

Date

10/11/23
SBZ Andrew PACP ✓
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AGREEMENT FOR SALE

BETWEEN

UPVAN DEVELOPERS

AND

MRS. SAPNA SINGH

APARTMENT NO. 503

PROJECT "ASTRUM"

Saheli

Prasad

Saheli
11/11

DATED 2023

floors having constructed in the Com "Municipal a portion approximat is delineate "Annexure being the in a manne the MCCG of 143.30 by way of with Astm Agreem reservatio

(b) an area a as the "a annexed acceptan below) a respect (as disc have jo said La explicit confirm and/or expres

The Developer is in th structure/ tower/ buil floor/ stit + 1 (one) collectively referred mentioned below:

Level
Basement 3
Basement 2
Basement 1
Ground
Floor 1
Floor 2
Floor 3
Floor 4
Floor 5
Floor 6
Floor 7
Floor 8 to 22 Habitab Floors

piece and parcel of land admeasuring an aggregate area of 4,137.90 sq. mts. or there now bearing CTS No. 97A/2C/2 and 97A/2C/4, Village Chincholi, Taluka Borivali, M Suburban District lying, being and situated at MSD, Upper Govind Nagar, Malad Mumbai 400097 hereinafter referred to as the "said Larger Land" which is shown in coloured boundary lines on the plan hereto annexed and marked as "Annexure 1" and particularly described in the First Schedule hereunder written). Hereto annexed and as "Annexure 1" is the Proposed Layout of the said Larger Land and "Annexure 2" Approved Layout of the said Larger Land. Photocopy of the Property Register Card in of the Larger Land is annexed hereto as "Annexure 3".

B. The Original Owners have, vide Power of Attorney dated 27th March, 1964 registered Deed of Confirmation dated 26th May, 1986 under Serial No. 2664 - 1986, appointed Confirming Party herein (being one of the partners in the Developer partnership firm constituted attorney to act for and on behalf of the Original Owners.

C. By and under Title Certificate dated 30th September, 2021 (photocopy whereof is annexed hereto as "Annexure 4") Pradhan & Rao (Advocates & Solicitors) has certified the title of the Larger Land. The devolution of title in respect of the Larger Land is the said change of title certificate of the aforesaid Title Certificate.



The Larger Land is being developed under the aegis of and in accordance with the existing loan/ mortgage in respect of the Larger Land or any portion thereof obtained in respect of the Larger Land, including (i) Intimation of Disapproval dated October, 2019 r/w Development Permissions dated 15th October, 2019, (ii) Intima Disapproval and Development Permissions Scrutiny Report dated 15th October, 2019, (iii) Intimation of Disapproval (hereinafter referred to as "IOD") number CHE/WSII/ 4900/ 7, (iv) Intimation of Disapproval (hereinafter referred to as "IOD") number CHE/ WSII/ 4900/ PS/ 337 (NEW)/ 337/ 3/ Amend date December, 2021 (copy whereof is annexed hereto as "Annexure 5") and (v) Commence 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 MCCGM Land (defined below) and the said (defined below) in the following manner:

(i) an area admeasuring approximately 1,444.31 Sq. Mts. is reserved as "Play Gr (reservation code ROS 1.4 in DCPR 2034) which is required to be handed over to Municipal Corporation of Greater Mumbai ("MCGM") in accordance with its Policy and/or such other applicable sanctions/ approvals etc. and on such terms conditions as may be imposed by the MCGM from time to time (hereinafter referred to as the "PG Area" and is demarcated in pink coloured dotted line on the plan annexed hereto as "Annexure 1"); and

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		(ii)
		2 - 12/212

(ii) an area admeasuring approximately 2,693.59 Sq. Mtrs. (hereinafter referred to as "Project Land" and is shown in yellow colour wash on the plan annexed hereto as "Annexure 1"), and the aforesaid Project Land shall further comprise of the following:

(a) an area admeasuring approximately 1,037.30 Sq. Mts. to be conveyed to MCGM (hereinafter referred to as "MCGM Area" (which includes the area of MCGM Land as defined below) TOGETHER WITH handover of construction of built-up area of approximately 1400.75, which will be in the form of Municipal School and the same shall comprise of ground floor + 5 (five) floors

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floors having a built up area of approximately 1,400.57 Sq. Mts. and will be constructed across a part of the western side of the Ground Floor up to 5th Floor in the Composite Building (defined below) (hereinafter referred to as the "Municipal School" and shown in "Annexure 1") which will be constructed on a portion of the Project Land to the extent of an area admeasuring approximately 894 Sq. Mts. (hereinafter referred to as the "MCGM Land" and is delineated in purple coloured dotted lines on the plan annexed hereto as "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 in a manner such that MCGM shall receive exclusive possession/ handover of the MCGM Land and the balance of the MCGM Area being the differential area of 143.30 Sq. Mts. shall be conveyed to MCGM (together with MCGM Land) by way of joint and undivided rights over the said Land (defined below) jointly with Astrum Organisation (defined below) in the manner set forth in the Agreement. The aforesaid reservation of Municipal Corporation's reservation code RE 1.1 in DCPR 2034; and



(b) an area admeasuring approximately 1,799.59 Sq. Mts. (hereinafter referred to as the "said Land" and is delineated in red coloured dashed lines on the plan annexed hereto as "Annexure 1") which will be, subject to the written acceptance by MCGM, jointly conveyed to the Astrum Organisation (defined below) and MCGM, whereby MCGM shall have joint and undivided rights in respect of and to the extent of the aforesaid differential area of 143.30 Sq. Mts. (as discussed in Recital C(i)(a) hereinabove) and the Astrum Organisation shall have joint and undivided rights in respect of the entire balance portion of the said Land being an area admeasuring approximately 1656.29 Sq. Mts. It is explicitly clarified and reiterated that the above understanding is subject to the confirmation of MCGM which may be granted on such terms and conditions and/or with such variations as MCGM may deem fit and the Allottee(s) expressly accords his/her/its/their consent to the same.

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

Level	Section 1	Section 2	Section 3
Basement 3	Sale	Sale	Sale
Basement 2	Sale	Sale	Sale
Basement 1	Sale	Sale	Sale
Ground	School	Sale	Sale
Floor 1	School	Sale	Sale
Floor 2	School	Sale	Sale
Floor 3	School	Sale	Sale
Floor 4	School	Sale	Sale
Floor 5	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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provide the necessary base sub-stations, or above-mentioned acts.

v) The Astrum Building said Land (which do Astrum Organisation in the said Land to within the timelines

vii) The Developer has above is a single ph is being develope comprising of sing the Developer may as the case may b future phases / de / RC areas / cono / contractors / ve below), as may product improve building potenti Space Index (FS (TDR) / any othe and / or change of undertaking laws, or any the and/or Project or may be avail under applica Statutory / Co and accordi ultimately de been disclos disclosed to amend, mod and permit irrevocably provided th Specificatio provided in

viii) The Develc un hindered Names, in any nature or other p time and sizes, etc. Organisat

As of now the Composite Building is approved only up to 16 habitable upper floor Composite Building shall comprise of (i) the entire constructed residential unit in the apartments/floors/basements (including but not limited to the basement below the School) therein hereinafter collectively referred as "Astrum Building" and "Annexure 1" and (ii) the Municipal School (defined above). The Astrum Building shall comprise of (i) all the residential units/ premises/ apartments/ floors as contained therein/hereinafter collectively referred to as "Astrum Sale Premises" which shall be sold Developer to the prospective allottees/ purchasers/ buyers, and (ii) all other bas common areas and amenities/ facilities etc. in the Astrum Building.

The principal and material aspects of the development of the Larger Land are briefly below:

i) There is a PG Area on the Larger Land in the manner discussed hereinabove, which will be handed over to MCCGM in such manner and under such documents, as may be instructed by MCCGM, from time to time;

ii) There is a Municipal School which forms part of the Composite Building, and Municipal School will be handed over to MCCGM TOGETHER WITH the common areas and amenities (as applicable) of the MCCGM Area (which includes MCCGM Land) in the manner discussed hereinabove under such documents as may be instructed by MCCGM, from time to time;

iii) There is a Composite Building (defined above) to be constructed on the Project, which shall include the Astrum Building which further comprises of internal and external Common Areas, Facilities and Amenities along with other basements/ common areas and amenities etc. in the Astrum Building;

iv) The common areas, facilities and amenities in the Project (defined below) and those as may be located on the said Land and/or in the Astrum Building that may be usable by the Allottees of the Project (defined below) on such terms and conditions as prescribed by the Developer from time to time, are listed in the Third Schedule hereunder written ("Common Areas, Facilities and Amenities"). The Developer shall disclose to the Allottees the tentative locations where the Common Areas, Facilities and Amenities, reservations and other open and built-upon spaces proposed to be situated. The Developer has further disclosed and the Allottee agrees and acknowledges that the Common Areas, Facilities and Amenities mentioned hereinabove shall be available for the Allottees' use only after completion of the Project (defined below) in entirety and the Allottees hereby agree not to raise any objection or protest in respect to this (including with respect to the timing of the handover of the Common Areas, Facilities and Amenities) at any time for any reason whatsoever. The said Common Areas and amenities shall be handed over to the Astrum Organisation, subject to the provisions of this Agreement.

The Developer shall be entitled to designate any spaces/areas in the Astrum Building including any portion on the said Land on which the said Astrum Building is to be constructed (including the terrace, basement levels, Common Areas, Facilities and Amenities) for third party service providers, for facilitating provision of maintenance of utility services (such as power, water, drainage and radio electronic communication) to be availed by the Allottees of the Composite Building. Such designation may be undertaken by the Developer on lease, license or any other basis or such other method. For this purpose, the Developer may lay out

the common areas, facilities and amenities in the Project (defined below) and those as may be located on the said Land and/or in the Astrum Building that may be usable by the Allottees of the Project (defined below) on such terms and conditions as prescribed by the Developer from time to time, are listed in the Third Schedule hereunder written ("Common Areas, Facilities and Amenities").

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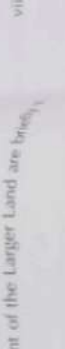
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provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, etc. In case if any benefits are generated due to such above-mentioned acts, then the Developer shall solely be entitled to enjoy the same.

vi)

The Astrum Building (which does not include the Municipal School) and the entire said Land (which does not include the MCGM Land) shall be conferred upon the Astrum Organisation **SUBJECT TO MCGM's** proportionate joint and ~~several~~ share in the said Land to the extent of 143.40 Sq. Mts. (in the manner specified above) within the timelines and in the manner more specifically



vii)

The Developer has informed the Allottee(s) that the Project (defined below) is being developed as a layout proposal consisting of a fully commercial building comprising of single wing/towerwing the Composite Building. The Developer may amend / modify / vary / alter / increase / decrease / add / delete (as the case may be), the number of floors / number of flats / number of buildings / future phases / design / floor plans/ project brand name / services / facade/ elevation / RG areas / common internal access roads/ infrastructure / features / contractors / vendors / suppliers / construction methods) of the Project (defined below), as may be required by the Developer including but limited to, towards product improvement and / or optimizing the use of and consumption of the full building potential of the said Project Land including existing / future additional Floor 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 of undertaking incentive FSI schemes and such other schemes under the applicable laws, or any floating rights which is or may be available in respect of the Said Land and/or Project Land, as the case may be, or elsewhere and / or any potential that is 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 Statutory / Governing body at any time now or in the future. The Allottee(s) is aware and accordingly, irrevocably and unconditionally accepts that the Developer shall ultimately develop the Project (defined below) as per the proposed plans, which have been disclosed to the Allottee(s), along with proposed changes thereto, as have been disclosed to the Allottee(s) and contemplated herein. The Developer is entitled to 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, irrevocably and unconditionally consents to all the above under Section 14 of RERA, provided that the carpet area / Location / Floor / Wing number tower number Specifications of the Allottee(s)' Apartment is not altered, except for changes as provided in this Agreement.

Carpet Area	900
Location	
Floor	
Wing number	
Tower number	

viii)

The Developer, solely and exclusively and in perpetuity, shall have the unrestricted, unhindered, un-objected and undisputed right to put hoarding/boards of their brand 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 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 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)

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

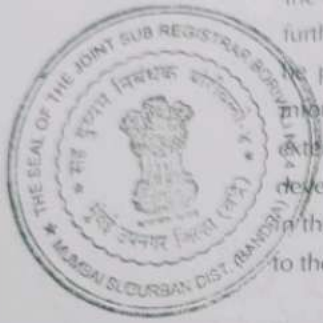
I. The principal and material aspects of the development of the Astrum Building/ Project (defined below) is briefly stated below:

- i) There is a Composite Building (defined above) to be constructed on the Project Land comprising 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;
- ii) The composition of the Astrum Building and the Common Areas, Facilities and Amenities (defined above) is as discussed hereinabove;
- iii) Approximately 11838.73 square meters built-up area is proposed to be consumed in the Astrum Building. The Developer proposes to eventually consume the balance and further 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 also informed the Allottee(s) that the Astrum Building has been designed to be vertical and extended to accommodate further FSI / TDR / Premium FSI / Fungible FSI development right of any nature whatsoever in case the same is increased / allowed in the future and the Allottee has accorded its unconditional and irrevocable consent to the same;
- iv) The Developer has disclosed to the Allottee(s) the tentative locations where the Common Areas, Facilities and Amenities, reservations and other open and built-up spaces, if any, are proposed to be situated and the same may vary due to planning constraints as envisaged herein / regulatory requirements.

J. 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 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 ("**RERA Rules**"). The Project has been registered under RERA and the RERA Rules with the Authority under Registration No. P51800029353, as recoded in the Certificate of Registration for the Project.

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

L. The Allottee(s) is/are desirous of purchasing a residential apartment bearing No. 501 admeasuring approximately 74.24 Sq. Mts. Carpet Area (as per RERA) as per Approved Typical Plan and admeasuring approximately 74.24 Sq. Mts. Carpet Area (as per RERA) as per Proposed Typical Plan on the 5th floor of the Astrum Building (hereinafter referred to as the "**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 basements / ground floor/ Stilt levels in the said project and as specified in the Letter of Confirmation of Allotment in the said Project ("**said Allotted Car Parking Space**"). If Co-



बरल -	Registration No. P51800029353, as recoded in the Certificate of Registration for the Project.
१४४०२	A copy of the RERA Registration Certificate is annexed and marked as " Annexure 7 " hereto.
K.	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.

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement and if the same are not herein verified, the headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of REBA or any other applicable law.

2. The Developer shall construct the Project in accordance with the plans, designs, specifications as referred heretofore, and as would be approved by the MCCMA, from time to time. The Allottees of various units/premises/floor apartments in the Project shall have access to the Common Areas, Facilities and Amenities in the Project and all these Common Areas, Facilities and Amenities, as the case may be, which may be located on the said Project, shall be available by all the Allottees of the Project in accordance with and as set out hereinafter in above and are listed in the **Third Schedule** hereunder written.



PROVIDED THAT the Developer shall have to obtain prior consent in writing of the Allottees in respect of any variations or modifications which may materially and directly affect the said Apartment of the Allottees (with regards to its area, dimensions, floor level), except, any alteration or addition required by any Government authorities, due to change in law, or, any change as contemplated by any of the disclosures made to the Allottees. The Developer shall also be entitled to make such additions, alterations as may be required by the Allottees within the said Apartment or as may be required by any other allottees of the said Project within his/her/their/s Apartment with the written permission of any other Allottees of Apartments in the Project or such changes or alterations as may be necessary due to architectural and structural reasons including such changes as set out in Recitals heretofore. The Allottees hereby irrevocably and unconditionally consents to all of the above required changes including as required under Section 14 of REBA.

3. ವ್ಯಕ್ತಿ Purchase of the Apartment and Sale Consideration:

9900	9900
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The Allottee(s) hereby agrees to purchase and acquire from Developer, the Apartment No. 9900 on the 5th floor addressing 74.24sq. mts. Carpet Area (as per REBA) as per the Approved Typical Plan and addressing 74.24sq. mts. Carpet Area (as per REBA) heretofore and more particularly described in the **Fourth Schedule** hereinafter written and as shown in the currently Approved Typical Floor Plan of the Apartment which is hereto annexed and marked as "Annexure 9" and the Proposed Typical Floor Plan of the said Apartment which is hereto annexed and marked as "Annexure 10" and the Approved and Proposed Typical Unit Plan of the Apartment which is hereto annexed and marked as "Annexure 11", and for the total consideration of Rs.2,03,12,251/- (Rupees Two Core Three Lakh Two Thousand Two Hundred and fifty One Only) i.e. the Sale Consideration due heretofore. The Allottee(s) shall also be entitled to 1 (ONE) No. of conventional mechanical Car Parking Space(s) addressing minimum 2.30m x 4.5m, in the Basement/ Silt levels or on one of the podium floor levels in the said Project and as specified in the Letter of Confirmation of Allotment in the said Project.

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The said Allottee Car Parking for parking a motor vehicle in accordance with applicable Regulations, along with the NOC, Traffic NOC, and all indemnities and keeps in (numerous/ assigns) upon arising out of the Allottee's any manner that is not per Car Parking Space(s) (NOC) / FMC and shall be payable may be independent or in use of the said Allottee along with the said Apartment as a restricted (Allottee's confirms that the Car Parking Space(s) all Apartment. The Allottee Parking Space(s) as require additional amenity in respect of the said Apartment which is as mentioned in the Fourth Schedule at any time.

(ii) The Allottee(s) shall also pay the REBA payment scheme for the said Apartment and the same shall be paid by the Allottee(s) in the manner and as mentioned in the Fourth Schedule along with the Quotation along with the Allottee(s), is annexed hereto.

(iii) The Allottee(s) shall also pay the REBA payment scheme for the said Apartment and the same shall be paid by the Allottee(s) in the manner and as mentioned in the Fourth Schedule along with the Quotation along with the Allottee(s), is annexed hereto.

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OR

The Allottee(s) has requested the total Sale Consideration of the total Sale price rebate. According to the Fourth Schedule as offered by the Developer, the Allottee(s) shall be entitled to the sum price rebate and Structured Payment Scheme to raise any objection to the Fourth Schedule at any time.

APR

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

FIRST SCHEDULE
(Description of the Said Larger Land)

All that piece and parcel of land admeasuring an approximate area of 4137.90sq. mts. (including the PG plot and Project Land) bearing CTS No. 97A2/C2 and 97A2/C4, Village Chincholi, Taluka Borivali, Mumbai Suburban District, lying, being and situated at MSD, Upper Govind Nagar, Malad (East), Mumbai - 400 097 (Maharashtra).

THE SECOND SCHEDULE
(Description of the Said Land)

All that piece and parcel of land admeasuring an approximate area of 1799.59 sq. mts. (including reservations) out of the larger land bearing CTS No. 97A2/C2 and 97A2/C4, Village Chincholi, Taluka Borivali, Mumbai Suburban District, lying, being and situated at MSD, Upper Govind Nagar, Malad (East), Mumbai - 400 097 (Maharashtra).

THE THIRD SCHEDULE
Common Areas, Facilities and Amenities

1. Gymnasium
2. Swimming Pool with Kids Pool
3. Jacuzzi
4. Business Centre
5. Game Room
6. Multipurpose Hall
7. Library
8. Spa
9. Mini Theatre
10. Society office

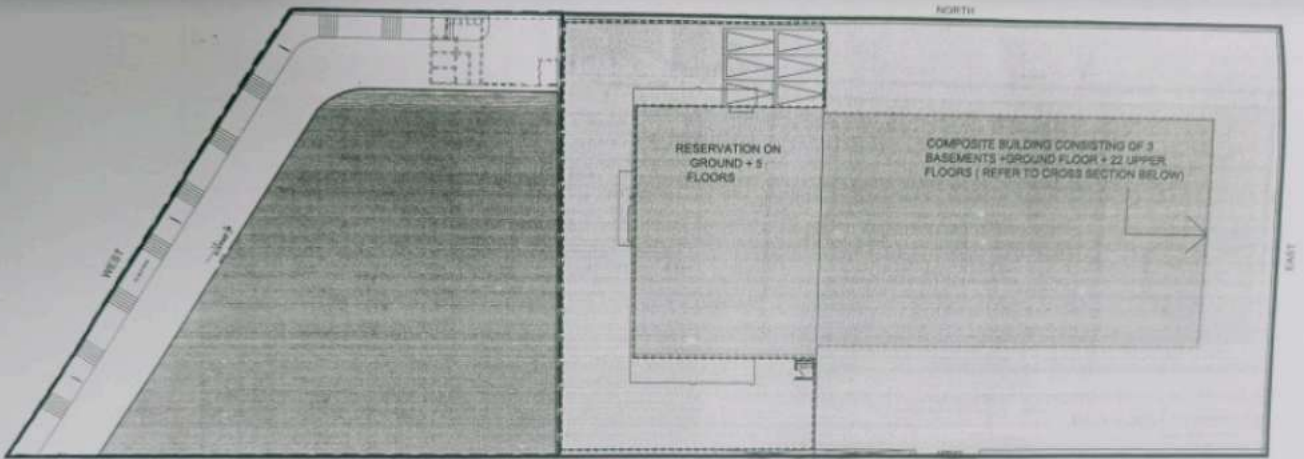


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THE FOURTH SCHEDULE
(Description of the said Apartment and Allotted Car Parking Space(s))

The said Apartment bearing No. 503 admeasuring 74.24 Sq. Mts. (Carpet 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 Approved Typical Plan and an area admeasuring 74.24 Sq. Mts. (Carpet 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 Floor of the Project being constructed on the Project Land along with 1 (ONE) No. of Allotted Car Parking Space(s).

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9.15 MT WIDE ROAD

9.15 MT WIDE ROAD

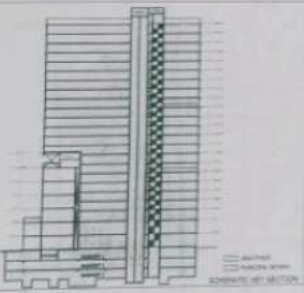
- LARGER LAND= 4137.96 SQ.M
- COMPOSITE BUILDING CONSISTING OF 3 BASEMENTS + GROUND FLOOR + 22 UPPER FLOORS
- SALE LAND
- PG AREA TO BE HANDED OVER TO MCOM
- PERPETUAL RIGHT OF WAY FOR MUNICIPAL SCHOOL

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 97A/2C/2 & 97A/2C/4 OF VILLAGE - CHINCHOLI AT UPPER GOVIND NAGAR AT GOREGAON (EAST), MUMBAI.



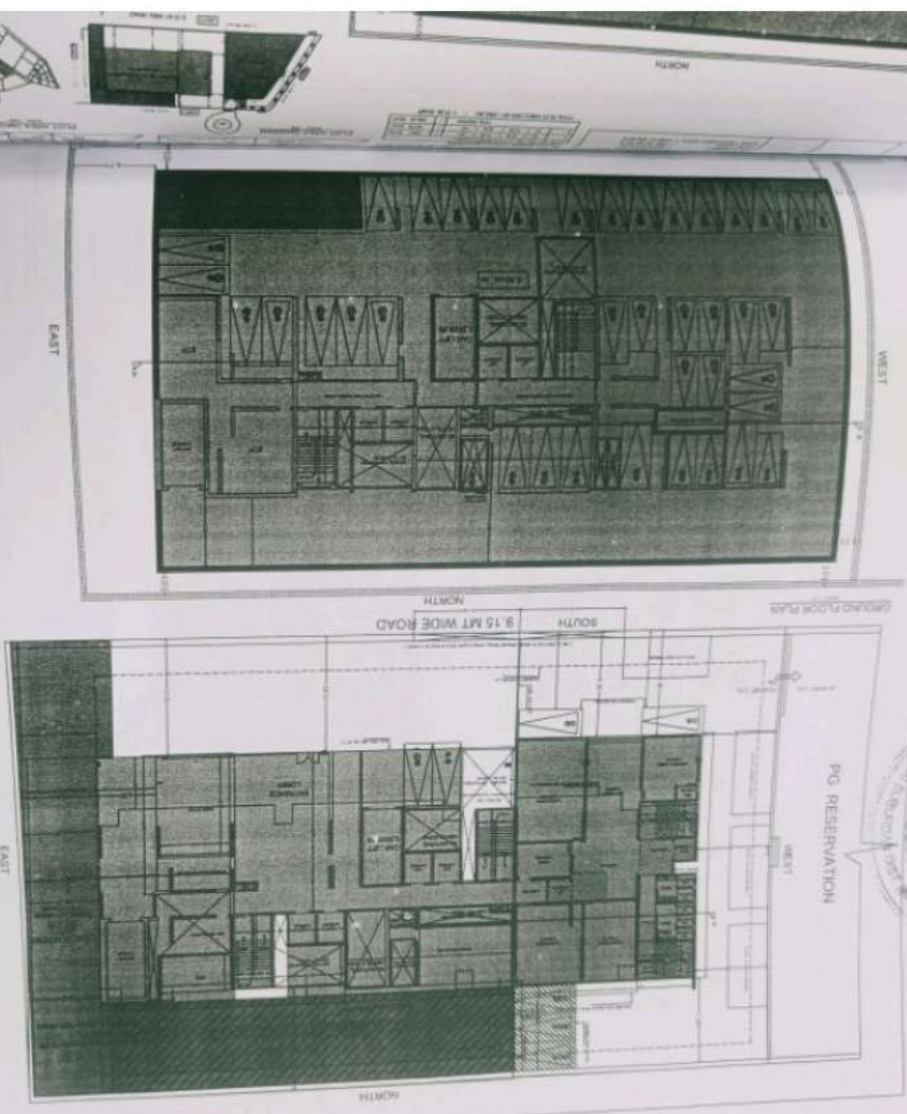
PROPOSED LAYOUT PLAN

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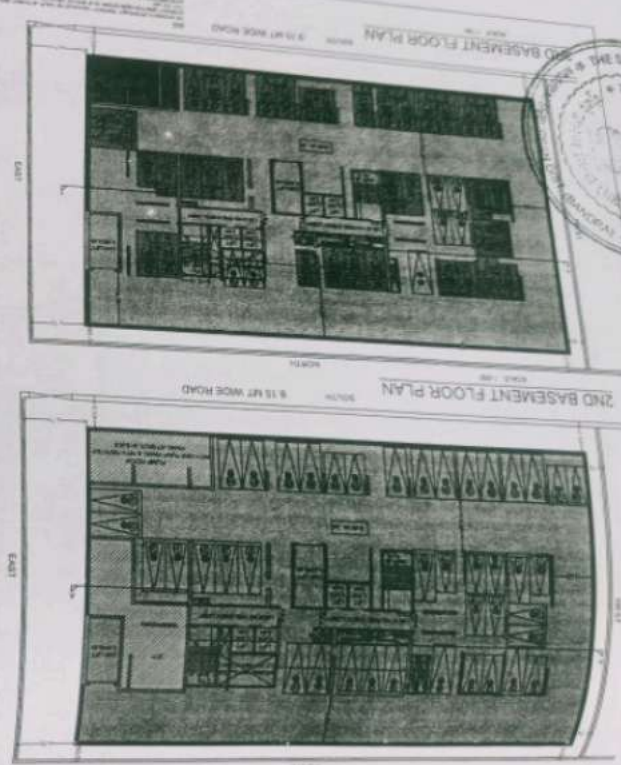


<p>PROVISIONS</p> <p>1. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p> <p>2. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>	
<p>1. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>	<p>2. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>
<p>3. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>	<p>4. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>
<p>5. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>	<p>6. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>
<p>7. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>	<p>8. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>
<p>9. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>	<p>10. The building shall be constructed in accordance with the specifications of the Government of India, Ministry of Defence, and the Joint Sub Reservation Engineer, PG Reservation.</p>

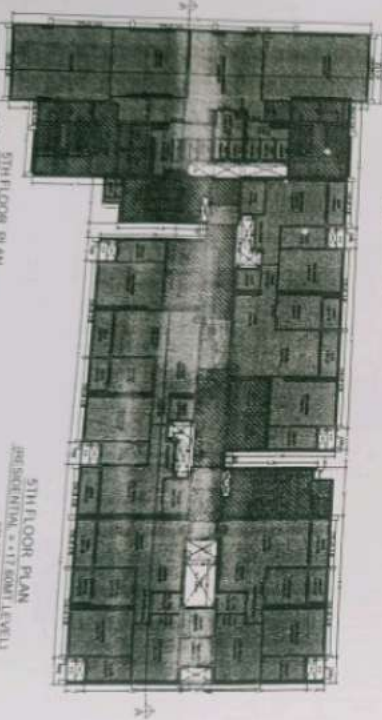
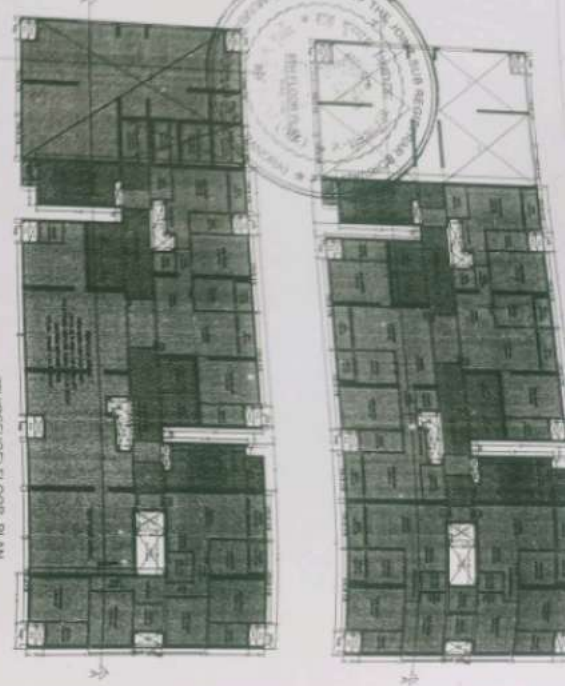
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Handwritten notes in a table format, likely detailing project specifications or construction notes. The text is partially obscured and difficult to read.

Technical specifications and notes located at the bottom of the drawing, including details about materials and construction methods.



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHEMISHANR0007/2017/REG/2017(Amended dated 28.03.2021)

CC (Owner),

BALRAMNUR CHINI MILLS LIMITED
SENKARIA CHAMBERS, 4TH FLOOR,
139 NAGINDAS MASTER ROAD,
FORT, MUMBAI

Subject: Proposed development on plot bearing C.T.S. no. 97A2C2 & 97A2C4 of village Chincholi, Upper ground major, Malad (East), Mumbai.

Balance: Online submission of plans dated 29.01.2021

As applicant/Owner/Developer,
You are requested to carry out the work as per amended plans submitted by you online under reference for which approval authority has accorded sanction, subject to the following conditions:

- 1) That all the conditions of I.O.D. under even No. dated 15.10.2019 shall be complied with.
- 2) That the revised R.C.C. design and calculation from the registered licensed Structural Engineer shall be submitted before F.C.C. shortly progress report.
- 3) That the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.
- 4) That the extra water and sewerage charges as per the amended plan shall be paid to A.E.W (PN) before FCC
- 5) That all the balance payments as per the amended plan shall be paid before C.C.
- 6) That the Revised Janata Insurance Policy shall be submitted before F.C.C.
- 7) That the revised Drainage approval shall be submitted before C.C.
- 8) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before F.C.C.
- 9) That all the conditions in the NOC from SWM department obtained online shall be complied with in response to your application for the same.
- 10) 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. till grant of Full Occupation Certificate.
- 11) That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D237892017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned departmental S.W.M. Department & in accordance with as per circular undated/22/73/gen. dt. 25.04.2018 & Bank Guarantee shall be submitted.
- 12) That the necessary condition mentioned in Govt. notification dated 14.01.2021 shall be complied by owner/developer for availing 50% reduction in Additional FSI premium/Reusable FSI premium.
- 13) That all condition and direction specified in the order of Hon'ble Supreme Court dated 15.3.2018 in dumping ground case shall be complied with.
- 14) That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme or site shall be uploaded on RWMI 2.0 in online Auto DCR system.



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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE

Authority
Greater Mumbai
Building Proposal
No. II

General Budna of Balrampur Chini Mills Limited
General Chambers, 4th floor, 139 Nagindas, Master
Road, Mumbai 400001

Authority
Greater Mumbai
Building Proposal
No. II

With reference to your application No. CHEM/SII/4900/P/S/337/NEW/JCC/1/NEW, Dated: 11-Sep-2018
Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra
Regional 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
development work of on plot No. * C.T.S. No. 97A/ZC/25# 97A/ZC/4 Division / Village / Town Planning
Scheme No. CHINCHAVALL-P/S situated at * Road / Street in P/S Ward Ward.

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

1. The land vacated on consequence of the 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 shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a. 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.
 - b. 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.
 - c. The Municipal Commissioner of Greater Mumbai 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 contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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.
8. The Municipal Commissioner has appointed Shri. A. P. Dhiwar (EE-WS 2) P ward Executive Officer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 4/4/2022

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Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

Extension of registration is granted under section 67 of the Act, to the following project, Project **Astrum, Plot Bearing / Survey / Final Plot No. 97A/2C/2, 97A/2C/4 at Borivali, Borivali, Mumbai Suburban, 400097** registered with the Regulatory Authority vide project registration certificate bearing No P9180029353 of

Given Developers having its registered office / principal place of business at **Tehsil Borivali, District Mumbai Suburban, Pin: 400063**

The 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 allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) 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 realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by the 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 up to **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 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 the Act and the rules and regulations made there under.



Signature valid
 Digitally Signed by
 Dr. V. Srinivasan Prabhakar
 Assistant Registrar
 Maharashtra Real Estate Regulatory Authority

Date: 14/07/2023
 Place: Mumbai

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NIL, PSABHWA
 on : Executive
 on : Municipal
 on of General
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14/07/2023



5TH FLOOR PLAN
(RESIDENTIAL = +17.60MT LEVEL)

5TH FLOOR PLAN
(M.C.G.M SCHOOL = +21.10MT LEVEL)

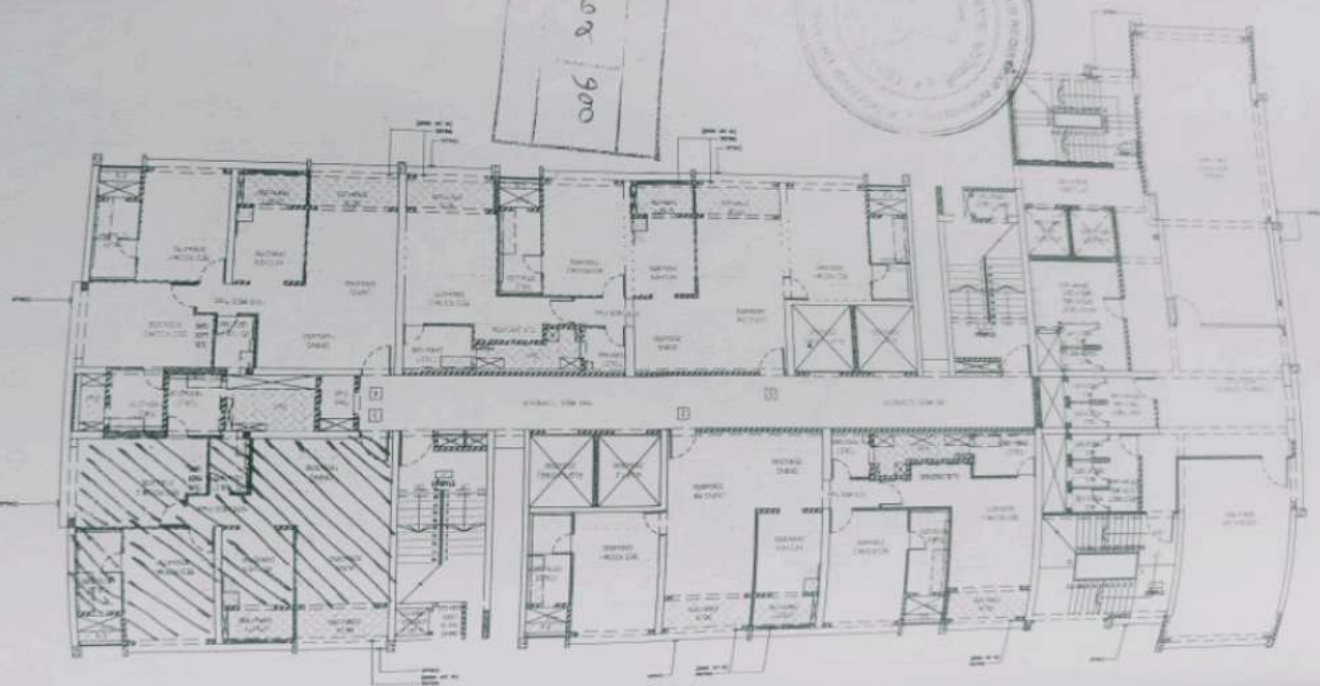


AS PER APPROVED IOD DATED 28/12/2021

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PROPOSED 5TH FLOOR PLAN

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For UPVAN DEVELOPERS

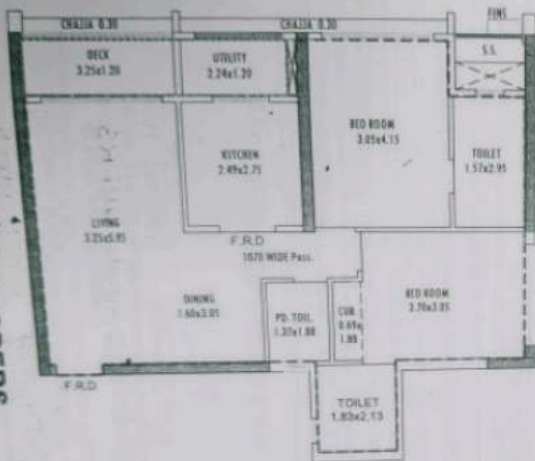
AUTHORISED
(Carvedwood Constan. & Dev.)
Dev. P. L. (Pvt.)
Famous Developers P. L. (Pvt.)

TYPICAL FLOOR 2 BHK TYPE 1 UNIT

FROM 2ND TO 9TH FLOOR PLAN

TYPICAL FLOOR 2 BHK TYPE 1 UNIT

FROM 2ND TO 9TH FLOOR PLAN



APPROVED UNIT NO. 3 & 4 : (2 BHK)

AREA AS PER RERA GUIDELINES = 74.24 SQ. M. / 799.12 SQ.FT

UTILITY AND BALCONY AREA = 6.77 SQ. M. / 72.87 SQ.FT

TOTAL = 81.01 SQ.M / 871.99 SQ.FT

PROPOSED UNIT NO. 3 & 4 (2 BHK)

AREA AS PER RERA GUIDELINES = 74.24 SQ. M. / 799.12 SQ.FT

UTILITY AND BALCONY AREA = 6.77 SQ. M. / 72.87 SQ.FT

TOTAL = 81.01 SQ.M / 871.99 SQ.FT

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For UPVAN DEVELOPERS

AUTHORISED SIGNATORIES

(Cemwood Constn. & Govindram Siroa Pvt. Ltd.)
 (Dnr. P. L. Parthi) Farmers Developers & L. Partners

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