Coliforder Longera o.co.in Date AGREEMENT FOR SALE .00 BETWEEN 00 00 **UPVAN DEVELOPERS** ertific hgat AND MRS. SAPNA SINGH APARTMENT NO. 503 PROJECT "ASTRUM" of L Tal DATED .2023

Perceipt (payt)

Tuesday, November 07, 2023 387/14409

12:05 PM

पावती

Original/Duplicate

Regn. 39M गोरणी हे. 39म

पानती #. 15346 दिनांक: 07/11/2023

रमत्तेवताया अनुक्रमांक, बरक-4-14409-2023

गावाचे नाव विषय्वती

मादर करवान्याचे नाव. सपना सिष्ट

दन्सऐरजाया प्रकार : शरास्त्रामा

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सह. मुख्यम निवंगक, योगीवली क.-.

भरनेने मुद्रांक शुल्क : र. 1015700/-बाजार मुन्य: र.14041266,34 /-मोबदला इ.20312251/-

आपणास मूळ दस्त ,धंबनेल प्रिंट,मूची-२ अंदाजे

12:24 PM ह्या बेळेस मिळेल.

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दीकी/धनादेश/पे ऑर्डर झमांक: MH010674895202324E विनांक: 06/11/2023 DELIVERED 2) रेयकाचा प्रकार: eChallan रक्षम: र 30000/-

मुद्रांक शुल्क माची असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy): For Women : Mudrank 2021/UOR12/CR107/M1 (Policy): For Women - Corporations Area

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CHALLAN MTR Form Number-6

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AGREEMENT FOR SALE

This ACREEMENT FOR SALE made and entered into at MUMBAI on this Of H day of N osd. In the year 2023.

BETWEEN

MESSS UPVAN DEVELOPERS, a Partnership firm registered under Registration bio, BASS374 with the Registar of firms as per the provisions of indian Partnership Act, 1932ard having its registered office at Dynamic House. Yashodham, Officer, A. R. Vairiga Mary, Coregion ID, Mombai – 400 obstrepresented here in bythe duly authorized Partners/Authorized Signationies of its Partners Crowcood Constructions and Developers Private Limited. Covernterm Brothers Private Limited and Famous Developers Private Limited, Covernterm Brothers Private Limited and Famous abali, unless it be repagnant to the context or meaning thereof, mean and include partners for the time being and time to time of the said firm and survivors of them and their respective bytes and administrators and other and the firm and survivors of them and their respective bytes and time to time of the said firm and survivors of them and their respective bytes and administrators and or the said firm and survivors of them and their respective bytes and time to time of the said firm and survivors of them and their respective bytes and the firm and survivors of them and their respective bytes and the firm and survivors of them and their respective bytes and the firm and the f

AND

CONINDRAM BROTHERS PRIVATE LIMITED, a Company deemed to be specient under the Companies Act 1956. having their registered office at Seksaria Chambers, 139 Methods Mastered for Mumbal 400 001, hereinafter referred to as the "Confirming Party" (which express socialists, unless in be repugnant to the context or meaning thereof, be deemed to include the Original Owners/Confirming Party and it's their respective successors and permitted assigns) of the SECOND

AND

(1) MRS. SAPNA SINGH (PAN: BSQPS6585R) having his/her/their/its address at HOUSE NO TS03, JANTA FLATS, G.T.B ENCLAVE, DILSHAD GARDEN, DELHI - 110093 herenafter 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/ Limited Liability Partnership (LLP), the partners or partner for the time being of the said firm/ LLP, the survivor or survivor and the heirs, executors and administrators of the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenery 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 and the beneficiary(lies) of them and find in case of a body corporate/company its successors and permitted assigns) of the THIRDPART.

The Developer, the Confirming Party and the Aliottee(s) are hereinally collectively tool as the Parties*, and individually as a "Party".

WHEREAS

Bairampur Chini Mills Limited ("the Original Owners") was at the relevant time and continues to be reflected in the महस्यात्या मेंगदिनानं मेहा दिनामुझ आप मुस्सि गाँग in respect of all that 2002 राजा में से हा 12/म.स्ट. 107/म.न. (चेनम)

र. ३१०३१२०२१ अन्यये सदर दरतामध्ये गहिल होरहिता असत्तामे मुद्दिन हुन्यामते १% ने सवस्य देणका भूति अहे

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particularly described in the First Schedule hereunder written). Hereto annexed and gate area of 4,137,90 sq. mb, or m. nexed and marked as "Annexure 1" an as "Annexare 1" is the Proposed Layout of the said Larger Land and "Annexare Approved Layout of the said Larger Land. Photocopy of the Property Register Card, Suburban District lying, being and situated at MSD, Upper Covind Nagar, Mai processing CTS No. 97A2C/2 and 97A2C/4, Village Chincholl, Taluka Borivan Number 400097 December referred to as the said Larger Land" which is shown of the Larger Land is annexed hereto as "Annexure 3". coloured boundary lines on the plan

vide Power of Attorney dated 27th March, 1984 register Confirming Party herein (being one of the partners in the Developer partnership in Deed of Confirmation dated 26" May, 1986 under Serial No. 2664 - 1986, app., constituted attenties to act for and on behalf of the Original Owners. The Original Owners have,

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in area

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By and under Title Certificate dated 30° September, 2021 (photocopy whereof is as as "Annexure 4") Pradhan & Rao (Advocates & Solicitors) has certified the the Larger Land. The devolution of title in respect of the Larger Land is the., itoresaid Title Certificate sting loan/ mortgage in respect of the Larger Land or any portion these the Larger Land and the Project (defined below) is free of any encumage/ lient, etc. of any nature whatsoever chante/noth

Certificate number CHE/WSII/ 4900/ PS/ 337 (NEW)/ CC/ 1/ New dated 5th April, 2021 whereof is annexed hereto as "Annexure 6"), the Larger Land would be developed and comprise of the PG Area (defined below), the MCGM Land (defined below) and the sast intimation of Disapproval (hereinafter referred to as "IOD") number CHE/ WSII/ 4900/ P December, 2021 (copy whereof is annexed hereto as "Annexure 5") and (v) Commens October, 2019 r/w Development Permissions dated 15th October, 2019, (ii) Intima. Disapproval and Development Permissions Scrutiny Report dated 15th October, 201 NEWI/ 337/ 1/ Amend dated 26th March, 2021, (iv) Intimation of Disapproval them referred to as "IOD" number CHE/ WSII/ 4900/ PS/ 337 (NEW)/ 337/ 3/ Amend date obtained in respect of the Larger Land, including (i) Intimation of Disapproval date Softmodation Reservation Policy ("AR Policy") of the Development Control and Prosegulations, 2034 ("DCPR 2034"), whereby, pursuant to various development permits The Career Land is being developed under the aegis of and in accordance defined below) in the following manner:

Municipal Corporation of Greater Mumbai ("MCGM") in accordance with its reservation code ROS 1.4 in DCPR 2034) which is required to be handed over 1 ditions as may be imposed by the MCGM from time to time (hereinafter ref Policy and/or such other applicable sanctions/ approvals etc. and on such term an area admeasuring approximately 1,444.31 Sq. Mts. is reserved as 'Play Gn

an alea admeasuring approximately 2,693.59 Sq. Mirs. (hereinafter referred to a Project Land" and is shown in yellow colour wash on the plan annexed helf to at the "PC Area" and is demarcated in pink coloured dotted line on the **Andexure 17), and the aforesaid Project Land shall further comprise of the follow ed hereto as "Annexure 1"); and 900 X IT'E - जिर् 20226

Municipal School and the same shall comprise of ground floor + 5 (fixel 9) MCGM [hereinafter referred to as "MCGM Area" (which includes the all MCGM Land as defined below)| TOGETHER WITH handover of completed built-up area of approximately 1400.75, which will be in the form an area admeasuring approximately 1,037,30 Sq. Mts. to be conveil (8)

floors having constructed in the Com"Municipal a portion approximate is delineate to deline the MCCA." of 143.30 by way of

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The Developer is in floor/ stift + 1 (on structure/ tower bu collectively referre mentioned below

Floor 8 to Floor 7 Basement Basement Floor 6 Basement Floor 3 Floor 5 Ground Floor 2 Floor 4 Floor 1 Floors

in a manner such that MCGM shall receive exclusive possession/ handover of approximately 894 Sq. Mts. (bereinafter referred to as the "MCGM Land" and "Annexure 1"), Pursuant to the above, conveyance of the entire MCGM Area (being the aforesaid area of approximately 1,037,30 Sq. Mts.) shall be effected "Municipal School" and shown in "Annexure 1"; which will be constructed on in the Composite Building (defined below) (hereinafter referred to as the floors having a built up area of approximately 1,400.57 Sq. Mts. and will be constructed across a part the western side of the Ground Floor up to 5th Floor the MCGM Land and the balance of the MCGM Area being the differential are is defineated in purple coloured dotted lines on the plan annexed hetelo a portion of the Project Land to the extent of an area of 143,30 Sq. Alts. shall be conveyed to MCGM together by way of joint and undivided rights over the said Land with Astrum Organisation (defined below) in the Agreement. The aforesaid reservation of Munieservation code RE 1.1 in DCPR 2034; arid

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and/or with such variations as MCGM may deem fit and the Allottee(s) explicitly clarified and reterated that the above understanding is subject to the confirmation of MCGM which may be granted on such terms and conditions said Land being an area admeasuring approximately 1656.29 Sq. Mts. It is as discussed in Recital Cilifal bereinabovel and the Astrum Organisation shall have joint and undivided rights in respect of the entire balance portion of the below) and MCCM, whereby MCGM shall have joint and undivided rights in respect of and to the extent of the aforesaid differential area of 143,30 Sq. Mirs. annexed hereto as "Annexure1") which will be, subject to confirmed acceptance by MCGM, jointly conveyed to the Astrum Organisment San an area admeasuring approximately 1,799,59 Sq. Mrs. Description of the said Land" and is delineated in red coloured dashed slope (38,199) expressly accords his/her/its/their consent to the same.

floor/ stilt + 1 (one) plinth + 22 habitable upper floors (excluding terrace), hereinafter structure/ tower/ building/ wing presently comprising of 3 (three) basements + 1 (one) ground The Developer is in the process of constructing/ developing, on the Project Land, a composite वरला collectively referred to as the "Composite Building". The composition of the mentioned below:

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Level	Section :	The second secon	
	Sale	Sale	
	Sale	Sale	Sale
	Sale	Sale	Sale
	School	Sale	Sale
Floor 6	School (Terrace)	Sale	Sale
Floor 7	Void	Sale	Sale
Floor 8 to Proposed 22 Habitable Upper Floors	Sale	Sale	Sale

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nce with nd Promg provide the necess, base sub-stations,

in the said Land to The Astrum Buildin said Land (which Astrum Organisat within the timeli-

enjarve of (i) all the residence to as "Astrum Sale Premises") which shall be seen enjaring collectively referred to as "Astrum Sale Premises", and (ii) all

School therein previous school idefined above). The Astrum Building is Amexico 17, and (ii) the Municipal School idefined above. Annexure of (i) all the residential units/ premises/ apartments/ floors as cortain.

As of now the Composite Building is approved only up to 16 habitable upper. Composite Building shall comprise of (i) the entire constructed residential unique. composite minimis, seements (including but not limited to the basement below, apartments floors, basements (including but not limited to the basement below, School thesen thereinafter collectively referred as "Astrum Building". neterioristic contents all others purchasers/ buyers, and (ii) all other to be prospective allottees.

ommon areas and amenities facilities etc. in the Astrum Building,

The principal and material aspects of the development of the Larger Land.

above is a single is being develop comprising of ser

the Developer m uture phases / de space Index (F TDRI / any orb as the case may selow), as man RG areas / co Contractors / of undertakin product impri suiding poter and / or chan

Statutory / Ce disclosed to or may be av and accordi been disclo amend, mo aws, or any and/or Proje ander appli med but

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time and sizes, etc The Deve unhinder any natur or other NIII

discussed hereinabove under such documents as may be instituted There is a Municipal School which forms part of the Composite Building, etc. Municipal School will be handed over to MCGM TOGETHER WITH the comandover (as applicable) of the MCGM Area (which includes MCGM Lang nemacted by MCCM, from time to time KGAL from time to time;

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will be handed over to MCGM in such manner and under such documents.

There is a PG Area on the Larger Land in the manner discussed hereinaba.

which shall include the Astrum Building which further comprises of interactions are safety as a second state of interactions are in the Astrum. is a Composite Building (defined above) to be constructed on the Project

completion of the Project (defined below) in entirety and the Allotteels) he proposed to be situated. The Developer has further disclosed and the Allotte agrees and acknowledges that the Common Areas, Facilities and Amenites nentioned hereinabove shall be available for the Allottee(s)' use only after disclosed to the Allotteels) the tentative locations where the Common & Facilities and Amenities, reservations and other open and built-upon spaces as prescribed by the Developer from time to time, are listed in the Third Schal those as may be located on the said Land and/or in the Astrum Building that no usable by the Allottee(s) of the Project (defined below) on such terms and conta vereunder written ("Common Areas, Facilities and Amenities"). The Develope The common areas, facilities and amenities in the Project (defined below) as ites etc. in the Astrum Building

ng of the handover of the Common Areas, Facilities and Amenities all er to the Astrum Organisation, subject to the provisions of this Agreem net to raise any objection or protest in respect to this (including with res Table for any reason whatsoever. The said Common Areas and amenities shall and der to the Asterna Common Areas and amenities shall and the said Common Areas and amenities shall also the said to the Asterna Common Areas and Are X 23 वरल -90886

heense basis or such other method. For this purpose, the Developer may lay if Building. Such designation may be undertaken by the Developer on lease, leave? maintenance of utility services (such as power, water, drainage and radio electronic communication) to be availed by the Allotteets) of the Comp The Developer shall be entitled to designate any spaces/areas in the Astrum Bull including any portion onthe said Land on which the said Astrum Building is W constructed fincluding the terrace, basement fevels, Common Areas, Facilitie? Amenities) for third party service providers, for facilitating provision

disclosed to the Allotteets) and contemplated herein. The Developer is entitled to irrevocably and unconditionally consents to all the above under Section 14 of RERA. been disclosed to the Alfottee(s), along with proposed changes thereto, as have been amend, modify the layout of the Project Land, as may be required by the Developer and permitted under applicable law from time to time. The Allottee(s) expressly, uttimately develop the Project (defined below) as per the proposed plans, which have Statutory / Governing body at any time now or in the future. The Alfotteets) is aware and accordingly, irrevocably and unconditionally accepts that the Developer shall or may be available on account of the existing provisions or any amendments thereto under applicable law or as may be required / permitted by the MCGM or any other and/or Project Land, as the case may be, or elsewhere and / or any potential that is laws, or any floating rights which is or may be available in respect of the Said Land of undertaking incentive FSI schemes and such other schemes under the applicable Space Index (FSI) / Fungible FSI / Premium FSI / Transferable Development Rights (TDR) / any other buildable right by any name whatsoever and / or by change of law and / or change of policy and / or any other rights and benefits including on account building potential of the said Project Land including existing / future additional Floor product improvement and / or optimizing the use of and consumption of the full contractors / vendors / suppliers / construction method(s) of the Project (defined RG areas / common areas / common internal access roads/ infrastructure / features tuture phases / design / floor plans/ project brand name / services / facade / elevation the Developer may amend / modify / vary / after / increase / decrease / add / delete as the case may be), the number of floors / number of flats / number of buildings provided that the carpet area / Location / Floor / Wrightmintler Toxel in Specifications of the Allottee(s)* Apartment is not altered except to char said Land (which does not include the MCGM Land) shall be conferred upon the The Astrum Building (which does not include the Municipal Schoot) and the entire base sub-stations, etc. In case if any benefits are generated due to such abovementioned acts, then the Developer shall solely be entitled to enjoy the same provide the necessary infrastructure such as cables, pipes, wires, meters, antennae milly smarched build comprising of single wing towerbeing the Composite Building Midfined (P.S.) below), as may be required by the Developer including but limited to, 30226 Astrum Organisation SUBJECT TO MCCAV's proportionally joil is being developed as a layout proposal consisting of a The Developer has informed the Alfotteeto that the Project in the said Land to the extent of 143, 10 Sq. Atts. (in thit) above is a single phased Project (defined below) in terms within the timelines and in the manner more specific provided in this Agreement. after the loper has saces are

sizes, etc. on the said Land/ Project (defined below), and the Allottee(s) / Astrum Organisation shall not object to the same in any manner whatsoever. No Allottee(s) or other part of the Astrum building/tower/wing, as may be developed, from time to time and shall also be entitled to place, select, decide hoarding/board sites, their Names, in a form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or signage of any nature whatsoever, on the said Land and on the facade, terrace, compound wall The Developer, solely and exclusively and in perpetuity, shall have the unrestricted. unhindered, un-objected and undisputed right to put haarding/boards-of-their-Brand

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/ Astrum Organisation shall be permitted to put any of the above-mentioned sign, in whatsoever nature.

The principal and material aspects of the development of the Astrum Building/ Project (define below) is briefly stated below:

- There is a Composite Building (defined above) to be constructed on the Project Lancomprising of the Astrum Building which further comprises of interalia the Astrum Sale Premises (defined above) along with other basements/ Common Areas and Amenities/ Facilities, etc. in the Astrum Building;
- The composition of the Astrum Building and the Common Areas, Facilities at Amenities (defined above) is as discussed hereinabove;

Approximately 11838.73 square meters built-up area is proposed to be consumed the Astrum Building. The Developer proposes to eventually consume the balance as turther FSI / TDR, if any, in the construction and development of the Project as would be permitted under applicable Law on the Project Land. The Developer has a programmed the Allottee(s) that the Astrum Building has been designed to be vertical extended to accommodate further FSI / TDR / Premium FSI / Fungible Figure development right of any nature whatsoever in case the same is increased / allowed to the same;

- The Developer has disclosed to the Allottee(s) the tentative locations where h Common Areas, Facilities and Amenities, reservations and other open and built-upp spaces, if any, are proposed to be situated and the same may vary due to plannin P. constraints as envisaged herein / regulatory requirements.
- The Astrum Building has been registered as a 'real estate project' ("the Project") with the Real Estate Regulatory Authority ("Authority") under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashin Q-Real Estate (Regulation and Development) (Registration of real estate projects, Registration real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules" The Project has been registered under RERA and the RERA Rules with the Authority under RERA Rules with the RERA Rules with the Authority under RERA Rules with the RERA

A copy of the FERA Registration Certificate is annexed and marked as "Annexure 7" hereto.

It is explicitly planified that for the calculate is an explicit planified that the cal

It is explicitly clarified that for the sake of accounting purpose/ compliance, the cost of the Project shall include but not be limited to the cost/ charges/ expenses, etc. incurred on the entire Larger Land.

The Allottee(s) is/are desirous of purchasing a residential apartment bearing No. 50 admeasuring approximately 74.24 Sq. Mts. Carpet Area (as per RERA) as per Approximately 74.24 Sq. Mts. Carpet Area (as per RERA) as per RERA) as per Proposed Typical Plan on the 5th floor of the Astrum Building (hereinafter referred to as it "said Apartment"). The Allottee(s) shall also be entitled to 1 (ONE) No. of conventional mechanical Car Parking Space(s) admeasuring minimum 2.30m x 4.5m in either the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Confirmation of Allotment in the Said Project ("said Allotted Car Parking Space"), if the Car Parking Space ("s

Parking Space(s) are not Application Form/ Agre contained in the Applic By and under an Application Parking Space(s), as the consideration and on accepted the Application of the aforesaid annexed hereto as "A

The currently Approve situated is hereto anner said Apartment is her Proposed Typical Unit 11". The Allottee(s) ac changes contemplated at "Annexure 9" are consequently the Approve situation of the Approximation of the

The Allottee(s) shall Apartment which shall are annexed and mar

The Developer has Council of Architects

The Developer has a and drawings of the and the Structural completion of the Pr

The Developer has Agreement with the thereof.

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No. 503
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Parking Space(s) are not allotted by the Developer to the Allottee(s), as per the terms of the Application Form/ Agreement for Sale, then all the provisions relating to Car Parking Space(s) contained in the Application Form/ this Agreement for Sale are not applicable to the Allottee(s). By and under an Application Form dated 22-06-2023, the Allottee(s) has requested the Developer to allot the said Apartment along with 1 (ONE) conventional/mechanical Car Parking Space(s), as the case may be, as mentioned above, in the Project at or for the total sale consideration and on the terms and conditions as contained therein. The Developer has accepted the Application vide their Letter of Confirmation of Allotment of Allottee (2) and 2002-2003. A copy of the aforesaid Application Form and the said Letter of Confirmation to Allottee (a) annexed hereto as "Annexure 8".

- M. The currently Approved Typical Floor Plan of the Building in which the said Apartment is situated is hereto annexed and marked as "Annexure 9" and Proposed Typical Floor Plan of the Said Apartment is hereto annexed and marked as "Annexure 10" and the Approved Sign Proposed Typical Unit Plan of the said Apartment is hereto annexed and marked as "Annexure 11". The Allottee(s) accords his / her / its/ their express consent under Section 14 of RERA to the changes contemplated to the typical plans, as reflected when the Approved Typical Floor Plans at "Annexure 9" are compared with the Proposed Typical Floor Plans at "Annexure 10" and consequently the Approved and Proposed Typical Unit Plans at "Annexure 11".
- N. The Allottee(s) shall also be entitled to standard internal fittings and fixtures in the said Apartment which shall be provided by the Developer. The list of the said fittings and fixtures are annexed and marked as "Annexure 12".
- O. The Developer has entered into standard agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- P. The Developer has appointed a Structural Engineer for the preparation of the structural design and drawings of the Project that shall be built under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.
- Q. The Developer has the right to sell the Apartments in the Project, and, the enter-into this Agreement with the Allottee(s) of the said Apartment to receive the sale consideration in respect thereof.
 - On demand from the Allottee(s), the Developer has, prior to the date hereof, given hispection to the Allottee(s) and the Allottee(s) has examined a copy of all the documents of title relating to the Project Land, and the plans, designs and specifications prepared by the Developer's Architect(s), Uday V. Dhawan, proposed plans, designs and specifications submitted to the MCGM / appropriate authorities, sanctions obtained from the MCGM / appropriate authorities / by the Developer's Architects, RERA Certificate, all other documents and information uploaded in respect of the Project on the website of the Authority at https://maharera.mahaonline.gov.in and of such other documents as are specified under the RERA and the RERA Rules and Regulations made there under, including inter-alia the following:-

Y way

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

The above Recitals shall form an integral part of the operative portion of this Agreement in the operative section of the same are set out bettern verbatim. The headings given in the operative section of the same are set out better verbatims, and are set intereded in derogation of REBA is

The Developer shall construct the Project in accordance with the plans, design specifications as returned hereinabove, and as would be approved by the MCGM, from a specifications as returned hereinabove, and as would be approved by the MCGM, from a specific property of various units/ premises/ flant/ apartments in the Project shall a seem to the Common Areas. Facilities and Amenities and Amenities as the case may be, which may be located on the said a seem of the said and as seed to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with and as see to be all the Allatteets of the Project in accordance with an accordance with an accordance with an accordance with an accordance with a secondary the Project in accordance with an accordance with a secondary the project in accordance wi

Allottee's a respect of any variations or modifications which may materially and disactive system the said Apartment of the Allottee's (with regards to its area, dimension to the change in law, or, any change as contemplated by any Government authorities the to the Allottee's. The Developer shall also be entitled to make such additions abstractions as may be required by the Allottee's within the said Apartment or as may required by any other allottee's of the said Project within his/her/their/its Apartment with the written permission of any other Allottee's of Apartments in the Project or such maching such changes as set out in Recitals hereinabove. The Allottee's hereby irrevocation and unconditionally consents to all of the above required changes including as required Section 14 of RERA.

3. G. Parchage of the Adartment and Sale Consideration:

Soch

1) 98 The Allotte-ks hereby agrees to purchase and acquire from Developer, in and as specified in the Letter of Confirmation of Allotment in the said Project let and as specified as the reals or on one of the podium floor level(s) in the said Political and as specified as the real political and the said Political and the the Basemented Care Parking Space(s) admeasuring minimum 2.30m x 4.5m, in of Thousand Two Hundred and fifty One Only) i.e. the Sale Consideration deli-Thousand Tune 14 Rs.2,03,12,251/- (Rupees Two Crore Three Lakh Twe mechanical Co. a. (Interest) shall also be entitled to 1 (ONE) No. of conventions Apartment which is hereto annexed and marked as "Annexure 11"), at and for Annexure 10 and the Approved and Proposed Typical Unit Plan of the S Typical Floor Plan of the said Apartment which is hereto annexed and market Apartment which is hereto annexed and marked as "Annexure 9" and the Prop" written and as shown in the currently Approved Typical Floor Plan of the s on the 5th floor admeasuring 74.24sq. mts. Carpet Area (as per RERA) as a herenabove and more particularly described in the Fourth Schedule herene per the Proposed Typical Plan in the Projectibeing the said Apartmentees Approved Typical Plan and admeasuring 74.24sq. mts.Carpet Area (as per REKA bereby agrees to sell to the Allottee(s), the residential Apartment No.8

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thward Allotted Car Parking of to allocate the Car Parking of to allocate the Car Parking of the Car Parking of the Car Parking of the Car Parking Spaces shall be Rectalle here in allowe, with

or parking a motor vel The said Allotted Car Par-Car Parking Space(s) that accordance with applicab NOC Traffic NOC and FMC and shall be par use of the said Allotted spartment. The Allon ar Parking Spaces teated as a restricted hay be undependent ar Parking Space(s) Ma my manner that is not y demnifies and keeps arking Space(s) as rev ong with the said A sing out of the Allotte Willy Bungy

The Allotteets) shall also said Apartment which sh and fixtures are as ment

The RERA payment sche
Apartment and the sam
the Allottee(s) hereby a
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Quotation along with th
Allottee(s), is annexed if
OR

The Allottee(s) has required the total Sale Consider payment of the total Sale price rebate. According Schedule as offered by sum price rebate and Structured Payment Schedule at any objection Schedule at any time in



and signatures the day and year first hereinabove written. N WITNESS WHEREOF the parties hereto have hereunto set and subscribed their

(Description of the Said Larger Land) , FIRST SCHEDULE

shall have the

nisation,

Agreement

Mumbai - 400 097(Maharashtra), Numbai Saburban District. Iying, being and situated at MSD, Upper Carvind Nagar, Malad (East). pG Plot and Project Land bearing CTS No. 97/2/2/2 and 97/2/2/4, Village Chincholi, Tatuka Borivali, All that piece and parcel, of land admeasuring an approximate area of 4137.00sq, rists, (including the

(Description of the Said Land) THE SECOND SCHEDULE

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nless the constant piece and parcel of land admeasuring an approximate area of 1799.59 sq. mts. tincluding nt or applicate All that piece and parcel of land admeasuring an approximate area of 1799.59 sq. mts. tincluding (East), Mumbai -400 097 (Maharashtra), Borivali, Mumbai Suburban District, lying, being and situated at MSD, Upper Govind Nagar, Malad reservations) out of the Larger land bearing CTS No. 97A/2C/2 and 97A/2C/4, Village Chincholt, Taluka

THE THIRD SCHEDULE





Swimming Pool with Kids Pool

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Jacuzzi **Business Centre**

mpany, corpor

organization

Gymnasium

Came Room

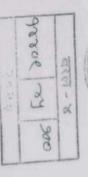
Multipurpose Hall

Library

gns or transfer

10. Society office Mini Theatre

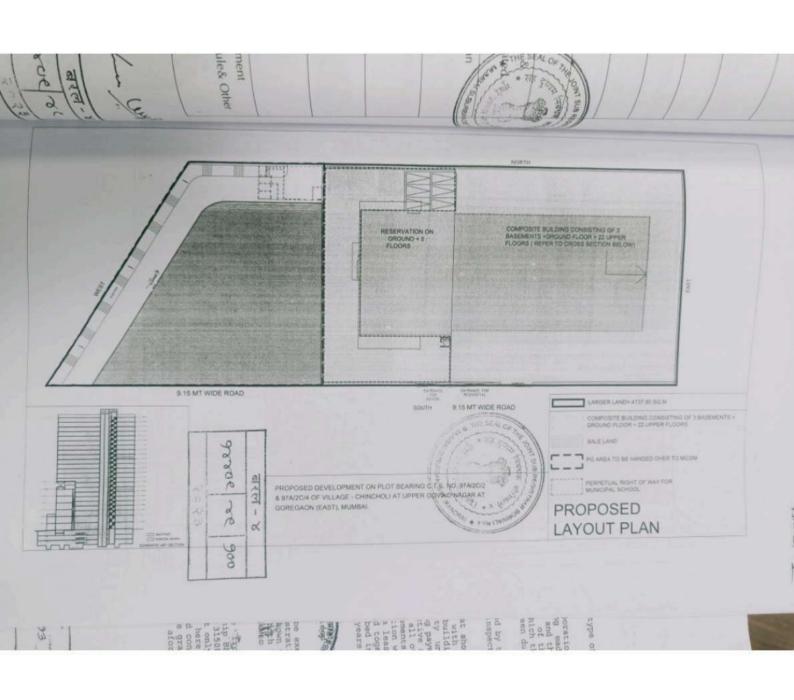
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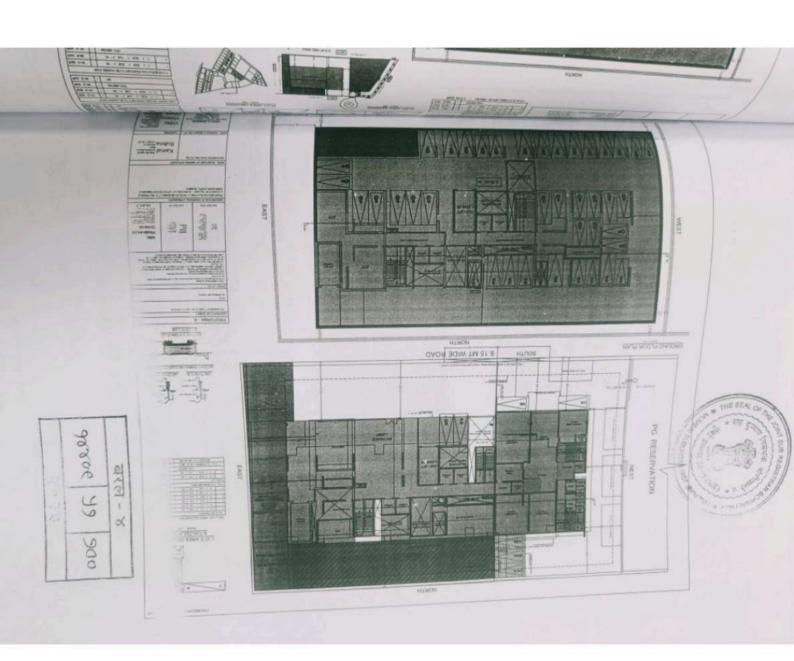


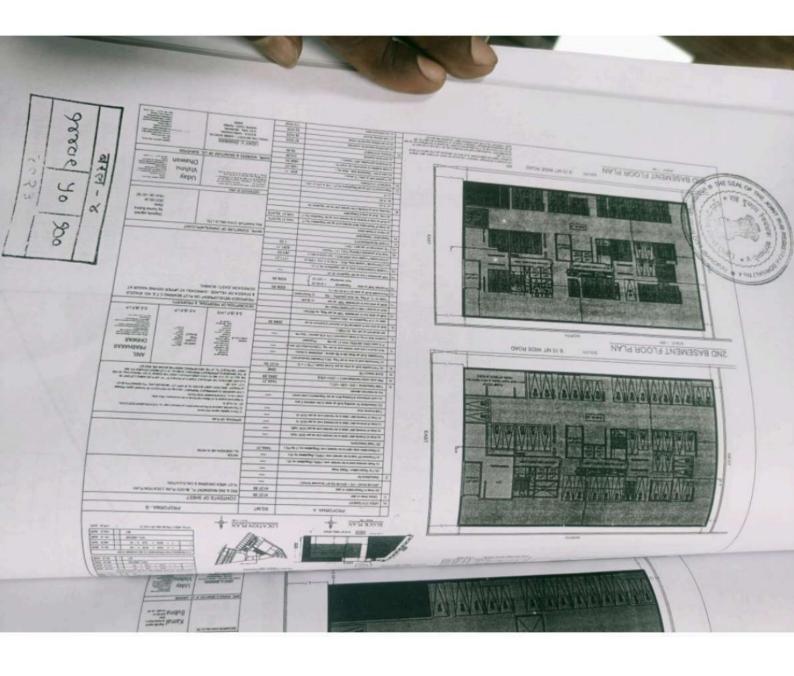
THE FOURTH SCHEDULE

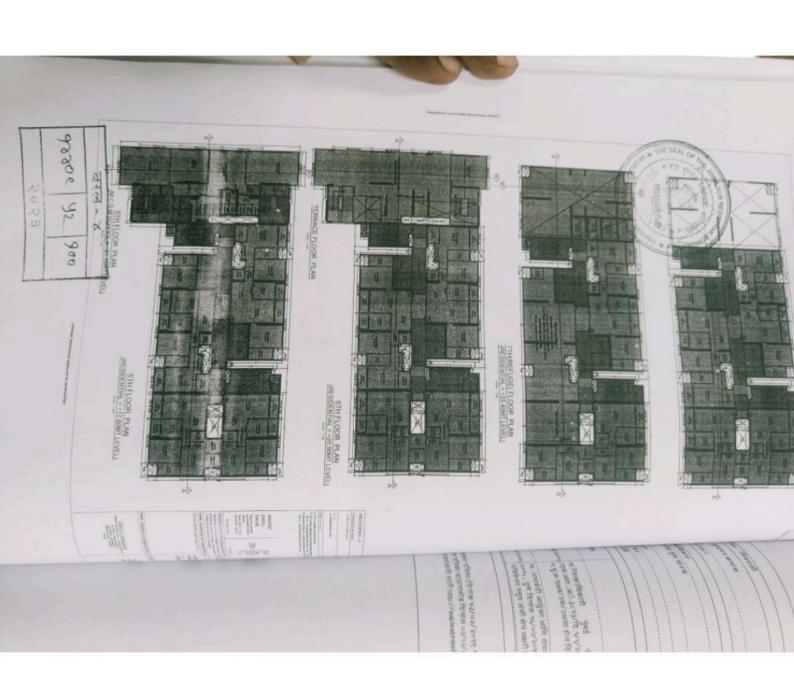
(Description of the said Apartment and Allotted Car Parking Space/s)

an approximate area of 2.78 square meters of utility area and an approximate area of 3.99 square meters, of deck area) as per the Approved Typical Plan and an area admeasuring 74.24 Sq. Mts. (Carpet The said Apartment bearing No. 503 admeasuring 74,24 Sq. Mts. (Carpet Area as per RERA, excluding Floor of the Project being constructed on the Project Land along with 1 (ONE) No. of Allotted Car Area as per RERA, excluding an approximate area of 2.78 square meters of utility area and an approximate area of 3.99 square meters, of deck area) as per the Proposed Typical Plan, on the 5th











MUNICIPAL CORPORATION OF GREATER MUMBA

File No. CHEWSTHROUPFINGSTPERPJORTIAnness dissed 26.03.200 (

CC (Owner),

Koldongri, Andheri East on B. Jumbo Darahan , D.S.K.

MY V DHAWAN

FORT, MUMBAL 139 NAGINDAS MASTER ROAD, SEKSARIA CHAMBERS, 4TH FLOOR, BALRAMPUR CHINI MILLS LIMITED

(East), Mumbal.

ment on plot bearing C.T.S. no. 97A/2G/2 & 97A/2G/4 of village Chincholl, Upper govind nagar, Malad

Online submission of plans dated 29:01 2021

expolicant Owner/ Developer, we is no objection to your carrying out the work as per amended plans submitted by you seems authority has accorded sanction, subject to the following conditions.

Z. Dige

SUC SERVING SERVING

That all the conditions of LO.D. under even No. dated 15.10.2019 shall be compiled with

that the revised RCCC, design and calculation from the registered ficensed Shuchural Engineer alongly progress report.

That the extra water and sewerage charges as per the amended plan shall be paid to A.E.W.W.(P.N.) before FCC that the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.

that all the balance payments as per the amended plan shall be paid before C.C.

Trut the Revised Janata Insurance Policy shall be submitted before F.C.C.

That the revised Drainage approval shall be submitted before C.C.

That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before F.C.C.

That all the conditions in the NOC from SWM department obtained online shall be compl

That the valid Bank Guarantee as per policy shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of M.C.G.M. Ill grant of full Occupation Centricoles. That the specific NOC as per Honbie Supreme Court of India (S.L.P. Celli No. D23762/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department S.W.M. Department & in accordance with as per circular units of the Court Case and Case of the Court Case of the Court Case of the Case

That the neccesary condition mentioned in Govt. notification dated 14.01.2021 shall be complied by owner/developer for availing 50.% reduction in Additional FSI premium/Fungible FSI premium.

That all condition and direction specified in the order of Hon'ble Supreme Court dated 15.3.2018 in dumping ground case shall be

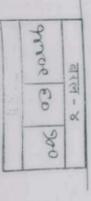
Complete with

That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH tab in online Auto

Schmitted and quantum of rain water harvested from the RWH completed scheme on site shall be uploaded on RWH tab in online Auto

DCR system





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application for file



MUNICIPAL CORPORATION OF GREATER MUMBAI

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE

mal Bubna of Balrampur Chini Mills Limited es Chambers, 4th floor, 139 Nagindas, Master ort, Mumbal 400001

with reference to your application No. CHEAVSII/4900/PJS/337(NEW)/CC/1/New Dated: 13-86p 2018 welcoment Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra and Town Planning Act, 1966, to carry out development and building permission under Section 346 no New) dated 11 Sep 2018 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building spenent work of on plot No. * C.T.S. No. 97A/2C/25#\$ 97A/2C/4 Division / Village / Town Planning No. CHINCHAVALL-P/S situated at * Road / Street in P/S Ward Ward.

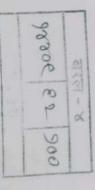
The Commencement Certificate / Building Permit is granted on the following conditions:-

- The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if -
- The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
- The Municipal Commissioner of Greater Mumbal is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1956.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

Municipal Commissioner has appointed Shri. Shri. A. P. Dhiwar (EE-WS 2) P ward Executive er to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

is CC is valid upto 4/4/2022





Jane Co

apy authority vide project registration certificate bearing No P51800029353 of igvan Developers having its registered office / principal place of business at Tehsil: Borivali District Mumbai egeson of registration is granted under section 6/7 of the Act, to the following project. Project Astron. Plot Bearing / eesselle in a Plot No. 97A/2C/2, 97A/2C/4 at Borivall, Borivall, Mumbal Suburban, 40097 registration certificate bearing No Psystemal, Mumbal Suburban, 40097 registrated with the

na renewal of registration is granted subject to the following conditions, namely -

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real

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maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be Rates of Interest and Disclosures on Website) Rules 2017. as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

The registration shall be valid up to 31/12/2025 unless renewed by the Maharashtra Real Estate Regulators cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the That entire of the amounts to be realised hereinafter by metpromoter for the real estate project from the allottees. the project is less than the estimated cost of completion of the project.

Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

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

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

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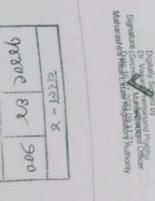
regulations made there under

on : Executive NIL PRABHAKA

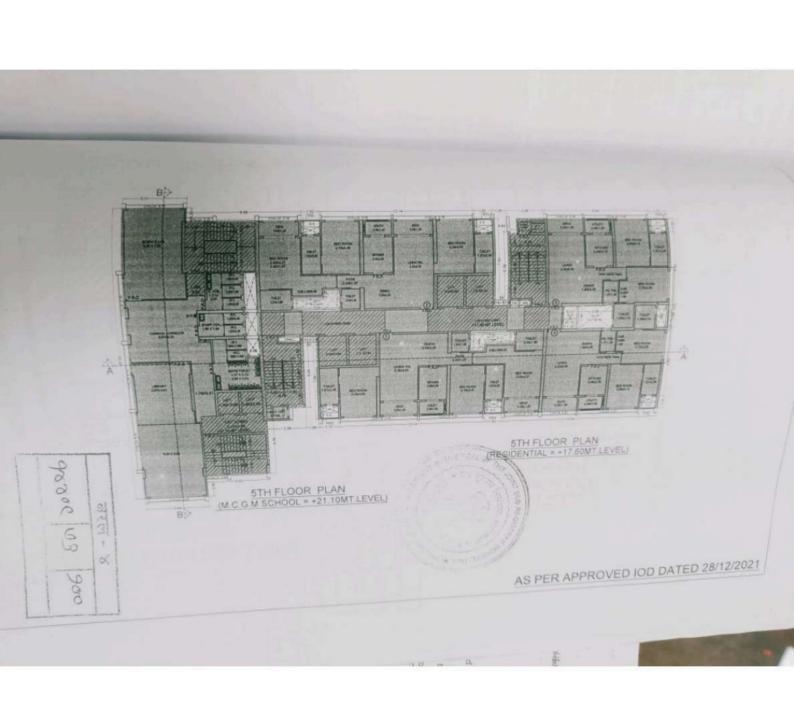
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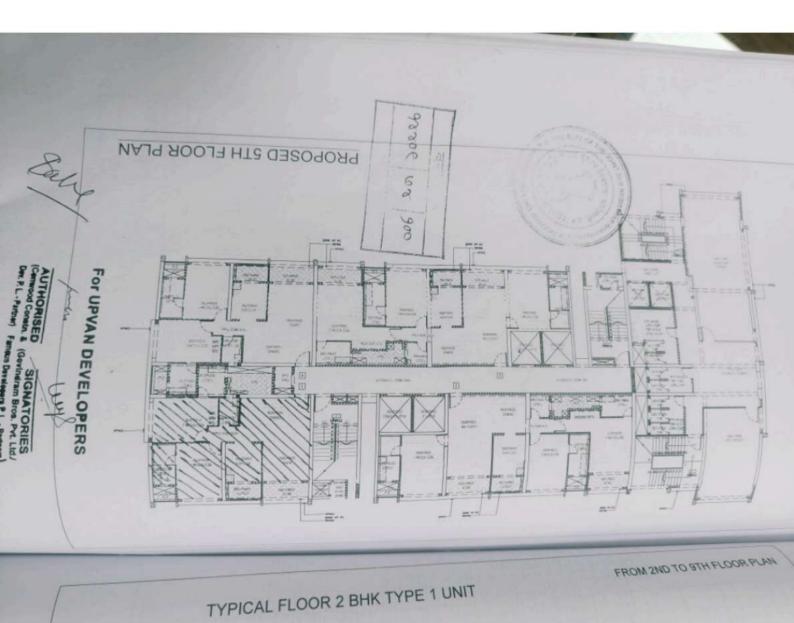
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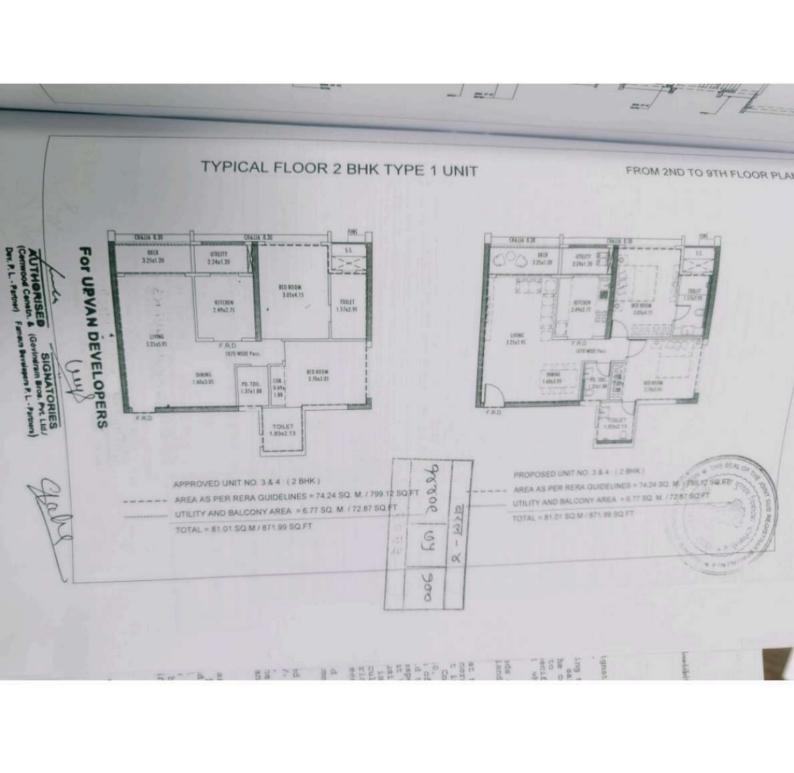
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गामार्थ नाम: चिंचवली

क्रार आधारणी देनों की पटदेशार

14041266.34 20312251

आनेनी आहे.(| C.T.S. Number : 97A/2C/2 and 97A/2C/4)) 31/03/2021 अन्तरे सदर दरनामध्ये महिला खोर्टाहर असन्तर्मने पुडाह जुल्हामध्ये १ % सरवत प्रवात 74.24 की. भी, रेना कारपेट व वाजवजी धेजफाड 6.77 वी मी. रेना वारपेट ... मीस्त्र 1 वार वार्षिया नाज्युत व समित्रियाण संवाजवा, वांचे आदेश के. मुद्रांक - 2021/ज. सी. म. स. 12/ प. स. 107 / 4. 1 (थीरण) दि. 1) 89,11 भी,मीटर

पाणिकेचे नाम Mumbai Maina pai प्रण वर्षात अस्तिवात नः 503, साम्य नः 5 वा मन्द्रवा, प्रमान्तिक सामः एक्स, अनीक तः अन्यत्र सोविक नयत, रोष ः सामात्र पृथं मुंबई - 400097, प्रण माहिती पर्यतिका सम

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ता किंव अदेश अमन्याम प्रतिवादिचे ूचे तर किया दिवाणी न्यायानयाचा लंबा कान देणा-या/निष्ट्रत ठेवणा-या क्रमी क्रिया जुडी देणपात अमेल नेवहा

वाणी न्यायालयाचा हुकुमनामा किया ल्याम, प्रतिवादिचे नाव व पना वित करन घणा-या पक्षकाराच व

एंबर करन दिन्याचा दिनांक

न नारणी कन्याचा दिनाक 08/11/2023 07/11/2023

व्यापावाप्रमाण मुदान शु-न 1015700

14409/2023

क्रिमाह, खड व पृष्ठ

व्यानावायमाणं नांदणी गुन्त 30000

नाव-उपयार देख्यापर्स के आंधी, सिकेटरी अंधी कुल्सीनचा तर्फ मुख्यान मुन्ती मानीयन वय-33, एका-ज्याँट से -, माळा से -, इमारतीये साव: शायतसिक्य हाउत्तर, अलीक न, यतीप्राय, जन म के येच माने रोह रू गौरेनाव पूर्व, मुंबई , सहाराष्ट्र, मुख्यई, चिन कोद-400063 देन न-AAAF-U0111G

SUNTER SU

 नाव-उपवन डेब्युलपर्स वे आपो. सिग्रेटरी ग्रीवाक विकेशों मुखाबार निवाराम गुगर वय-ठंड, यका-जोट ते -, माळा ने -, इमारतीचे नाव: डायनामिक्स झाइम, ब्लॉक ने प्रगोधाम, बन ए के वैद्य मार्थ, रेड ने पीरताव सुनार बय-64; पत्रा-व्यदित्र -, भावत तं -, दमारतीये नावः सम्बरीया वेदर , व्यदि नं 39 नतीनदान दास्त रोड , रोड नं: फोर्ट, मुंबई , महाराष्ट्र, मुखर्ड , पिन कोड ,400001 पेन नं ,AAACG2408B पूर्व, मुंबई, महाराष्ट्र, मुम्बई, 'पिन कोड-400063 पैन ने-AAAFU0111G 3): नाब-मान्यता देवार - गोविंदराम बंदर्स था निर्मा चे आयो. मिछंदरी ग्रीमाक चित्र नके मुख्यकार सिनाराम

#:-BSQPS6585R क्सोंक में औं टी. की, एनक्सेंब, दिनशाद गार्टन , रोड म: दिल्ली, दिल्ली, पूर्व दिल्ली, पिन कोड -110093 पेन 1): नाव-संपना भिंह वय-35, पता-प्लॉट में: झडल में, 1503, माळा में, , इसारतीचे नाव: जनता प्रयोज

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ERCRET &

बेसाठी विचारात धेनलेला तपशील --

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

यह. दुध्यमं निवंदाक, मोनविली-४, मुंबई उपक्रम जिल्हा.