Real Estate Project and has/have at its own, cost, charge and expense carried out due diligence in respect of the title of the Promoter to the said Large Property and after satisfying himself/herself/themselves/itself about the title of the Promoter thereto and the Purchaser(s) having accepted the same, the Purchaser(s) has/have entered into this Agreement with the Promoter and the Purchaser(s) hereby agrees not to further investigate the title of the Promoter and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Promoter to the Larger Property at any time in future.

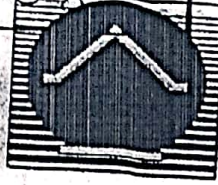


v) The Purchaser is aware that the marketing collaterals provided by the Promoter to the Purchaser in respect of the Real Estate Project contained materials / pictorial depictions in the nature of artistic impressions and the same would differ on actual basis. The Purchaser undertakes not to raise any objections with respect to any difference in the Real Estate Project from such marketing collaterals;

w) After conducting all due diligences and being satisfied with the same, the Purchaser has approached the Promoter and applied for allotment of Flat No. 1402 in Building No. 1, Wing No. A2 on the 14TH Floor, admeasuring 343 square feet carpet area (as per RERA) (as per presently applicable development norms) along with 0 car parking space (hereinafter referred to as "The Flat") in the Project and more

PROMOTERS	PURCHASER/S
	Rajiv Bansi Reena Kumari

क.म.न.२	
दस्त क्र. 3262	2020
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म्हाडा  
MHADA

**Building Permission Cell, PMAY cell / A**  
(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd.23.05.2018)

No.E.E/BP/PMAY/A/MHADA/41/2020  
Date: - 13/02/2020

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
**REVISED COMMENCEMENT CERTIFICATE UPTO PLINTH ONLY.**

To,  
M/s. Poddar Housing and Development Ltd.  
Mathuradas Mill Compound  
126 N.M.Joshi Marg,  
Lower Parel- W. Mumbai 400 013.



Sir,

With reference to your application dt 27/12/2019 for the grant of building permit & sanction of Commencement Certificate under Section 44 Maharashtra Regional Town Planning Act, 1956 to carry out development/construction of building on Plot bearing CTS No. 9/1/B, 9/2, 9/3, C.T.S No. 10, C.T.S No. 11/1, 11/2 situated at Village Mharal, Tal - Kalyan, Dist.Thane for construction of affordable housing under PMAY, the Commencement Certificate **UPTO PLINTH ONLY** is granted under section 45 of Maharashtra Regional and Town Planning Act, 1956 to erect a building subject to compliance of conditions mentioned in IOA u/r No.EE/BP/PMAY/A/MHADA/41/2020, dated-13/02/2020 and also subject to following additional conditions. :-

1. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle/permit you to develop land which does not vest with you.

गृहनिर्माण, बान्द्रे (पूर्व), मुंबई ४०० ०५१.

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 65405000.



दस्तावेज क्र. 3262	2022
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# 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 :  
PS1700023508

Project: **PODDAR RIVIERA PHASE - Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 9 HISSA NO 1 OF B AND 2, SURVEY NO 11 HISSA NO 1, SURVEY NO 10 HISSA NO 2 at Mharal Kh. (N.V), Kalyan, Thane, 421301;**

1. **Poddar Housing And Development Limited** having its registered office / principal place of business at **Tehsil: Mundal City, District: Mumbai City, Pin: 400013**

2. This registration is granted subject to the following conditions, namely:-

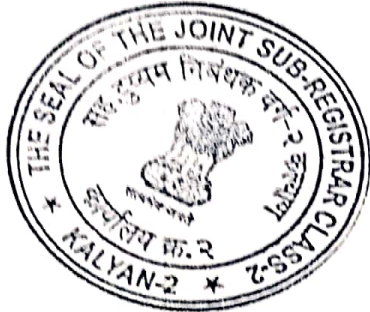
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 **18/12/2019** and ending with **30/03/2025** 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.



Signature valid  
Digitally Signed by  
Dr. Vagant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:20-06-2020 12:13:44

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

Dated: 18/05/2020  
Place: Mumbai